



LSC TRANSPORTATION CONSULTANTS, INC.

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September 11, 2014

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

Re: Auburn Ridge & Auburn Villas
Castle Rock, CO
(LSC #140820)

Dear Mr. Nook:

In response to your request, LSC Transportation Consultants, Inc. has prepared this trip generation comparison letter for the proposed Auburn Ridge & Auburn Villas residential development. As shown on Figure 1, the site is located south of Wolfensberger Road and west of Prairie Hawk Drive in Castle Rock, Colorado.

PROPOSED LAND USE AND ACCESS

The study area currently includes 196 existing apartment dwelling units and is proposed to include an additional 200 apartment dwelling units and 90 senior adult housing units. Conceptual site plans for the undeveloped portions of the study area are shown in Figures 2a, 2b, and 2c.

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.

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, 9th Edition*, 2012, by the Institute of Transportation Engineers (ITE).

The existing and currently proposed land uses on the site are projected to generate about 2,943 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 46 vehicles would enter and about 174 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 171 vehicles would enter and about 97 vehicles would exit the site.

The existing plus currently proposed land uses would result in a reduction of about 3,117 average weekday vehicle-trips, about 32 less morning peak-hour trips, and about 283 less afternoon vehicle-trips from that approved in 1995.

TRIP DISTRIBUTION

Figure 3 shows the estimated directional distribution of site-generated traffic.

TRIP ASSIGNMENT

Figure 4 shows the assignment of new site-generated traffic from the undeveloped portions in the study area.

* * * * *

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

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____

Christopher S. McGranahan, P.E., PTOE

CSM/wc

9-11-14

Enclosures: Table 1
Figures 1 - 4

Table 1
ESTIMATED TRAFFIC GENERATION COMPARISON
Auburn Ridge
Castle Rock, CO
(LSC #140820; September, 2014)

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
Total							6,060	87	165	307	244
Current Land Use											
<u>Existing Land Use east of Autumn Drive</u>											
Apartments ⁽²⁾	196 DU ⁽³⁾	6.65	0.102	0.408	0.403	0.217	1,303	20	80	79	43
<u>Proposed Land Use west of Autumn Drive</u>											
Senior Adult Housing ⁽⁴⁾	90 DU	3.44	0.068	0.132	0.135	0.115	310	6	12	12	10
Apartments	100 DU	6.65	0.102	0.408	0.403	0.217	665	10	41	40	22
Apartments	100 DU	6.65	0.102	0.408	0.403	0.217	665	10	41	40	22
Proposed Land Use Subtotal							1,640	26	94	92	54
Current Total							2,943	46	174	171	97
Difference from the Previously Proposed Land Use							-3,117	-41	9	-136	-147
								-32		-283	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 8th Edition, 2008.
- (2) Land Use No. 220, Apartments
- (3) DU = Dwelling Units
- (4) Land Use No. 252, Senior Adult Housing Attached



Approximate Scale
Scale: 1"= 1,000'

Figure 1
**Vicinity
Map**

Auburn Ridge & Auburn Villas (LSC #140820)

