

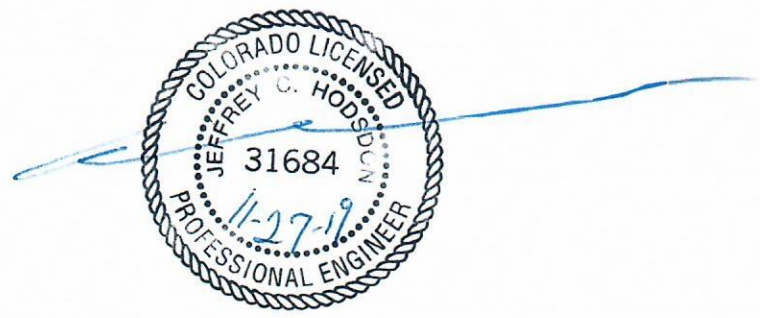


LSC TRANSPORTATION CONSULTANTS, INC.
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1810 Main Street
(Bradley Crossroads Lot 4A Fil. No 1B)
Transportation Memorandum
PCD File No.: PPR-1938
(LSC #194580)
November 27, 2019

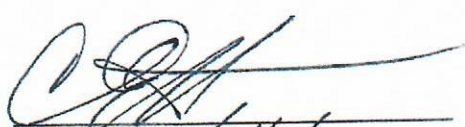
Traffic Engineer's Statement

This 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.



Developer's Statement

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


C.E. Holliday

11-27-19



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November 27, 2019

Chuck Holliday
Western States Management Group
13990 Barbwire Ln.
Colorado Springs, CO 80930

RE: 1830 Main Street
Bradley Crossroads Lot 4A Fil. No 1B
El Paso County, CO
Transportation Memorandum
LSC #194580

Dear Mr. Holliday,

LSC Transportation Consultants, Inc. has prepared this Transportation Memorandum for the retail building proposed for Bradley Crossroads Lot 4A Filing No 1B. The site is located in El Paso County, Colorado at 1830 Main Street (El Paso County parcel ID 6502407105). Figure 1 shows the site location. The currently vacant 1.5-acre site is situated on the west side of Main Street generally south of Bradley Road and north of Gladiator Drive. A 7,440 square foot retail building is proposed for this site. No direct access to Main Street is planned for this development – access would be from the Bradley Crossroads internal drives.

LSC recently completed the Townhomes at Bradley Crossroads traffic impact study (TIS) for 78 proposed townhome units on the adjacent lot to the west. This report was dated May 21, 2019 and addressed the traffic impacts of not only that townhome project, but for the overall Bradley Crossroads development. The land use currently proposed for this lot is consistent with the land use and trip generation estimated and evaluated in that report.

LAND USE AND ACCESS

The site is in El Paso County, Colorado at 1830 Main Street (El Paso County parcel ID 6502407105). The currently vacant 1.5-acre site is situated on the west side of Main Street and generally south of Bradley Road and north of Gladiator Drive. Figure 1 shows the site location. A 7,440 square-foot retail building is proposed for this site. The site plan is attached for reference.

The planned Townhomes at Bradley Crossroads 78-unit townhome development is located on the adjacent lot to the west. The other three commercial lots along the south side of Bradley Road are also vacant. There is an existing gas station/convenience store and a car wash south of the site.

The access points and internal drives for the Bradley Crossroads development have already been built. No direct access to Main Street is planned for this lot development – access would be from the established Bradley Crossroads internal drives and access points. These include:

- A three-quarter access on Bradley Road (800 feet west of Hancock Expressway/Bradley Road)
- Right-in/Right-out access on Main Street (410 feet south of Hancock Expressway/Bradley Road)
- A full-movement access to Gladiator Drive.

