



October 16, 2020

Mr. Paul Wember
Wember, Inc.
7525 S. Jasmine Court
Centennial, Colorado 80112

SUBJECT: CASTLE PINES CITY HALL BUILDING TRIP GENERATION ASSESSMENT
(RICK ENGINEERING COMPANY JOB NUMBER 19030-T)

Dear Mr. Wember:

The following letter has been prepared to quantify the expected traffic generation of the proposed revision of the City Hall building on the Lagae Family Trust Parcel site plan. This letter also compares the trip generation of the revised City Hall building with the City Hall building that was previously proposed in the approved *Lagae Family Trust Parcel Traffic Impact Analysis* (Rick Engineering, May 14, 2020).

The previously proposed City Hall building was located on Lot 2 of the Lagae Family Trust Parcel site plan with a total building area of 12,500 square-feet. The currently proposed City Hall building would be relocated to Lot 3 of the Lagae Family Trust Parcel site plan and would have a total building area of 13,351 square-feet. Access to the revised City Hall building would remain unchanged from the approved TIA report.

PROJECT TRIP GENERATION

The revised project trip generation was calculated based on the ITE *Trip Generation* (10th Edition, 2017) rate for Government Office Building (ITE land use code 730).

Table 1 following this letter provides a trip generation comparison between the previously proposed City Hall building and the currently proposed City Hall building. As shown, the revised City Hall building would result in a net increase of 20 daily trips, including a net increase of 3 AM peak hour trips and a net increase of 1 PM peak hour trip.

The results of the trip generation comparison showed that the currently proposed City Hall building would result in a slight increase in vehicular trips. However, the increase of 3 AM peak hour trips and 1 PM peak hour trip would have a negligible impact on the findings of the approved *Lagae Family Trust Parcel Traffic Impact Analysis* (Rick Engineering, May 14, 2020).

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If you have any questions, please contact me on my direct office line at (619) 908-3503 or by email at dmizell@rickengineering.com.

Sincerely,

RICK ENGINEERING COMPANY



David Mizell, AICP
Associate Traffic Planner

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Brian Stephenson, PE, PTOE
Associate Principal

Attachments

**TABLE 1
TRIP GENERATION COMPARISON
APPROVED VERSUS PROPOSED CITY HALL BUILDING**

Land Use	Quantity	Daily Rate	ADT	AM Peak Hour						PM Peak Hour							
				Peak Hour Rate	In : Out		Volumes			Peak Hour Rate	In : Out		Volumes				
					Split	In	Out	Total	Split		In	Out	Total				
City Hall Building Trip Generation Per Approved TIA																	
City Hall ^a	12.500 KSF	^a	282	^a	75%	:	25%	31	11	42	^a	25%	:	75%	6	16	22
Proposed Revised City Hall Building Trip Generation																	
City Hall ^a	13.351 KSF	^a	302	^a	75%	:	25%	33	12	45	^a	25%	:	75%	6	17	23
Change in Trip Generation																	
Change in Trips			20					2	1	3					0	1	1

Footnotes:

KSF = Thousand Square Feet

a. Source: ITE Trip Generation Manual 10th Edition, 2017. (Land Use 730) Government Office Building: Daily: 22.59 per KSF, AM Peak Hour rate: 3.34 per KSF, PM Peak Hour rate: $\text{Ln}(T) = 0.97\text{Ln}(X) + 0.62$