



MEMORANDUM

TO: **El Paso County Planning and Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910

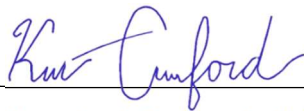
FROM: Kurt Crawford, P.E.

DATE: August 20, 2024

RE: Traffic Memorandum for Owl Marketplace, Lot #2, Whataburger
El Paso County, Colorado

Traffic Engineer’s Statement

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.



[Kurt Crawford, Colorado P.E. #56985]



8/20/2024
Date

Developer’s Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Brain Zurek Date
Double Tree Ventures
4148 N Arcadia Drive, Phoenix, AZ 85018

This memorandum serves to verify trip generation compliance for lot #2 with the previous Owl Place Commercial Traffic Impact Study, for the overall multi-use site. The site is located in the northwest corner of Eastonville Road and Meridian Road in El Paso County, CO and is divided into 4 lots. The previous study is "Owl Place Commercial / Traffic Impact Study Addendum, SM Rocha, LLC, May 21, 2024." The study provided overall trip generation, access locations to the existing arterial streets, and trip distribution. Lot #2 will have shared access with lot #1 onto the internal street only and comply with the findings of the overall study. See the associated site plan for vicinity map and site layout. Lot #2 is 1.11 acres and is zoned as CR. The existing land is vacant, and the proposal is to add a 3,510 SF drive-in/fast food restaurant, drive-thru aisle, and a parking lot. There are 43 parking spaces proposed including 2 handicap accessible spaces.

Trip Generation

Table 1 below shows the trip generation values for the single proposed use. The table shows the number of expected vehicular trips using the latest ITE trip rates. This manual is currently in its 11th edition and is an industry accepted informational report published by the Institute of Transportation Engineers. The proposed use is per ITE code: #934 Fast Food Restaurant with drive thru. Using the ITE rates, Lot #2 is expected to generate about 1,641 daily trips, 157 trips (80 in/77 out) in the morning peak hour and 116 trips (60 in/56 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Lot #2 Owl Marketplace, Arvada, CO															
ITE Code / Land Use	Size ²	Trip Generation Rates ¹			Trips Generated										
					Average Weekday	AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)						
		Avg. Weekday	AM PEAK	PM PEAK		Trips	% Trips	Trips	% Trips	Trips	Total	% Trips	Trips	% Trips	Trips
#934 - Fast-Food Restaurant w/ DTW	3.51 KSF	467.48	44.61	33.03	1,641	51%	80	49%	77	157	52%	60	48%	56	116
Total Trips					1,641	80		77		157	60		56		116

¹ Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021.

² KSF = 1000 Gross Floor Area

The proposed trip generation is compared with the estimated trips per the previous full study. The proposed use for Lot #2 of #934 FF Restaurant with drive thru does not match that designated in the full study as the size of the building has been increased from 3.4 KSF (from initial approved study) to 3.51 KSF. However, by tracking some reassignment of lot uses by previous submittals it can be shown that this use is available. The initial approved traffic study had a total daily traffic total of 7,153 vehicles with 624 total in the AM peak hour and 557 total in the PM peak hour. As shown below in **Table 2**, the revised proposed site traffic has a daily total of 5,105 vehicles with 544 total in the AM peak hour and 388 total in the PM peak hour.

Please note that the previous addendum to the traffic study had 5.5 KSF for land use #934 FF Restaurant with drive thru. This was representative of the total for lot #2 and lot #4. For this study, lot #4 has been reverted to land use #937 – Coffee/Donut Shop w/ Drive Thru. The traffic memorandum for lot #4 (Starbucks) is being submitted concurrently with this submittal.

Table 2 - Trip Generation Estimate for Overall Site Owl Marketplace, Arvada, CO															
ITE Code / Land Use	Size ²	Trip Generation Rates ¹			Trips Generated										
					Average Weekday	AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)						
		Avg. Weekday	AM PEAK	PM PEAK		Trips	% Trips	Trips	% Trips	Trips	Total	% Trips	Trips	% Trips	Trips
#934 - Fast-Food Restaurant w/ DTW	3.51 KSF	467.48	44.61	33.03	1,641	51%	80	49%	77	157	52%	60	48%	56	116
#937 - Coffee/Donut Shop w/ DTW	2.49 KSF	533.57	85.88	38.99	1,329	51%	109	49%	105	214	50%	49	50%	49	98
#941 - Quick Lubrication Vehicle Shop	2.50 KSF	69.57	5.80	8.70	174	75%	11	25%	4	15	42%	9	58%	13	22
#945 - Convenience Store/Gas Station	2.80 KSF	700.43	56.52	54.52	1,961	50%	79	50%	79	158	50%	76	50%	76	152
Total Trips					5,105	279		265		544	194		194		388

¹ Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021.