PREVIOUS AREA TRAFFIC REPORTS

LSC has completed the following traffic studies for Lincoln Plaza/Bradley Crossroads:

- March 18, 2005 – For the entire Lincoln Plaza development, which included this site plus all other adjacent parcels (some of which have since been developed). This most recent version of this study was dated.
- May 10, 2006 – For the adjacent townhome development.
- June 10, 2008 – For Bradley Crossroads, which was a study for the remaining land in the original Lincoln Plaza development east of the townhome site which has since been developed adjacent to Lincoln Plaza Drive.
- May 13, 2010 – Addendum to the TIS for Bradley Crossroads
- July 12, 2010 – Trip Generation Memorandum for Bradley Crossroads Lots 6 and 7
- **May 21, 2019 - Townhomes at Bradley Crossroads Traffic Impact Study (TIS) for 78 proposed townhome units on the adjacent lot to the west.**
- **July 24, 2019 – Previous version of this memo.**

The previous report for Bradley Crossroads (June 10, 2008) and the addendum report prepared in 2010 were based on a land-use site plan showing mini-warehouse land use for **most of (but not all of)** the portion of Bradley Crossroads now representing the current Townhomes at Bradley Crossroads development. LSC recently completed the Townhomes at Bradley Crossroads traffic impact study for 78 proposed townhome units on the adjacent lot to the west. This report was dated May 21, 2019. Townhomes at Bradley Crossroads TIS included a complete update to the entire Bradley Crossroads development. The assumptions for land uses were updated to reflect current 2019 market conditions based on discussions with the property owner. The Townhomes at Bradley Crossroads report identified these anticipated land uses for the remaining commercial lots (of which this site is a part) including about 19,500 square feet of retail/shopping center building space (which included an estimated 8,000 square foot building for this lot) plus one 3,000 square-foot fast food restaurant. The plan for this site is now a 7,440 square foot retail building instead of the originally estimated 8,000 square feet.

The report concluded that the previously completed infrastructure, (including auxiliary turn lanes, turn lane storage taper and storage lengths, etc.) would still be adequate. The overall trip generation estimate contained in that report was lower than the original 2006 study upon which original recommendations for the turn lane infrastructure was based.

AREA ROADWAYS

Figure 1 shows the area streets adjacent to and in the vicinity of the site. The streets serving the site are identified below followed by a brief description of each:

Bradley Road extends from just west of Academy Boulevard to Goldfield Drive. Bradley Road is classified as a Principal Arterial on the El Paso County *Major Transportation Corridors Plan (MTCP)*. Adjacent to the site, Bradley Road is a two-lane roadway with left- and right-turn lanes at Lincoln Plaza Drive and a posted speed limit of 40 miles per hour (mph). The MTCP shows expansion of Bradley Road to a four-lane Principal Arterial by 2040.

Hancock Expressway is a Principal Arterial that extends north from Bradley Road and west to Fountain Boulevard, where it becomes Union Boulevard. South of Bradley Road, Hancock Expressway becomes Main Street. The intersection of Hancock/Main/Bradley is signalized with raised medians and left-turn lanes. Adjacent to the site, Hancock Expressway is a four-lane street with a raised median and a posted speed limit of 40 mph.

Lincoln Plaza Drive is a 40-foot-wide, two-lane Urban Local street that extends south from Bradley Road to Witches Hollow Lane.

Gladiator Drive is a two-lane Urban Local street that extends east-to-west from Lincoln Plaza Drive to Main Street. The eastbound approach of Gladiator Drive at Main Street is striped for exclusive left and right-turn lanes.

Pleasant Port View is a 28-foot-wide, two-lane, private access street connecting Bradley Road and Gladiator Drive, as shown in Figure 1. The intersection of Bradley Road/Pleasant Port View is a three-quarter movement intersection, with the northbound left-turn movement prohibited.

TRIP GENERATION

Estimates of the vehicle-trips projected to be generated by the retail building have been made using the nationally published trip generation rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). ITE Land Use Category 820 – “Shopping Center,” along with corresponding trip generation rates, have been used to develop the trip generation estimate.

Table 1 presents the trip generation estimate for this site, including ITE rates for the proposed land use. The table also contains the estimate for the entire Bradley Crossroads development and a comparison to prior reports.

The overall Bradley Crossroads trip generation is comparable to the prior 2010 and 2008 studies, although the morning peak hour trip estimate is slightly higher, and the evening peak hour trip estimate is slightly lower than the prior studies.

