



Re-submittal Form

Case Name/ Number: Ancon / RCU2025-00011

Case Manager: Greg Barnes

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☒ Parking/ Landscape Plan
- ☒ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☒ Other: Response to Comments

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; ~~Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services;~~ Environmental; ~~Parks; Attorney; Finance;~~ Plan Coordination

Ancon Services – CUP Application (RCU2025-00011)
1st response to County Comments

Party Information

Application Name: Ancon Services Colorado Facility

Applicant: Ancon Marine Inc. d/b/a Ancon Services
Tobi Moore, primary point of contact
tobim@anconservices.com

Additional Contacts:

Jake Hertz, Technical Representative
jhertz@goldendc-co.com

Melanie Granberg and Natalie Boldt, Counsel
DAVIS GRAHAM & STUBBS LLP
melanie.granberg@davisgraham.com
natalie.boldt@davisgraham.com

Site Description

Address: 8221 E 96th Ave
Parcel: 0172116401003 and 0172116401001
Legal Description: GARDNER DENVER SUBD FLG NO 3 LOT 2

Owner Name: 8221 E. 96th Avenue, LLC
Owner Address: 500 E. 62nd Avenue, Denver, CO 80216
Type of Project: Industrial

Response

Planner

PLN01: Parking / Landscape Plan

The site exhibit has been revised to include a parking plan (sheet 1) and an existing landscape plan (sheet 1). A site data table has also been included (sheet 2). We have identified the following variance / relief requests.

1. **PARKING:** Allow 27 parking spaces where 29 parking spaces are required. While the site has sufficient parking to accommodate all users, Ancon's leased premises only contains 27 parking spaces. We are certain that the 27 parking spaces provided will accommodate Ancon's 11 employees. This site is not open to the public.
2. **LOT LANDSCAPING:** Relief from the requirement to place 50% of the required landscaping adjacent to the public right-of-way. This property only has 35 feet of adjacency to the public right-of-way. The entire frontage is comprised of a shared access drive. The street frontage is not part of Ancon's leased premises, and we are not certain this requirement applies. We are requesting this relief out of an abundance of caution. We would like to note that as required, 10% of the leased premises is landscaped within the bufferyards on the north and west sides of the 1.25 acre storage yard.

3. STREET FRONTAGE: Allow 7 existing trees in a 13'x331' landscape strip (4,303sf) along the east side of the shared driveway in lieu of street frontage landscaping adjacent to the right-of-way where 350sf, 2 trees and 5 shrubs are required. The street frontage is not part of Ancon's leased premises, and we are not certain this requirement applies. We are requesting this relief out of an abundance of caution.
4. PARKING LOT: Allow the 6 existing trees in north and west bufferyards adjacent to the 1.25 acre storage yard in lieu of parking lot trees, where 3 trees are required. Bufferyards and trees are not required where industrial uses abut industrial uses, however, these landscape features are already in place. We are requesting this allowance given the existing nature of the paved parking area and the limited space within Ancon's leased premises to plant additional trees. Adjacent industrial uses are:
 - a. North: Union Pacific auto unload facility (I-1)
 - b. East: Union Pacific railway and Sinclair Oil terminal (Commerce City I-3)
 - c. South: RK Steel (I-3)
 - d. Southwest: Cummins Sales and Service (I-3)
 - e. West: Undeveloped land owned by Union Pacific (I-1)
5. PARKING LOT: Allow 4,303sf of landscape area along the shared driveway in lieu of parking lot landscaping where 486sf are required. We are requesting this relief given the existing nature of the paved parking area and the limited space within Ancon's leased premises to plant additional trees. The parking lot is not visible from off-site.
6. OTHER VEHICLE AREAS: Allow 4,303sf of landscape area along shared driveway in lieu of other vehicle area landscaping where 6,186sf are required. We are requesting this relief given the existing nature of the paved parking area and the limited space within Ancon's leased premises to plant additional trees. These other vehicle areas are not visible from off site.

PLN02: Performance and Environmental Bonds:

Allow insurance to satisfy performance and environmental bond requirements. We are requesting this relief given Ancon's current policy coverage which exceeds performance and environmental bond requirements. The County Attorney's office would like Ancon to work with the case manager, Greg Barnes, concerning review of the relevant policies and suitability to stand in lieu of bonding requirements.