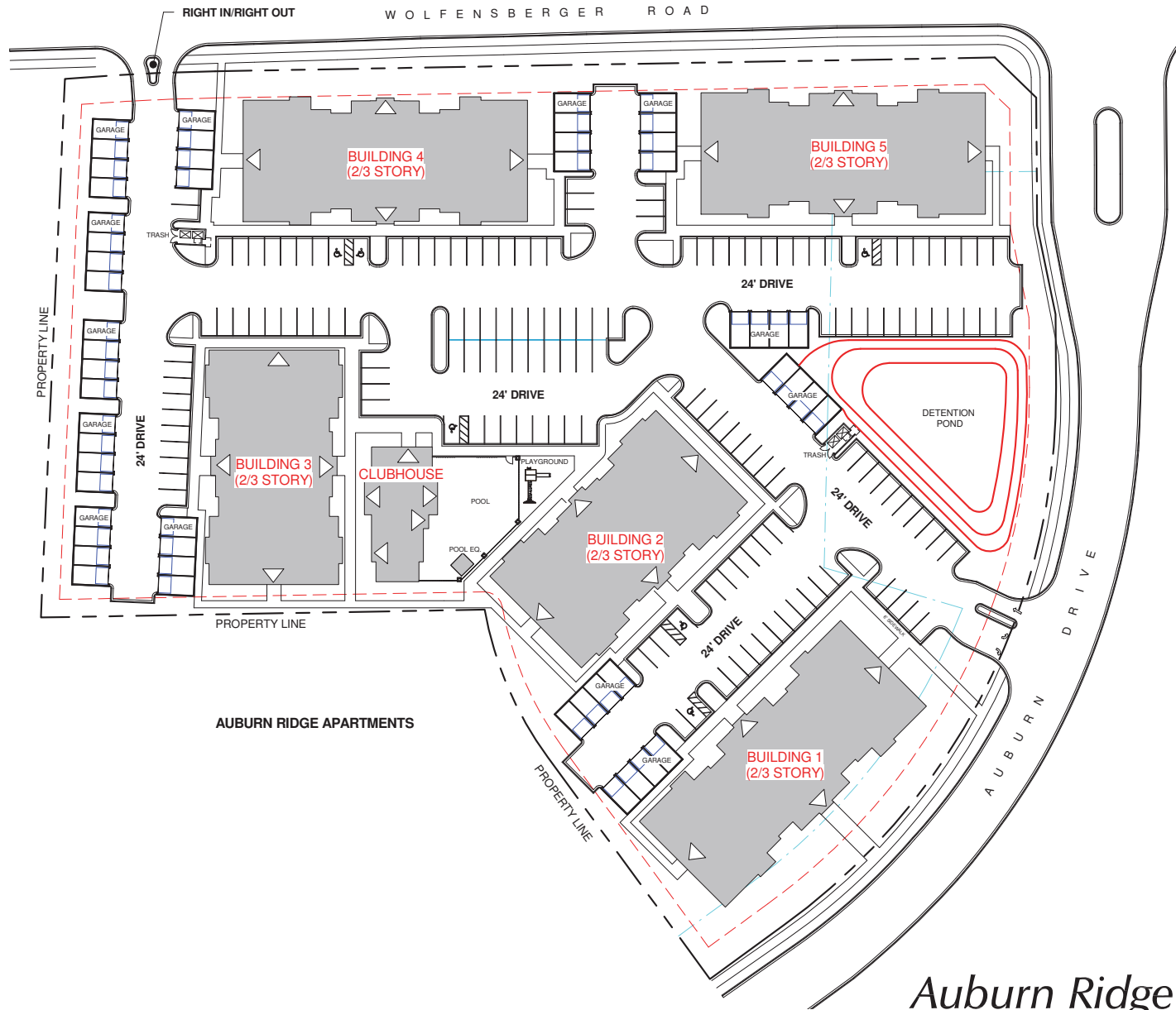
