

Prior to starting a traffic impact study, a Scope Approval Form must be submitted for review and signed by the City Public Works Director. It shall be included in every traffic study submittal as Attachment A. This Scope Approval Form is for City requirements only. Consultants must contact CDOT to determine requirements related to access permits and work in CDOT right-of-way.

Project Name:	<i>Riverfront Park</i>
Project Location:	<i>1900, 1920, 1940, 1960 Bridge Lane</i>
Developer Name/ Contact:	<i>Bridge Lane Realty</i>
Traffic Engineer Name/ Contact:	<i>Cassie Slade, Fox Tuttle Transportation Group 303-652-3571</i>

Type of Study Required:

☒ <i>Parking Study</i>	☒ Trip Generation Letter	☐ Long-term Traffic Study
	☐ Short-term Traffic Study	☐ Trip Evaluation Letter

☐ Winter Zone ☒ Summer Zone

☐ Counts w/in last 2 years are available By: _____ Date conducted: _____

☒ New counts will be collected on Aug or Sept 2023 (if required)

☐ Existing counts will be estimated based on: _____

 % growth rate: _____

 Seasonal Adjustment Factor applied (ratio): _____

☐ Future counts will be estimated based on a _____ % growth rate.

☒ AM Peak Hour ☒ PM peak hour ☐ Other _____

Trip Generation Rates

☐ From ITE ☐ Other (cite) No new land uses, just new parking spaces to serve existing land uses. If there are any new trips, it will only be at access intersection since these trips had to get to the area but may have parked elsewhere and will now park on-site.

☒ No passby or mode split (typical)

☐ Passby or mode split (describe) _____

13 of 14
Rev 6/13/2023

Study Parameters

List of Study Area Intersections

1.	<i>Shields Drive at Bridge Lane</i>	
2.		
3.		
4.		
5.		
6.		
7.		

Key Analysis items

- ☒ Existing + site traffic at study intersections
- ☐ Peak Hour LOS at study intersections
- ☐ CDOT Access Permit Required (consult with CDOT prior to approval of scope)
- ☐ % Site contribution to intersection/road segment at _____
- ☐ Auxiliary lane evaluation at _____
- ☐ Traffic signal warrants at _____
- ☐ Four-way stop sign warrants at _____
- ☐ Queuing Analysis at _____
- ☒ Other *Parking Study*

Approvals

Cassie Slade

August 8, 2023

Prepared By:

Date

Please note that the approval of this scope approval form shall not be construed as an approval of the proposed use, but rather a methodology for evaluation of the proposed use. During the city development review process, the proposed use will be reviewed by city staff for compliance with code, standards, and community planning documents.

APPROVED
to be generally in
accordance with
CITY ENGINEERING
STANDARDS

08/24/2023