

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO

RE: Traffic Impact Study for 1240 Valley Street

To All Concerned,

This project at 1240 will be a support facility for the existing manufacturing operation of Pivot Door Company at 1260 Valley St.

Presently, office staff operates in the same building as the manufacturing and the finished products are stored outside (as seen on SP1). With the new building, office persons move from 1260 to 1240. A total of 7 new positions are involved with the new building and shift of personnel. Raw materials and finished products can now be stored inside.

Here are the existing and projected employee counts :

EMPLOYEE and PARKING COUNT				
Employee Count	Employee Count			Combined # of Parking Spaces Planned
	Currently *	New **	Projected ***	
Office Personnel	6	2	8	
Production Personnel	12	3	15	
Warehouse Personnel	5	2	7	
Total Employees	23	7	30	
1260 Valley Parking Spaces currently				25
1240 Valley Parking Spaces new				28
Total Parking Spaces				53
1240 Valley is a support facility for the production operations at 1260 Valley St.				
* This employee count is for the existing operations at 1260 Valley St.				
** This is the projected new employee count assigned to either building				
*** This is the total employee count projected for both buildings.				

Rarely has a customer visited the facility so the daily trip counts due to the new building are seven in the morning and seven in the evening. Per ECM Appendix B.1.2.D, no TIS is required.

Thank you !

Scott Harvey, P.E.

see comments on LOI,
please list the seven
bullet points in the
criteria and add that to
the LOI.