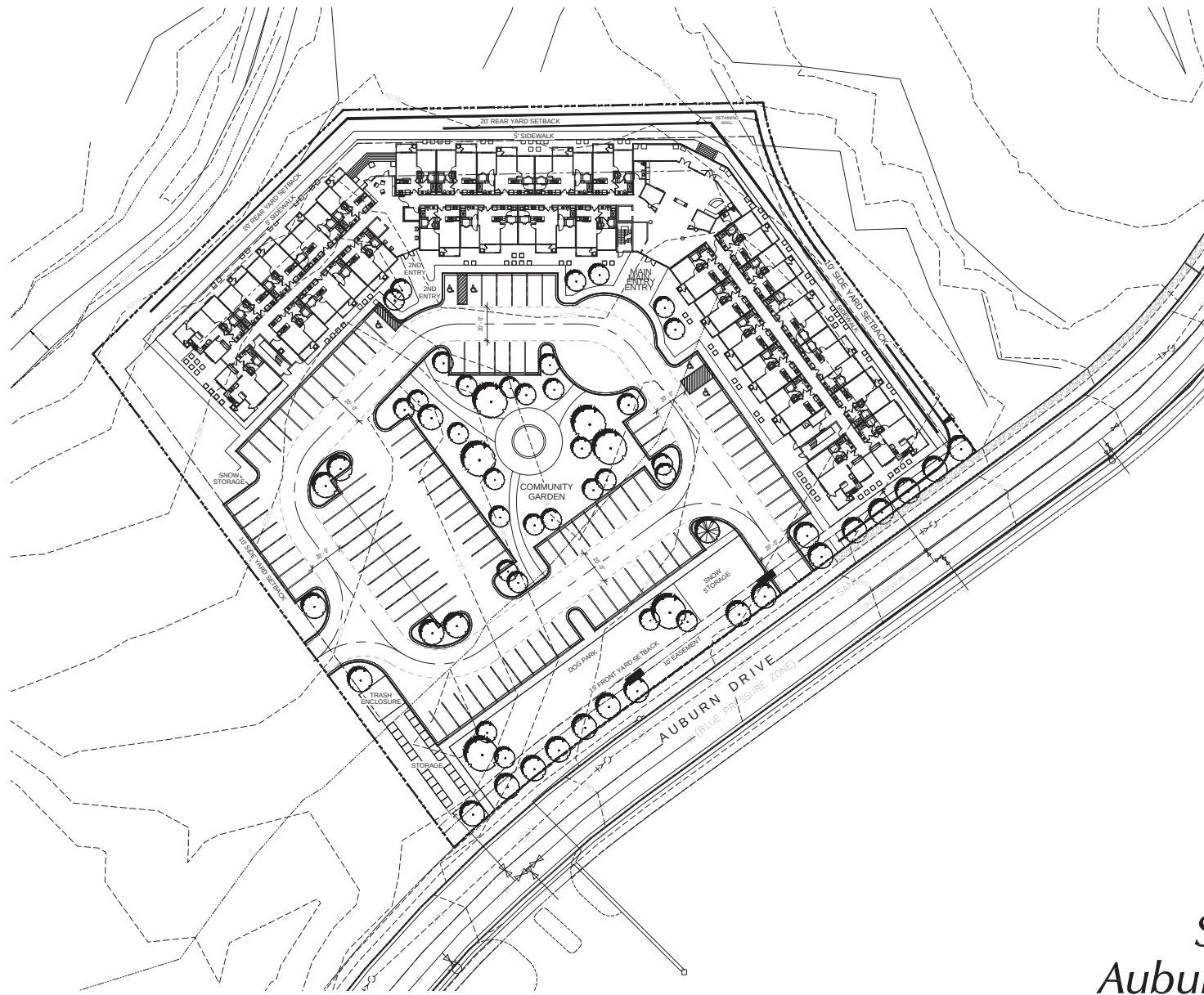
