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February 21, 2020

Mr. Kevin D. Scott
Davis Partnership Architects
2901 Blake Street, Suite 100
Denver, CO 80205

Re: Founders Crossing Lot 6 Trip
Generation Compliance Letter
Castle Rock, CO
LSC #160822

Dear Mr. Scott:

Per your request, we have completed this trip generation compliance letter for the proposed Founders Crossing Lot 6 development in Castle Rock, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the existing and currently proposed land use and compare it to the trip generation potential approved for the previously proposed land use from the October 18, 2016 *Founders Crossing Traffic Impact Analysis* (2016 TIA) by LSC. Table 2 from the 2016 TIA is attached for reference.

LAND USE AND ACCESS

The overall Founders Crossing site currently includes or is proposed to include a bank with four drive-in lanes, about 25,500 square foot of medical office space (which includes 13,500 square feet on Lot 6), a one-lane carwash, a gas station/convenience store with 12 fueling positions, and a 2,000 square-foot coffee shop. A conceptual site plan for Lot 6 is attached for reference.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed site based on the rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE) for the currently existing and proposed land use as well as the approved trip generation potential for the previously proposed land use from the 2016 TIA.

The currently proposed land uses are projected to generate about 1,019 fewer vehicle-trips on the average weekday, 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 51 fewer vehicles would enter and about 84 fewer vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 36 fewer vehicles would enter and about 11 fewer vehicles would exit the site.

CONCLUSION

The daily and peak-hour trip generation potential for the currently existing and proposed land uses are expected to be considerably lower than for the previously approved land uses. No additional analysis should be required.

* * *

We trust this information will assist you in planning for the proposed Founders Crossing Lot 6 development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 
Christopher S. McGranahan, P.E., PTOE



2-21-20

CSM/wc

Enclosures: Table 1
Table 1 from 2016 TIS
Site Plan

**Table 1
ESTIMATED TRAFFIC GENERATION
Founders Crossing
Castle Rock, CO
LSC #160822; February, 2020**

Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total 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
PREVIOUSLY APPROVED LAND USE (October 18, 2016 Founders Crossing Traffic Impact Analysis by LSC)											
Pharmacy	13.0 KSF	96.91	1.794	1.656	4.955	4.955	1,260	23	22	64	64
Fast-Food Restaurant	2.5 KSF	496.12	23.164	22.256	16.978	15.672	1,240	58	56	42	39
Medical/Urgent Care	6.0 KSF	36.13	1.888	0.502	1.000	2.570	217	11	3	6	15
Gas Station/Convenience Store	12 FP	162.78	5.080	5.080	6.755	6.755	1,953	61	61	81	81
Coffee Shop	2.0 KSF	818.58	51.296	49.284	21.400	21.400	1,637	103	99	43	43
Day Care	8.0 KSF	74.06	6.455	5.725	5.800	6.540	592	52	46	46	52
Total							6,899	308	287	282	294
Pass-By Trips =							2,795	112	112	102	102
Primary Trips =							4,104	196	175	180	192
CURRENTLY PROPOSED LAND USE											
Lot 1 Bank ⁽²⁾ - Existing	4 DIL ⁽³⁾	124.76	5.386	3.444	13.304	13.847	499	22	14	53	55
Lot 1 Medical Office ⁽⁴⁾	6 KSF ⁽⁵⁾	34.80	2.168	0.612	0.969	2.491	209	13	4	6	15
Lot 2 Car Wash (Automatic) ⁽⁶⁾ - Under Construction	1 CWT ⁽⁷⁾	387.50	12.917	12.917	38.750	38.750	388	13	13	39	39
Lot 3 Medical Office ⁽⁴⁾	6.0 KSF	34.80	2.168	0.612	0.969	2.491	209	13	4	6	15
Lot 4 Gas Station/ Convenience Store ⁽⁸⁾ - Existing	12 FP ⁽⁹⁾	205.36	6.360	6.110	7.135	6.855	2,464	76	73	86	82
Lot 5 Coffee Shop ⁽¹⁰⁾	2.0 KSF	820.38	45.385	43.605	21.690	21.690	1,641	91	87	43	43
Lot 6 Medical Office ⁽⁴⁾	13.5 KSF	34.80	2.168	0.612	0.969	2.491	470	29	8	13	34
Total =							5,880	257	203	246	283
Pass-By Trips ⁽¹¹⁾ =							2,692	119	119	80	80
Primary Trips =							3,188	138	84	166	203
Net Increase in Primary Trips =							-916	-58	-91	-14	11
								AM = -149		PM = -3	
Net Increase in Overall Trips =							-1,019	-51	-84	-36	-11
								AM = -135		PM = -47	