TRAFFIC IMPACTS

Current traffic volumes, estimated future traffic volumes, traffic analysis, findings and recommendations for the overall Bradley Crossroads development (which includes this lot development) have been included in the recently completed Townhomes at Bradley Crossroads TIS report (May 2019). The proposed retail building for this lot and the associated trip generation estimate are consistent with the estimate contained in that TIS report, which is available on El Paso County's EDARP site: <https://epcdevplanreview.com/>

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. It is our understanding that the applicant will opt out of the two PID options. The 2020 "full fee" amount is \$4,958 per KSF (thousand square feet) for "General Commercial." Based on the planned 7.44 KSF (7,440 square feet) retail building, the total road impact fee would be \$36,888.

* * * * *

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:jas

Enclosures: Table 1
Figure 1
Site Plan Exhibit

Table 1: Detailed Trip Generation Estimate

| ITE | Description | Value | Units ² | Trip Generation Rates ¹ | | | | | | Total Driveway Trips Generated | | | | | |
|--|--|--------|--------------------|------------------------------------|---------|-------|-------|-------|------------------|--------------------------------|------------|------------|------------|------------|-----|
| | | | | Average | | A.M. | | P.M. | | Average | | A.M. | | P.M. | |
| | | | | Weekday | Weekend | In | Out | In | Out | In | Out | In | Out | In | Out |
| Currently Proposed Site Land Use | | | | | | | | | | | | | | | |
| | <u>Lot 4 Filing 1B Retail Building</u> | | | | | | | | | | | | | | |
| 820 | Shopping Center | 7,440 | | 90.04 | 3.64 | 2.23 | 3.62 | 3.92 | 670 | 27 | 17 | 27 | 27 | 29 | |
| For Reference Only (Not a part of this project): | | | | | | | | | | | | | | | |
| Remaining Future Commercial Land Uses (Currently Undeveloped) | | | | | | | | | | | | | | | |
| | | 12,060 | KSF | 90.04 | 3.64 | 2.23 | 3.62 | 3.92 | 1086 | 44 | 27 | 44 | 44 | 47 | |
| 820 | Shopping Center | | | 470.95 | 20.50 | 19.69 | 16.99 | 15.68 | 1413 | 61 | 59 | 51 | 47 | 47 | |
| 934 | Fast Food Restaurant w/ Drive-Through Window | 3,000 | KSF | | | | | | Sub-Total | 2499 | 105 | 86 | 95 | 94 | |
| | Subtotal Commercial Uses | | | | | | | | 3169 | 132 | 103 | 122 | 124 | 124 | |
| Bradley Crossroads Multi-Family | | | | | | | | | | | | | | | |
| 220 | Multi-Family Housing (Low-Rise) | 78 | DU | 7.04 | 0.11 | 0.37 | 0.38 | 0.22 | 549 | 9 | 29 | 30 | 30 | 18 | |
| Existing Land Uses (Lots 6A and 7A) | | | | | | | | | | | | | | | |
| 948 | Automated Car Wash | 1 | Tunnel | 775.00 | 19.38 | 19.38 | 38.75 | 38.75 | 775 | 19 | 19 | 39 | 39 | 39 | |
| 945 | Gasoline Station w/ Convenience Market | 8 | VFP | | | | | | 1302 | 41 | 41 | 54 | 54 | 54 | |
| | | | | | | | | | Sub-Total | 2077 | 60 | 60 | 93 | 93 | |
| | Bradley Crossroads (Total) | | | | | | | | Total | 5795 | 201 | 192 | 244 | 234 | |
| Prior Trip Generation Estimates | | | | | | | | | | | | | | | |
| Trip Generation Comparison Based on Previous 2008 LSC Study | | | | | | | | | | | | | | | |
| | Bradley Crossroads (2008) | | | | | | | | 6926 | 216 | 178 | 331 | 321 | 321 | |
| Trip Generation Comparison Based on Previous 2010 LSC Study | | | | | | | | | | | | | | | |
| | Bradley Crossroads Addendum (2010) | | | | | | | | 6545 | 225 | 200 | 295 | 282 | 282 | |

