



LSC TRANSPORTATION CONSULTANTS, INC.

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November 8, 2016

Mr. Corey Elliott
E5X Management
7353 S. Alton Way, Suite A-100
Englewood, CO 80112

Re: Hess Ranch
Traffic Conformance Letter
Parker, CO
LSC #160710

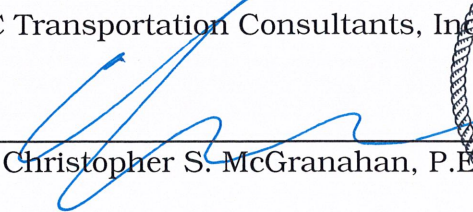
Dear Mr. Elliott:

In response to your request, we have completed this trip generation conformance letter for the proposed Hess Ranch South development located south of Crowfoot Valley Road in Parker, Colorado. This site was included in the greater Hess Ranch site previously studied in the June, 2015 *Hess Ranch TIA* by David Evans & Associates (2015 TIA). Table 2 and Figure 3 from the 2015 TIA are attached.

We have compared the currently proposed sketch plan with the previous plan from the 2015 TIA. The currently proposed land use types and densities are very similar to those previously proposed so should have a very similar trip generation potential. The recommendations and findings of the 2015 are still applicable.

Respectfully submitted,

LSC Transportation Consultants, Inc.

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

CSM/wc



11-8-16

Enclosures: Table 2 and Figure 3 - June, 2015 *Hess Ranch TIA*

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With full build-out, the Hess Ranch Development is estimated to generate about 53,800 net off-site trips on an average weekday with approximately 2,700 morning peak hour trips and 5,100 evening peak hour trips.

It should be noted that all retail uses have been calculated as the Institute of Transportation Engineers code “Shopping Center”, which encompasses many potential uses and may therefore overstate the proposed trip projections. Using the “Shopping Center” trip generation code results in the proposed commercial/mixed use planning areas within Hess Ranch generating over half of the total daily development trips. As the specific site plans for the retail areas are determined, additional Traffic Impact Analysis submittals may occur and revisions to the roadway network may be warranted at that time.

Table 2. Vehicle Trip Generation Summary

Development Area	AM Peak											
	Total Vehicle Trips			Internal Trips			Pass-by Trips			Net Vehicle Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Hess Ranch	1,370	2,090	3,460	260	200	1,290	170	110	280	940	1,770	2,710
Anthology Plus Hess Ranch	3,310	4,570	7,880	1,050	700	1,760	270	170	440	1,980	3,690	5,680

Development Area	PM Peak											
	Total Vehicle Trips			Internal Trips			Pass-by Trips			Net Vehicle Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Hess Ranch	3,660	3,020	6,680	250	260	510	520	540	1,060	2,890	2,220	5,110
Anthology Plus Hess Ranch	6,700	5,390	12,090	550	580	1,130	810	850	1,660	5,340	3,960	9,300

Development Area	Weekday Daily			
	Total Trips	Internal Trips	Pass-by Trips	Net Vehicle Trips
Hess Ranch	71,500	5,540	12,170	53,790
Anthology Plus Hess Ranch	129,540	12,430	19,110	98,000

3.2 Site Trip Distribution and Assignment

The site-generated vehicle trips for Hess Ranch and Anthology were distributed to the surrounding roadway network. Factors influencing the traffic distribution include:

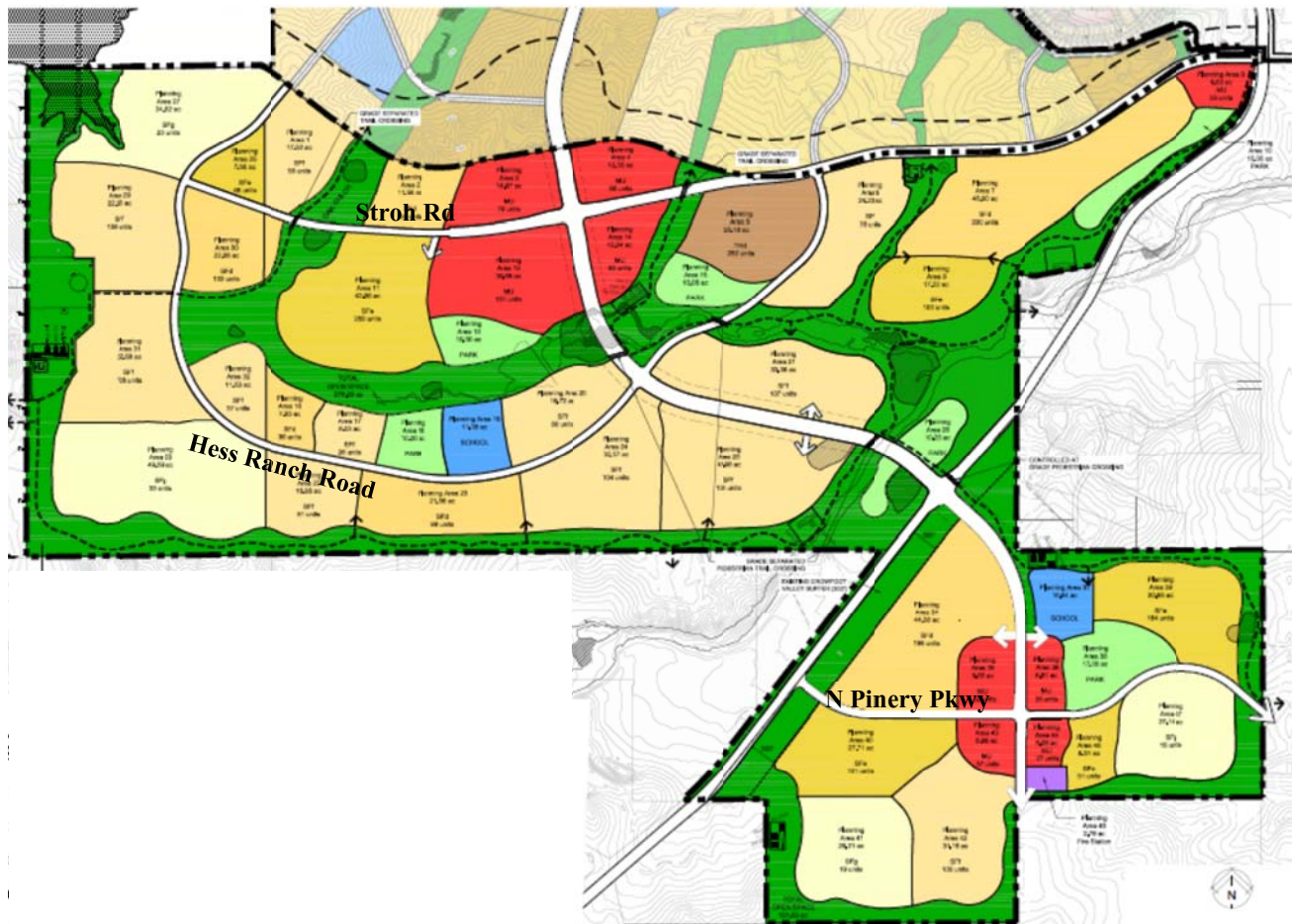


Figure 3. Hess Ranch Conceptual Land Use Plan