



LSC TRANSPORTATION CONSULTANTS, INC.

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Response: Thank you
for your review.

2024-02-12 (DJK)
Reviewed, report acceptable

January 15, 2024

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

Re: Foundry Community
Center and Park
Aurora, CO
LSC #230190

Dear Mr. Richmond:

In response to your request, LSC Transportation Consultants, Inc. has prepared this traffic letter for the proposed Foundry Community Center and Park. Foundry 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 and a detailed traffic letter for Filing 1 dated November 17, 2023. The currently proposed community center is located in the southeast corner of the Filing 1 area as shown in the attached site plan. Although the Master Plan and the Filing 1 plans included the currently proposed community center, the trip generation estimate for those studies did not include trips generated by this use as most of the trips are anticipated to be internal to the Foundry development. This letter presents a trip generation estimate based on the currently proposed land use and a comparison to the City of Aurora criteria for a full traffic impact study.

LAND USE AND ACCESS

Land Use

The site is planned to include a 5,153 square-foot community center, an outdoor pool with a 1,096 square-foot bathhouse, a multi-use field, and a picnic garden. Access is proposed to E. Iliff Place which is classified as a Public Local Street.

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

Pedestrian Analysis

The attached site plan shows the proposed pedestrian connectivity for the Foundry Community Center. As shown on the site plan, all of the streets in the vicinity of the site are proposed to have sidewalks on both sides and a trail network has been provided to connect open spaces and public parks. Bump outs will be provided at all of the collector/local intersections adjacent

to the site to reduce the crossing distance for pedestrians. Marked pedestrian crosswalks are proposed at all of the adjacent intersections. On-street bike lanes are planned on S. Muscadine Way and E. Caspian Avenue.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed community center based on the rates from *Trip Generation*, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE).

The proposed community center and park is expected to generate about 180 new external vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., the site is expected to generate about 12 vehicle-trip of which 8 would enter and about 4 would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., the site is expected to generate about 16 vehicle-trips of which about 7 would enter and about 9 would exit the site. Both the morning and afternoon peak-hour trip generation estimates are less than 75 vehicles per hour so a full traffic analysis study is not anticipated to be required.

The afternoon peak-hour trip generation will likely be considerably higher during the summer months when the pool is open. This higher impact should not exceed the trip generation for the overall site because the pool will primarily be open when the proposed neighborhood school is on summer break.

* * * * *

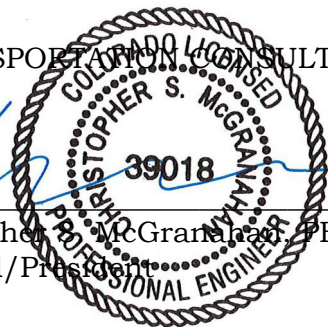
We trust our findings will assist you in gaining approval of the proposed Foundry Community Center and Park. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By

Christopher S. McGranahan, PE
Principal/President



CSM/wc

1-15-24

Enclosures: Table 1
Site Plan

Table 1
ESTIMATED TRIP GENERATION
Foundry Community Center and Park
Aurora, CO
LSC #230190; January, 2024

Land Use	Gross Floor Area	Average Daily Traffic	Generation Rates per Unit ⁽¹⁾						Average Weekday Traffic	Vehicle-Trips Generated					
			Morning Peak-Hour			Evening Peak-Hour				Morning Peak-Hour			Evening Peak-Hour		
			AM Total	AM In	AM Out	PM Total	PM In	PM Out		AM Total	AM In	AM Out	PM Total	PM In	PM Out
Recreation Center ⁽²⁾	6.25 KSF ⁽³⁾	28.82	1.91	1.261	0.649	2.50	1.175	1.325	180	12	8	4	16	7	9

- Notes:
- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021 - The afternoon peak-hour trip generation will likely be considerably higher during the summer months when the pool is open. This higher impact should not exceed the trip generation for the overall site because the pool will primarily be open when the proposed neighborhood school is on summer break.
 - (2) ITE Land Use No. 495 - Recreational Community Center
 - (3) KSF = 1,000 square feet