¹ Source: *Trip Generation*, 10th Edition, 2017, by the Institute of Transportation Engineers (ITE)

² DU = dwelling units, KSF = 1,000 square feet, VFP = vehicle fueling positions



Not to
scale

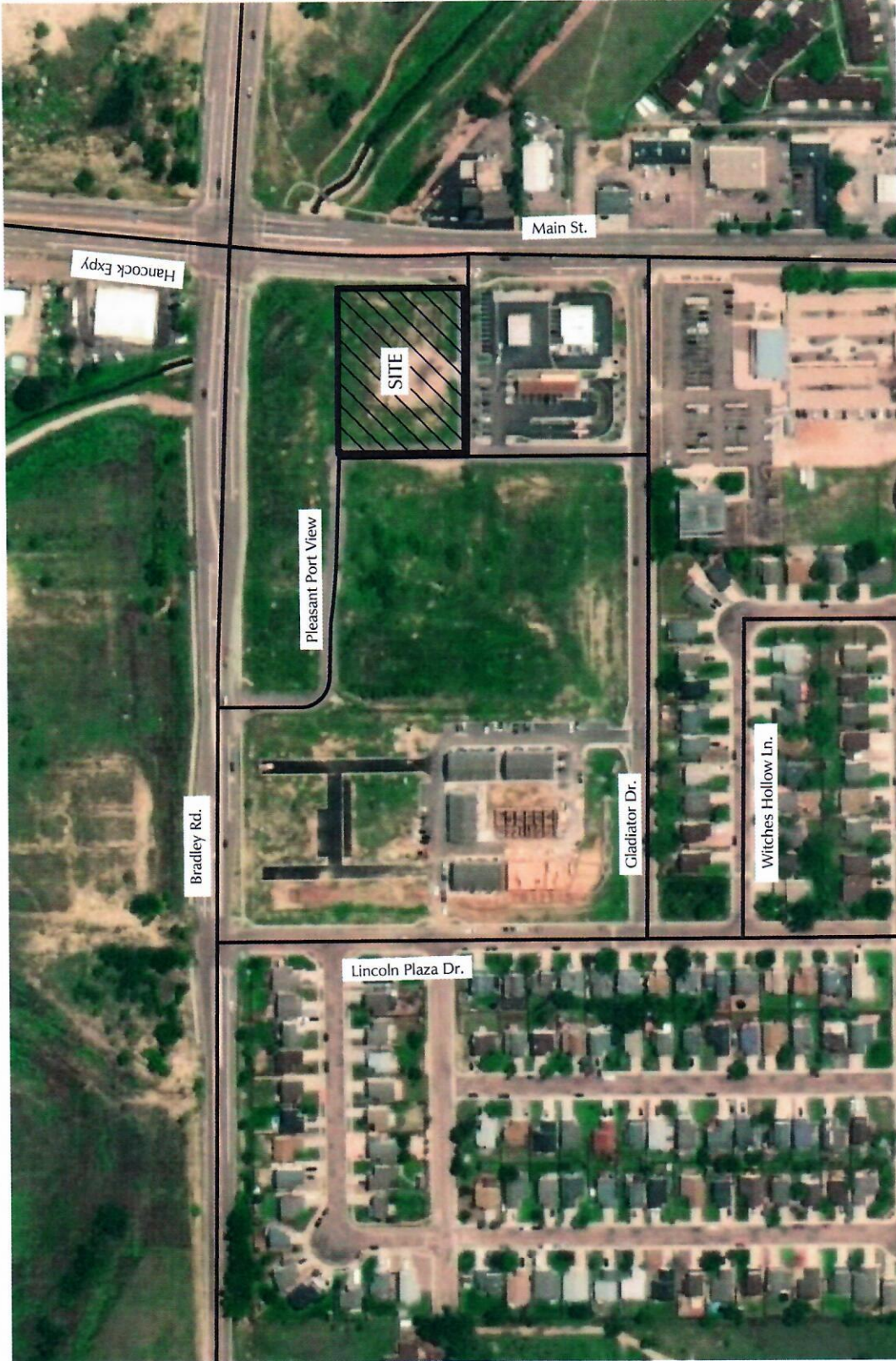
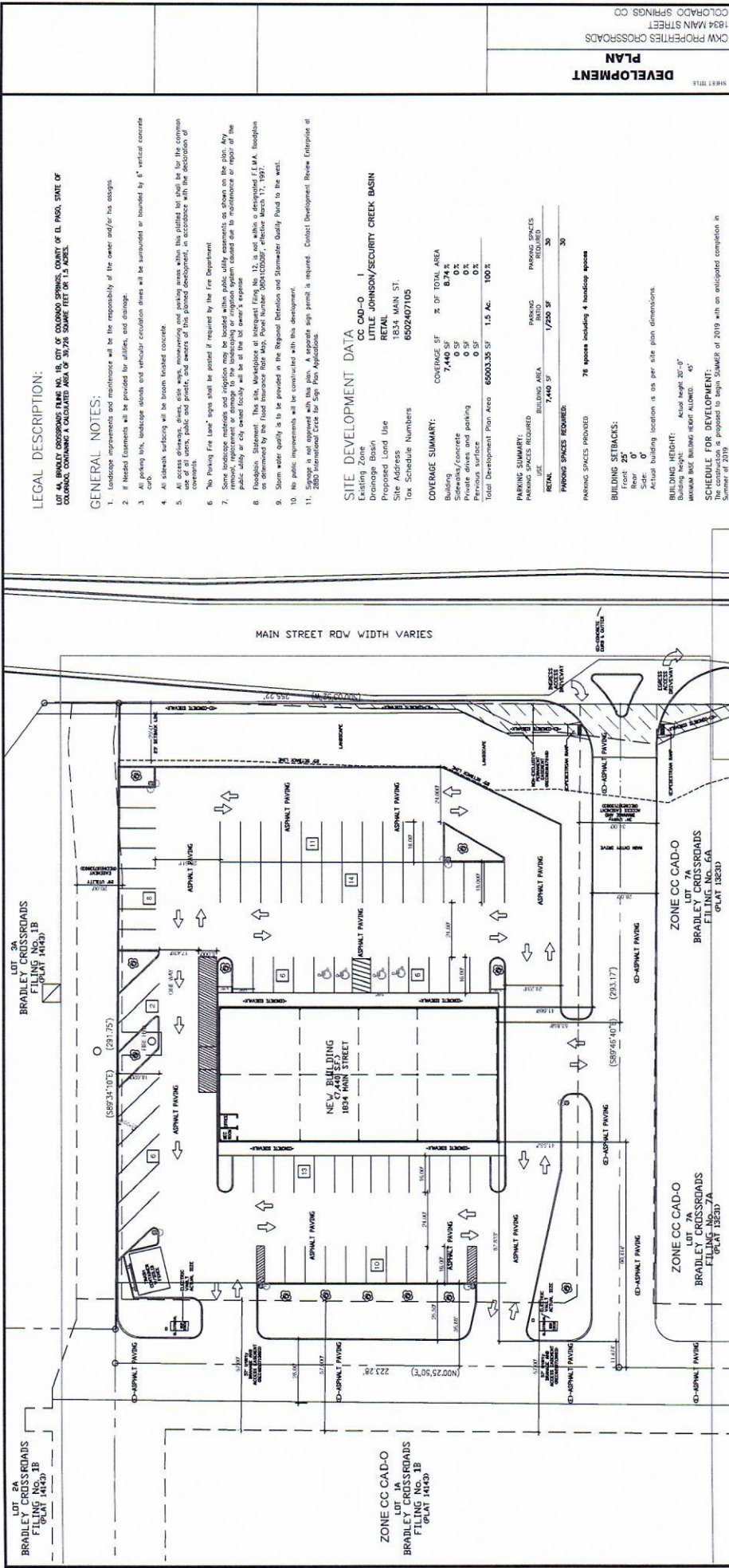