Environmental Analysts

ENV1: Ancon confirms they will adhere to the requirements outlined in this comment; however, based on the results of an on-site inspection, Ancon has removed the fence surrounding the loading docks where hazardous waste will be transferred as requested by Fire Inspector / Investigator Aaron Myers of the South Adams Fire District. The remainder of the property is adequately fenced.

ENV2: Acknowledged

ENV3: Confirmed

ENV4: Confirmed

ENV5: Confirmed

ENV6: Confirmed

ENV7: Confirmed

ENV8: Acknowledged

ENV9: Confirmed
ENV10: Confirmed
ENV11: Acknowledged
ENV12: Confirmed
ENV13: Confirmed
ENV14: Confirmed
ENV15: Confirmed
ENV16: Confirmed
ENV17: Confirmed
ENV18: Confirmed
ENV19: Confirmed

ROW

ROW1: No changes to the existing drainage and stormwater quality facilities are proposed.
ROW2: Acknowledged
Advisory: Acknowledged

Neighborhood Services

Acknowledged

Development Engineering Review

ENG1: The TGA has been revised to include existing and proposed site generated vehicle trips.
ENG2: The applicant is not proposing to construct any improvements.

CDOT

No comment – Acknowledged

CDPHE

Hazardous and Solid Waste – Acknowledged. The applicant will comply with all applicable hazardous and solid waste rules and regulations.

Water Quality – Acknowledged. The applicant will comply with all applicable water quality rules and regulations.

Stormwater – Not applicable. The applicant does not propose any construction activity.

Domestic Water – Not applicable. The applicant does not propose any wastewater treatment works.

Drinking Water – Not applicable. The applicant does not propose any public water systems.

Air Quality – Acknowledged. The applicant will comply with all relevant state and federal air quality requirements.

Air Pollutant Emissions Notices and Permits – Acknowledged. The applicant will comply with all applicable requirements.

Asbestos and Lead Based Paints – Acknowledged. The applicant will comply with all applicable requirements.

Environmental Justice and Health Equity – Acknowledged. The applicant held a community meeting in an attempt to receive feedback from the local community. No one attended the meeting. The applicant has considered many sites in the north Denver metro area, and determined the selected property is the best for their operations.

CO Air Pollution Control Division

No comment - Acknowledged

Comcast

No conflicts – Acknowledged

Commerce City Planning

Acknowledged. Ancon previously operated at 4241 E. 64th Avenue, a property it leased within the jurisdiction of Commerce City. It was noticed during renewal of a business license that the City had not previously required Ancon to obtain a CUP for the E. 64th Avenue location. After consultation with the City planning department, Ancon submitted a CUP application. During the City’s review of the application, Ancon learned that prior to its tenancy, the property had not been properly permitted for development and would require significant upgrades to comply with current city code requirements needed to support Ancon’s continued operations at that location. Ancon hired a consultant to identify the scope and cost of necessary improvements. The needed corrections and upgrades were cost prohibitive and the landlord declined to rectify the situation on the property. During the pendency of Ancon’s relocation search, the City issued a formal notice of violation (NOV) for the lack of a CUP.

Lumen

No construction activities proposed.

School District 27J

The applicant will comply with hazardous materials haul routes established by the Colorado State Patrol (CSP) and the Colorado Department of Transportation (CDOT).

Xcel

No apparent conflict – Acknowledged

ALTA/NSPS LAND TITLE SURVEY

LOTS 3, 4 & PARCEL A, GARDNER DENVER FILING NO. 3,
LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

25' natural grass bufferyard inside
existing 6' privacy fence (372.15 lf)
9,329 sf
3 existing trees
(3—Shademaister Honey Locust)

15' natural grass bufferyard outside
existing 6' privacy fence (155.00 lf)
2,325 sf
3 existing trees
(1—Shademaister Honey Locust
(2—Austrian Pine)

13' landscape area (331.81 lf)
4,303 sf
7 existing trees
(7—Ashe Juniper)

