

January 15, 2021

Douglas County Community Development Department
Planning Services Division
100 Third St., Castle Rock, CO 80104

**Subject: Dutch Heritage Gardens Traffic Letter for USR Amendment 4
(Review Findings - PS2020-025)**

To whom it may concern,

Dutch Heritage Gardens Operates a greenhouse complex that currently exists of a 10-acre (435,000 sq. ft.) on approx. 120 acres of land, all zoned AG (A-1). Its operations consist of growing bedding plants, flowers, and potted crops in a controlled greenhouse environment. DHG proposes to construct an additional approximately 285,000 sq. ft. of additional greenhouse growing space, as well as an additional storage warehouse of approx. 9,500 sq. ft. The additional buildings would allow DHG to continue to service its growing customer base for flowers, bedding plants, perennials, Mums and Poinsettias.

Estimated Traffic Generation

DHG currently employs approx. 40 full time employees year-round and adds an additional 45 seasonal employees during the busiest part of the year (February – July). DHG expects to increase its full time employees to 45 full time and 50 seasonal employees with the additional greenhouse expansion. DHG does all of its own logistics and ships all of the products it grows to various customers throughout the state of Colorado. It utilizes several Box trucks and 1 semi truck to handle of its logistics. During the busy part of the season (April – July) there are approx. 10 truck trips that leave the facility daily. During the Off-season there are approx. 3 truck trips that leave the facility daily. Most trucks route towards I-25 for deliveries, so the route would be: South on CR 1 to Campbell Road. Then from Campbell Road to County Line Road out to I-25 (exit # 163). This would be the same for incoming trucks or deliveries.

Summary and Conclusions

The previous Traffic Study prepared by LSC Transportation Consultants, Inc in January 11, 2011 contemplated 54 employee trips which is still in excess of the actual daily and seasonal operations verified by the owner. During the peak season this translated to 239 total vehicle trips per average weekday, which included background traffic. As such the actual number of trips is still below the 300 vehicle per day threshold noted in the LCS study which serves as the trigger for paving noted in their conclusions.

Sincerely,



Noah J Nemmers, PE
Baseline Engineering
For and on behalf of Dutch Heritage Gardens