



November 20, 2024

Mr. Danny Mientka
Crossroads Development, LLC
90 South Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903

Re: Crossroads MU Chipotle
Traffic Study Letter
Elbert County, Colorado

Dear Mr. Hale,

This letter documents a traffic generation comparison for the proposed Chipotle project to be located on the southeast corner of Central Rail Way and Pacific Rail Point intersection in El Pas County, Colorado, within the Crossroads Mixed-Use Development. This project is a proposed to be a 2,300 square foot Chipotle restaurant. A conceptual site plan for the proposed site is attached.

A trip generation comparison between the proposed Chipotle versus the previous land use studied in the Crossroads Mixed Use Filing #2 Traffic Study Letter completed in April 6, 2023 was completed (excerpts of the original traffic study are attached). The original traffic study assumed a total of 11,000 square feet of fast-food restaurant divided between three lots. Therefore, two lots were originally studied as 4,000 square foot buildings and one lot as 3,000 square feet. To provide a conservative analysis, the lot has been assumed to occupy the original 3,000 square feet of fast-food restaurant.

The proposed access system into the site is to remain the same as identified in the original traffic study, with shared accesses into the site via Meadowbrook Parkway.

TRIP GENERATION COMPARISON

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses.

For this study, Kimley-Horn used the ITE Trip Generation Manual average rates that apply to Fast Casual Restaurant (ITE Land Use Code 930) for the currently proposed land use, and the average rates that apply to Fast-Food Restaurant with Drive-Through (ITE Land Use Code 934) for the previous land use for traffic associated with this development. The trip generation comparison summary is provided in the table below.

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

Crossroads MU Chipotle Traffic Generation Comparison

Land Use and Size	Daily	Weekday Vehicles Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Original Traffic Study – Crossroads Mixed Use Filing #2							
Fast Food w DT (ITE 934) 3,000 Square Feet	1,414	62	59	121	51	47	98
Current Proposal – Chipotle							
Fast Casual (ITE 930) 2,300 Square Feet	244	2	1	3	16	13	29
Net Difference in Trips	-1,170	-60	-58	-117	-35	-34	-69

As shown in the table and based on ITE Trip Generation calculations, Chipotle is expected to generate approximately 244 weekday daily trips, with 3 of these trips occurring during the morning peak hour and 29 of these trips occurring during the afternoon peak hour. Therefore, the difference in trip generation of the previous land use to the currently proposed use would be expected to result in a decrease in 1,170 daily trips, a decrease in 117 morning peak hour trips, and a decrease in 69 afternoon peak hour trips.

CONCLUSIONS

The proposed Chipotle is expected to decrease traffic by 117 morning peak hour trips and 69 afternoon peak hour trips from what was previously studied in the approved Crossroads Mixed Use Filing #2 Traffic Study. Therefore, it is believed the proposed Chipotle is in traffic compliance with the original traffic study. The recommendation provided in the that study should remain valid for this development area. If you have any questions or require anything further, please feel free to call me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Mary Gormley
Mary Gormley, P.E.
Project Traffic Engineer



