



09/14/2021 9:52:59 PM

dsdrice

JeffRice@elpasoco.com

(719) 520-7877

EPC Planning & Community
Development Department

June 24, 2021

Tim Varley
SSCW Companies
1830 N. 95th Avenue, Suite 106
Phoenix, AZ 85037

Phone: (602) 421-6717
Email: r.amirrezvani@superstarcarwashaz.com



**Subject: Traffic Impact Statement
Super Star Car Wash, Intermediate Traffic Impact Study – Falcon, CO**

Dear Mr. Varley,

Y2K Engineering, LLC. (Y2K) has been retained to prepare an Intermediate Traffic Impact Study (TIS) for the proposed Project, Super Star Car Wash, located on Lot 10 within the Falcon Marketplace development on the northwest corner of Woodmen Road and Meridian Road in Falcon, CO. The project proposes an automated car wash facility with one ± 5,200 square-foot tunnel and parking for 33 vacuum stalls. Located in the southwest corner of the Falcon Marketplace development, this study will supplement information provided in the “Falcon Marketplace TIA” by LSC Transportation Consultants and approved in September 2018. The site access point will be a shared driveway between Lot 9 and Lot 10 with one full access driveway to Falcon Market Place. A vicinity map of the project site is shown in **Figure 1**.

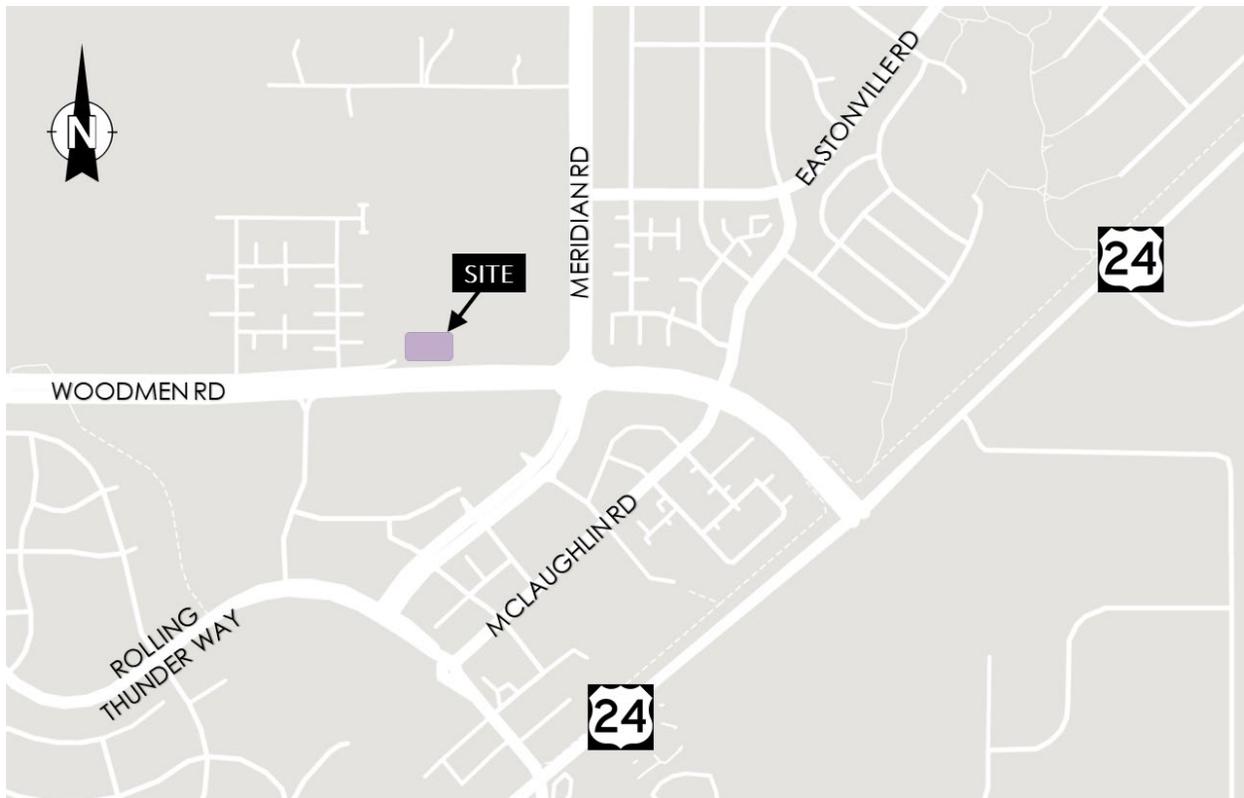


Figure 1: Vicinity Map





Driveway A. The right-turn lane needs at Driveway A should be re-evaluated as development continues to grow in the adjacent commercial lots east of the proposed car wash site.

CONCLUSIONS

- The proposed car wash site includes an automated car wash facility with one ±5,200 square-foot tunnel and parking for 33 vacuum stalls.
- Site access will be provided from a single proposed full-access driveway on Falcon Market Place approximately 400 feet east of the proposed roundabout at the intersection of Woodmen Frontage Road and Falcon Market Place.
- The car wash is anticipated to generate a total of 100 trips (entering and exiting) during the weekday PM peak hour and a total of 150 trips (entering and exiting) during the Saturday peak hour.
- A center TWLTL lane to provide left turn lanes into site driveways, including Driveway A, is proposed on the future Falcon Market Place roadway.
- The conversion of this parcel (Lot 10) from a general commercial building to a car wash will result in 61 “additional” PM peak hour trips versus what was originally proposed. The division of these trips between the east and west on Falcon Market Place are expected to have minimal impact on the LOS results presented in the original TIA.

We appreciate the opportunity to prepare this study. Should you have any questions, please feel free to contact me by email at rstephani@y2keng.com or by phone at (928) 814-6808.

Sincerely,

A handwritten signature in blue ink that reads 'Rae Stephani'.

Rae Stephani, PE
Project Engineer

**Address escrow contribution requirements
(Section 2b of the SIA) in the letter of intent and
the TIS. (R1 comment not resolved)**

Attachments