Storage Yard/
Other Vehicle
Use Area

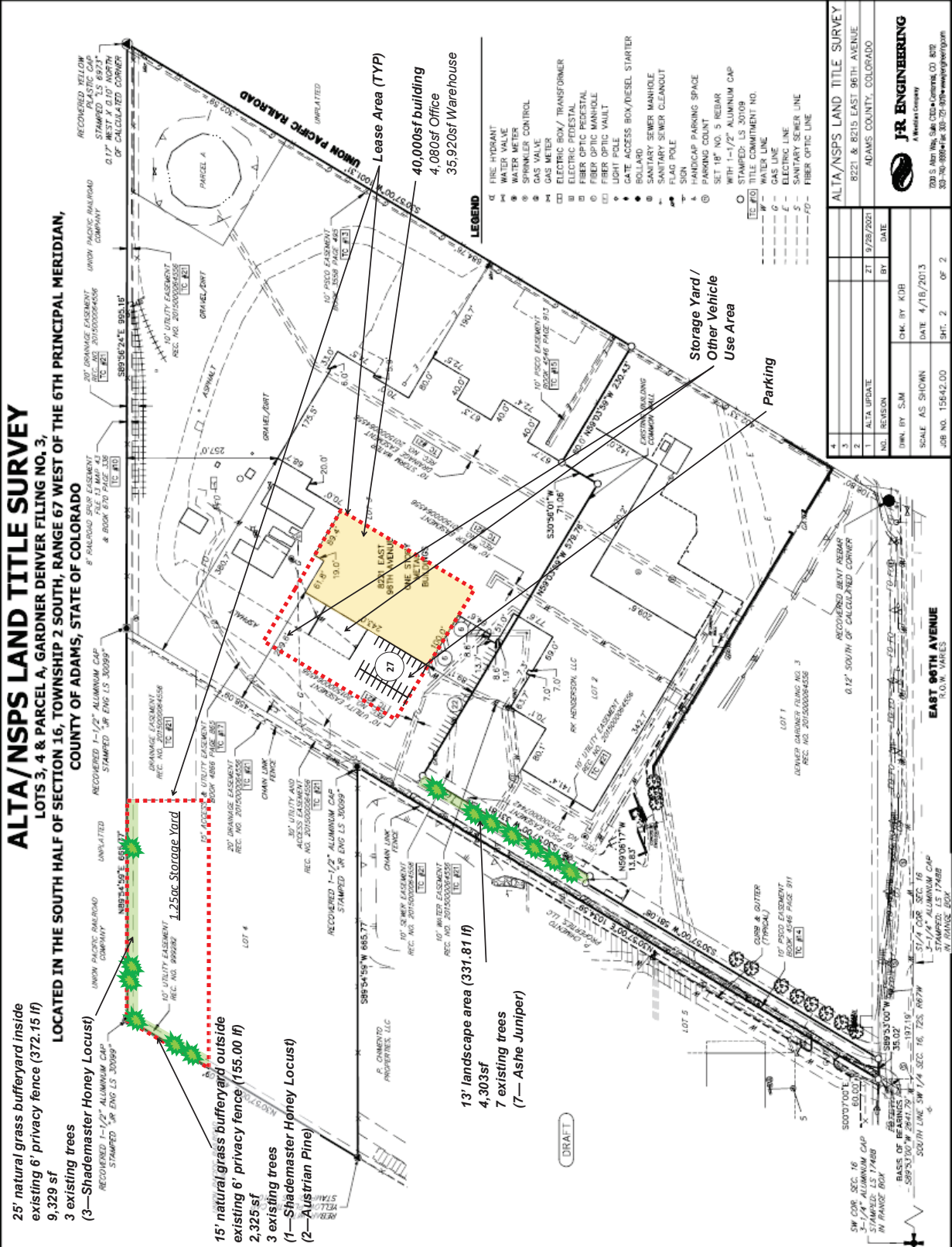
Parking

Lease Area (TYP)
40,000sf building
4,080sf Office
35,920sf Warehouse

LEGEND

- 1 FIRE HYDRANT
- 2 WATER VALVE
- 3 SPRINKLER CONTROL
- 4 GAS VALVE
- 5 GAS METER / TRANSFORMER
- 6 ELECTRIC PESTAL
- 7 FIBER OPTIC MANHOLE
- 8 FIBER OPTIC VAULT
- 9 LIGHT POLE
- 10 GATE ACCESS BOX/DIESEL STARTER
- 11 BOLLARD
- 12 SANITARY SEWER MANHOLE
- 13 SANITARY SEWER CLEANOUT
- 14 FLAG POLE
- 15 HANDICAP PARKING SPACE
- 16 PARKING COUNTER
- 17 SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP
- 18 TITLE COMMITMENT NO.
- 19 STAMPED: LS 30109
- 20 WATER LINE
- 21 GAS LINE
- 22 ELECTRIC LINE
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ALTA/NSPS LAND TITLE SURVEY			
1	ALTA UPDATE	21	9/28/2021
2	DATE	BY	DATE
3	CHK. BY KOB	DATE 4/16/2013	SHT. 2 OF 2
4	DRN. BY S.M.	SCALE AS SHOWN	JOB NO. 15642.00
J.R. ENGINEERING A Nielsen Company 788 S. 1st Ave., Suite 200, Colorado, CO 80501 303-799-8888 or 303-721-8988 www.jrengineering.com			



Site Area	2.67 AC
	116,348 SF

Use	Area
Office	4,080 SF
Warehouse	35,920 SF
Storage Yard / Other	68,734 SF
Parking	7,614 SF

Parking	Required				Provided	
Office	1 space per	300 SF	14 spaces	14 spaces	14 spaces	
Warehouse	1 space per	5,000 SF	7 spaces	7 spaces	7 spaces	
Storage Yard	1 space + 1 per	10,000 SF	8 spaces	6 spaces	6 spaces	
			29 spaces	27 spaces*		

Landscaping	Required		Provided	
Bufferyard N	None		25' wide natural grass landscape strip	9,329 SF
Bufferyard E	None		None	- SF
Bufferyard S	None		None	- SF
Bufferyard W	None		15' wide natural grass landscape strip	2,325 SF
Lot Landscaping	10% of lot area	11,635 SF	10% of lot area	11,654 SF
Lot Landscaping	50% adjacent to public right-of-way		Not feasible due to driveway configuration*	
Street Frontage	10' buffer (350sf) w/ 2 trees and 5 shrubs		13' buffer (4,303sf) with 7 trees*	
Parking Lot	1 tree / 10 stalls	3 trees	6 Trees in N / W bufferyards provided as alternative *	
Parking Lot	18 sf / stall	486 SF	13' buffer (4,303sf) with 7 trees provided as alternative*	
Other Vehicle Areas	18sf / stall (200sf)	6,186 SF	13' buffer (4,303sf) with 7 trees provided as alternative*	
Coverage	Min-75% organic; Max-25% non-living		100% organic coverage	
