LSC TRANSPORTATION CONSULTANTS, INC.

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October 14, 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

This site was previously analyzed by LSC in November, 2014 (2014 Comparison Letter). The approved 2014 Comparison Letter included 100 apartment dwelling units.

TRIP GENERATION

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

The currently proposed land use on the site is projected to generate about 646 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 10 vehicles would enter and about 32 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 33 vehicles would enter and about 21 vehicles would exit the site.

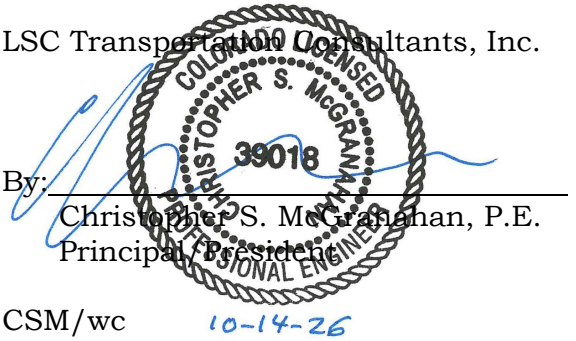
The currently proposed land use will result in a reduction of about 19 average weekday vehicle-trips, about 9 fewer morning peak-hour trips, and about 8 fewer afternoon vehicle-trips from that approved in 2014.

* * * * *

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.



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

CSM/wc 10-14-26

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; October, 2026

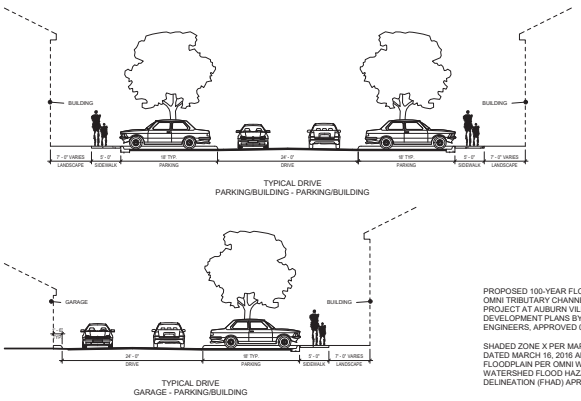
		Trip Generation Rates[1]					Vehicle - Trips Generated				
		Average	AM Peak Hour		PM Peak Hour		Average	AM Peak Hour		PM Peak - Hour	
Trip Generating Category	Quantity	Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previously Proposed Land Use - November, 2014 Trip Generation Comparison Letter by LSC											
Apartments	100 DU	6.65	0.102	0.408	0.403	0.217	665	10	41	40	22
Currently Proposed Land Use											
Apartments [2]	104 DU [3]	6.21	0.098	0.312	0.322	0.198	646	10	32	33	21
Difference from the November, 2014 Trip Generation Comparison Letter by LSC =							**-19**	**0**	**-9**	**-7**	**-1**
								-9		**-8**	

Notes:
(1) Source: *Trip Generation*, Institute of Transportation Engineers, 12th Edition, 2025
(2) Land Use No. 220, Multifamily Housing (Low-Rise)
(3) DU = Dwelling Units

