



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Five Star Equestrian Center
Trip Generation Technical Memorandum
PCD File No. VA205
(LSC #204520)
December 9, 2020

Traffic Engineer's Statement

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.

Shawn Green

9 December 2020

Date



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

December 9, 2020

Mr. Les Gruen
Urban Strategies
6 South Tejon Street, Fifth Floor
Colorado Springs, CO 80903

RE: Five Star Equestrian Center
El Paso County, CO
Trip Generation Technical Memorandum
LSC #204520
PCD File No. VA205

Dear Mr. Gruen:

LSC Transportation Consultants, Inc. has prepared this trip-generation technical memorandum for the proposed update to the Five Star Equestrian 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. LSC prepared a previous version of this memo, dated May 29, 2019.

VARIANCES REQUESTED

Variances are requested by the applicant so that the property will comply with local zoning requirements and laws. These variances would correct any errors the prior developer and owners were not aware of:

- Seeking variance to operate up to 13 rental properties on the ranch;
- Seeking to revive past variance to operate Five Star Equestrian Center of Colorado Springs on the property in its current location.

PROPOSED LAND USE/SITE ACCESS

The 95.143-acre property (zoned A-5) is located at 18550 Midway Ranch Road in Fountain, Colorado at the Five Star Equestrian Center of Colorado Springs site. The site plan is attached for reference.

Corvette Center

Currently, one employee works at the 9,600-square-foot Corvette Center of Colorado Springs and this number would increase to four employees.

Equestrian Stables

Seven horse owners currently live on-site and are projected to remain on-site in the long term. Seven horse owners currently live off site. This off-site total is expected to increase to ten in the long term.

Residential Rental Properties

Thirteen rental properties that accommodate ranch hands, consisting of six duplex units, three apartment units, and four mobile home units are located on the property. Residents will be provided access to horse stables on the property.

Access

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.

EXISTING ADJACENT ROADS

Roads 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 Five Star Equestrian Center of Colorado Springs are located at exits 119 and 122. The posted speed limit along this corridor is 75 miles per hour (mph).

Midway Ranch Road is classified as a two-lane Local CDOT frontage road (F-R) adjacent to the site. Extending between I-25 exits 119 to 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 existing and projected vehicle trips to be generated by the site 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
- 842 – Automobile Care Center

ITE trip rates for Land Use 220 have been used to estimate the trip generation for both the duplex and apartment residential units. ITE Land Use code “842 – Automobile Care Center” is most applicable for the Corvette Center (when compared to other ITE automobile-related land use categories).

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)	6	7	13
Evening peak hour (vehicle trips/hour)	14	14	28
Weekday – 24-hour total (vehicle trips/day)	86	86	172

Based on the ITE estimate for the proposed land uses, the additional trip generation for the site would be about 172 vehicle trips on the average weekday. During the weekday morning peak hour, approximately 6 vehicles would enter and 7 vehicles would exit the site. Approximately 14 entering vehicles and 14 exiting vehicles are projected for the weekday evening peak hour.

AUXILIARY TURN LANE NEEDS EVALUATION

Midway Ranch Road is classified by CDOT as a two-lane Local CDOT frontage road (F-R) adjacent to the site. All auxiliary turn-lane design criteria below refer to Section 3.13(4), Category F-R (Frontage Road) from the *Colorado State Highway Access Code*.

Auxiliary Left-Turn Deceleration Lane

A left-turn deceleration lane is **not** required at either site access point, as the projected peak-hour northbound left-ingress turning volume would be less than 25 vehicles per hour (vph).

Auxiliary Right-Turn Deceleration Lane

An exclusive right-turn deceleration lane shall be provided for access on F-R roadways with a projected peak-hour ingress right-turning volume greater than 50 vph. Based on this analysis, the projected peak-hour volumes for the southbound right-turning movements at the site access points are **not** projected to exceed 50 vph.

COUNTY ROAD IMPACT FEE PROGRAM

This application is for a variance of use for existing buildings. Per staff comment, *any building/use for which required permitting was not attained and which they are now trying to legalize must pay the road impact fee*. However, the applicant has indicated that buildings on the property have been permitted as required. Any modifications to structures on the property or new construction will require building permit.