Landscaping is established and not irrigated*				

*Variance/ relief requested



August 12, 2025

Mr. Jake Hertz
Golden Development Consulting
jhertz@goldendc-co.com
720-257-1583

Re: 96th Avenue Trip Generation Letter
Adams County, Colorado

Dear Mr. Hertz:

This letter documents the results of a trip generation comparison letter between the existing and proposed user at 8221 & 8215 E 96th Avenue in unincorporated Adams County. The site currently provides approximately 275,000 square feet of manufacturing space. The proposed user is planning to lease 40,000 square feet of the entire existing building as a hazardous waste transporter (site plan attached). Additionally, the proposed user will utilize the 1.25 acres of the storage yard on the west side of the property.

Regional access to the site will continue to be provided by Interstate 76 (I-76) while primary access will continue to be provided along 96th Avenue. Direct access will remain at the shared accesses along a private roadway on the north side of 96th Avenue, approximately a quarter-mile east of the I-76 interchange roundabout.

EXISTING TRAFFIC COUNTS

The 24-hour vehicle counts were collected on Wednesday, July 9, 2025 at the site's gate access. However, these counts included internal traffic volumes between the RK Steel site, directly to the south of the project site, and the storage yard to the northwest. Therefore, these volumes were not a direct representation of net new external trips since the RK Steel site utilizes vehicles already on their site into the project site's access to offload materials into the storage yard. The counts are provided attached to apply the 12-hours of traffic outside of the material drop off between the storage yard and the RK Steel site.

Additional counts were collected to determine the existing external trips generated by the project site alone, not including the internally captured storage yard trips. The 12-hour turning movement counts, from 5:00 am to 5:00 pm were collected at the site's access and at the adjacent storage yard on Wednesday, July 23, 2025. The table below summarizes the traffic counts that were collected at the project site and at the adjacent storage yard. The 12-hour counts at the project site was 72 vehicles.