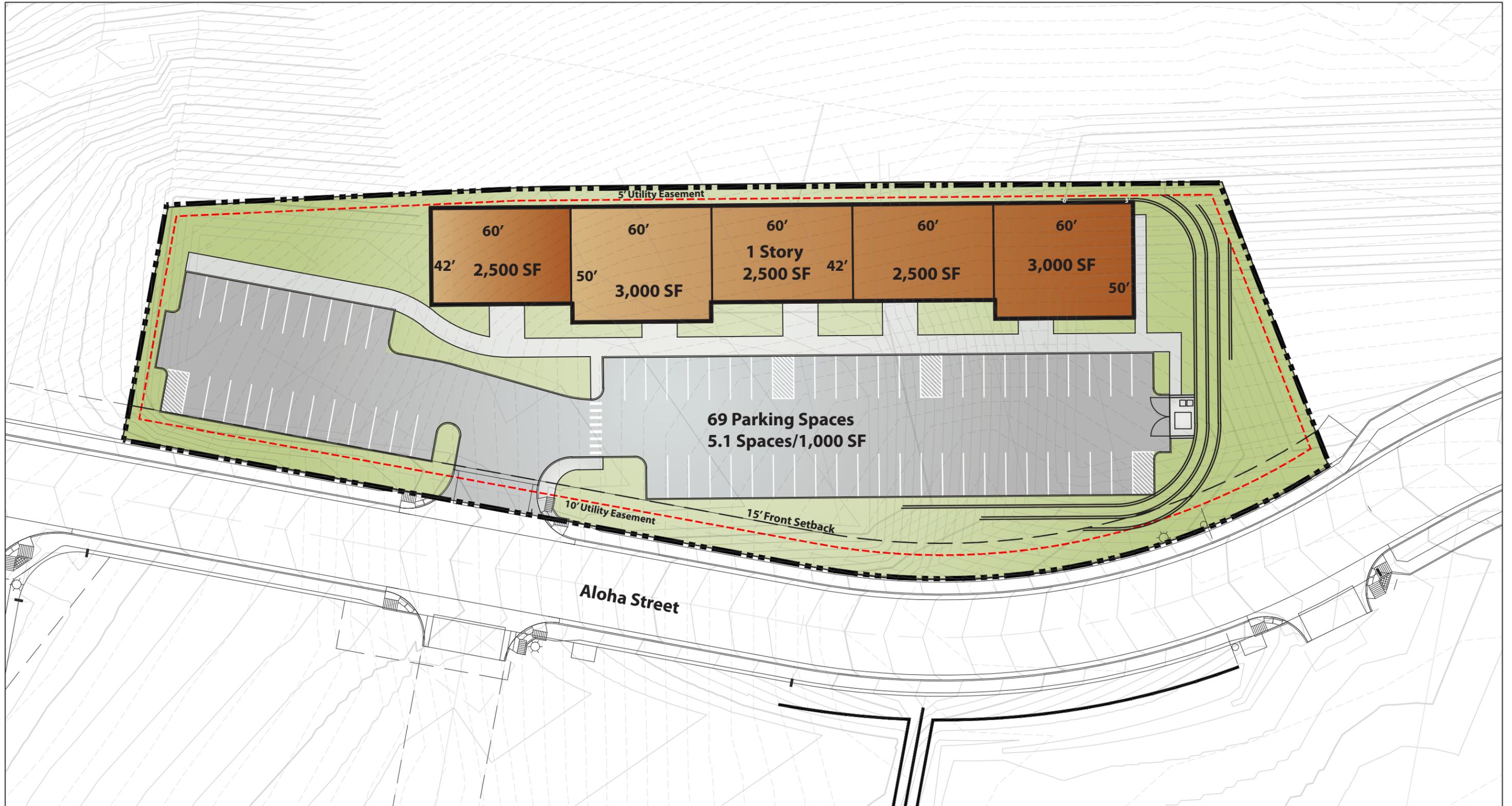
Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012 for previously proposed land use and 10th Edition, 2017 for currently proposed land uses
 - (2) ITE Land Use No. 912 - Drive-in Bank
 - (3) DIL = Drive-in Lanes
 - (4) ITE Land Use No. 720 - Medical/Dental Office Building
 - (5) KSF = 1,000 square feet
 - (6) ITE Land Use No. 948 - Automated Car Wash; no am rates so one-third of pm rates were used; no daily rates so five times pm rates were used
 - (7) CWT = Car Wash Tunnels
 - (8) ITE Land Use No. 945 - Gasoline/Service Station with Convenience Market
 - (9) FP = Fueling Positions
 - (10) ITE Land Use No. 937 - Coffee/Donut Shop with Drive-Through Window
 - (11) Pass-by trips were assumed to be 89% for the Coffee Shop and 50% for the Gas Station/Convenience Store. No pass-by trips were assumed for the other land uses.
- = Currently Proposed Site

