



LSC TRANSPORTATION CONSULTANTS, INC.

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June 14, 2023

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

comments provided on
07/21/23 seg ¹

1. Trip generation
rates between Foundry
Filing No 1 and Alora
(Foundry) MTIS should
be consistent

Responses by Chris McGranahan ²
LSC Transportation Consultants, Inc.
September 15, 2023

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 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 No. 1 is planned to be developed with 462 residential dwelling units including 279 detached single-family homes, 140 paired homes, and 43 townhomes. The area currently proposed for Filing No. 1 was included in the March 2023 Foundry MTIS as Planning Areas 4 and 8. The currently proposed Foundry Filing No. 1 is planned to contain 126 fewer residential dwelling units (22 fewer detached single-family homes and 104 fewer attached single-family homes) 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.

Pedestrian Analysis


Figure 1 shows the proposed pedestrian connectivity for Foundry Filing No. 1. As shown on Figure 1, all of the streets within the filing are proposed to have sidewalks on both sides and a trail network has been provided to connect open spaces and public parks. The sidewalk and trail system will provide travel paths to the future school and recreation center sites within the


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

Page: 1

 Number: 1 Author: segomez Subject: Text Box Date: 7/21/2023 2:19:25 PM
comments provided on 07/21/23 seg

1. Trip generation rates between Foundry Filing No 1 and Alora (Foundry) MTIS should be consistent

 Author: kdferrin Subject: Sticky Note Date: 9/8/2023 4:43:12 PM
LSC Response: The trip generation rates have been revised to be consistent with the MTIS

 Number: 2 Author: lsc Subject: Text Box Date: 9/14/2023 4:01:16 PM

Responses by Chris McGranahan
LSC Transportation Consultants, Inc.
September 15, 2023

Table 1
Trip Generation Estimate
Foundry Filing No. 1
Aurora, CO
LSC #230190; June, 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			
Trip Generation Estimate Based on the Currently Proposed Land Use For Foundry Filing No. 1													
PA-4	Single Family Detached Housing ⁽²⁾	237 DU ⁽³⁾	9.43	0.175	0.525	0.592	0.348	2,235	41	124	140	82	
	Single Family Attached Housing ⁽⁴⁾	140 DU	7.20	0.120	0.360	0.336	0.234	1,008	17	50	47	33	
PA-8	Single Family Detached Housing	42 DU	9.43	0.175	0.525	0.592	0.348	396	7	22	25	15	
	Single Family Attached Housing	43 DU	7.20	0.120	0.360	0.336	0.234	310	5	15	14	10	
		462 DU						3,949	70	211	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	-28	-40	-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

Rates should be consistent

↕ □ Number: 1 Author: AGuccione Subject: Discipline Approver Date: 7/21/2023 2:19:46 PM

Rates should be consistent

↩ □ Author: kdferrin Subject: Sticky Note Date: 9/8/2023 4:43:15 PM
LSC Response: The trip generation rates have been revised to be consistent with the MTIS

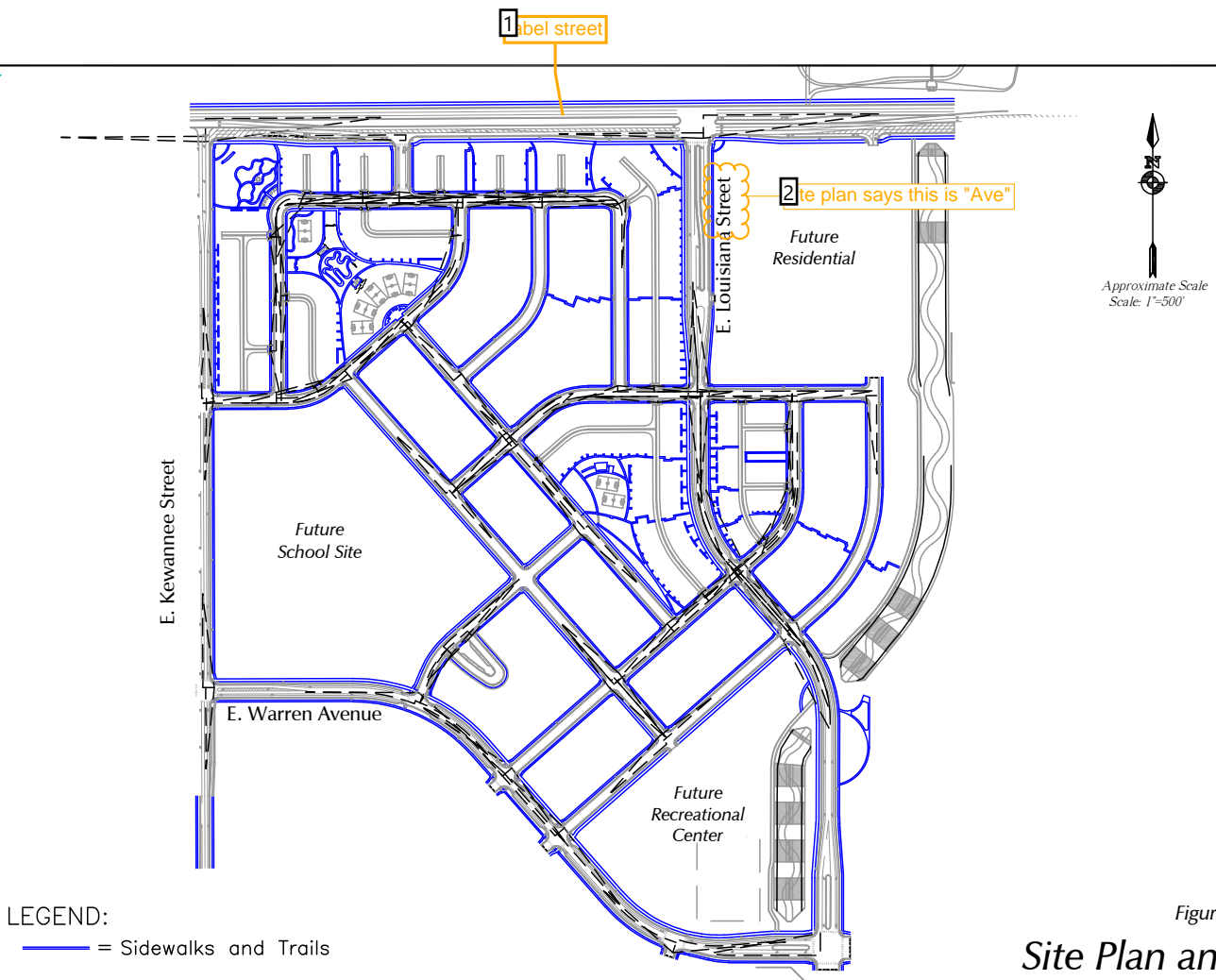





Figure 1
**Site Plan and
Pedestrian Analysis**
Foundry Filing No. 1 (LSC #230190)

 Number: 1 Author: AGuccione Subject: Checker Date: 7/20/2023 9:41:01 AM
label street

 Author: kdferrin Subject: Sticky Note Date: 9/8/2023 4:43:27 PM
LSC Response: Revised as requested

 Number: 2 Author: AGuccione Subject: Discipline Approver Date: 7/21/2023 2:09:44 PM
site plan says this is "Ave"

 Author: kdferrin Subject: Sticky Note Date: 9/8/2023 4:43:56 PM
LSC Response: Revised based on the current street name plan
