



August 14, 2020

Town of Castle Rock – Planning Department

100 N Wilcox St.
Castle Rock, Colorado 80104

RE: Canvas at Castle Rock
Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3
Traffic Impact Analysis

To Whom it May Concern:

The purpose of this letter is to illustrate that the revised plan for Lot 1, Heckendorf Ranch Filing No. 2, Amendment No. 3 is in general conformance with the assumptions and procedures set forth in the approved *Epoque at Castle Rock Traffic Impact Report* prepared by Harris Kocher Smith (HKS) dated March 2, 2018. The current application proposes to construct a residential townhome development with 102 units on Lot 1.

In the original *Epoque at Castle Rock Traffic Impact Report* by HKS, Lot 1 was evaluated assuming there would be a total of 155 dwelling units – 40 townhomes and 115 apartments. Below is the Trip Generation Table in the original *Epoque at Castle Rock Traffic Impact Report* by HKS.

Trip Generation												
Land Use	Intensity	ITE Code	Daily (vpd)	AM Peak Hour (vph)				PM Peak Hour (vph)				
				Total	% In	% Out	In	Out	Total	% In	% Out	
Multi-Family Housing (Low Rise) 1-2 floors	40 DU	220	262	20	23%	77%	5	15	27	63%	37%	18
Multi-Family Housing (Mid-Rise) 3-10 floors	115 DU	221	625	40	26%	74%	11	29	51	61%	39%	32
TOTAL	155 DU		887	60			16	44	78			50
Notes:												
1. Trip Generation Projections are based on ITE Trip Generation, 10th Edition												

In the current proposed condition for Lot 1, the plan is to construct 102 dwelling units. This is a 53 unit decrease from the previous project. Per the Trip Generation Handbook (10 Edition, ITE, 2017), the following trip generation estimates were determined using ITE code 220 for the proposed site:

Land Use	Intensity	ITE Code	Daily (vpd)	AM Peak Hour In (vph)	AM Peak Hour Out (vph)	AM Peak Hour Total (vph)	PM Peak Hour In (vph)	PM Peak Hour Out (vph)	PM Peak Hour Total (vph)
Townhomes	102 DU	220	747	11	36	47	36	21	57

These estimates are below those planned for in the original *Epoque at Castle Rock Traffic Impact Report* by HKS.

In summary, a traffic impact analysis has been performed for the proposed development and trips generated in the proposed condition are not anticipated to exceed that which was allotted for Lot 1 in the *Epoque at Castle Rock Traffic Impact Report* prepared by Harris Kocher Smith (HKS) dated March 2, 2018.

It is our opinion that the proposed development for Lot 1 is in conformance with the approved report that stated that the proposed development would have negligible impacts on the study-area roadway system. The road infrastructure is adequate for the development and no additional infrastructure beyond what is proposed in the SDP is warranted.

If you have any questions regarding this letter, please feel free to contact me at 847-826-0522.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Katz", with a stylized flourish extending from the end.

Dan Katz, P.E.
Project Manager
CAGE Civil Engineering