



October 11, 2021

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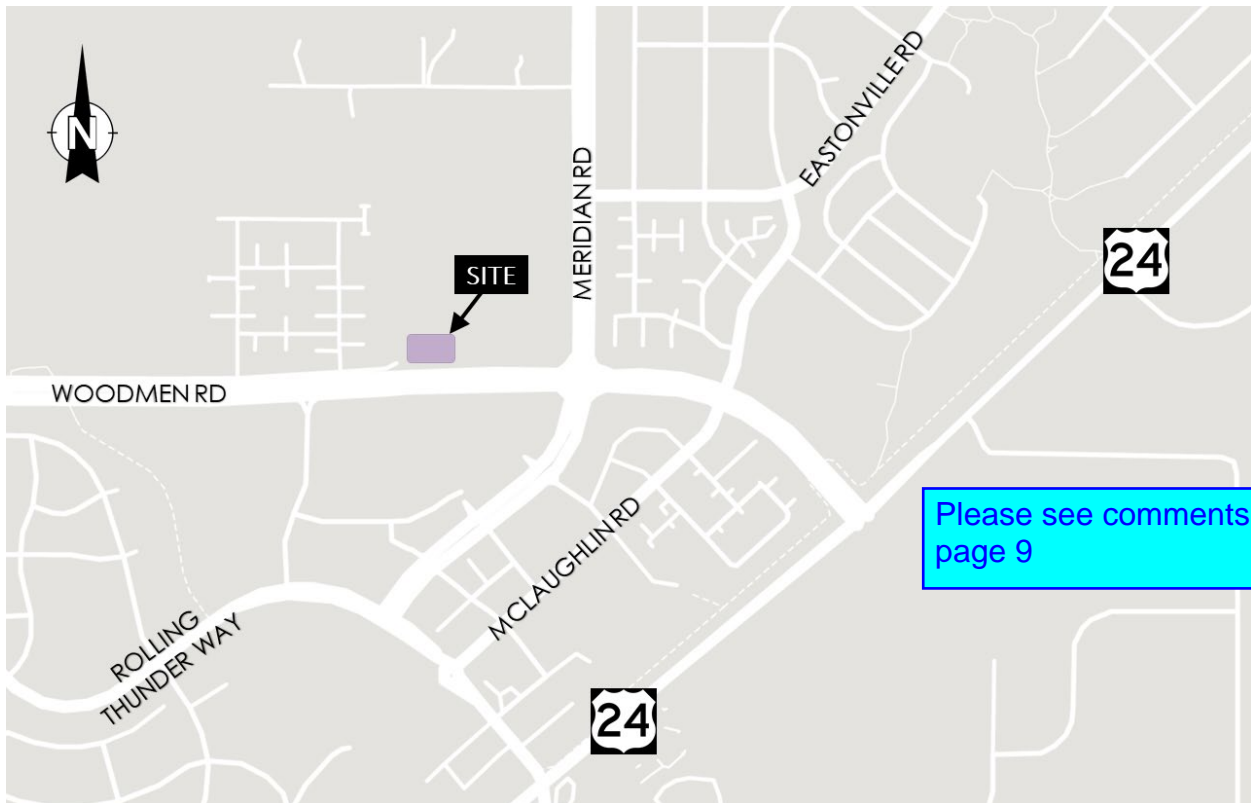


**Subject: Traffic Impact Statement
Super Star Car Wash, Intermediate Traffic Impact Study – Falcon, CO**

Please add date on Engineer PE Stamp

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**.



Please see comments on page 9

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.
- The change in land use for Lot #10 from a shopping center to a car wash increased the PM peak hour trips for Lot #10 by a factor of 2.564. Based on this increase, a pro-rata share calculation was completed to determine the total estimated share of improvement costs for Lot #10. This calculation shows that the Lot #10 share fee should be increased from \$1,471 to \$3,772.

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

Attachments

Add a bullet stating that applicable transportation impact fees are payable to the Woodmen Road Metro District. (IAW EPC BOCC Resolution 13-041 <http://wsdistricts.com/district-fees/woodmen-road-fees/>)

PER ECM APPDX B.8

Include an engineer's certification page with the engineer's stamp, signature, and date. The statement must read as follows:

- "The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports."

- Include a developer's statement on the certification page. The statement must read as follows:

"I, the Developer, have read and will comply with all commitments made on my behalf within this report." Include a printed or typed developer name and address as well as a signature block.