LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

June 25, 2026

Mr. William T. Smith
Intergroup Architects
2000 W. Littleton Boulevard
Littleton, CO 80120

Re: Auburn Heights Apartments
Amendment No. 2
Castle Rock, CO
LSC #260051

Dear Mr. Smith:

In response to your request, LSC Transportation Consultants, Inc. has prepared this trip generation comparison letter for the proposed Auburn Heights Apartments, Amendment No. 2 residential development. The site is located south of Wolfensberger Road and west of Auburn Drive in Castle Rock, Colorado.

PROPOSED LAND USE AND ACCESS

The study area currently includes 292 existing apartment dwelling units and 90 senior adult housing dwelling units and is proposed to include an additional 104 apartment dwelling units. The conceptual site plan for the undeveloped portions of the study area is attached for reference.

This study area was previously analyzed by LSC in September, 1995 (1995 TIA) and November, 2014 (2014 Comparison Letter). The land use in the 1995 included 357 townhomes and about 40,000 square feet of shopping center use. The 2014 Comparison Letter included 296 apartment dwelling units and 193 senior adult housing dwelling units.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the previously proposed land uses as well as for the existing plus currently proposed land use based on the rates from *Trip Generation, 12th Edition,* 2025, by the Institute of Transportation Engineers (ITE).

The existing and currently proposed land uses on the site are projected to generate about 2,752 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between

6:30 and 8:30 a.m., about 44 vehicles would enter and about 134 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 140 vehicles would enter and about 89 vehicles would exit the site.

The existing plus currently proposed land uses would result in a reduction of about 3,308 average weekday vehicle-trips, about 74 less morning peak-hour trips, and about 322 less afternoon vehicle-trips from that approved in 1995.

* * * * *

We trust this information will assist you in planning for the proposed Auburn Heights Apartments, Amendment No. 2 development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

COLORADO LICENSED
CHRISTOPHER S. McGRANAHAN
39018
PROFESSIONAL ENGINEER

By: _____
Christopher S. McGranahan, P.E.
Principal/President

6-25-26

CSM/wc

Enclosures: Table 1
Site Plan

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Table 1
ESTIMATED TRAFFIC GENERATION COMPARISON
Auburn Heights Apartments, Amendment No. 2
Castle Rock, CO
LSC #260051; June, 2026

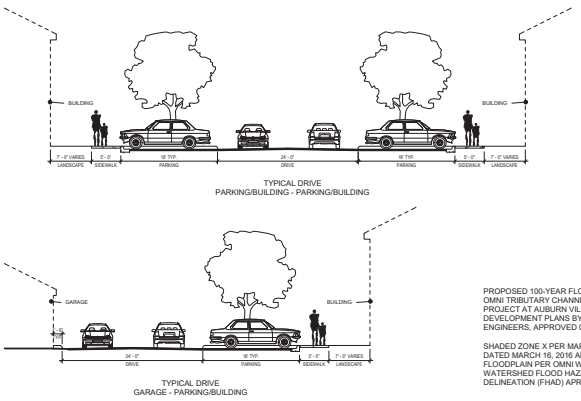
		Trip Generation Rates[1]					Vehicle - Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previously Proposed Land Use - September, 1995 Addendum by LSC											
Townhomes	357 DU	5.81	0.075	0.365	0.348	0.172	2,074	27	130	124	61
Shopping Center	40 KSF	99.65	1.492	0.876	4.576	4.576	3,986	60	35	183	183
					Total =		**6,060**	**87**	**165**	**307**	**244**
Previously Proposed Land Use - November, 2014 Trip Generation Comparison Letter by LSC											
Existing Land Use east of Autumn Drive											
Apartments [2]	196 DU [3]	6.65	0.102	0.408	0.403	0.217	1,303	20	80	79	43
Proposed Land Use west of Autumn Drive											
Senior Adult Housing [4]	90 DU	3.44	0.068	0.132	0.135	0.115	310	6	12	12	10
Senior Adult Housing	103 DU	3.44	0.068	0.132	0.135	0.115	354	7	14	14	12
Apartments	100 DU	6.65	0.102	0.408	0.403	0.217	665	10	41	40	22
					Proposed Land Use w/o Autumn Drive Subtotal =		**1,329**	**23**	**67**	**66**	**44**
					Previously Proposed Land Use Total =		**2,632**	**43**	**147**	**145**	**87**
					Difference from the September, 1995 Addendum Letter by LSC =		**-3,428**	**-44**	**-18**	**-162**	**-157**
								-62		**-319**	
Existing Land Use east of Autumn Drive											
Apartments [2]	196 DU [3]	6.21	0.098	0.312	0.322	0.198	1,217	19	61	63	39
Currently Existing and Proposed Land Use west of Autumn Drive											
Senior Adult Housing [4] - Existing	90 DU	3.25	0.065	0.125	0.140	0.110	293	6	11	13	10
Apartments [2] - Existing	96 DU [3]	6.21	0.098	0.312	0.322	0.198	596	9	30	31	19
Apartments [2] - Proposed	104 DU [3]	6.21	0.098	0.312	0.322	0.198	646	10	32	33	21
					Sub-Total =		**1,535**	**25**	**73**	**77**	**50**
					Existing and Currently Proposed Land Use Total =		**2,752**	**44**	**134**	**140**	**89**
					Difference from the September, 1995 Addendum Letter by LSC =		**-3,308**	**-43**	**-31**	**-167**	**-155**
								-74		**-322**	