CONCLUSIONS AND RECOMMENDATIONS

- The additional trip generation for the site would be about 172 vehicle trips on the average weekday.
- During the weekday morning peak hour, approximately 6 vehicles would enter and 7 vehicles would exit the site.
- Approximately 14 entering vehicles and 14 exiting vehicles are projected for the weekday evening peak hour.
- No auxiliary turn lanes would be required at the site accesses on Midway Ranch Road, based on projected site-generated volumes and criteria in the *State Highway Access Code*.
- CDOT comments dated February 28, 2019 indicate that, "The subject property has Access Permits in place for the Corvette Center and Cactus Creek Ranch [now called Five Star Equestrian Center], no additional access will be granted, and no new improvements will be needed. The existing and proposed variance is documented in the Access Permits existing, and if there is a significant change in use or new use of the property/parcels, a new Access Permit will need to be applied for."
- Please refer to the above section regarding the El Paso County Road Impact Fee Program.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:JAB:jas

Enclosure: Table 2
Site Plan Exhibit

Table 2

Table 2: Trip Generation Table

Land Use Info.		Value	Units ²	Trip Generation Rates ¹					Total Trips Generated				
				Average	A.M.		P.M.		Average	A.M.		P.M.	
ITE #	Description			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
942	Automobile Care Center	5	Service Bays	14.70	1.00	0.60	1.00	1.20	74	5	3	5	6
								Total	172	6	7	14	14

¹ Source: Trip Generation, 10th Edition, 2017, by the Institute of Transportation Engineers (ITE); Note: Average Weekday rate for land use 942 is an estimate by LSC based on Saturday and factored peak hour rates. Factoring was based on a similar automotive land use and the ratio of AM & PM Peak hour to the Weekday rate.

² DU = dwelling units

³ Trip generation estimates for horse stables provided by applicant. Up to ten horse owners are anticipated to live off-site in the long-term, an increase of three compared to the existing seven.

