



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Peak Gastroenterology Trip Generation Letter - Update (LSC #174900) January 23, 2018

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

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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January 23, 2018

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

Unresolved. Revise the trip estimate for the current allowable in Table 1 to General Office Building. While the Obsolete C-2 allowed general office, the definition for "Office, General" in Chapter 1 of the Land Development Code specifically excluded medical offices.

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 C-2 zone district is now obsolete; however, office is a principal, permitted use in the C-2 zone. Medical office is a specific type of office use. Therefore, the existing building space could potentially be occupied for medical office uses without approvals. Although retail/commercial land uses are also principal permitted uses in the zone district, this report assumes that medical office is the "highest and best use" allowable within the zone district for this existing building.

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 and potential future uses. One floor would be for the Peak Gastroenterology practice with medical offices. Two additional floors would be for the skilled nursing area and patient beds. The remaining floor would likely be used for additional medical office space in the future.

Janitell Road and Site Access

Janitell Road adjacent to the site is controlled by the City of Colorado Springs. Janitell Road is a non-arterial street. The intersection sight distance at the existing access will be acceptable with minor

trimming and/or removal of landscaping along Janitell Road north and south of the access points. The vegetation should be trimmed or removed to the extent that sight distance in both directions at both access points meet the 335-foot sight distance requirement of Section 4.2 of the *City Traffic Criteria Manual* for a 30-mile-per-hour speed on Janitell Road. It is our understanding that the City of Colorado Springs is **not** requiring improvements to Janitell Road in association with the zone change.

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 for the proposed uses, the building trip generation would be about 1,499 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 the “highest and best use” allowed in the zone — medical office. The estimate shows the potential trip generation of the proposed use would be about 793 fewer vehicle-trips per day than the estimate based on medical office for the 65,856-square-foot existing building.

County Road Impact Fee Program

With regard to the County Road Impact Fee program, the trip generation estimate and comparison contained herein indicates a reduction in trips for the proposed use when compared to the trip generation for the “highest and best use” allowed in the zone district. Therefore, no additional trips would be generated and participation in the fee program would not be required.

* * * * *

Please contact me if you have any questions.

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**

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾ Average Weekday Traffic	Total Trips Generated Average Weekday Traffic
<u>Building Trip Generation Estimate Based on the Currently Allowable Principal, Permitted Land Use</u>				
720	Entire Building - Medical-Dental Office Building	65.86 KSF ⁽²⁾	34.80	2,292
<u>Building Trip Generation Estimate Based on the Proposed Use</u>				
Floor #1 - Peak Gastroenterology				
630	Medical Office	16.46 KSF	34.80	573
Floor #2 and #3- Skilled Nursing				
610	Hospital	32.93 KSF	10.72	353
Floor #4 - Future Medical Office				
630	Medical Office	16.46 KSF	34.80	573
Proposed Use Total				1,499
Difference in Trip Generation (Proposed - allowable under C-2 zone)				-793
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.				Rev. 1/23/18

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