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Peak Gastroenterology  
Trip Generation Letter  
(LSC #174900)  
December 18, 2017

**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.

\_\_\_\_\_  
Jeffrey C. Hodsdon, P.E., #31684



\_\_\_\_\_  
Date

12/18/17

**Developer's Statement**

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

\_\_\_\_\_

\_\_\_\_\_  
Date



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December 18, 2017  
Dr. Buck Patel  
Peak Gastroenterology, PC  
2920 North Cascade Avenue, 3rd Floor  
Colorado Springs, CO 80907

1. List the adjacent road, note it's classification and the jurisdiction who owns/maintains the road. Based on the County GIS, Janitell Rd appears to be within the City of Colorado Springs jurisdiction.  
2. State whether any improvements are required based on the change in use.  
3. State whether or not the sight distance at the access is adequate. If not, then provide recommendations to meet criteria.

RE: Peak Gastroenterology  
El Paso County, CO  
Trip Generation Letter  
LSC #174900

Dear Dr. Patel:

LSC Transportation Consultants, Inc. has prepared this trip generation letter for your proposed special use application to El Paso County, Colorado. The site is located at 2862 South Circle Drive, Colorado Springs, Colorado. The application proposes use of the existing building for medical uses. Attached is a copy of the applicant's narrative which was used as a reference to prepare this report.

#### **Land Use/Planned Facility Operations Information**

The applicant proposes use of the existing 65,856-square-foot, four-story building for medical uses. The property is currently zoned C-2. Attached is a copy of the applicant's narrative, which was used as a reference to prepare this report.

The attached narrative contains a description of the proposed uses for each of the four floors of the existing building. Based on the attached description, LSC has utilized the ITE land use designations most closely related to the proposed uses. One floor would be for the Peak Gastroenterology practice with medical offices and clinic for outpatient procedures. Two additional floors would be for the skilled nursing area and patient beds. The remaining floor would likely be used for additional clinic space in the future.

#### **Trip Generation Estimate and Comparison**

An estimate of the weekday vehicle-trip generation is presented in Table 1 and has been made using the nationally published trip generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

Based on the ITE estimate, the site could potentially generate about 906 vehicle-trips on the average weekday. This trip generation estimate, based on ITE rates, represents an average based on the general ITE categories.

Table 1 also shows the trip generation estimates of the building based on general office and medical office uses. This presumes that medical office is a permitted use in the C-2 zone district. This would need to be confirmed by staff. The C-2 zone district is now obsolete; however, the building space could potentially be occupied for medical office uses without approvals. The estimate shows the potential trip generation of the proposed use would be about 198 vehicle-trips per day higher than the estimate based on general office use but about 1,537 vehicle-trips per day lower than the trip estimate for a 65,856-square-foot medical office building.

### County Road Impact Fee Program

With regard to the County Road Impact Fee program, the appropriate land use category from Table 2 of the Fee Study Update for two of the floors would be **office** – which is consistent with the permitted use of property as currently zoned. The skilled nursing area may fall under “public/institutional;” however, the trip generation is anticipated to be significantly lower than the fee program trip generation for that land use category.

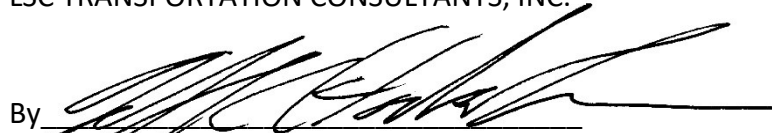
Please contact me if you

Per Exhibit B of the Road Impact Fee Resolution (Resolution 16-454) Section B.1.d fees would be based on the additional trips generated for zoning actions. If the updated trip generation table shows an increase, then include the calculation for the anticipated fee.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By

  
Jeffrey C. Hodsdon, P.E., PTOE

Principal

JCH:bjwb

Enclosures: Table 1  
Applicant Letter

**Table 1**  
**Trip Generation Estimate**  
**2862 South Circle Drive**

Remove. The previous use was a general office building.

Land Use Code	Land Use Description	Trip Generation Units	Average Weekday Traffic	Total Trips Generated Average Weekday Traffic
<b>Building Trip Generation Estimate Based on the Currently Allowable Use</b>				
<b>Based on General Office Use</b>				
710	General Office Building	65.86 KSF <sup>(2)</sup>	10.74	708
<b>Alternate Estimate Based on Medical Office Use</b>				
720	Medical-Dental Office Building	65.86 KSF	37.09	2,443
<b>Building Trip Generation Estimate Based on the Proposed Use</b>				
<b>Peak Gastroenterology</b>				
630	Clinic	25 employees	15.79	395
<b>Skilled Nursing</b>				
620	"Nursing Home"	20 employees	5.85	117
<b>Future Clinic</b>				
630	Clinic	25 employees	15.79	395
<b>Building Total</b>				<b>906</b>

Notes:

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

(2) KSF = thousand square feet of floor space

Source: LSC Transportation Consultants, Inc.

Double check the rates. If using a rate other than the average ITE rate then provide justification.

Include a copy of the ITE data sheet.

Based on the ITE definition the Medical Office Building appears to be the appropriate ITE Land Use versus the Clinic. If the Medical Office Bldg is used then revise the independent variable to KSF. Per ITE the preferred independent variable should be stable for a particular land use type and not a direct function of actual site tenants.

Provide justification if you think Clinic should be used instead of the Medical Office Bldg.

## **Narrative of Peak Gastroenterology Associates planned use of 2862 S Circle Drive, Colorado Springs, Co.**

Peak Gastroenterology Associates was founded in 1993 by Dr. Patel. It has grown from a solo practice to the premier gastroenterology in the region. We have grown to 20 providers over the last 3.5 years and are the fastest growing practice in the state. In addition to expanding providers, we now provide gastroenterological services from Salida to Woodland Park to Castle Rock to Parker to Porter (Denver) and Colorado Springs.

We are currently at 2920 North Cascade Avenue where we have our clinic and an endoscopy center. We are an innovative and entrepreneurial group. We helped design brand new endoscopic equipment by meeting with the design and engineering team in Israel and being one of the first practices in the world to implement valuable technology to patients, improving the quality of their care. We are also participating in national and international clinical trials to help advance medical care.

We would like to purchase and use the building at 2862 South Circle for medical purposes. Although the administrative special use we are applying for is “hospital,” we are not planning on building a traditional hospital there. What we are looking to do is have 2-3 floors of the 4 floors dedicated to outpatient clinics. One floor will be for Peak Gastroenterology Associates to see our clinic patients there and provide a new location for the citizens of the southern part of Colorado Springs to have access to a GI clinic. One floor will be dedicated to primary care physicians and possibly a cardiology clinic. The other 1-2 floors will be dedicated to seeing research patients, possibly having them stay overnight to observe them, and have a skilled nursing facility where patients can stay for 30-60 days. Again, this will not be a traditional hospital and the traffic will likely be less than it was for the Department of Corrections. For the clinics, you’re looking at 8-12 cars coming in per hour. For the skilled nursing facility, people do NOT come in and out. They will come in to improve their health and stay there until they improve so we will not have a lot of traffic for those 1-2 floors.

We will be creating many jobs. We will be improving access for patients for gastroenterology, primary care, and possibly cardiology. Further more, much of the space will be taken up with equipment rather than people so the total number of people in the building will be less than it was for the Department of Corrections. We will obviously renovate the building, increasing the value of the property.

Respectfully,

Prashant Krishnan, MD