Table 1 – Traffic Count Summary

	7/23/2025 12-hour counts
Ancon Site (Project Site) Vehicles	72 vehicles
Storage Yard Vehicles	138 vehicles

TRIP GENERATION COMPARISON

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses.

The proposed transporter user is planned to have 11 employees operating from 6:00 am to 6:00 pm with 5 trucks per day. Therefore, user-specific trip generation was used to estimate the project trips associated with the new user. To provide a conservative analysis, it was assumed all employees will enter during the morning peak hour and exit during the afternoon peak hour even though operations begin at 6:00 am. Additionally, one truck entering and exiting during each peak hour was assumed. The following **Table 2** summarizes the estimated trip generation for traffic associated with the development (calculations attached).

Table 2 – 96th Avenue Traffic Generation

Land Use and Size	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Site Traffic	90	8	6	14	1	3	4
Proposed User							
User-Specific 11 Employees/5 Trucks	32	12	1	13	1	12	13
Total Trips	122	20	7	27	2	15	17


As shown in the table new user generates 32 daily trips and 13 trips during the morning and afternoon peak hours. With the new user, the overall site generates 122 daily trips. This is below the threshold of 250 vehicles and less than 40 truck trips per day to require additional analyses per Adams County guidelines for a conditional user.

CONCLUSIONS AND RECOMMENDATIONS

Based on the traffic analysis presented in this report, Kimley-Horn and Associates, Inc. believes that the new user will be successfully incorporated into the existing roadway network. The new user generates 32 daily trips and 13 trips during the morning and afternoon peak hours. This totals 122 daily trips with 27 trips occurring during the morning peak hour and 17 trips during the afternoon peak hour at the overall site. If you have any questions or require anything further, please feel free to call me at (720) 738-3435.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.


