



#

MEMORANDUM

TO: **El Paso County Planning and Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910

FROM: Derek Schuler, P.E., PTOE

DATE: October 18, 2021

RE: Traffic Memorandum for Falcon Marketplace, Lot 7
El Paso County, Colorado

Traffic Engineer’s Statement

The attached 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.

[Derek Schuler, Colorado P.E. #40125]

Date

Developer’s Statement

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

[Name, Title]

Date

[Business Name]

[Address]

This memorandum serves to verify trip generation compliance for lot #7 with the previous traffic study for Falcon Marketplace, the overall multi-use site. The site is located in the northwest corner of Woodmen Rd and Meridian Rd and is divided into 11 lots. The previous study is "Falcon Marketplace Traffic Impact Analysis, SP-17-001/CDR-16-007, LSC Transportation Consultants, Inc., September 5, 2018." The study provided overall trip generation, access locations to the existing arterial streets, and trip distribution. Lot #7 will have a single access onto the internal street only and comply with the findings of the overall study. See the associated site plan for vicinity map and site layout. Lot #7 is 1.64 acres and is zoned as CR. The existing land is vacant, and the proposal is to add a 9,200 SF Multi-use building, drive-thru aisle for bank, and a parking lot. There are 49 parking spaces proposed including 4 handicap accessible spaces.

Trip Generation

The proposed building will have 5 separate facilities with varying uses. **Table 1** below shows the trip generation values for each use. The table shows the number of expected vehicular trips using the latest ITE trip rates. This manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers. All uses could be matched with the following ITE codes: #630 Clinic (Dental for this site), #912 Drive-in Bank, #918 Hair/Nail Salon, and #933 Fast Food Restaurant without drive thru (note two facilities have this use). Using the ITE rates, Lot #7 is expected to generate about 1,132 daily trips, 88 trips (54 in/34 out) in the morning peak hour and 120 trips (57 in/63 out) in the evening peak hour.

The proposed trip generation is compared with the estimated trips per the previous study. Additionally, the same procedure for external trips was followed. The original study proposed the following single use: #934 Fast Food Restaurant with drive thru in a 3,500 SF building. This use is a high trip generator but also has significant reduction factors applied for external trips. **Table 1** reveals the proposed trips are significantly less than the previous estimate and the external trips are only slightly less. The PM peak trips were actually slightly higher with 6 additional trips.

Existing Roads & Distribution

The previous study presented the adjacent street classifications, the proposed local internal streets, access locations, and trip distribution. The proposed changes to Lot #7 are in conformance with the previous study. The slight increase in PM peak trips can be balanced with one of the other upcoming lot developments.

Conclusion

Lot #7 is located within Falcon Marketplace, the overall multi-use site. The vehicular traffic will be accommodated by the proposed internal street network and access locations to existing arterial streets. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

**Table 1 - Trip Generation Estimate for
Falcon Marketplace - Lot 7**

ITE Code / Land Use	Size	Trip Generation Rates ¹			Trips Generated											External Trips			
		Avg. Weekday	AM PEAK	PM PEAK	Average Weekday Trips	AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)					Internal Capture % Reduced	Pass-By Trips % Reduced	External Weekday Trips			
						% Trips	Trips	% Trips	Trips	Total	% Trips	Trips	% Trips				Trips	Total	
TIS Estimate ² :																			
#934 FF Restaurant w/ Drive Thru	3.5 KSF	470.95	40.19	32.67	1,648	51%	72	49%	69	141	51%	58	49%	56	114	30.65%	50.00%	572	
Proposed:																			
#630 Clinic (Dental)	3.2 KSF	38.16	3.69	3.28	122	78%	9	22%	3	12	29%	3	71%	7	10	16.32%	0.00%	102	
#918 Hair/Nail Salon	1.5 KSF	45	1.21	1.45	68	50%	1	50%	1	2	17%	0	83%	2	2	0.00%	28.00%	49	
#912 Drive-In Bank	2.5 KSF	100.03	9.5	20.45	250	58%	14	42%	10	24	50%	26	50%	26	51	0.00%	35.00%	163	
#933 FF Restaurant w/o Drive Thru	2.0 KSF	346.23	25.1	28.34	692	60%	30	40%	20	50	50%	28	50%	28	57	30.65%	50.00%	240	
Proposed Trips					1,132		54		34	88		57		63	120				553
Difference in Trips					516		18		35	53		1		(7)	(6)				18

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017

²Source: "Falcon Marketplace Traffic Impact Analysis", SP-17-001/CDR-16-007, LSC Transportation Consultants, Inc., September 5, 2018