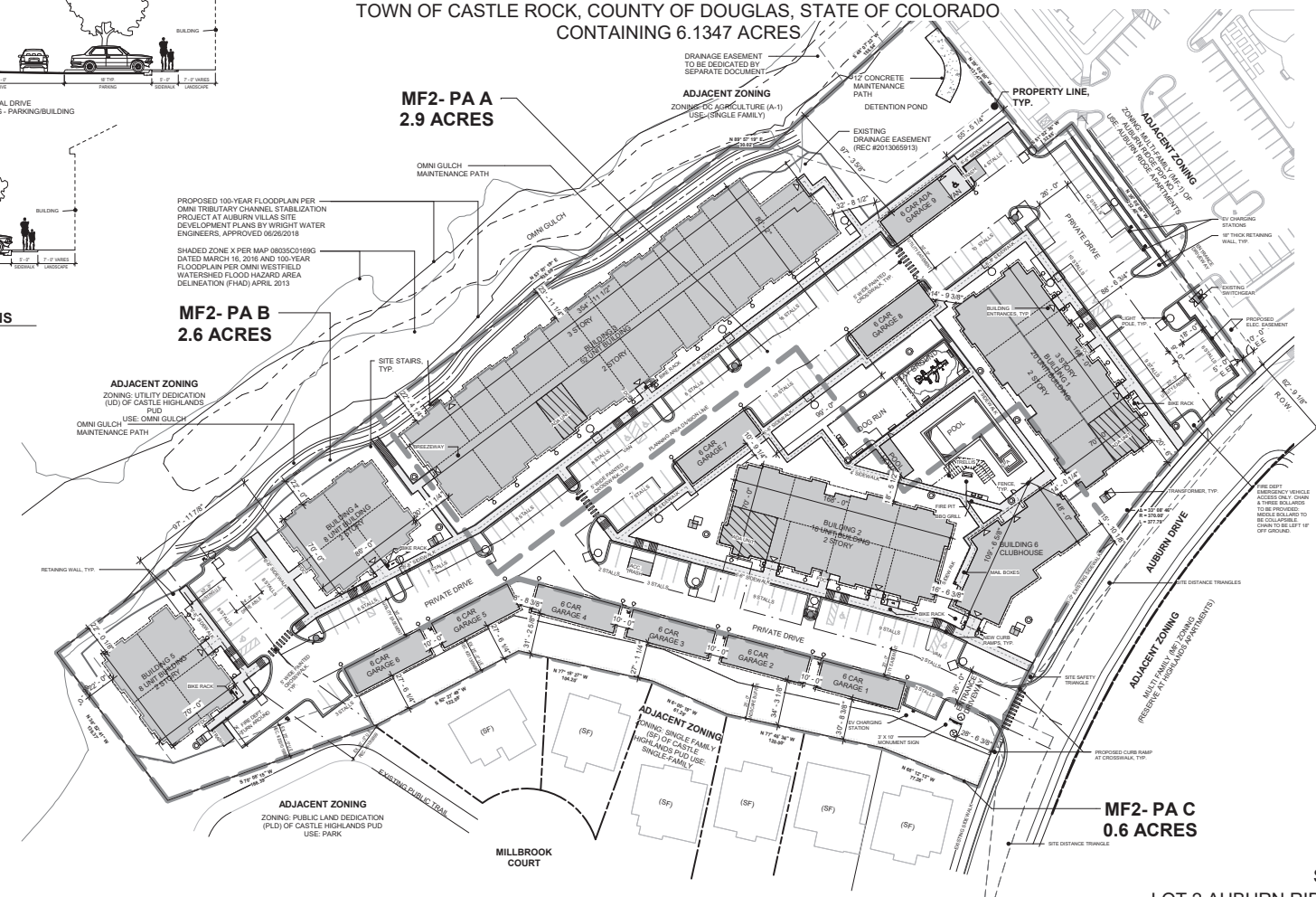
SITE DEVELOPMENT PLAN, AMENDMENT NO. 2

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"



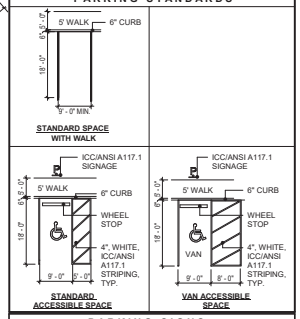
1 OVERALL SITE PLAN
1" = 40'-0"

0' 20' 40' 80' 160' N

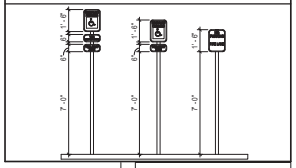
SITE PLAN LEGEND

- 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

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