Mary Gormley, P.E.
Project Manager

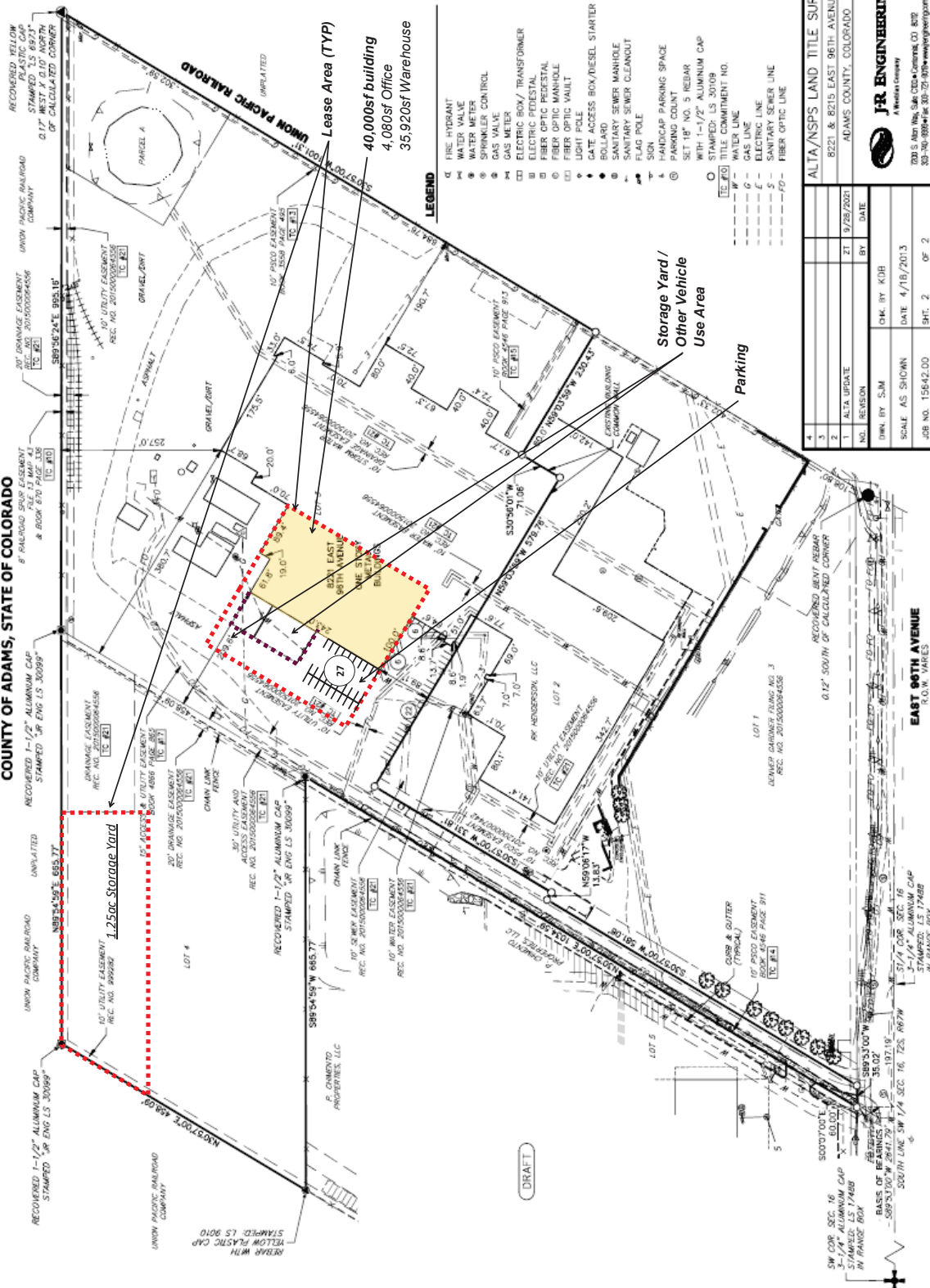


¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

Conceptual Site Plan

ALTA/NSPS LAND TITLE SURVEY

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LOCATED IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- 1 FIRE HYDRANT
 - 2 WATER VALVE
 - 3 SPRINKLER CONTROL
 - 4 GAS VALVE
 - 5 GAS METER
 - 6 ELECTRIC BOX / TRANSFORMER
 - 7 ELECTRIC PESTAL
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ALTA/NSPS LAND TITLE SURVEY			
1	ALTA UPDATE	21	9/28/2021
2	DATE	BY	DATE
3	CHK. BY KOB	DATE	4/16/2013
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5	REVISION	JOB NO. 15642.00	SHT. 2 OF 2

J.R. ENGINEERING
A Nielsen Company
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303-740-9800 or 303-721-8999 www.jrengineering.com

DRAFT

Existing Traffic Volumes

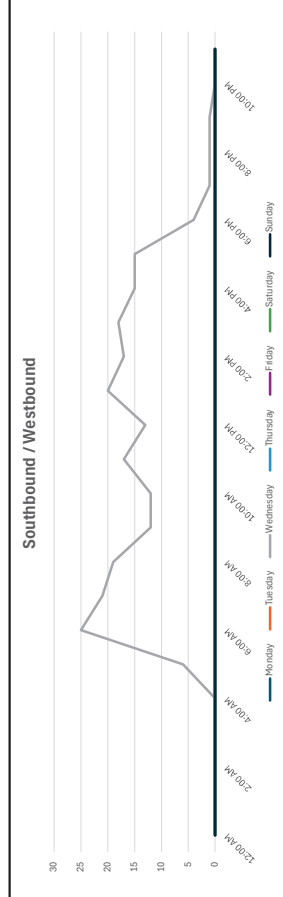
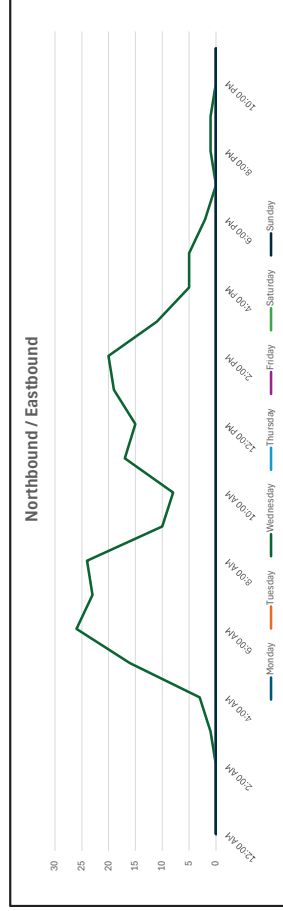
	A	B	C	D
1				
2	Start Date: 7/23/2025			
3	Start Time: 5:00:00 AM			
4	Site Code:			
5	Location 1: Ancon's Site			
6	Location 2:			
7	Latitude: 0' 0.0000 Undefined			
8	Longitude: 0' 0.0000 Undefined			
9				
10	Date	Time	In	Out
11	7/23/2025	05:00 AM	2	0
12	7/23/2025	06:00 AM	5	2
13	7/23/2025	07:00 AM	5	0
14	7/23/2025	08:00 AM	8	6
15	7/23/2025	09:00 AM	2	1
16	7/23/2025	10:00 AM	2	1
17	7/23/2025	11:00 AM	2	3
18	7/23/2025	12:00 PM	2	2
19	7/23/2025	01:00 PM	0	3
20	7/23/2025	02:00 PM	7	6
21	7/23/2025	03:00 PM	0	9
22	7/23/2025	04:00 PM	1	3
23		TOTAL	72	