² KSF = 1000 Gross Floor Area

Table 3 – Trip Generation Summary from previous Traffic Impact Study

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
<u>Site Development - Previously Approved</u>									
934	Fast-Food Restaurant w/DTW	3.4 KSF	1,599	78	75	153	59	54	113
937	Coffe/Donut Shop w/DTW	2.0 KSF	1,067	88	84	172	39	39	78
945	Convenience Store/Gas Station	5.3 KSF	3,712	150	150	300	144	144	289
948	Automated Car Wash	1.0 CWT	775	*	*	*	39	39	78
<i>Previously Approved Total:</i>			<i>7,153</i>	<i>315</i>	<i>309</i>	<i>624</i>	<i>281</i>	<i>276</i>	<i>557</i>
<u>Site Development - Proposed</u>									
934	Fast-Food Restaurant w/DTW	5.5 KSF	2,562	125	120	244	87	87	174
941	Quick Lubrication Vehicle Shop	2.5 KSF	174	11	4	15	13	13	25
945	Convenience Store/Gas Station	2.8 KSF	1,982	80	80	160	77	77	154
<i>Proposed Total:</i>			<i>4,718</i>	<i>216</i>	<i>203</i>	<i>419</i>	<i>177</i>	<i>177</i>	<i>353</i>
<i>Difference Total:</i>			<i>-2,435</i>	<i>-100</i>	<i>-105</i>	<i>-205</i>	<i>-104</i>	<i>-100</i>	<i>-204</i>

Key: KSF = Thousand Square Feet Gross Floor Area. CWT = Car Wash Tunnel.

* = ITE does not report significant AM peak hour generation due to the nature of the business (ie. Operating hours typically open after AM peak)

Note: All data and calculations above are subject to being rounded to nearest value.

Table 3 shows the original planned trips versus the proposed trips from the previous traffic impact study by SM Rocha, LLC. The proposed traffic totals shown in **Table 2** are greater than the revised total from the previous study but are still well below the initial approved totals.

Existing Roads & Distribution

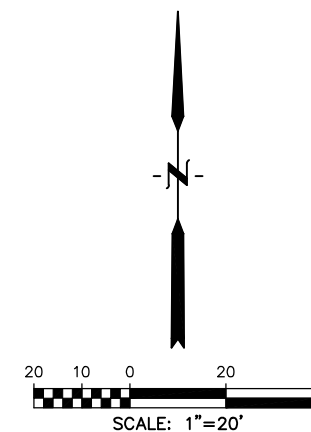
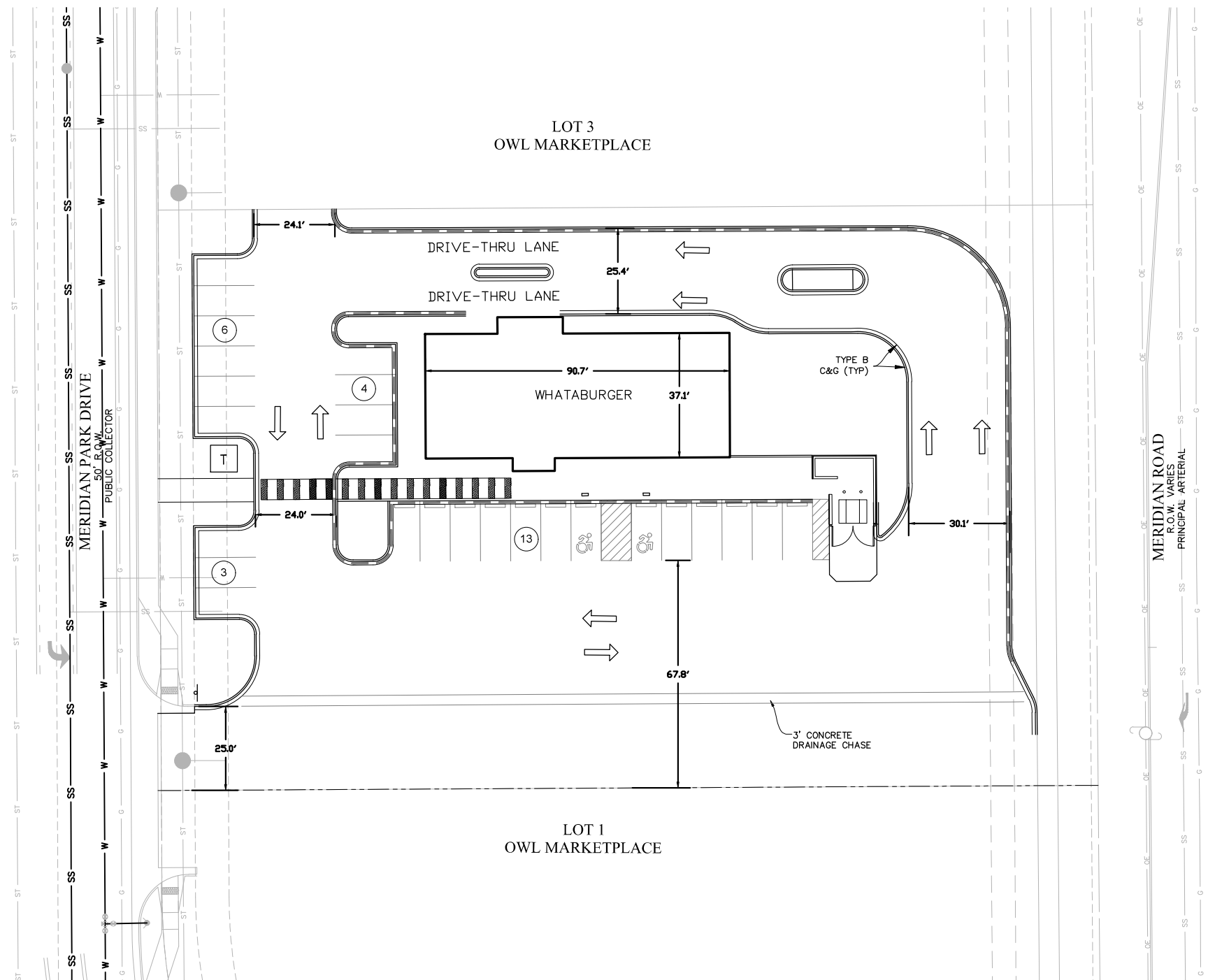
The previous full traffic study presented the adjacent street classifications, the proposed local internal streets, access locations, and trip distribution. The proposed changes to Lot #2 are in general conformance with the previous study.

