



LSC TRANSPORTATION CONSULTANTS, INC.

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March 7, 2025

Mr. Aaron Foy
BLVD Builders
600 Grant Street, Suite 404
Denver, CO 80203

Re: Hillside at Castle Rock
Phases 3 & 4
Trip Generation Compliance
Letter
Castle Rock, CO
LSC #150771

Dear Mr. Foy:

Per your request, we have completed this trip generation compliance letter for the proposed Hillside at Castle Rock Phases 3 & 4 residential development in Castle Rock, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use and to compare it the previously approved land use. Table 2 from the May 27, 2016 *Hillside at Castle Rock TIA* by LSC is attached for reference.

LAND USE

The currently proposed site is proposed to include 35 single-family detached dwelling units and 84 single-family attached dwelling units.

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, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

The currently proposed land use is projected to generate about 157 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 1 additional vehicle would enter and about 19 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 19 fewer vehicles would enter and about 1 fewer vehicle would exit the site.

CONCLUSION

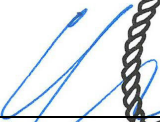
The trip generation potential of the previously approved and currently proposed land use is compliant with the 2016 TIA. No further analysis should be necessary.

* * *

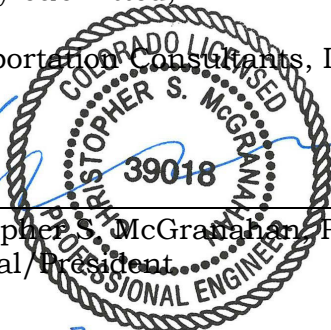
We trust this information will assist you in planning for the proposed Hillside at Castle Rock Phases 3 & 4 residential development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

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



CSM/wc

3-7-25

Enclosures: Table 2 from 2016 TIA
Table 1

Table 2
ESTIMATED TRAFFIC GENERATION
Hillside at Castle Rock
Castle Rock, CO
(LSC #150770; May, 2016)

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
Single-Family Detached Housing ⁽²⁾	28 DU ⁽³⁾	9.52	0.188	0.563	0.630	0.370	267	5	16	18	10
Duplex/ Condominiums ⁽⁴⁾	142 DU	5.81	0.075	0.365	0.348	0.172	825	11	52	49	24
Total =							1,092	16	68	67	34

Notes:

(1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.

(2) ITE Land Use No. 210 - Single-Family Detached Housing

(3) DU = Dwelling Units

(4) ITE Land Use No. 230 - Residential Condominium/ Townhouse

Table 1
ESTIMATED TRAFFIC GENERATION
Hillside at Castle Rock
Castle Rock, CO
LSC #150771; March, 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 (May 27, 2016 <i>Hillside at Castle Rock TIA</i> by LSC)											
Single-Family Detached Housing ⁽²⁾	28 DU ⁽³⁾	9.52	0.188	0.563	0.630	0.370	267	5	16	18	10
Single-Family Attached Housing ⁽⁴⁾	142 DU ⁽³⁾	5.81	0.075	0.365	0.348	0.172	825	11	52	49	24
Total Previously Approved =							1,092	16	68	67	34
Previously Approved - Phases 1 & 2 (Built)											
Single-Family Detached Housing ⁽²⁾	16 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	151	3	8	9	6
Single-Family Attached Housing ⁽⁴⁾	38 DU ⁽³⁾	7.20	0.120	0.360	0.336	0.234	274	5	14	13	9
Total Previously Approved Phases 1 & 2 =							425	8	22	22	15
Currently Proposed - Phases 3 & 4											
Single-Family Detached Housing ⁽²⁾	19 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	179	3	10	11	7
Single-Family Attached Housing ⁽⁴⁾	46 DU ⁽³⁾	7.20	0.120	0.360	0.336	0.234	331	6	17	15	11
Total Currently Proposed Phases 3 & 4 =							510	9	27	26	18
Total to Date =							935	17	49	48	33
Net Increase =							-157	1	-19	-19	-1
								AM = -18		PM = -20	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021.
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU = Dwelling Units
- (4) ITE Land Use No. 215 - Single-Family Attached Housing