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Responses by Chris McGranahan
LSC Transportation Consultants, Inc.
November 17, 2023

September 15, 2023

Century Communities
c/o Mr. Jerry Richmond
Integrity Land Ventures, LLC
7200 S. Alton Way, Suite C-400
Centennial, CO 80112

comments provided on 10/06/23 seg
1. TIS needs to address the modification of the Warren/Muscadine intersection to a roundabout
2. see additional comments below

Re: Foundry Filing No. 1
Aurora, CO
LSC #230190

Dear Mr. Richmond:

In response to your request, LSC Transportation Consultants, Inc. has prepared this detailed traffic letter for the proposed Foundry Filing No. 1. The site is located south of E. Jewell Avenue between S. Kewaunee Street and the future S. Powhaton Road alignment in Aurora, Colorado. LSC completed a Master Traffic Impact Study (MTIS) for the entire Foundry development dated March 17, 2023. This letter presents a comparison of the trip generation estimate based on the currently proposed land use and the trip generation estimate assumed in the MTIS for the same parcels and an analysis of pedestrian connectivity.

LAND USE AND ACCESS

Land Use

Foundry Filing 1 is planned to include the areas shown as Planning Areas 1 through 10 and 14 in the *Foundry Master Plan*. Planning Areas 1, 2, 3, 6, 10, and 14 are planned for open space or neighborhood parks. Planning Areas 5, 7, and 9 are shown as tracts in the currently proposed Filing 1 but are not included in Site Plan 1. The March 2023 *Foundry MTIS* assumed these planning areas would be developed with an elementary school, multi-family residential uses, and a recreation center. There are no known changes to the intended future land uses for these tracts from what was assumed in the MTIS.

Site Plan 1, which includes the areas shown as Planning Areas 4 and 8, is planned to include 462 residential dwelling units including 279 detached single-family homes, 140 paired homes, and 43 townhomes. This is 126 fewer residential dwelling units (22 fewer detached single-family homes and 104 fewer paired homes or townhomes) than were assumed for these same planning areas in the March 2023 *Foundry MTIS*.

Access

No changes are proposed to the access plan assumed for these parcels in the MTIS.

Summary of Comments on W:\LSC\Projects\2023\230190-TheFoundry-Phase1\Report\Sept-2023\Foundry Filing No 1-091523.wpd

Page: 1

☰ Number: 1 Author: lsc Subject: Text Box Date: 11/15/2023 4:36:53 PM

[Responses by Chris McGranahan](#)
[LSC Transportation Consultants, Inc.](#)
[November 17, 2023](#)

☰ Number: 2 Author: AGuccione Subject: Checker Date: 10/6/2023 2:09:11 PM -06'00'

[comments provided on 10/06/23 seg](#)

- [1. TIS needs to address the modification of the Warren/Muscadine intersection to a roundabout](#)
- [2. see additional comments below](#)

🔄 Author: kdferrin Subject: Sticky Note Date: 11/15/2023 4:37:10 PM

LSC Response: 1. The additional analysis has been provided as requested

2. See responses below

Table 1
Trip Generation Estimate
Foundry Filing No. 1
Aurora, CO
LSC #230190; September, 2023

Planning Area	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾				Total Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
Trip Generation Estimate Based on the Currently Proposed Land Use For Foundry Filing No. 1												
Residential Land Uses												
PA-4	Single Family Detached Housing ⁽²⁾	237 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	2,235	43	123	140	82
	Single Family Attached Housing ⁽⁴⁾	140 DU	7.20	0.149	0.331	0.336	0.234	1,008	21	46	47	33
PA-8	Single Family Detached Housing	42 DU	9.43	0.182	0.518	0.592	0.348	396	8	22	25	15
	Single Family Attached Housing	43 DU	7.20	0.149	0.331	0.336	0.234	310	6	14	14	10
		462 DU						3,949	78	205	226	140
Trip Generation Estimate From the Foundry Master Traffic Impact Analysis, March 17, 2023												
PA-4	Single Family Detached Housing	253 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	2,386	46	131	150	88
	Single Family Attached Housing	172 DU	7.20	0.149	0.331	0.325	0.245	1,238	26	57	56	42
PA-8	Single Family Detached Housing	48 DU	9.43	0.182	0.518	0.592	0.348	453	9	25	28	17
	Single Family Attached Housing	115 DU	7.20	0.149	0.331	0.325	0.245	828	17	38	37	28
		588 DU						4,905	98	251	271	175
Change (Decrease) In Trip Generation Estimate								-956	-20	-46	-45	-35

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 unit
- (4) ITE Land Use No. 215 - Single-Family Attached Housing

why are these

1

2

4

5

3

Number: 1 Author: AGuccione Subject: Rectangle Date: 10/6/2023 10:40:30 AM -06'00'

Number: 2 Author: AGuccione Subject: Rectangle Date: 10/6/2023 10:40:28 AM -06'00'