Date: 12/9/2020

Site Plan

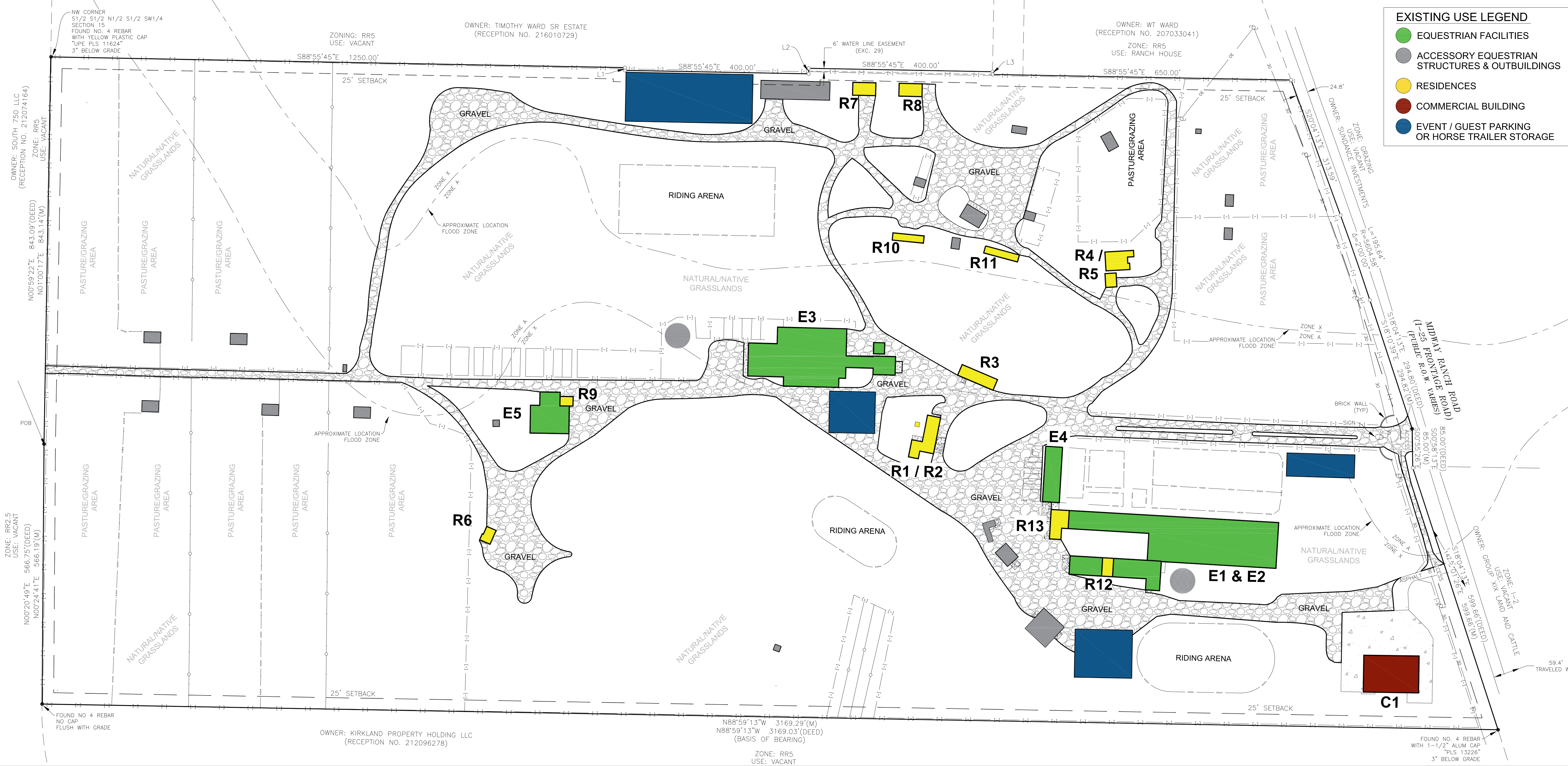


FIVE STAR EQUESTRIAN CENTER

EL PASO COUNTY, COLORADO

EXISTING USE LEGEND

- EQUESTRIAN FACILITIES
- ACCESSORY EQUESTRIAN STRUCTURES & OUTBUILDINGS
- RESIDENCES
- COMMERCIAL BUILDING
- EVENT / GUEST PARKING OR HORSE TRAILER STORAGE



BUILDING SUMMARY

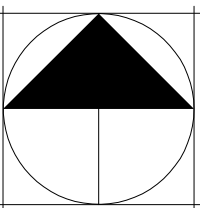
BUILDING	USE	YEAR BUILT
E1	INDOOR ARENA	1984
E2	OUTDOOR ARENA	1984
E3	TRAINING & BOARDER DORMITORY	1985
E4	HORSE BARN	1984
E5	VETERINARY SERVICES	1985
C1	VEHICLE / RV & TRUCK REPAIR GARAGE	2006

BUILDING	USE	YEAR BUILT
R1	MANAGER'S HOME	1972
R2	MANAGER'S HOME BASEMENT	1972
R3	OWNER'S APARTMENT	PRE-1998
R4	GREEN HOUSE - MAIN	1922
R5	GREEN HOUSE - BASEMENT	1922

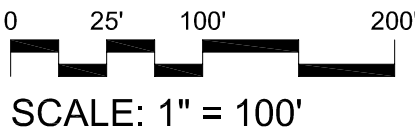
BUILDING	USE	YEAR BUILT
R6	RANCH HANDS HOUSE	1962
R7	WEST DOUBLE WIDE TRAILER	1999
R8	EAST DOUBLE WIDE TRAILER	1999
R9	VETERINARY SERVICES APARTMENT	1985

BUILDING	USE	YEAR BUILT
R10	WEST SINGLE WIDE TRAILER	PRE-1998
R11	EAST SINGLE WIDE TRAILER	PRE-1998
R12	SOUTH BARN APARTMENT	1984
R13	NORTH BARN APARTMENT	1984

NOTE:
Building R13, the North Barn Apartment is at 27 feet high, the tallest building on the property. Any new construction will not exceed this height.



NORTH



OWNER
LUIS PRAXMARER, FIVE STAR PARTNER, LLC
SONNEGG 11, 6166 FULPMES AUSTRIA

PETITIONER
URBAN STRATEGIES INC.
26 S. TEJON, SUITE 200
COLORADO SPRINGS, CO 80903

PREPARER
KIMLEY-HORN
2 N NEVADA, SUITE 300
COLORADO SPRINGS, CO 80903