



February 12, 2025

Mr. Chris Fellows
Windler Public Improvement Authority
9155 E. Nicholls Ave, Suite 360
Greenwood Village, CO 80112

**RE: Windler – LMNO (Hilltop) Neighborhood Traffic Conformance
FHU Project No. 122259-01**

Dear Mr. Fellows:

Felsburg Holt & Ullevig (FHU) prepared a traffic impact study for the Windler Homestead development in July 2023 and subsequently a Master Plan Amendment in January 2025. Those reports used the Institute of Transportation Engineers' (ITE) publication *Trip Generation Manual, 11th Edition* (2021) to forecast vehicle-trips based on the land use types and sizes. Within the Master Plan Amendment the Hilltop Neighborhood illustrated in **Figure 1** included planning areas (PAs) 10, 11, 12, and 13 which represent the parcels east of Denali Boulevard and west Harvest Road between 48th and 52nd Avenues. These PAs contemplated a combined 302 single family detached homes and 454 single family attached homes. These parcels are now being contemplated as 483 single family detached homes and 313 single family attached homes.

The currently proposed site has also been analyzed using the ITE *Trip Generation Manual, 11th Edition* (2021) as it remains the most current publication. **Table 1** shows the equation and rates utilized in this analysis. **Table 2** shows the estimated trip generation for the current proposed site and a comparison to what was projected in the Windler Homestead Master Plan Amendment.

Table 1. ITE Trip Generation Rates and Equations

Land Use	ITE Code	Unit	Daily	Peak	Equations & Rates	Distributions	
						In	Out
Single-family Detached Housing	210	DU	$\ln(T)=0.92*\ln(X)+2.68$	AM	$\ln(T)=0.91*\ln(T)+0.12$	26%	74%
				PM	$\ln(T)=0.94*\ln(X)+0.27$	63%	37%
Single-family Attached Housing	215	DU	$T=7.62*X-50.48$	AM	$T=0.52*X-5.7$	25%	75%
				PM	$T=0.60*X-3.93$	59%	41%
DU = Dwelling Units							