	A	B	C	D	E
1					
2	Start Date: 7/23/2025				
3	Start Time: 5:00:00 AM				
4	Site Code:				
5	Location 1:	Storage Yard			
6	Location 2:				
7	Latitude: 0' 0.0000 Undefined				
8	Longitude: 0' 0.0000 Undefined				
9					
10	Date	Time	In	Out	
11	7/23/2025	5:00 AM	5	2	
12	7/23/2025	6:00 AM	6	8	
13	7/23/2025	7:00 AM	2	4	
14	7/23/2025	8:00 AM	5	4	
15	7/23/2025	9:00 AM	5	8	
16	7/23/2025	10:00 AM	12	9	
17	7/23/2025	11:00 AM	13	14	
18	7/23/2025	12:00 PM	4	3	
19	7/23/2025	1:00 PM	7	4	
20	7/23/2025	2:00 PM	6	6	
21	7/23/2025	3:00 PM	4	7	
22	7/23/2025	4:00 PM	0	0	
23		TOTAL	138		

Vehicle Volume Report - Hourly

Site Description: ACCESSRD N.O. 96TH AVE
Site Number: 1
Start Date: 07/09/2025
End Date: 07/09/2025

Time	Monday 7/14/25			Tuesday 7/15/25			Wednesday 7/16/25			Thursday 7/17/25			Friday 7/18/25			Saturday 7/19/25			Sunday 7/20/25			3 Day Avg Tue-Thu			5 Day Avg Mon-Fri			7 Day Avg Mon-Sun		
	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total	NB		Total
	SB	NB		SB	NB		SB	NB		SB	NB		SB	NB		SB	NB		SB	NB		SB	NB		SB	NB		SB	NB	
12:00 AM	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	3	0	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	16	6	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	26	25	51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	23	21	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	24	19	43	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	10	12	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	8	12	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	17	17	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	15	13	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	19	20	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	20	17	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	11	18	29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	5	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	5	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	2	4	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	0	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	73	65	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	21	48	69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	185	208	393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	207	217	424	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	48.8%	51.2%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	6:00 AM	7:00 AM		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	-	-	-	-	-	-	1:00 PM	2:00 PM		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Trip Generation Worksheet

Project 96th Avenue Trip Generation Letter
Subject Trip Generation for Manufacturing
Designed by MAG Date March 18, 2025 Job No. 296185000
Checked by _____ Date _____ Sheet No. _____ of _____

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Average Rate Equations

Land Use Code - Manufacturing (140)

Independent Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 38,500

X = 38.5

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (100 Series Page 68)

T = 0.68 (X)		Directional Distribution:	76%	ent.	24%	exit.
T = 0.68 *	38.5	T =	26	Average Vehicle Trip Ends		
		20	entering	6	exiting	
		20	+	6	=	26

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (100 Series Page 69)

T = 0.74(X)		Directional Distribution:	31%	ent.	69%	exit.
T = 0.74 *	38.5	T =	29	Average Vehicle Trip Ends		
		9	entering	20	exiting	
		9	+	20	=	29

Weekday (100 Series Page 68)

T = 4.75 (X)		Directional Distribution:	50% entering, 50% exiting			
T = 4.75 *	38.5	T =	184	Average Vehicle Trip Ends		
		92	entering	92	exiting	
		92	+	92	=	184