Conceptual Site Plan

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

SITE PLAN

NOVEMBER 2024

LEGEND

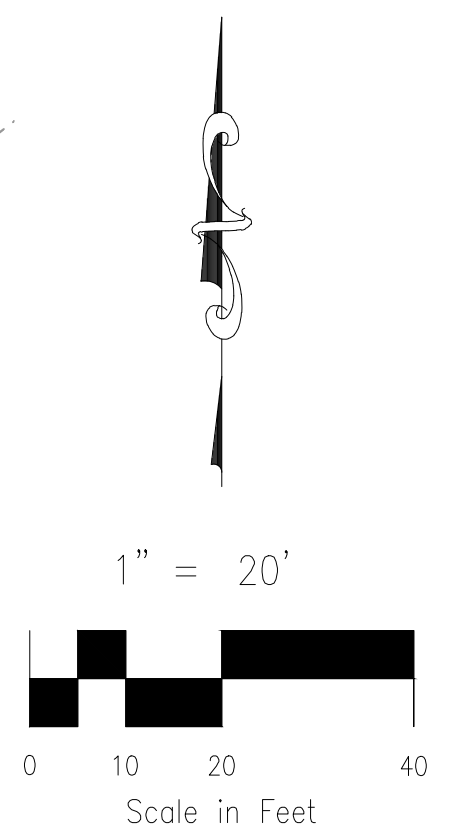
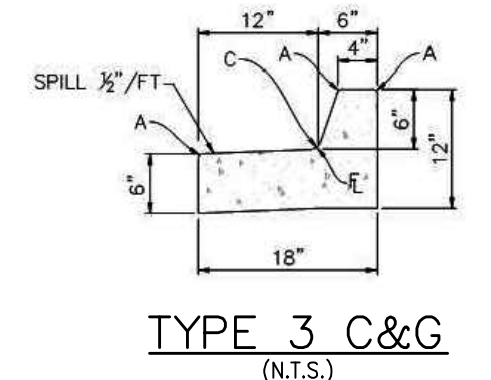
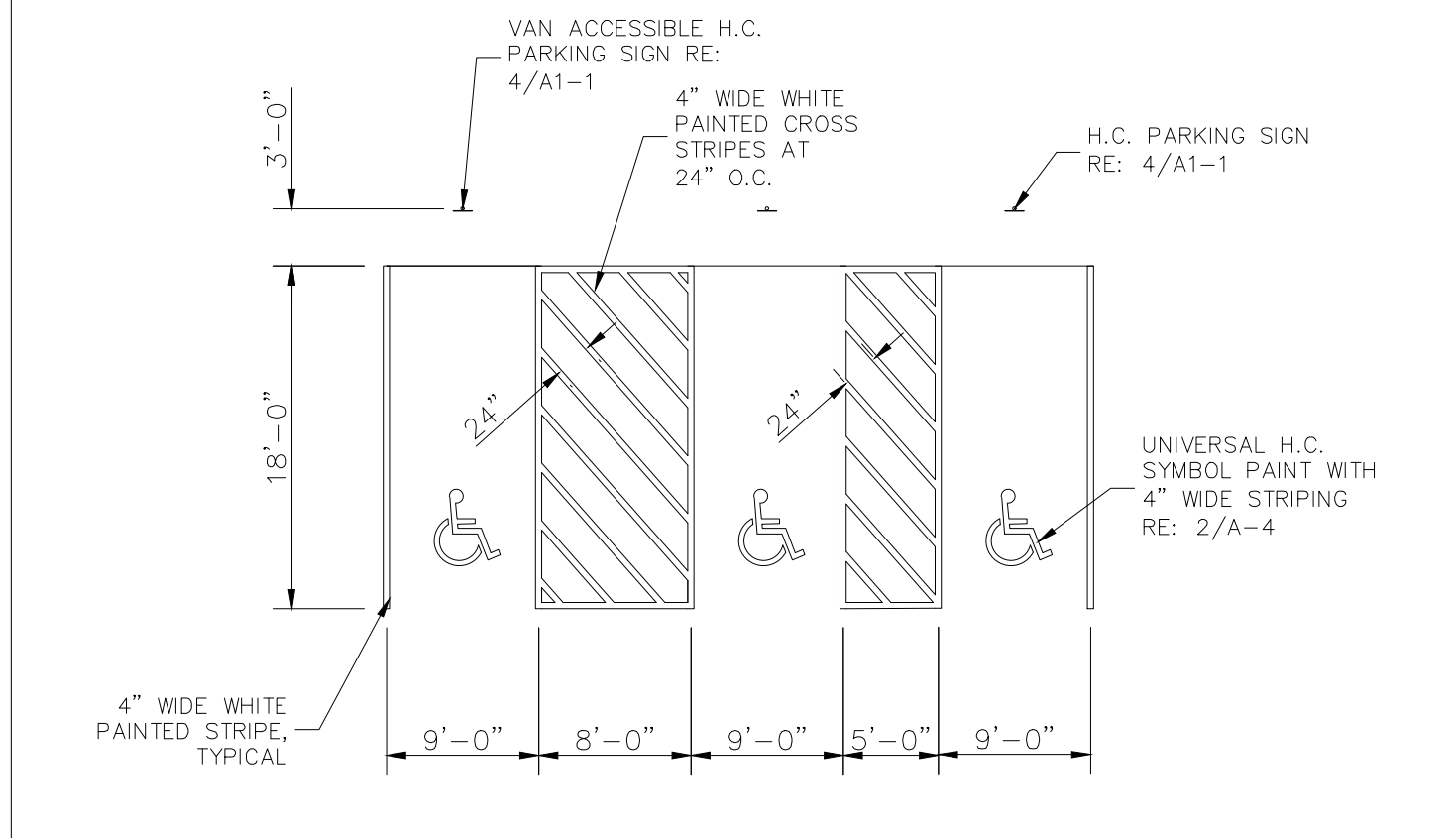
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE (OTHERS)
	FILING BOUNDARY
	PROPOSED UTILITY EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED BUILDING SETBACK
	LOT LINE
	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EX. U/G ELECTRIC LINE
	EX. GAS
	EX. CATV
	EX. TELEPHONE
	EX. FENCE
	EX. STORM LINE
	EX. STORM SEWER INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	EX. FIRE HYDRANT
	PROP. SANITARY SEWER SERVICE
	PROP. WATER SERVICE
	PROP. SANITARY SEWER MAIN
	PROP. WATER MAIN
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	STORM SEWER INLET
	STORM SEWER MANHOLE
	PROPOSED CONCRETE

