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March 27, 2019

Add PCD File No. VA187

Cactus Creek Ranch
Corvette Partners, LLC
Richard and Sandra Noring, Managers
18550 Midway Ranch Rd.
Fountain, CO 80817

RE: Cactus Creek Ranch/Corvette Center
El Paso County, CO
Trip Generation Technical Memorandum
LSC #194240

Dear Mr. and Mrs. Noring,

LSC Transportation Consultants, Inc. has prepared this trip generation technical memorandum the proposed update to the Corvette Center property in El Paso County, Colorado. Located at 18550 Midway Ranch Road and El Paso County parcel ID 5700000104, the site is approximately 2.2 miles south of Pikes Peak International Raceway. This report presents the estimated vehicle-trip generation for the currently planned development and has been prepared for submittal to El Paso County and CDOT.

PROPOSED LAND USE/SITE ACCESS

The 85.66-acre property (zoned A-5) is located at 18550 Midway Ranch Road in Fountain, Colorado at the Corvette Center of Colorado Springs site. Currently, one employee works at the 10,000-square-foot Corvette Center of Colorado Springs. Seven horse owners currently live on-site and are projected to remain on-site in the long-term. Up to ten horse owners are anticipated to live off-site in the long-term, an increase of three compared to the existing seven off-site horse owners. No commercial stables will operate on the property.

Thirteen rental properties for workers and tenants are proposed on the property, consisting of six duplex units, three apartment units, and four mobile home units. Residents will be provided access to horse stables on the property.

Two existing access points, separated by 300 feet, are proposed for the site:

- Approximately 4,300 feet north of Rancho Colorado Boulevard (centerline distance)
- Approximately 300 feet south of the north access

Both access points are full-movement, stop sign-controlled, T-intersections.

The letter of intent indicates that they are also seeking a variance to operate commercial stables. Additionally the variance is seeking to operate the Corvette Center. Please include this in your report and revise the traffic generation accordingly.

EXISTING ADJACENT STREETS

Streets adjacent to the site are identified below, followed by a brief description of each:

Interstate Highway 25 (I-25) runs north to south throughout the entire state of Colorado and is classified as a four-lane “F-W – Interstate System, Freeway.” The nearest on/off ramps to the Corvette Center of Colorado Springs are located at exits 119 and 122. The posted speed limit along this corridor is 75 miles per hour (mph).

Local CDOT frontage road

Midway Ranch Road is classified as a two-lane Local road adjacent to the site. Extending between I-25 Exits 119-122, Midway Ranch has a posted speed limit of 35 mph adjacent to the site. No auxiliary turn lanes currently exist at either site access on Midway Ranch Road.

TRIP GENERATION ESTIMATE

Estimates of the vehicle-trips projected to be generated by the proposed site expansion have been made using the nationally published average trip generation rates from the following land use codes in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE):

- 220 – Multi-Family Housing (Low-Rise)
- 240 – Mobile Home Park

ITE trip rates for Land Use 220 have been used to estimate the trip generation for both the duplex and apartment residential units.

The applicant has provided a “realistic maximum” estimate for the average number of horses to be boarded during the short- and long-term. Please refer to Table 2 (attached) for a detailed estimate of trips to be generated by this land use.

Table 1 below presents a summary of the estimated additional site trip generation. A detailed trip generation estimate for the site, including ITE rates for the proposed land uses, is presented in Table 2 (attached).

Table 1: Estimated Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning peak hour (vehicle-trips/hour)	1	4	5
Evening peak hour (vehicle-trips/hour)	9	8	17
Weekday – 24-hour total (vehicle-trips/day)	49	49	98

Based on the ITE estimate for the proposed land uses, the additional trip generation for the site would be about 98 vehicle-trips on the average weekday. During the weekday morning peak hour, approximately 1 vehicle would enter and 4 vehicles would exit the site. Approximately 9 entering vehicles and 8 exiting vehicles are projected for the weekday evening peak hour.

Provide a conclusions sections with any recommendations and stating whether any off-site improvements are needed.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

Please provide El Paso County
Standard signature block.

By _____
Jeffrey C. Hodsdon, P.E., PTOE
Principal

JAB

Enclosures: Table 2

Table 2: Trip Generation Table

ITE		Trip Generation Rates ¹							Total Trips Generated				
Code	Description	Value	Units ²	Average	A.M.		P.M.		Average	A.M.		P.M.	
				Weekday	In	Out	In	Out	Weekday	In	Out	In	Out
-	Horse Stables ³	-	-	-	-	-	-	-	10	0	0	5	5
220	Multi-Family Housing (Low-Rise)	10	DU	7.32	0.11	0.35	0.35	0.21	73	1	4	4	2
240	Mobile Home Park	3	DU	5.00	0.08	0.18	0.29	0.17	15	0	1	1	1
								Total	98	1	4	9	8

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

² DU = dwelling units

³ Trip generation estimates for horse stables provided by applicant

Markup Summary

Add PCD File No. VA187 (1)

Add PCD File No. VA187

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Local CDOT frontage road (1)

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Local CDOT frontage road

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Provide a conclusions sections with any recommendations and stating whether any off-site improvements are needed. (1)

	M	T	W	T	F	S	S
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