



BARGHAUSEN

TRAFFIC MEMO

Dutch Bros Coffee

Falcon Marketplace – Lot 11
7510 Falcon Market Place
Falcon, CO 80831

Prepared for:
Dutch Bros Coffee
110 S.W. 4th Street
Grants Pass, OR 97526

Prepared by:
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Our Job No. 21917

INTRODUCTION

Falcon Marketplace had a Traffic Impact Analysis (TIA) conducted in September 2018. Barghausen Consulting Engineers, Inc. has been asked to review the traffic impact of a newly proposed Dutch Bros Coffee drive-through coffee shop for Falcon Marketplace Lot 11 for compliance with the original TIA.

Falcon Marketplace is situated in the northwest corner of the Woodmen Road and Meridian Road intersection in El Paso County, Colorado. Specifically, a Dutch Bros Coffee is proposed on Lot 11, which is the furthest west lot along the north side of Woodmen Road.

ORIGINAL PROPOSED CONDITION

Falcon Marketplace Lot 11 was originally proposed as a 1,300-square-foot coffee/donut shop with a drive-through window.

NEWLY PROPOSED CONDITION

Falcon Marketplace Lot 11 is proposed as a 950-square-foot coffee shop with a drive-through window. The proposed site plan can be seen in Figure 1.

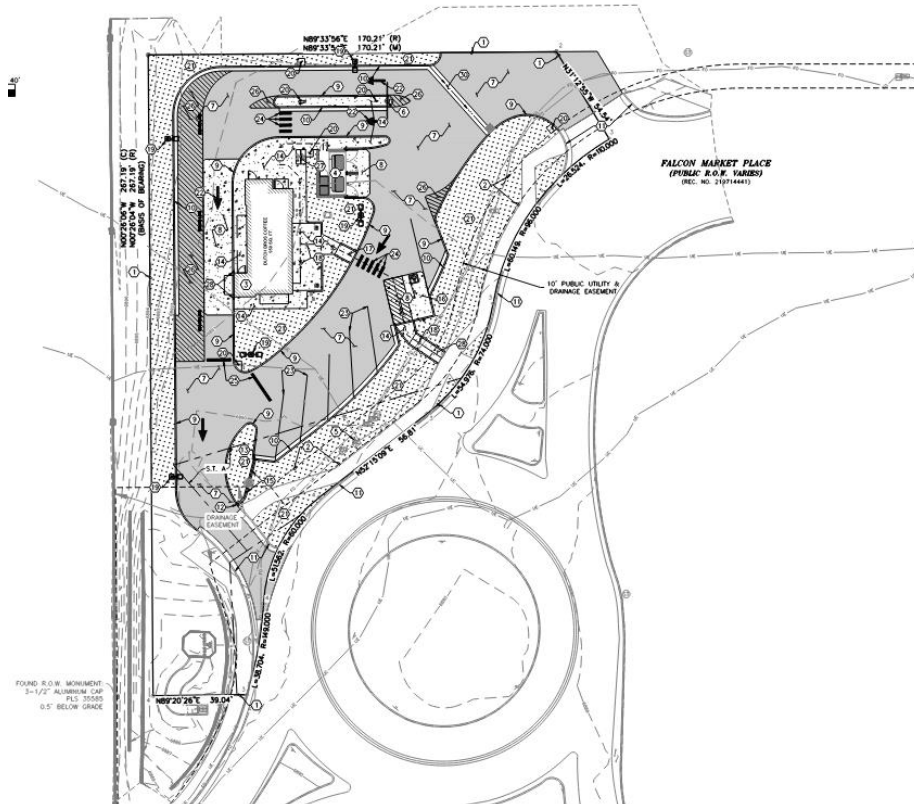


Figure 1: Proposed Site Layout for Lot 11

ITE TRIP GENERATION

The original proposed Lot 11 land use in the overall Falcon Marketplace Traffic Impact Analysis prepared by LSC in September 2018 was a 1,300-square-foot coffee/donut shop. That TIA utilized the 9th Edition of the ITE Trip Generation Manual. The number of trips originally proposed may be seen in Table 1 for the AM Peak Hour, PM Peak Hour, and Weekday Total.

Table 1: Original Proposed Lot 11 Trip Generation						
AM Peak Hour Trips Generated			PM Peak Hour Trips Generated			Weekday Trips
Total	Enter	Exit	Total	Enter	Exit	Total
101	51	49	43	21	21	819

For the newly proposed Lot 11, a trip generation analysis was performed for a 950-square-foot building using the ITE TripGen web-based app. The 10th Edition of the ITE Trip Generation Manual was used with a consistent land use code of 937 – Coffee/Donut Shop with a Drive-Through Window. The number of trips generated may be seen in Table 2 for the AM Peak Hour, PM Peak Hour, and Weekday Total.

Table 2: Newly Proposed Lot 11 Trip Generation						
AM Peak Hour Trips			PM Peak Hour Trips			Weekday Trips
Total	Enter	Exit	Total	Enter	Exit	Total
85	43	41	41	21	21	779

As expected, the smaller newly proposed restaurant square footage results in a decrease in AM Peak, PM Peak, and Weekday Trips. The newly proposed land use complies with the September 2018 Falcon Marketplace TIA.

CONCLUSION

The newly proposed 950-square-foot drive-through coffee shop on Lot 11 of Falcon Marketplace is compliant with the findings and recommendations in the Falcon Marketplace Traffic Impact Analysis prepared by LSC in September 2018.

The reduce building square footage and updated ITE Trip Generation Manual result in a modest decrease in AM Peak, PM Peak, and Total Weekday Trips. No new adverse impacts to the adjacent street network would be anticipated and all original traffic study results and conclusions remain valid.