



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

Please include standard signature blocks for traffic memo. Please reference document attached for traffic memo.



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. The proposed design is for a smaller-than-anticipated coffee shop. It is expected that the proposed development will generate fewer trips than initially anticipated during the overall development traffic impact studies.

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.

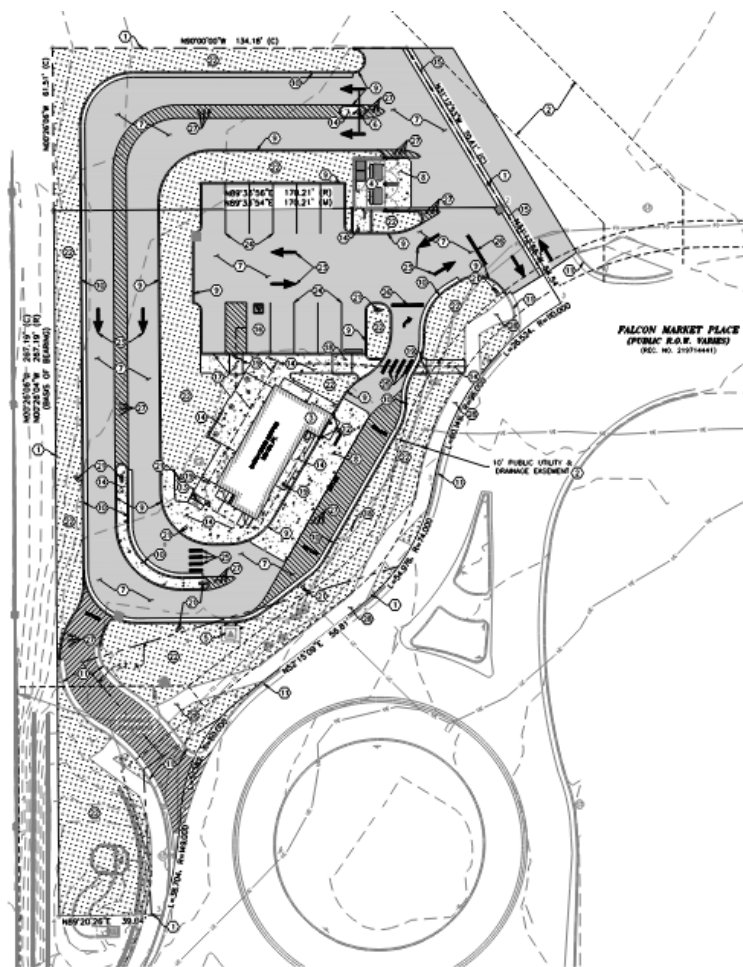


Figure 1: Proposed Site Layout for Lot 11

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.

Within the proposed site plan, there is an expected 34 queue spaces for vehicles waiting to be served. This exceeds the estimates for average utilization and should meet the peak demand for vehicles served. The queuing area is physically separated from the parking lot and site entrance. A dedicated exit only "escape lane" has been implemented in the southern end of the site to allow vehicles that have had their orders filled prior to the service window to exit the vehicle queue and utilize the adjacent roundabout to exit the site. If the queue is completely backed up to the site entrance, then the site will begin to fail. This has been mitigated to the fullest extent possible by adding queuing and routing the vehicles to a separate part of the site.

Escrow amount for proposed improvements has been calculated at this point in time. If the proposed Dutch Bros. exceeds the overall developments previous expectation for vehicle trips per day, Dutch Bros. will contribute a pro rata portion of the overall fess associated with the development improvements.

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.

Please include the specific amount that will be due for escrow.