



LSC TRANSPORTATION CONSULTANTS, INC.

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

November 27, 2024

Mr. Joseph Huey
Lennar
joseph.huey@lennar.com

Re: Murphy Creek East
Filing 4
Aurora, CO
LSC #240570

Dear Mr. Huey:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated trip generation compliance letter for the Murphy Creek East Filing 4 development in Aurora, Colorado, to address City comments. The site is located south of E. Jewell Avenue and west of Harvest Road in the City of Aurora, Colorado. Figure 1 shows the vicinity map. This site was previously studied in the March, 2019 *Murphy Creek East TIA* (2019 TIS) by LSC.

LAND USE

The site previously was proposed for 150 townhome dwelling units and is now proposed to include 145 townhome dwelling units as shown in the site plan in Figure 2.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the site for both the previously and currently proposed land use based on the rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 2 and Figure 2 from the 2019 TIS are attached for reference.

The currently proposed land use would decrease the daily trip generation potential by about 44 vehicle-trips 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 the same number of 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 4 fewer additional vehicles would enter and about 3 additional vehicles would exit the site.

CONCLUSION

The proposed land use trip generation potential is similar to but less than that assumed in the 2019 TIS. No further analysis should be necessary to support the proposed development.

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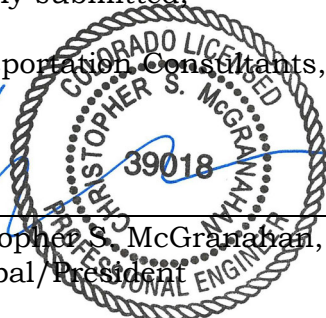
We trust our findings will assist you in gaining approval of the proposed Murphy Creek East Filing 4 development. Please contact me if you have any questions or need further assistance.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

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



CSM/wc

11-27-24

Enclosures: Table 1
Figures 1 and 2
Table 2 and Figure 2 from 2019 TIS

Table 1
ESTIMATED TRAFFIC GENERATION
Murphy Creek East Filing 4
Aurora, CO
LSC #240570; November, 2024

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour	
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
Previously Proposed Land Use (March, 2019 <i>Murphy Creek East TIA</i> by LSC)											
Townhomes ⁽²⁾	150 DU ⁽³⁾	7.32	0.106	0.354	0.353	0.207	1,098	16	53	53	31
Currently Proposed Land Use											
Single-Family Attached Housing ⁽⁴⁾	145 DU	7.27	0.120	0.360	0.338	0.235	1,054	17	53	49	34
Net Increase =							-44	1	0	-4	3
								AM = 1		PM = -1	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2027 for previously proposed land use and 11th Edition, 2021 for currently proposed land use
- (2) ITE Land Use No. 220 - Multi-Family Housing (Low Rise) - In 2019, we were assuming townhomes as multi-family housing.
- (3) DU - Dwelling Units
- (4) ITE Land Use No. 215 - Single-Family Attached Housing - In 2024, we now assume townhomes are single-family attached housing - formula. rates were used.



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Figure 1
**Vicinity
Map**

Murphy Creek East Filing 4 (LSC #240570)