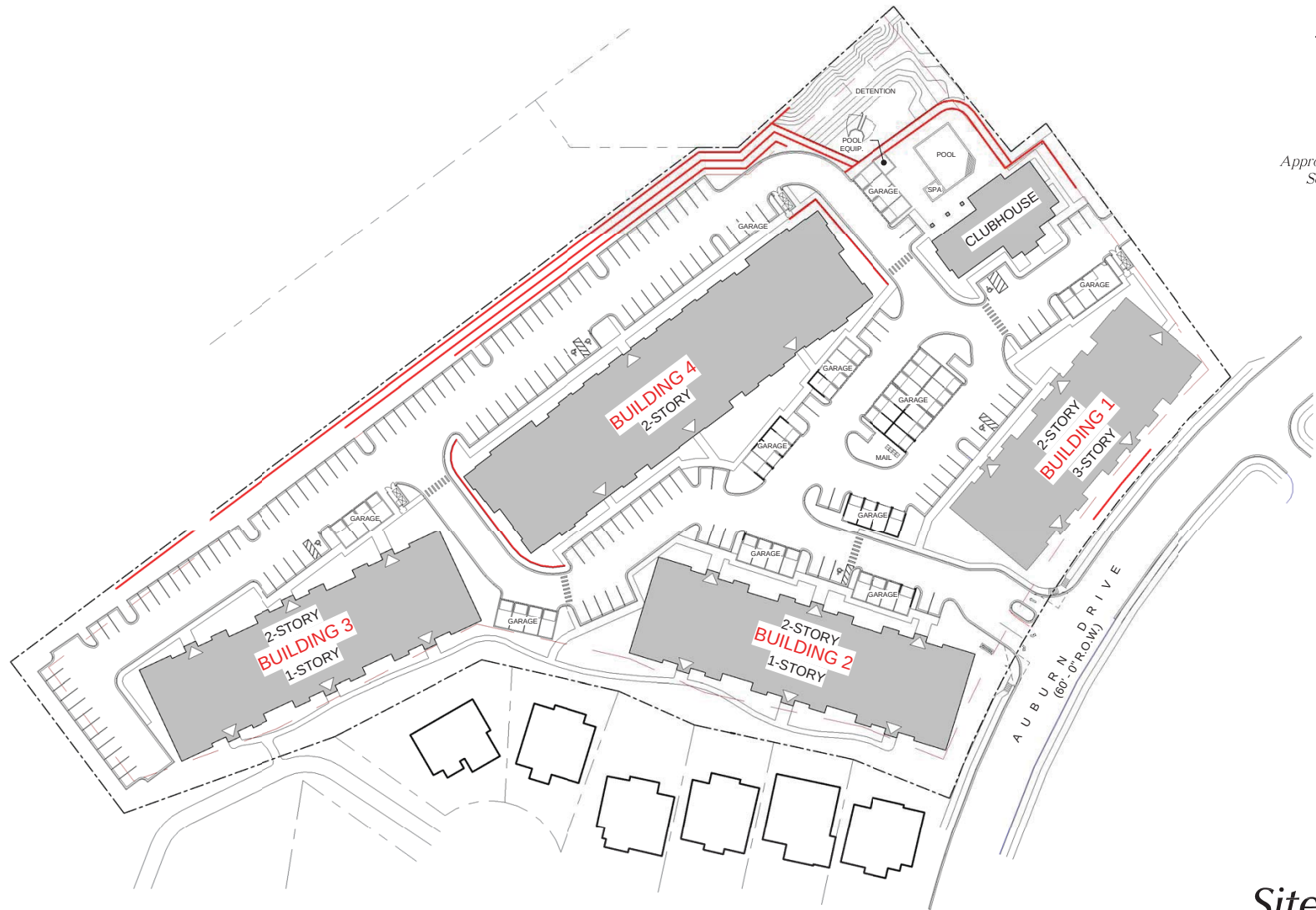


