



March 18, 2019

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

ATTN: Ms. Kari Parsons, Planner II

RE: Midtown Collection at Hannah Ridge Filing No's 1 & 2
Traffic Letter (PUDSP-19-004, SF-19-006, SF-19-007)

Dear Kari:

CCES has prepared this traffic summary letter for Filings 1 & 2 of the Midtown Collection at Hannah Ridge development. The site is located north of Constitution Avenue and west of Hannah Ridge Drive in El Paso County, Colorado. Filing 1 is planned to contain 61 lots for a unique new community single-family homes. Filing 2 contains 28 single-family lots. LSC completed a traffic impact study dated November 27, 2007 for the overall Hannah Ridge at Feathergrass Preliminary Plan.

The conceptual street layout for these filings matches the Preliminary Plan Amendment with one additional public road access east of Horsemanship Court.

TRIP GENERATION

Estimates of the vehicle-trips expected to be generated by Filing No's. 1 & 2 have been made using the nationally published trip generation rates found in *Trip Generation, 9th Edition, 2012* by the Institute of Transportation Engineers (ITE) as reflected in prior LSC documents and is reflected below:

Filing Number	Lots	Average Weekday new vehicle trips (9.52 trips per lot)
1	61	581
2	28	267

As the 2007 LSC report identified these proposed Filing 1 and 2 Development areas as containing 205 multi-family sites, and only 89 are proposed, there will be a reduction in anticipated traffic from 1201 ADT to 848 ADT (See attached).

At this time, Filing No. 1 will be the first plat to record in this series.

ESCROW FOR FUTURE TRAFFIC SIGNAL

Prior to the recent adoption of the amended El Paso County Impact Fee Program, an escrow had been established to support the installation of the signal at Constitution Avenue and Hannah Ridge Drive. The approved fee amendment now captures signalized intersection costs, so no formal escrow contributions will be required.

ROADWAY IMPROVEMENT FEE PROGRAM

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-389 as well as the recent amendment. Based on a per-lot up-front building permit fee of \$1,221 per dwelling unit for PID #2, the total building permit fee amount would be \$74,480 for Filing 1 and \$34,188 for Filings 2.

Prior to the recordation of any plat (1 or 2), an updated Traffic Signal Warrant Analysis for the intersection of Hannah Ridge Drive and Constitution Avenue will be prepared and submitted for review and approval by El Paso County Development Services. The prior warrant analysis just completed for Filing 5, 6 & 7 indicated warrants had not been met.

If any questions regarding this summary of findings based upon prior analysis, please let me know.

Respectfully submitted,

Classic Consulting Engineers & Surveyors, LLC

A handwritten signature in blue ink that reads "Kyle R. Campbell". The signature is written in a cursive, flowing style.

Kyle R. Campbell, P.E.
Division Manager