

Forsgren Associates, LLC
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February 19, 2019
El Paso County Development Services
Attn: Len Kendall
2880 International Circle, Ste 110
Colorado Springs, CO 80910

**SUBJECT: Seeger Homes, Inc
Sales Office
Traffic Letter**

Dear Mr. Kendall,

This letter addresses the proposed sales office and site improvements at Lot 3 in Appaloosa Highway 24 Subdivision. Up to five premanufactured mobile homes shall be placed on the site to show to potential buyers. Discussed herein is a description of the anticipated traffic volumes entering the site, as well as justification that no additional, off-site improvements will be required for traffic control.

The proposed sales office shall operate seven days a week during anticipated, normal business hours. However, as with similar sales offices such as car and mobile home dealerships, the majority of the traffic from customers that will be visiting the property will be on the weekends. Although minor traffic is anticipated during weekdays, as with any business, this is expected to be minimal. The majority of traffic is anticipated to be during off-peak hours.

Access to the site will be off Amelia Street. As a result, it is anticipated that any minor increases in traffic shall be from Highway 24. Seeger Homes has planned for a parking footprint with approximately twenty-two parking spaces. In planning for traffic, it is assumed that the maximum amount of traffic at any time along adjacent streets and at adjacent intersections will not reach this number and will remain minimal. This will not adversely affect traffic flow and will not have any significant impact on nearby intersection functionality. Coordination with CDOT was conducted in order to discuss the proposed access location and additional requirements. Following discussion, it was determined that because the site will be nowhere close to producing greater than 20% of the existing traffic from Amelia St. to Highway 24, a CDOT Access Permit will not be required. The location of the access is well outside the CDOT Right of Way and staff did not have any objections to the location.

In accordance with Appendix B of the El Paso County Engineering Criteria Manual, a Traffic Impact Study (TIS) shall not be required. Daily trip generation shall be less than 100 vehicles (approximately 60) and peak hour traffic was determined to be well below the threshold of 10 vehicles per hour (See Appendix). There are no additional proposed minor or major roadway intersections created by this development. The main traffic to and from the site shall be customers, so no change in the type of traffic is anticipated that would adversely affect traffic throughout the area. Acceptable level of service on the adjacent public roadways, accesses and intersections shall be maintained with this development, as surrounding and adjacent roadways promote adequate traffic flow in the area. In addition, there is no change of land

use with access to Highway 24. No additional pedestrian or bicycle traffic is anticipated. All criteria for a traffic letter in lieu of a full TIS are met and, therefore, no TIS is required for this development.

As a result of the aforementioned, minimal anticipated traffic impacts during peak hours at this site, it is the professional opinion of the engineer that the installation of proposed sales office and associated improvements will have no significant, negative impact on traffic patterns of public roadways adjacent to the site.

Please let me know if you have any questions.

Sincerely,
Forsgren Associates, Inc

Conner Burba, P.E.
Project Manager

Seeger Homes Inc
 Lot 3 in Appaloosa Highway 24
 Trip Generation Calculations
 10/25/2018



Appendix A											
		Trip Generations Rates (1)					Total Trips Generated				
Proposed Land Use	Units	Avg Weekday Traffic	AM Peak-Hour IN	AM Peak-Hour OUT	PM Peak-Hour IN	PM Peak-Hour OUT	Avg Weekday Traffic	AM Peak-Hour IN	AM Peak-Hour OUT	PM Peak-Hour IN	PM Peak-Hour OUT
General Office (2)	6.2 KSF (3)	9.74	0.88	0.12	0.18	0.82	60	6	1	1	5

Notes

- (1) Source: Based on Trip Generation, 10th Edition
- (2) ITE Land Use No. 710 - General Office
- (3) KSF= Thousand Square Feet