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 8th Edition, 2008 for previously proposed land use and 12th Edition, 2025 for currently proposed land use
(2) Land Use No. 220, Multifamily Housing (Low-Rise)
(3) DU = Dwelling Units
(4) Land Use No. 252, Senior Adult Housing Attached

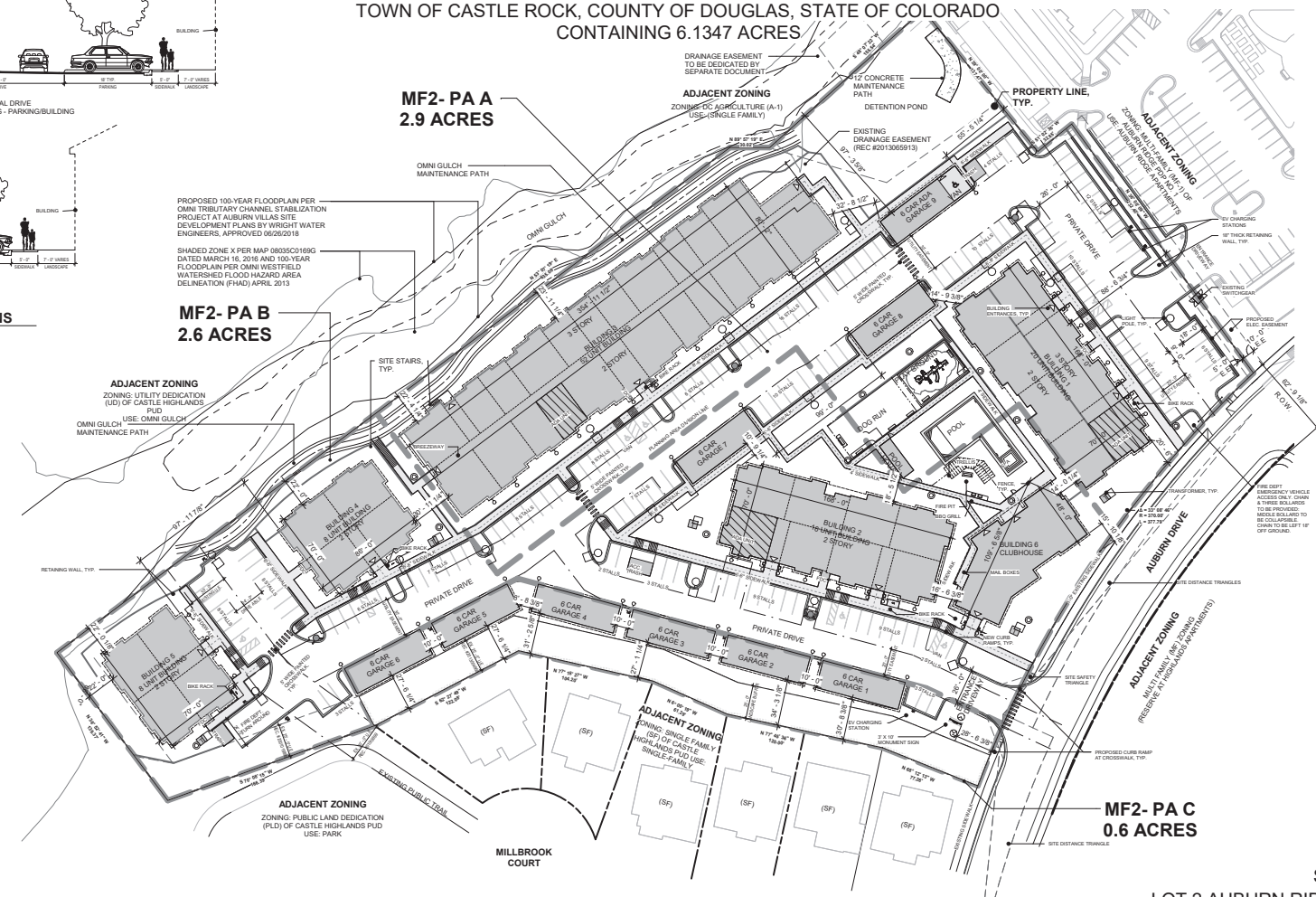
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