Figure 1

Vicinity Map

1810 Main Street (LSC# 194580)



LEGAL DESCRIPTION:
 LOT 4A, BRADLEY CROSSROADS FILING NO. 1B, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 30,726 SQUARE FEET OR 1.5 ACRES.

GENERAL NOTES:

- Landscape improvements and maintenance will be the responsibility of the owner and/or his assigns.
- If needed treatments will be provided for utilities, and drainage.
- All parking lots, landscape details and vehicular circulation areas will be surrounded or bounded by 4" vertical concrete curb.
- All sidewalk surfaces will be boom finished concrete.
- All access driveways, drives, side ways, manholes and parking areas within the platted lot shall be for the common use of all users, public and private, and owners of this planned development, in accordance with the declaration of covenants.
- "No Parking Fire Lane" signs shall be posted if required by the Fire Department.
- Some landscape materials and irrigation may be located within public utility easements as shown on the plan. Any materials or equipment located within public utility easements shall be removed from said easement or repair of the easement or city or water facility will be at the owner's expense.
- Electricity Statement: This site, Marked with Intersecting Filing No. 12, is not within a designated I.U.A. boundary as determined by the Flood Invasions Rule Map, Parcel Number: 804020209, effective March 17, 1997.
- Storm water quality is to be provided in the Regional Detention and Stormwater Quality Pond to the west.
- No public improvements will be constructed with this development.
- Any public improvements shall be subject to a separate sign permit is required. Contact Development Review Enterprise at 1250 International Circle for Sign Plan Applications.

SITE DEVELOPMENT DATA

CC CAD-0
 Existing Zone
 Bronnage Basin
 Proposed Land Use
 1834 MAIN ST.
 Tax Schedule Numbers
 6502407105

| COVERAGE SF | % OF TOTAL AREA |
|-----------------------------|-----------------|
| Building | 21.00% |
| Asphalt/concrete | 0.5% |
| Private drives and parking | 0.5% |
| Pavement surface | 0.5% |
| Total Development Plan Area | 65003.35 SF |
| | 1.5 AC. 100% |

| PARKING SUMMARY: | PARKING AREAS | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|--|---------------|-------------------------|-------------------------|
| USE | BUILDING AREA | 1,250 SF | 30 |
| RECAL | 1,450 SF | 1,250 SF | 30 |
| PARKING SPACES REQUIRED: | | | |
| 78 spaces including 4 landscape spaces | | | |

BUILDING SETBACKS:
 Front: 25'
 Side: 0'
 Rear: 0'
 Actual building location is as per site plan dimensions.

BUILDING HEIGHT:
 Actual height 20'-0"
 Building height: 20'-0"
 Maximum height allowed: 40'

SCHEDULE FOR DEVELOPMENT:
 The construction is proposed to begin SUMMER of 2019 with an anticipated completion in SUMMER of 2020.

PLAN INDEX

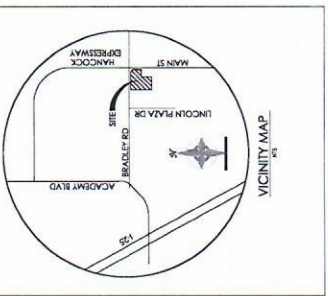
- Development Plan Cover Sheet, Notes & Details
- Grading Plan Preliminary
- Final Landscape Plan
- Building Elevations

BRADLEY CROSSROADS
 Lot 4A Filing No. 1B
 Development Plan
 COLORADO SPRINGS, COLORADO

Prepared by: CKW PROPERTIES CROSSROAD, LLC
 1830 Main Street
 Colorado Springs, CO 80911

Client: Bradley Investment Group, LLC
 106 Sunbird Circle, L1 E
 Colorado Springs, CO 80918
 (719) 599-0688

PREPARATION 04-24-19
 REVISION 06-19
 COUNTY FILE NO.



- LEGEND:**
- PEDESTRIAN RAMP
 - PARKING LOT LIGHT FIXTURES
 - PEDESTRIAN LIGHT FIXTURES
 - "NO PARKING FIRE LANE" STRIPING AND (OR) SIGNAGE

DEVELOPMENT PLAN

| REVISION | DATE | DESCRIPTION |
|----------|---------------|-------------|
| 1 | 7/09/19 | DATE |
| 2 | 1830 MAIN ST. | ADDRESS |

DP-1
 SHEET 1 of 4