



CONSULTING. ENGINEERING. CONSTRUCTION.

July 20, 2020

Lee Alverson
8602 Rosemary Street
Commerce City, CO 80022

**RE: Legato Filing No. 1
Trip Generation Comparison**
Atwell Project Number: 19002860

Dear Mr. Alverson,

Atwell has compiled a trip generation comparison for the proposed Legato Filing No. 1 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 10th Edition of the ITE *Trip Generation Manual*, 2017.

The proposed land use is expected to generate approximately 368 fewer one-way trips on a typical weekday. This would be approximately 28 fewer trips during the weekday AM peak-hour and approximately 39 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. 1
July 20, 2020

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					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 ⁽²⁾	220 DU ⁽³⁾	9.44	0.185	0.555	0.624	0.366	2,077	41	122	138	81
Currently Proposed Land Use											
Single-Family Homes ⁽²⁾	181 DU ⁽³⁾	9.44	0.185	0.555	0.624	0.366	1,709	34	101	113	67
Net Change							-368	-7	-21	-25	-14

Notes:

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