



CONSULTING. ENGINEERING. CONSTRUCTION.

August 10, 2020

Lee Alverson  
8602 Rosemary Street  
Commerce City, CO 80022

**RE: Legato Filing No. 2  
Trip Generation Comparison**  
Atwell Project Number: 19002561

Dear Mr. Alverson,

Atwell has compiled a trip generation comparison for the proposed Legato Filing No. 2 in Commerce City, CO. The purpose of this letter is to compare the trip generation of the currently proposed single-family development with the trip generation potential from the previously studied land use from the Legato traffic impact analysis, dated February 27, 2020, completed by LSC.

Table 1 shows the estimated trip generation potential from the February 2020 TIA, as well as the currently proposed land use based on the trip generation rates from the 10<sup>th</sup> Edition of the ITE *Trip Generation Manual*, 2017.

The proposed land use is expected to generate approximately 443 fewer one-way trips on a typical weekday. This would be approximately 34 fewer trips during the weekday AM peak-hour and approximately 46 fewer trips in the PM peak-hour.

No additional analysis should be necessary.

Respectfully,  
**ATWELL, LLC**

Daniel Madruga, PE  
Team Leader

Table 1  
ESTIMATED TRAFFIC GENERATION  
Trip Generation Comparison  
Legato Filing No. 2  
August 10, 2020

Trip Generating Category	Quantity	Trip Generation Rates <sup>(1)</sup>					Vehicles – Trips Generated				
		Avg. Weekday	AM Peak-Hour		PM Peak-Hour		Avg. Weekday	AM Peak-Hour		PM Peak-Hour	
			In	Out	In	Out		In	Out	In	Out
Previously Assumed Land Use (Feb. 2020)											
Single-Family Homes <sup>(2)</sup>	178 DU <sup>(3)</sup>	9.44	0.185	0.555	0.624	0.366	1,680	33	99	111	65
Currently Proposed Land Use											
Single-Family Homes <sup>(2)</sup>	131 DU <sup>(3)</sup>	9.44	0.185	0.555	0.624	0.366	1,237	25	73	82	48
Net Change							-443	-8	-26	-29	-17

Notes:

1. Source: *Trip Generation*, Institute of Transportation Engineers, 10<sup>th</sup> Edition, 2017
2. ITE Land Use No. 210: Single-Family Detached Housing
3. DU = Dwelling Units