

**Sandstone Care Facility
Trip Generation Traffic Letter**

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.



Jeffrey R. Planck, P.E., PE #53006

September 22, 2021
Date

Developer's Statement

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

Edwin Alvarado
Sandstone Care, LLC
5250 Pikes Peak Highway
Colorado Springs, Colorado 80909

Date

September 22, 2021

Edwin Alvarado
Sandstone Care, LLC
5250 Pikes Peak Highway
Colorado Springs, CO 80909

Re: Trip Generation Traffic Assessment Letter
Sandstone Care Facility
El Paso County, Colorado

Dear Mr. Alvarado:

This Traffic Assessment Letter presents trip generation for the proposed rezone of Lot 1, Black Bear Subdivision, for the Sandstone Care Facility located at 5250 Pikes Peak Highway in El Paso County, Colorado. The site is proposed to rezone Lot 1 from the County’s Residential Topographic (RT) zone to Commercial Community District (CC) zone. Lot 2 currently contains an independently owned care facility and will not be rezoned as it is appropriately zoned as Commercial Community. The property owner proposes a care facility use on Lot 1 which is not permitted in the underlying Residential Topographic zone. With the proposed rezoning of Lot 1 the project is not expected to generate any additional trips because the site is anticipated to provide a comparable number of housing units and permanently reassign staff members from the existing facility located on Lot 2. Sandstone will house 12 patient residents and will employ 3 full time employees in two 12 hour shifts. The existing access on the west side of Pikes Peak Highway will remain as the access to the development.

Existing peak hour turning movement counts were conducted at the Pikes Peak Highway Access on Tuesday, June 22, 2021. The counts were conducted in 15-minute intervals during the morning and afternoon peak hours of adjacent street traffic from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM on these count dates. The following **Table 1** summarizes the current traffic generation for the existing site and expected trips for the Sandstone Care Facility with the proposed rezone (counts attached).

Table 1 – Sandstone Care Facility Project Traffic Generation

Use	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Zoning – Existing Traffic Counts							
Lot 1 (RT Zone) and Lot 2 (CC Zone)	40*	8	0	8	1	3	4
Proposed Zoning – No additional housing units or staff members							
Lot 1 (CC Zone) and Lot 2 (CC Zone)	40*	8	0	8	1	3	4
Net Change	0	0	0	0	0	0	0

* = Estimated based on a K-factor of 10% to the PM peak hour

As shown in the table and based on existing traffic counts, the existing site currently generates eight (8) trips during the morning peak hour and four (4) trips during the afternoon peak hour. As stated previously, the project is not expected to generate any additional vehicle trips associated with the

improvements to the existing facility because the site is anticipated to provide the same number of housing units and staff members as the existing facility.

It is important to note that “El Paso County Engineering Criteria Manual: Transportation Impact Study Guidelines” states that a traffic impact study is not required for a development if daily vehicle trip-end generation is less than 100 trips or the peak hour trip generation is less than 10 trips. Therefore, it is anticipated that a traffic impact study will not be required for this rezoning due to the project not adding any trips. It should be noted that the existing use is also under the threshold for requiring a traffic study as the peak hour project traffic trips are currently less than 10 trips and the daily trips are under 100 trips. Additionally, no new major street intersections are proposed, and the project is not anticipated to adversely impact the roadway network adjacent to the property.

Please let us know if El Paso County would like any additional traffic information or analysis. If you have any questions, please feel free to call me at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, P.E.
Project Manager