Figure 2a
Site Plan
Auburn Ridge Phase III
Auburn Ridge & Auburn Villas (LSC #140820)



Approximate Scale
Scale: NTS

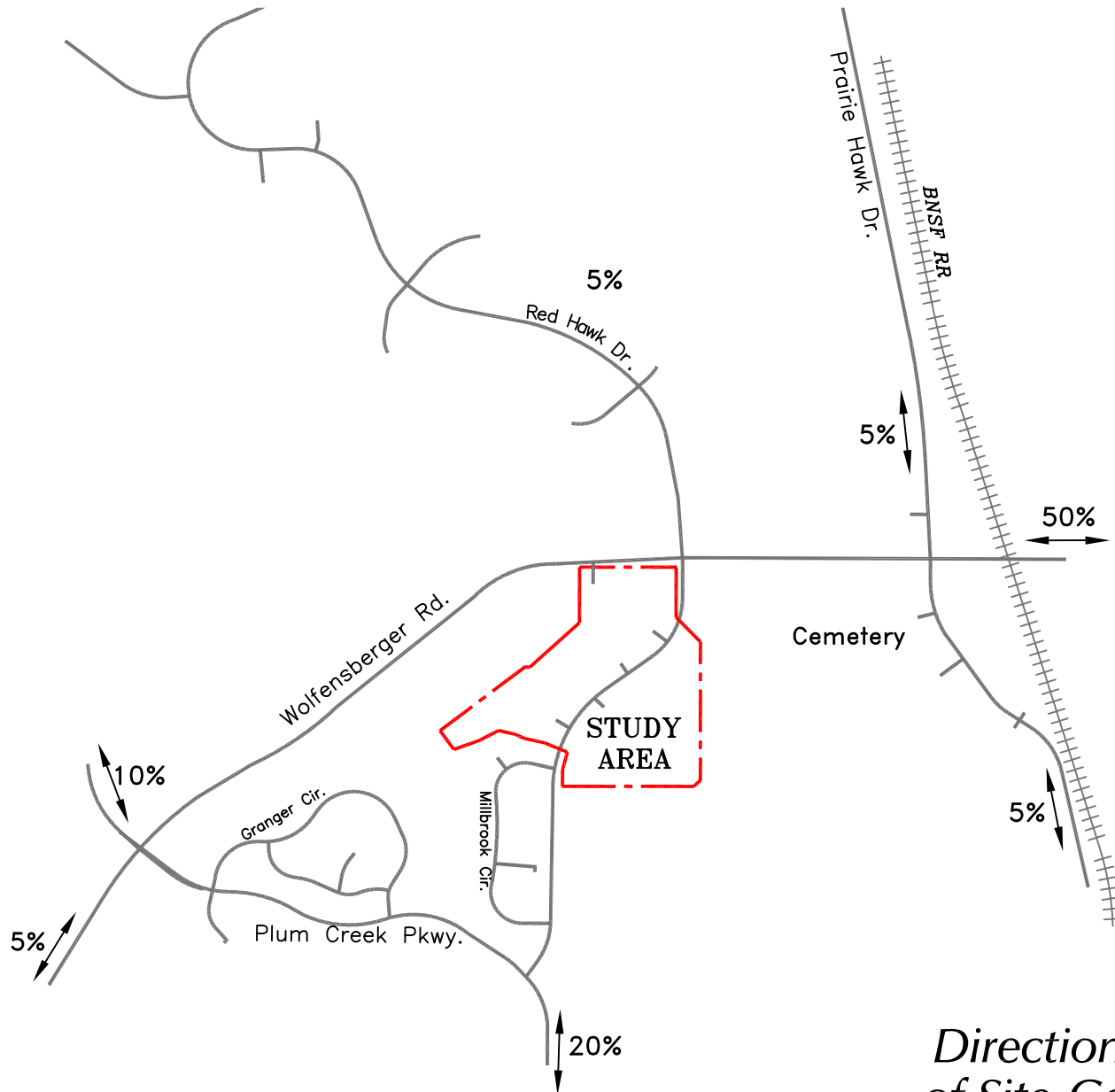
Figure 2b
Site Plan
Auburn Ridge
Auburn Ridge & Auburn Villas (LSC #140820)



Approximate Scale
Scale: NTS

Figure 2c
Site Plan
Auburn Villas

Auburn Ridge & Auburn Villas (LSC #140820)