Number: 3 Author: AGuccione Subject: Checker Date: 10/6/2023 10:41:01 AM -06'00'

[why are these different?](#)

 Author: kdferrin Subject: Sticky Note Date: 11/15/2023 4:37:23 PM
LSC Response: The trip generation rates have been revised to be consistent with the MTIS

Number: 4 Author: AGuccione Subject: Rectangle Date: 10/6/2023 10:40:18 AM -06'00'

Number: 5 Author: AGuccione Subject: Rectangle Date: 10/6/2023 10:40:24 AM -06'00'

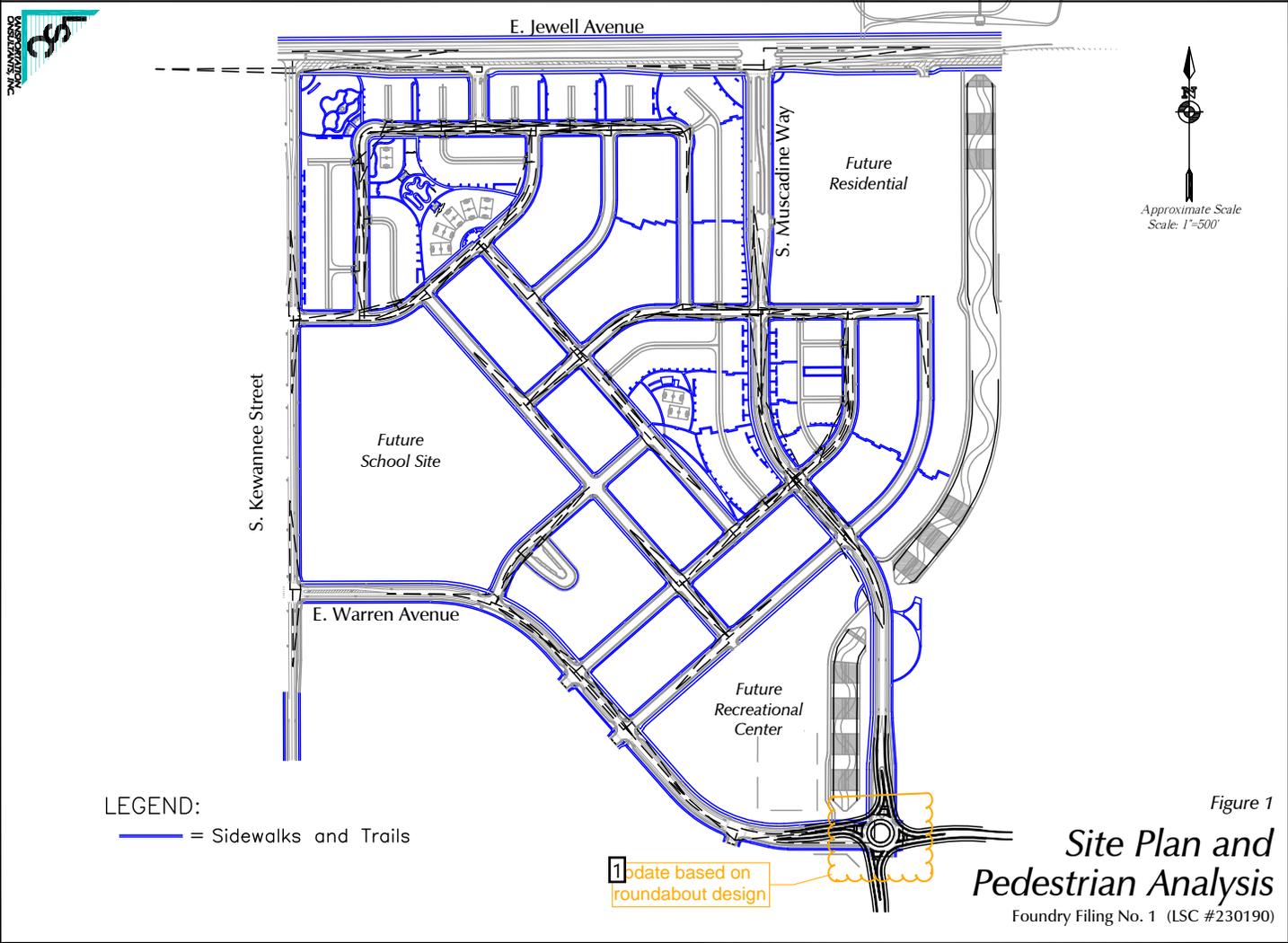


Figure 1
Site Plan and Pedestrian Analysis
Foundry Filing No. 1 (LSC #230190)

↑□ Number: 1 Author: AGuccione Subject: Discipline Approver Date: 10/6/2023 10:36:29 AM -06'00'

update based on roundabout design

↩ Author: kdferrin Subject: Sticky Note Date: 11/15/2023 4:37:34 PM
LSC Response: The additional analysis has been provided as requested