

**Table 3.1 Comprehensive Transportation Review Thresholds**

		Multimodal Assessment			Transportation Demand Management Assessment (TDM)			Traffic Impact Study (TIS)	
		Intent Identify pedestrian mitigations			Intent Identify vehicle trip reduction strategies			Intent Identify vehicle trip mitigations	
		Multimodal Mitigation			TDM Mitigation			Traffic Impact Study	
Zoning Districts	Land Use	Tier 1 (Mitigation Points:3)	Tier 2 (Mitigation Points:6)	Tier 3 (Mitigation Points:9)	Tier 1 (Mitigation Points: NA)	Tier 2 (Mitigation Points: NA)	Tier 3 (Mitigation Points: NA)	Threshold	Additional Conditions
<b>Net New Trip Thresholds: Low Intensity Development (based on zoning districts)</b>									
N1 Districts N2-A N2-B MHP ML-1 ML -2 IC-1 OFC N2-C CG CR	Residential	≥ 750 daily trips	≥ 1,500 daily trips	≥ 2,000 daily trips	Not Required			≥ 1,500 daily trips  or  ≥ 150 peak hour trips	Regardless of threshold, a TIS may be required if any of the following conditions exist.  1. Impacts a location with a high vehicle or multimodal crash history.  2. Occurs at a high congestion location.  3. Creates the fourth leg of or otherwise modifies an existing signalized intersection.  4. Impacts a unique access situation, such as a railroad crossing, fire station access location, etc.  <i>Thresholds are based on ITE Suburban classification. CDOT may allow other classifications.</i>
	Commercial	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips					
	Office	≥100 peak-hour	≥125 peak-hour	≥150 peak-hour					
	Industrial	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips					
	Mixed Use <sup>1</sup>	≥1,000 daily trips	≥ 1,500 daily trips	≥ 2,000 daily trips					
<b>Net New Trip Thresholds: Medium to High Intensity Development (based on zoning districts)</b>									
Zoning Districts	Land Use	Tier 1 (Mitigation Points:5)	Tier 2 (Mitigation Points:9)	Tier 3 (Mitigation Points:14)	Tier 1 (Mitigation Points:2)	Tier 2 (Mitigation Points:4)	Tier 3 (Mitigation Points:6)	Threshold	
IC-2 RC IMU NC CAC-1 CAC-2 TOD-UC TOD-NC TOD-CC TOD-TR RAC UC UE	Residential	≥ 350 daily trips	≥750 daily trips	≥1,100 daily trips	≥350 daily trips	≥ 750 daily trips	≥ 1,100 daily trips	≥ 2,000 daily trips  or  ≥ 200 peak hour trips  (after 30% trip reduction for TDM)	
	Commercial	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips		
	Office	≥100 peak-hour	≥125 peak-hour	≥150 peak-hour	≥100 peak hour	≥125 peak hour	≥150 peak hour		
	Industrial	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips		
	Mixed Use <sup>1</sup>	≥1,000 daily trips	≥ 1,250 daily trips	≥ 1,500 daily trips	≥1,000 daily trips	≥1,250 daily trips	≥1,500 daily trips		

<sup>1</sup>Includes Public Parks and Recreational Centers