AUBURN HEIGHTS APARTMENTS

LOT 2, A PORTION OF SECTION 3, TOWNSHIP 08 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CONTAINING 6.1347 ACRES



2 TYPICAL PRIVATE DRIVE SECTIONS
1" = 10'-0"



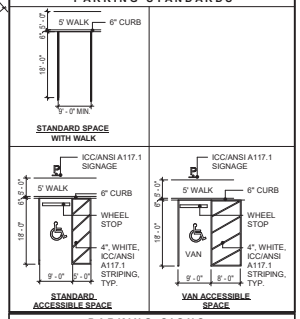
1 OVERALL SITE PLAN
1" = 40'-0"

0' 20' 40' 80' 160' N

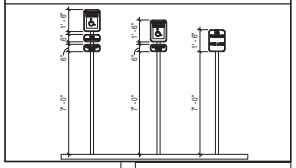
SITE PLAN LEGEND

- PROPERTY LINE
- PLANNING AREA
- NEW RETAINING WALL. RE: CIVIL
- ADA ACCESSIBLE ROUTE
- UTILITY. RE: CIVIL
- EASEMENT. RE: CIVIL
- DRIVE CENTERLINE
- FIRE LANE
- CONCRETE SIDEWALK
- SIDEWALK EXPANSION JOINT
- FACE OF CURB
- LINE OF GUTTER
- 1:12 MAX CONCRETE RAMP. RE: CIVIL
- DETECTABLE WARNING SURFACE
- NEW TRANSFORMER
- NEW STREET LIGHT POLE
- NEW WALL MOUNTED LIGHT
- NEW SITE LIGHT POLE
- GROUND MOUNTED LIGHT
- FIRE HYDRANT
- EV CHARGING STATION
- FIRE LANE SIGNAGE
- ADA ACCESSIBLE TYPE A UNIT
- 25' LANDSCAPE BUFFER

PARKING STANDARDS



PARKING SIGNS



SITE PLAN
LOT 2 AUBURN RIDGE SITE DEVELOPMENT PLAN
AMENDMENT NO 2
PROJECT NO. SDP21-0037

DATE PREPARED: 12-27-2021

PLANS PREPARED FOR:

AUBURN VENTURES II, LP
15957 N 81ST STREET, STE 101
SCOTTSDALE, AZ 58260

SHEET
2 OF 17

PWN Architects & Planners, Inc.
4949 S. Syracuse St. | Suite 320
Denver, CO 80237
voice.303.649.9880 fax.303.649.9870
pwnarchitects.com

TIA BASE ASSUMPTIONS WORKSHEET

PROJECT INFORMATION

Project Name: Auburn Heights Apartments SDP, Amendment No. 2
Developer / Applicant: Auburn Ventures II LP
Consultant Firm: LSC Transportation Consultants, Inc.
Traffic Engineer (PE): Chris McGranahan
Date of Pre-Design Meeting: via email correspondence

PROJECT DESCRIPTION

Project Type: ☑ New Development ☐ Redevelopment
Land Uses & Densities: See attached conformance letter
ITE Land Use Codes: See attached conformance letter
Site Plan Attached: ◙ Yes ☐ No

Description (include access points, circulation, multimodal elements):
See attached site plan

PROJECT LOCATION & STUDY AREA

Project Location: Auburn Drive - see attached conformance letter

Study Area Boundaries

- **North**: _____
- **South:** _____
- **East:** _____
- **West:** _____

Study Intersections / Segments (Attach additional list if necessary):

1._____
2._____
3._____
4._____

Adjacent / Cumulative Developments to Include:

_____
_____
_____
_____

REQUEST TYPE

☐ Full Transportation Impact Analysis
☐ Waiver (ADT < 200 or special variance)
☑ Conformance Letter Only

ANALYSIS YEARS & GROWTH

Study Years:

- Existing Year: _____
- Year 1 Horizon (Development Completion): _____
- 20-year Horizon: _____
- Phasing Years (if applicable): _____

Background Growth Rate: _____ % per year
Growth Source: ☐ Town ☐ DRCOG ☐ CDOT ☐ Other _____

ANALYSIS ASSUMPTIONS & METHODOLOGY

Analysis Software:
☐ Synchro ☐ Sidra ☐ HCS ☐ Vistro ☐ Other: _____

Analysis Methods:

- Intersection LOS/Delay per HCM (latest edition)
- 95th-percentile queue vs. available storage

Peak Hours for Study:
☐ AM ☐ PM ☐ Saturday

Signal Timing Source:
☐ Field Observation ☐ Town Database ☐ Assumed (requires approval)

TRAFFIC DATA & COLLECTION REQUIREMENTS

☐ 24-hr Counts (Tue–Thu, non-holiday)
☐ AM/PM Peak Turning Movement Counts
☐ Saturday Counts (if applicable)
☐ Queue Observations

Acceptable Count Date Range: Must be within **6–12 months** of submittal

TRIP GENERATION & ASSIGNMENT

Trip Generation Source:
☐ ITE Trip Generation Manual (Edition _____)
☐ Local Data Study
☐ Other: _____

Trip Generation Table Attached: ☐ Yes

Trip Adjustment Factors:

- **Pass-By (%): _____**
- **Internal Capture (%): _____**
- **Multimodal Split (%): _____**

Overall Trip Distribution (Graphic Attached): ☐ Yes

PROJECT COMPLETION & PHASING

Anticipated Completion Date: _____
Phasing Plan (if applicable):
☐ Yes (attach plan)
☐ No

PLANNED IMPROVEMENTS & COORDINATION

Town CIP Projects: _____
CDOT / Douglas County Projects: _____
Developer-Funded Improvements: _____
Requires Coordination With:
☐ CDOT R1
☐ Douglas County
☐ Adjacent Developers

OTHER TRAFFIC STUDIES / REFERENCES

List any existing or prior TIAs for the site or nearby projects that are referenced for this TIA scope:
See attached conformance letter
_____
_____

SPECIAL CONSIDERATIONS

(Examples: school proximity, Downtown Overlay, constrained access spacing, safety issues, pedestrian generators, etc)

_____
_____
_____
_____