



LSC TRANSPORTATION CONSULTANTS, INC.

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June 22, 2021

Mr. Pat Nook
PWN Architects and Planners, Inc.
9250 E. Costilla Avenue, Suite 620
Greenwood Village, CO 80112

Re: Auburn Ridge Phase 2
Castle Rock, CO
LSC #140823

Dear Mr. Nook:

In response to your request, LSC Transportation Consultants, Inc. has prepared this trip generation compliance letter for the proposed Auburn Ridge Phase 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 includes 196 existing apartment dwelling units east of Autumn Drive and 90 existing senior adult housing units and 96 existing apartment dwelling units west of Auburn Drive. The vacant portion of the site is currently proposed as 104 apartment dwelling units.

This study area was previously analyzed by LSC in September, 1995. The land use in that study included 357 townhomes and about 40,000 square feet of shopping center use. A previous compliance letter was completed in April, 2015 for the developed area west of Auburn Drive.

TRIP GENERATION

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the previously proposed land use as well as for the existing plus currently proposed land use based on the rates from *Trip Generation, 10th Edition*, 2017, by the Institute of Transportation Engineers (ITE).

The existing and currently proposed land uses on the site are projected to generate about 3,232 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 48 vehicles would enter and about 152 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 153 vehicles would enter and about 94 vehicles would exit the site.

The existing plus currently proposed land uses would result in about 2,828 less average week-day vehicle-trips, about 52 less morning peak-hour trips, and about 304 less afternoon peak-hour trips from that originally approved in 1995.

* * * * *

We trust this information will assist you in planning for the proposed Auburn Ridge Phase 2 development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

Christopher S. McGranahan, P.E., PTOE

CSM/wc

6-22-21

Enclosures: Table 1

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Table 1
ESTIMATED TRAFFIC GENERATION COMPARISON
Auburn Ridge Phase 2
Castle Rock, CO
LSC #140823; June, 2021

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle - Trips Generated				
		Average Weekday	AM Peak Hour		PM Peak Hour		Average Weekday	AM Peak Hour		PM Peak - Hour	
			In	Out	In	Out		In	Out	In	Out
Previous Land Use - September, 1995 Addendum Letter 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
Previously Approved Total =							6,060	87	165	307	244
Currently Existing and Proposed Land Use											
<u>Existing Land Use east of Autumn Drive</u>											
Apartments ⁽²⁾	196 DU ⁽³⁾	7.32	0.106	0.354	0.353	0.207	1,435	21	69	69	41
<u>Existing Land Use west of Autumn Drive</u>											
Senior Adult Housing ⁽⁴⁾	90 DU	3.70	0.070	0.130	0.143	0.117	333	6	12	13	11
Apartments	96 DU	7.32	0.106	0.354	0.353	0.207	703	10	34	34	20
Sub-Total =							1,036	16	46	47	31
<u>Currently Proposed Land Use west of Autumn Drive</u>											
Apartments	104 DU	7.32	0.106	0.354	0.353	0.207	761	11	37	37	22
Currently Estimated Total =							3,232	48	152	153	94
Difference from the Previously Approved Land Use							-2,828	-39	-13	-154	-150
								-52		-304	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 8th Edition, 2008 for previous land use and 10th Edition, 2017 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