



LSC TRANSPORTATION CONSULTANTS, INC.

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

October 2, 2025

Mr. Jacob Kauffman
Kauffman Homes
1845 N. Eloisa Lane
Thatcher, AZ 85552

Re: Crystal Valley Ranch
Filing 18 Tract C
Trip Generation Compliance Letter
Castle Rock, CO
LSC #220801

Dear Mr. Kauffman:

Per your request, we have completed this trip generation compliance letter for the proposed Crystal Valley Ranch Filing 18 Tract C development in Castle Rock, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use for comparison to the previously proposed land use in the September 21, 2022 *Crystal Valley Ranch Filing 18 Tract C TIA* (2022 TIA) by LSC.

LAND USE

The currently proposed site is proposed to include 28 single-family attached dwelling units, 1 single-family detached dwelling unit, and about 2,500 square feet of commercial space. The conceptual site plan is attached for reference.

TRIP GENERATION

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

The currently proposed land use is projected to generate about 336 fewer 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 7 fewer vehicles would enter and about 6 fewer vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 23 fewer vehicles would enter and about 19 fewer vehicles would exit the site.

CONCLUSION

The trip generation potential of the currently proposed Crystal Valley Ranch Filing 18 Tract C development is considerably lower than assumed in the 2022 TIA. No further analysis should be necessary.

* * *

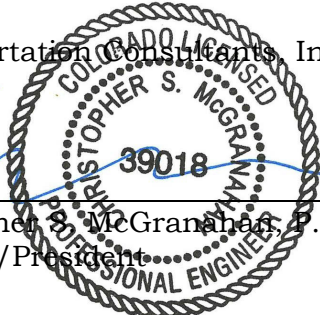
We trust this information will assist you in planning for the proposed Crystal Valley Ranch Filing 18 Tract C development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____

Christopher S. McGranahan, P.E.
Principal/President



CSM/wc

10-2-25

Enclosures: Table 1
Site Plan

Table 1
ESTIMATED TRAFFIC GENERATION
Crystal Valley Ranch Filing 18 Tract C
Castle Rock, CO
LSC #220801; October, 2025

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
PREVIOUSLY APPROVED PROPOSED LAND USE (September 21, 2022 <i>Crystal Valley Ranch Filing 18 Tract C</i> TIA by LSC)											
Single-Family Detached Homes ⁽²⁾	24 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	226	4	12	14	8
Condominiums ⁽⁴⁾	7 DU ⁽³⁾	6.74	0.096	0.304	0.321	0.189	47	1	2	2	1
Commercial ⁽⁵⁾	7.20 KSF ⁽⁶⁾	54.45	1.416	0.944	3.295	3.295	392	10	7	24	24
Total =							665	15	21	40	33
CURRENTLY PROPOSED LAND USE											
Single-Family Attached Homes ⁽⁷⁾	28 DU ⁽³⁾	6.57	0.118	0.352	0.291	0.219	184	3	10	8	6
Single-Family Detached Homes ⁽²⁾	1 DU ⁽³⁾	9.09	0.189	0.511	0.577	0.353	9	0	1	1	0
Commercial ⁽⁵⁾	2.50 KSF ⁽⁶⁾	54.45	2.161	1.769	3.145	3.145	136	5	4	8	8
Total =							329	8	15	17	14
Net Increase in Trip Generation Potential =							-336	-7	-6	-23	-19
								AM = -13		PM = -42	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021 for 2022 TIA and 12th Edition, 2025 for currently proposed land use.
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU = Dwelling Unit
- (4) ITE Land Use No. 220 - Multifamily Housing (Low-Rise)
- (5) ITE Land Use No. 822 - Strip Retail Center (<40k)
- (6) KSF = 1,000 square feet
- (7) ITE Land Use No. 215 - Single-Family Attached Housing

CRYSTAL VALLEY PARKWAY



Land Use Summary		
Dwelling Units	Acres	Density
29	4.00	7.25 du/ac

Parking Summary			
Symbol	Parking Type	Provided	Required
	Attached Garage	30	2 parking spaces per unit
	Residential 90 deg.	30	
	Residential Parallel	10	
	Total Res. Parking	70	
	Commercial Off Street	30	12 p.s. per 1000 sf
	Total Parking	100	

Date	April 24, 2025
Scale	1" = 20'