Table 2
ESTIMATED TRAFFIC GENERATION
Founders Crossing
Castle Rock, CO
(LSC #160820; October, 2016)

Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾						Total 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	
Pharmacy ⁽²⁾	13.0 KSF ⁽³⁾	96.91	1.794	1.656	4.955	4.955	1,260	23	22	64	64	
Fast-Food Restaurant ⁽⁴⁾	2.5 KSF	496.12	23.164	22.256	16.978	15.672	1,240	58	56	42	39	
Medical/Urgent Care ⁽⁵⁾	6.0 KSF	36.13	1.888	0.502	1.000	2.570	217	11	3	6	15	
Gas Station/Convenience Store ⁽⁶⁾	12 FP ⁽⁷⁾	162.78	5.080	5.080	6.755	6.755	1,953	61	61	81	81	
Coffee Shop ⁽⁸⁾	2.0 KSF	818.58	51.296	49.284	21.400	21.400	1,637	103	99	43	43	
Day Care ⁽⁹⁾	8.0 KSF	74.06	6.455	5.725	5.800	6.540	592	52	46	46	52	
Total							6,899	308	287	282	294	
Pass-By Trips ⁽¹⁰⁾ =							2,795	112	112	102	102	
Net External Trips =							4,104	196	175	180	192	

- Notes:
- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012.
 - (2) ITE Land Use No. 881 - Pharmacy/Drugstore with Drive-Through Window
 - (3) KSF = 1,000 Square Feet
 - (4) ITE Land Use No. 934 - Fast-Food Restaurant with Drive-Through Window
 - (5) ITE Land Use No. 720 - Medical/Dental Office Building
 - (6) ITE Land Use No. 945 - Gasoline/Service Station with Convenience Market
 - (7) FP = Fueling Positions
 - (8) ITE Land Use No. 937 - Coffee/Donut Shop with Drive-Through Window
 - (9) ITE Land Use No. 565 - Day Care Center
 - (10) Pass-by trips were assumed to be 40% for Pharmacy and Fast-Food Restaurant land uses and 50% for Gas Station/Convenience Store and Coffee Shop land uses. No pass-by trips were assumed for the Medical Office and Day Care land uses.



Conceptual Site Plan

ISAAC Development - Founders Crossing Site