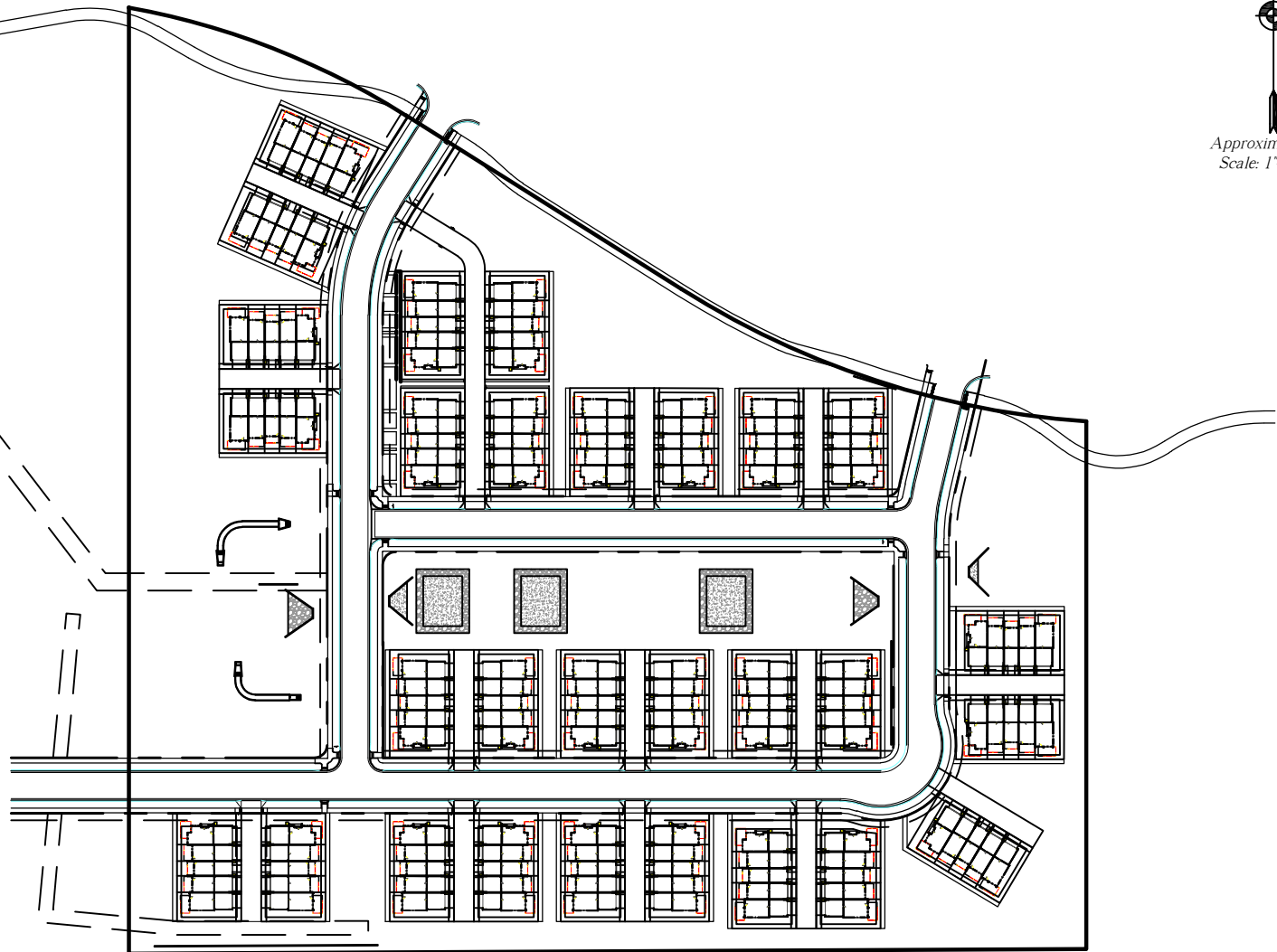


Figure 2

Site Plan

Murphy Creek East Filing 4 (LSC #240570)

Table 2
ESTIMATED TRAFFIC GENERATION
Murphy Creek East
Aurora, CO
LSC #181110; March, 2019

Zone	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	
A	Single-Family Homes ⁽²⁾	60 DU ⁽³⁾	9.44	0.185	0.555	0.624	0.366	566	11	33	37	22	
B	Townhomes ⁽⁴⁾	119 DU	7.32	0.106	0.354	0.353	0.207	871	13	42	42	25	
C	Single-Family Homes	112 DU	9.44	0.185	0.555	0.624	0.366	1,057	21	62	70	41	
D	Single-Family Homes	103 DU	9.44	0.185	0.555	0.624	0.366	972	19	57	64	38	
E	Single-Family Homes	20 DU	9.44	0.185	0.555	0.624	0.366	189	4	11	12	7	
F	Single-Family Homes	243 DU	9.44	0.185	0.555	0.624	0.366	2,294	45	135	152	89	
G	Townhomes	150 DU	7.32	0.106	0.354	0.353	0.207	1,098	16	53	53	31	
H	Elementary School ⁽⁵⁾	560 Students	1.89	0.362	0.308	0.082	0.088	1,058	203	172	46	49	
	Middle/High School ⁽⁶⁾	140 Students	2.13	0.313	0.267	0.083	0.087	298	44	37	12	12	
Total =								8,403	375	602	487	314	

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use No. 210 - Single-Family Detached Homes
- (3) DU = Dwelling Units
- (4) ITE Land Use No. 220 - Multi-Family Housing (Low-Rise)
- (5) ITE Land Use No. 520 - Elementary School
- (6) ITE Land Use No. 522 - Middle School/Junior High School

