



DENVER • DALLAS/FORT WORTH

Traffic Impact Study, Conifer Commons Rezoning, Jefferson County, Colorado, September 9, 2020

Jefferson County Comments & HKS Responses

1. Comment from Planning Engineering Memorandum, comment #3 on Major Transportation Study: The study would provide a better picture of the potential traffic impacts if it offered several reasonable scenarios of development utilizing a mix of uses and development area. The study should then analyze LOS of the scenario with the highest trip generation/traffic impact. The study may emphasize the intent to build a preferred scenario, but it should not represent that scenario as the only possibility when the zoning allows more intense uses. The study should acknowledge that an updated TIS will be provided at the time of the SDP/Plat when land uses and areas are determined, and that the SDP/Plat will not be approved until traffic and circulation comply with Jeffco regulations.
 - a. **RESPONSE:** Based on site infrastructure constraints, the maximum development capacity of this parcel is 100 mid-rise multi-family housing units, 55 single-family attached housing units, and 33 single-family detached housing units, per site zoning and the Official Development Plan (ODP). Study has been updated to analyze this. The most conservative trip generation rates were used, and study acknowledges that an updated TIS will be provided when land uses are finalized.
2. Comment from First Referral Response Letter, comment #6: The transportation analysis only analyzes 188 multi-family dwellings. Please update the analysis to incorporate all the different proposed dwelling types, commercial, and community uses.
 - a. **RESPONSE:** Based on site infrastructure constraints, the maximum development capacity of this parcel is 100 mid-rise multi-family housing units, 55 single-family attached housing units, and 33 single-family detached housing units, per site zoning and the Official Development Plan (ODP). Study has been updated to analyze this.