Road Impact Fees

This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended and falls within the category of General Commercial. Pursuant to the latest proposed site plan and land use densities as previously described, it is anticipated that 3,510 square feet of onsite building area may be considered for determination of applicable fees. Based on this square footage, a resulting impact fee of \$17,403 is estimated.

Conclusion

Lot #2 is located within Owl Marketplace, the overall multi-use site. The vehicular traffic will be accommodated by the proposed internal street network and access locations to existing arterial streets. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.



LEGEND

- PROPERTY LINE - - - - -
- ROW - - - - -
- EASEMENT/SETBACK LINE - - - - -
- ADA ACCESSIBLE ROUTE TO PUBLIC ROW
- CONCRETE SIDEWALK, CURB AND GUTTER (SEE SHEET 5 OF 10)
- 6" REINFORCED CONCRETE PAVING
- REGULAR DUTY ASPHALT (SEE SHEET 5 OF 10)
- 3" HMA ON 5" CLASS 6 ABC
- FL
- TYPE B CATCH C&G
- TYPE B SPILL C&G
- THERMOPLASTIC HANDICAP SYMBOL
- DWA PER EPC STD.
- TRAFFIC FLOW
- SIGN
- PARKING STALLS
- PP SITE LIGHT
- EX ST & SS MH

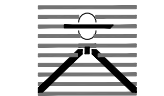
OR AS DIRECTED BY
GEOTECHNICAL/
PAVING REPORT
WHICHEVER IS GREATER

ABBREVIATION

- | | |
|------|---------------------------------|
| ADA | AMERICANS WITH DISABILITIES ACT |
| C&G | CURB AND GUTTER |
| DWA | DETECTABLE WARNING AREA |
| EOA | EDGE OF ASPHALT |
| EPC | EL PASO COUNTY |
| EX | EXISTING |
| FL | FLOWLINE |
| MH | MANHOLE |
| PED | PEDESTRIAN |
| PP | PROPOSED |
| ROW | RIGHT OF WAY |
| STD | STANDARD |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| TELE | TELEPHONE |
| TYP | TYPICAL |
| WT | WATER |



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH STREET, #100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

BURGER WORKS
809 N. JOHN REDDITT
LUFKIN, TX 75904
(936) 632-8296

CONSTRUCTION PLANS FOR:
LOT 2, OWL MARKETPLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	08/16/2024

DESIGNED BY:	KGW
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	21611-02-04ST1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21611-02CSCV
DRAWING NO.

C4

SHEET: 4 OF 10

NOT FOR CONSTRUCTION