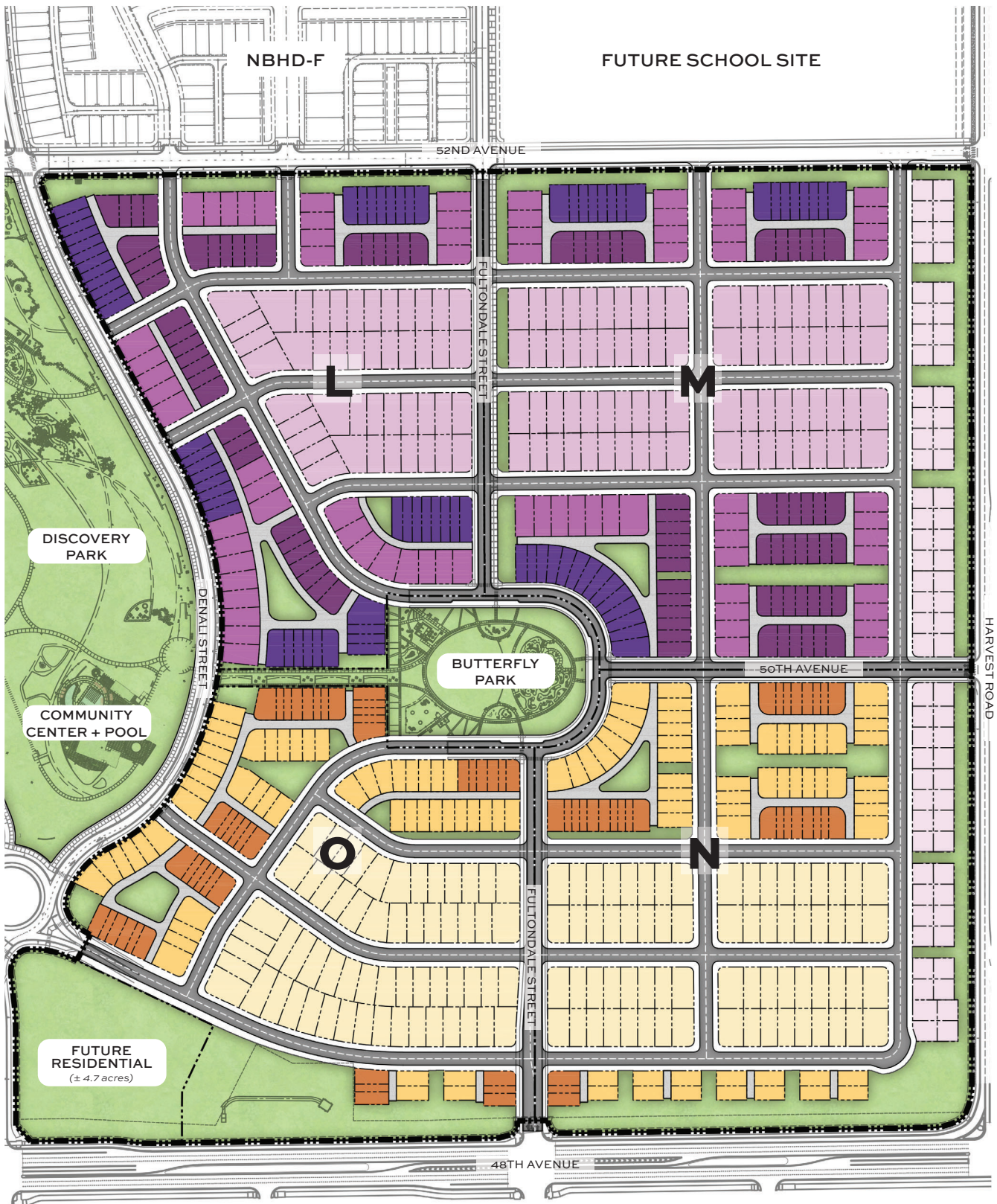


Table 2. Windler LMNO (Hilltop) Neighborhood Trip Generation

Land Use (Trip Generation Category)	Quantity	Daily Vehicle Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Current LMNO (Hilltop) Neighborhood Proposal								
Single Family Detached (#210)	483 DUs	4,297	78	234	312	275	162	437
Single Family Attached (#215)	313 DUs	2,335	39	118	157	108	76	184
Subtotal		6,632	117	352	469	383	238	621
2024 Windler Master Plan Amendment								
PA-10 Single Family Detached (#210)	74 DUs	765	14	43	57	47	28	75
PA-10 Single Family Attached (#215)	111 DUs	795	13	39	52	34	23	57
PA-11 Single Family Detached (#210)	82 DUs	841	16	46	62	52	30	82
PA-11 Single Family Attached (#215)	124 DUs	894	15	44	59	38	26	64
PA-12 Single Family Detached (#210)	82 DUs	841	16	46	62	52	30	82
PA-12 Single Family Attached (#215)	123 DUs	887	15	43	58	38	26	64
PA-13 Single Family Detached (#210)	64 DUs	669	13	37	50	41	24	65
PA-13 Single Family Attached (#215)	96 KSF	681	11	33	44	28	20	48
Subtotal		6,373	113	331	444	330	207	537
Change from Previous Plan		+259	+4	+21	+25	+53	+31	+84
Percent Change		+4.1%	--	--	+5.6%	--	--	+15.6%

The comparison of trip generation indicates an increase of 25 and 84 trips during the AM and PM peak hour respectively. These correspond to percentage increase of 5.6 and 15.6 in those peak hours. City of Aurora typically indicates that sites are in conformance if increases do not exceed 20 percent which is met with the current proposal.

Conclusions

The study resulted in the following conclusions:

- The newly proposed LMNO (Hilltop) Neighborhood within Windler Homestead generates slightly more traffic as compared to the values analyzed in the Master Plan Amendment. These increases are approximately 260 daily trips and 15 and 85 trips in the AM and PM peak hours respectively. This equates to a roughly 4 percent increase in daily traffic and 6 to 16 percent during the peak hours.
- It is not anticipated that any additional off-site roadway improvements will be needed beyond those previously identified, and that the LMNO (Hilltop) Neighborhood plan is in conformance with the previously assessed land use plan from the January 2025 Master Plan Amendment.

Please let me know if you have any questions about this letter or need any additional information.



Philip Dunham, PE, PTOE
Transportation Engineer