



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

November 6, 2023

James R. Taylor, AIA
Principal
AndersonMasonDale Architects
3198 Speed Boulevard
Denver, CO 80211

RE: Parker Town Hall Expansion Project Traffic Compliance Letter

Dear James,

Sustainable Traffic Solutions, Inc. has prepared this traffic conformance letter for the expansion of the Parker Town Hall. This letter includes a discussion of the site circulation and a trip generation assessment.

The Parker Town Hall is located on the south side of Mainstreet between PACE Center Drive and Pikes Peak Avenue. Mainstreet / PACE Center Drive is a full movement signalized intersection and Mainstreet / Pikes Peak Avenue is a right-in / right-out intersection. Figure 1 contains a vicinity map showing the location of the Parker Town Hall, and Figure 2 contains a site layout including two site accesses. The existing Town Hall is 35,237 ft² and the addition is expected to be 32,043 ft².

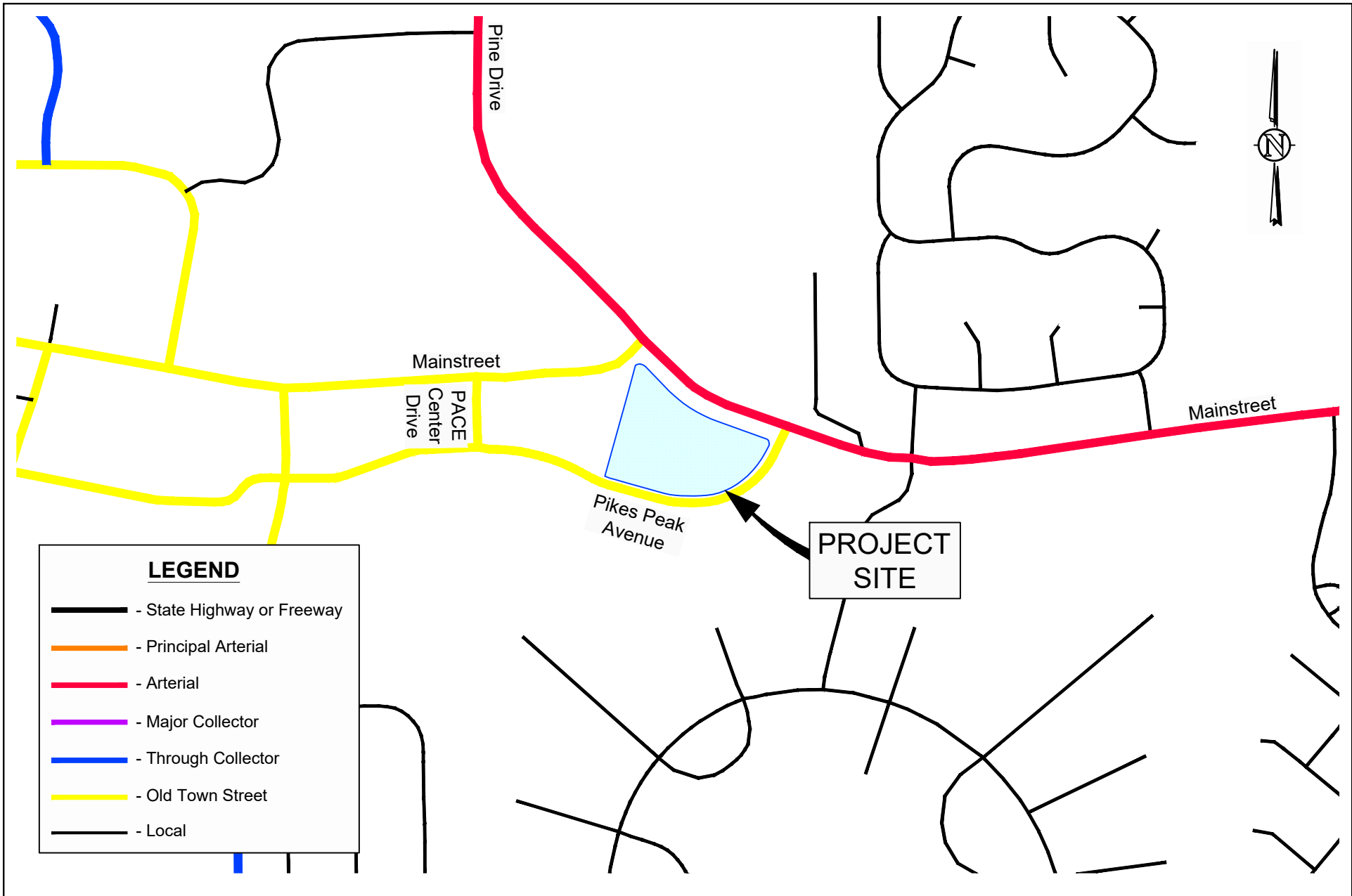
The trip generation for the existing and planned expansion are contained in Table 1. Following the completion of the project, the Town Hall is expected to generate 1,520 trips on an average weekday, 225 trips during the morning peak hour, and 115 trips during the evening peak hour. As shown in Table 1, the building expansion is expected to increase Town Hall by 91%. The Town was not able to provide a traffic impact study to determine how much traffic that the existing building was expected to generate.

Please contact me with questions.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
Parker Town Hall Traffic Compliance Letter





Parker Town Hall Traffic Conformance Letter
VICINITY MAP

Scale	1" = 500'	Date	November 6, 2023	Drawn by	JLH	Job #	AndersonMasonDale	Figure	1
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Parker Town Hall Traffic Conformance Letter
SITE PLAN

Scale	NTS	Date	November 6, 2023	Drawn by	JLH	Job #	AndersonMasonDale	Figure	2
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Table 1. Trip Generation Estimate

Land Use	ITE Code ¹	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Government Office Building (Existing Town Hall)	730	35.237	1,000 ft ²	22.59	796	398	398	3.34	118	88	29	1.71	60	15	45
Government Office Building (Proposed Addition)	730	32.043	1,000 ft ²	22.59	724	362	362	3.34	107	80	27	1.71	55	14	41
Total	---	---	---	---	1,520	760	760	---	225	169	56	---	115	29	86
Precent Increase	---	---	---	91%											

Notes:

1. The trip generation estimate is based on rates contained in [Trip Generation, 11th Edition](#) (Institute of Transportation Engineers, September 2021).