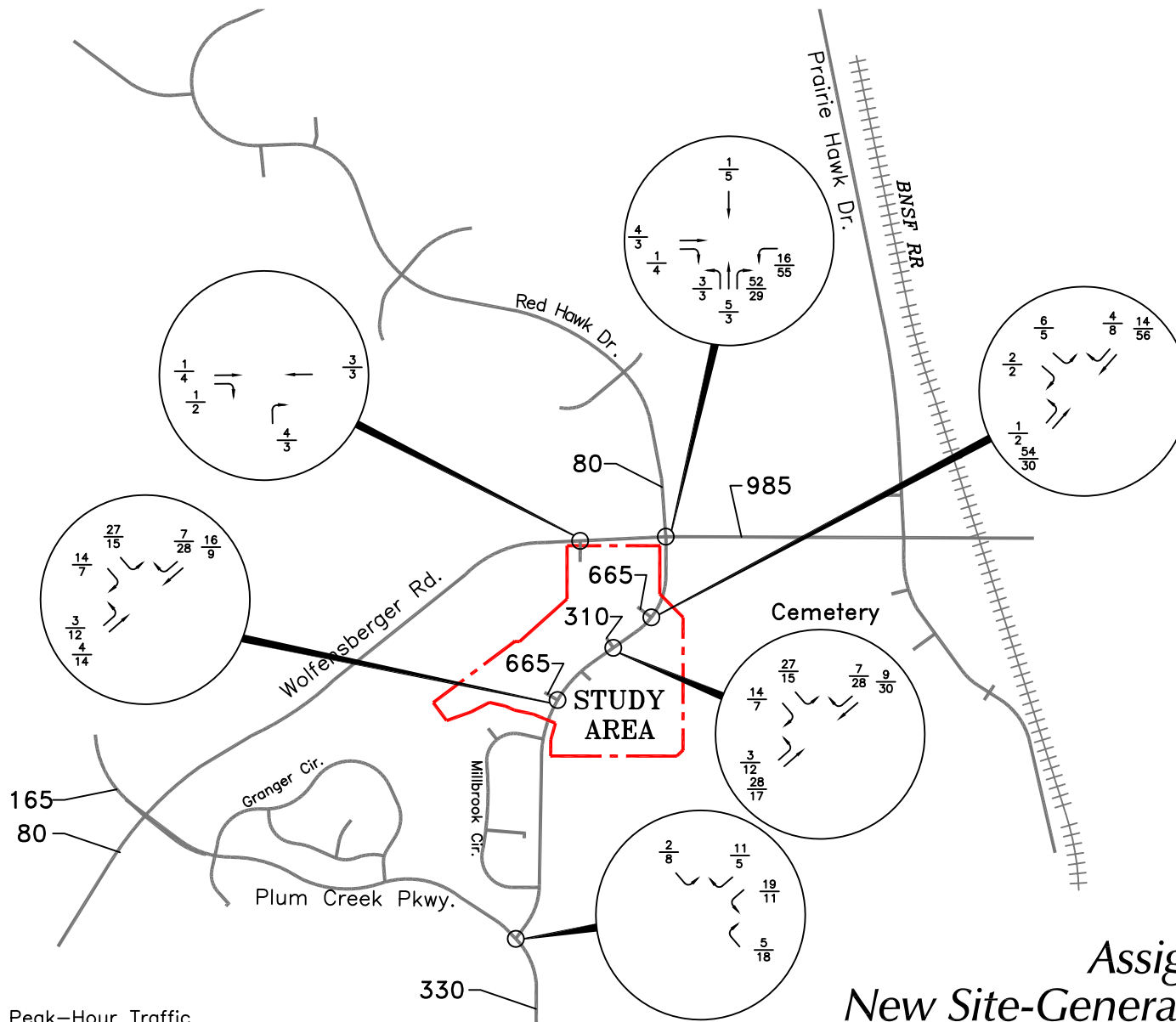


LEGEND:

←→ = Percent Directional
17% Distribution

Figure 3 *Directional Distribution of Site-Generated Traffic*

Auburn Ridge & Auburn Villas (LSC #140820)



Approximate Scale
Scale: 1" = 1,000'

LEGEND:

$\frac{26}{31} = \frac{\text{AM Peak-Hour Traffic}}{\text{PM Peak-Hour Traffic}}$

6,700 = Average Weekday Traffic

Figure 4
**Assignment of
New Site-Generated Traffic
from Undeveloped Portions of the Study Area**

Auburn Ridge & Auburn Villas (LSC #140820)