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Black Forest Beverage Company
by Tenenit Investment LLC
Technical Memorandum
(LSC #204170)
March 27, 2020

Traffic Engineer's Statement

Please add PCD File No. PUD203

This 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.



Developer's Statement

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

Elliot Smith

Digitally signed by Elliot Smith
DN: C=US,
E=esmith@hammersconstruction.com,
O="Hammers Construction, Inc.", CN=Elliot
Smith
Date: 2020.03.31 16:11:13-06'00'

_____ Date



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March 27, 2020

Elliot Smith
Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915

RE: Black Forest Beverage Company
by Tenenit Investment LLC
El Paso County, CO
Trip-Generation Technical Memorandum
LSC #204170

Dear Mr. Smith,

LSC Transportation Consultants, Inc. has prepared this trip-generation technical memorandum for the proposed Black Forest Beverage Company by Tenenit Investment LLC in El Paso County, CO. Located at 10610 Maltese Point and El Paso County parcel ID 5311101001, the site is on the northwest corner of the end of the Maltese Point cul-de-sac. This report presents the estimated vehicle-trip generation for the currently planned development and has been prepared for submittal to El Paso County. This report also presents a comparison to the trip generation (estimated) for the previous use of the building. [Per the assessors website the existing building is close to 10,000 s.f. Please discuss/analyze any other land uses that are provided in the building.](#)

PREVIOUS TRAFFIC REPORTS

The site was previously studied as part of the Rolling Thunder Business Park Traffic Impact Analysis, November 2007, LSC.

LAND USE AND ACCESS

The existing building was previously used as a gymnastics facility. The building is planned to be repurposed with the Black Forest Beverage Company, a 3,650-square-foot craft brewery manufacturing facility, and a 1,150 square foot suite planned for a personal training business.

Black Forest Beverage Company is not a traditional bar or restaurant, as food will not be served. The existing building is planned to be converted to a brewery, consisting of fermenting equipment, an open seating area for up to 46 occupants, a walk-in cooler, and a bar counter with additional seating.

Currently, the site has access to Maltese Point, a cul-de-sac. From Maltese Point, vehicles can access Rolling Thunder Way via Firehouse View. The site access point onto Maltese Point is

full-movement. The intersections of Maltese Point/Firehouse View and Rolling Thunder Way/Firehouse are also full-movement with two-way stop control. No changes to the access are proposed as part of this development.

ROAD AND TRAFFIC CONDITIONS

Please include
Golden Sage Rd and
Woodmen Rd

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

Maltese Point is a private local road. The roadway extends approximately 375 feet to the west from Firehouse View Road and 305 feet to the east, ending in a cul-de-sac on both sides.

Firehouse View is a private local road. The roadway extends approximately 275 feet, intersecting Maltese Point to the north and Rolling Thunder Way to the south.

Urban Non-Residential Collector

Rolling Thunder Way is a two-lane, Urban Collector that runs east/west between Golden Sage Road and Meridian Road. The posted speed limit along this corridor is 35 miles per hour (mph). There is a striped two-way left-turn lane at the intersection with Firehouse View.

TRIP-GENERATION ESTIMATE & COMPARISON

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

- 925 – Drinking Place
- 140 – Manufacturing
- 492 – Health/Fitness Club

The manufacturing land use was used for the portion of the building that is to be used for the brewery operations, while the drinking place land use is for the portion of the building used for serving drinks. Table 1 below presents a summary of the estimated site trip generation for the replacement building uses. A detailed trip-generation estimate for the site, including ITE rates for the proposed land uses, is presented in Table (attached).

Table 1: Estimated Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning peak hour (vehicle trips/hour)	2	1	3
Evening peak hour (vehicle trips/hour)	13	8	21
Weekday – 24-hour total (vehicle trips/day)	60	60	120

Based on the ITE estimate for the proposed replacement building uses, the Black Forest Beverage Company and the personal training business would generate approximately 120 vehicle trips on the average weekday, with half entering and half exiting the site. Less than 5 vehicle trips are

The previous gymnastic facility "Peak Gymnastics" at this lot appears to have generated a smaller amount of traffic (less than 100 ADT). They have relocated to a lot on Maltese Point. The recently approved (2019) site development plan for Peak Gymnastics estimated less than 100 average daily trips for their business. This site is anticipated to generate more traffic than the previous use. Please revise your report accordingly.

anticipated during the weekday morning peak hour, as the craft brewery is not anticipated to be open during this time. Approximately 13 entering vehicles and 8 exiting vehicles are projected for the weekday evening peak hour.

The previous use of the building was a gymnastics facility. Although traffic count/trip generation data is not available for that particular gymnastics facility (now closed), Table 4 presents an estimate based on an LSC TIS for a gymnastics facility in the Town of Monument. This has been provided to compare the trip generation estimate of the proposed new use to the prior use (estimated).

Table 2 provides a comparison to trip generation estimates for the previous land use. As shown, the proposed land use is anticipated to generate less traffic than the previous land use.

Table 2: Comparison to Previous Land Use

Land Use	Daily	Morning Peak		Evening Peak	
		In	Out	In	Out
Proposed Land Use (See Table 3)	120	2	1	8	21
Previous Land Use (See Table 4)	631	6	6	28	29
Difference	-511	-4	-5	-20	-8

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By _____
 Colleen Guillotte, P.E., PTOE
 Project Manager

CRG:jas

Enclosures: Table 3-4

This Traffic Memo only contains the trip generation of the site. Please provide the other evaluation elements/standards of a traffic memo as indicated in appendix B of the Engineering Criteria manual. Please be sure to include Peak hour volumes, LOS, the appropriateness of the existing access location, any recommended improvements, pedestrian facilities (note that sidewalk along golden sage will be required), any improvements indicated in the MTCP, road impact fee, etc.

Table 3: Proposed Land Use Trip Generation Table

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
			Average Weekday Traffic ⁽³⁾	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
925	Drinking Place	1.383 KSF ⁽²⁾	56.09	0.00	0.00	7.50	3.86	78	0	0	10	5
140	Manufacturing	2.27 KSF	3.93	0.48	0.14	0.21	0.46	9	1	0	0	1
492	Health/Fitness Club	1.15 KSF	28.82	0.67	0.64	1.97	1.48	33	1	1	2	2
						Total		120	2	1	13	8

Notes:
 (1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)
 (2) KSF = 1,000 Square Feet
 (3) Average weekday traffic rate for the gym is an estimate by LSC based on daily trip generation rates for ITE Land Use 495 "Recreational Community Center"

Source: LSC Transportation Consultants, Inc.

Table 4: Previous Land Use Trip Generation Table

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
			Average Weekday Traffic ⁽³⁾	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
-	Gymnastics Center	5.00 KSF ⁽²⁾	126.17	1.17	1.17	5.57	5.79	631	6	6	28	29

Notes:
 (1) Source: Traffic counts completed by LSC at a Gymnastics/Dance Studio in December 2012
 (2) KSF = 1,000 Square Feet

Source: LSC Transportation Consultants, Inc.