



December 22, 2022

Ms. Halie McCarter
Milhaus
460 Virginia Avenue
Indianapolis, IN 46203

**RE: Painted Prairie Town Center Block 7 and 10 Conformance
FHU Project No. 122599-01**

Dear Ms. McCarter:

Felsburg Holt & Ullevig (FHU) prepared a traffic impact study for the Painted Prairie Town Center in August 2020 which was then supplemented by a November 2020 conformance letter based on an updated land use plan. That report and conformance letter used the Institute of Transportation Engineers' (ITE) publication *Trip Generation Manual, 10th Edition* (2017) to forecast vehicle-trips based on the land use types and sizes. Within the Town Center Milhaus is proposing a 384-unit multifamily residential development bounded by Kirk Street, 63rd Drive, Lisbon Street, and 62nd Avenue. This location was previously identified as a proposed location of 212-unit and 241-unit multifamily developments for a total of 453 multifamily units within transportation analysis zones (TAZs) 7 and 10 of the conformance letter.

The currently proposed development is a decrease of 69 units as compared with prior analysis. **Table I** shows the estimated trip generation for the current proposed site and a comparison to what was projected in the Painted Prairie Town Center TIS conformance letter.

Table I. Painted Prairie Town Center Blocks 7 and 10 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 Painted Prairie Town Center Blocks 7 and 10 Proposal								
Multifamily Housing (Mid-Rise) (#221	384 DUs	2,089	33	95	128	98	63	161
2020 Painted Prairie Town Center Conformance Letter								
Multifamily Housing (Mid-Rise) (#221)	453 DUs	2,466	40	113	153	119	77	196
Change from Previous Plan		-377	-7	-18	-25	-21	-14	-35
Percent Change		-15%	--	--	-16%	--	--	-18%
Total Town Center Trip Generation		15,001	825	767	1,592	592	325	917
Percent Change of Town Center Total		-2.5%	--	--	-1.6%	--	--	-3.8%

The comparison of trip generation indicates a decrease of 25 and 35 trips during the AM and PM peak hour respectively. These correspond to percentage decreases of 16 and 18 percent in those peak hours. When compared with the trip generation estimate for the entire Painted Prairie Town Center, they represent a 1.6 and 3.8 percent decrease respectively.

Conclusions

The study resulted in the following conclusions:

- The newly proposed multifamily development generates less traffic as compared to the previous proposal. These decreases are approximately 25 daily trips and 35 trips in the peak hours. This equates to a roughly 15 percent decrease in daily traffic and 16 to 18 percent during the peak hours. These also equate to a 1 to 4 percent decrease as it relates to the entire Painted Prairie Town Center.
- It is not anticipated that any additional off-site roadway improvements will be needed and that the Painted Prairie Town Center Milhaus Multifamily Residential plan is in conformance with the previously assessed land use plan from the November 2020 conformance letter.
- The driveway for the garage access location onto 63rd Drive is appropriately spaced at greater than 150' as dictated in the Aurora Roadway Design and Construction Standards (4.07.7.02.5.02) from the nearest collector or local road intersection of 63rd Drive and Lisbon Street shown on the attached **Figure I**.

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



Philip Dunham, PE, PTOE
Transportation Engineer