FOUNDRY COMMUNITY CENTER
& PARK

SITE PLAN, AURORA, CO

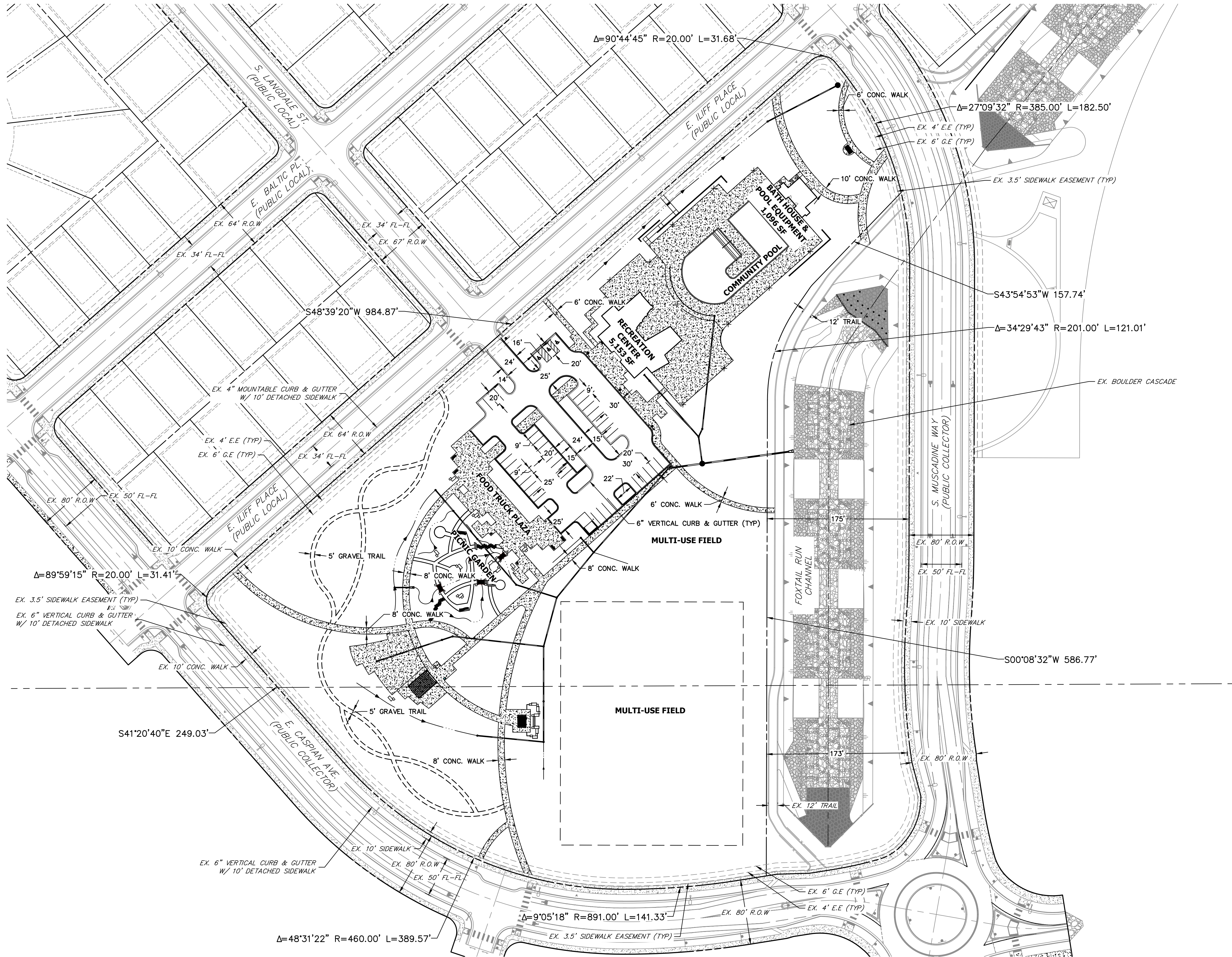
OWNER:
CENTURY HOMES

NOT FOR
CONSTRUCTION

1/17/24

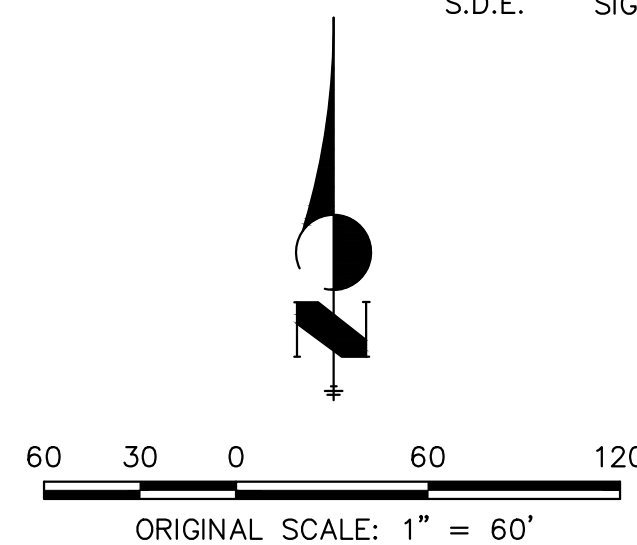
DATE:

SHEET TITLE:
SITE PLAN



LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT



Know what's below.
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