LEGEND

	EX. SANITARY SEWER LINE
	EX. WATER LINE
	EX. U/G ELECTRIC LINE
	EX. GAS
	EX. CATV
	EX. TELEPHONE
	EX. FENCE
	EX. STORM LINE
	EX. STORM SEWER INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	EX. FIRE HYDRANT
	PROP. SANITARY SEWER SERVICE
	PROP. WATER SERVICE
	PROP. SANITARY SEWER MAIN
	PROP. WATER MAIN
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. SANITARY SEWER MANHOLE
	EX. WATER VALVE
	STORM SEWER INLET
	STORM SEWER MANHOLE
	PROPOSED CONCRETE

HANDICAP PARKING DESIGN CRITERIA:

- RAMP SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
- ACCESS AISLES MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%.
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES.
- THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



SITE PLAN
 LOT 1 - CROSSROADS MIXED USE FIL. NO. 3
 JOB NO. 18-007
 DATE PREPARED: NOVEMBER 2024
 DATE REVISED:

EL PASO COUNTY FILE NO. PPRXXXX

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

SITE PLAN	
DATE:	11/11/24
SCALE:	HORIZONTAL: 1"=20' VERTICAL: N/A
PROJECT NO. 18-007	DIM. BY: VAS
DESIGNED BY: VAS	ATP BY: VAS
DRAWN BY: VAS	CHECKED BY: VAS
SHEET 1 OF 1	
SITE01	

210 N. WABATCH AVE. STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465



FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

File: C:\18007A-CRMUR-Lot 2\The Equity Group\Dev Plan\18007 Site Plan.dwg Plotstamp: 11/11/2024 4:54 PM

Original Traffic Study

Crossroads Mixed Use Filing #2 Traffic Study

El Paso County, Colorado
El Paso County EDARP File Number: SF 2238

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.



Jeffrey R. Planck, P.E., PE #53006

April 6, 2023
Date

Developer's Statement

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

Kelly Nelson

Ms. Kelly Nelson
Pikes Peak Investments LLC
c/o The Equity Group
90 South Cascade Avenue
Suite 1500
Colorado Springs, Colorado 80903

April 7, 2023
Date

Accepted for File

By: Gilbert LaForce, P.E.
Engineering Manager

Date: 11/29/2023 9:55:09 AM

El Paso County Department of Public Works



April 6, 2023

Ms. Kelly Nelson
Pikes Peak Investments LLC
c/o The Equity Group
90 South Cascade Avenue
Suite 1500
Colorado Springs, Colorado 80903

Re: Crossroads Mixed Use Filing #2 Traffic Study Letter
SWC of Meadowbrook Parkway and Newt Drive
El Paso County, Colorado

Dear Ms. Nelson:

This traffic study letter has been prepared for the proposed Crossroads Mixed Use development to be located on the southwest corner of the Meadowbrook Parkway and Newt Drive intersection in El Paso County, Colorado. The *Crossroads Mixed Use Traffic Study Letter* completed in April 2022 included an evaluation for the development areas of both Filing #1 and Filing #2 and was submitted for approval of Filing #1. The traffic study letter completed in April 2022 was an addendum to the *Crossroads-Meadowbrook-Reagan Ranch Master Traffic Impact Study* (MTIS) to provide a site-specific analysis for the Crossroads Mixed Use development. For the purposes of this analysis, this letter is provided for approval of Filing #2 and will identify the appropriate off-site improvements associated separately with Filing #1 and Filing #2. For the purposes of this analysis, full buildout of Crossroads Mixed Use Filing #2 will include 10,000 square feet of retail and a 2,500 square foot coffee shop while Filing #1 and future filings were also included for evaluation. Filing #1 consists of 306 multifamily housing units and the future filings consist of a 14,000 square foot pharmacy, 8,000 square feet of sit down restaurant, and 11,000 square feet of fast food restaurant. The retail Filing #2 and future filings portion of the project are located on the east side of the site while the Filing #1 residential portion is located on the west side of the site. A conceptual site plan of the project is attached. Consistent with the original MTIS, an initial phase of development was evaluated in a 2026 horizon while full buildout was evaluated in the long-term 2040 horizon.

A vicinity map illustrating the location of the property is attached as **Figure 1**. The surrounding area primarily consists of vacant land, industrial uses, and residential use. The existing site is comprised of undeveloped land while residential and industrial uses are located north and northeast of the project site, respectively. The site area is shown in the aerial of attached **Figure 2**.

The purpose of this study is to identify project traffic generation characteristics and potential project traffic related impacts on the local street system, as well as to develop mitigation measures required for identified impacts. The intersection of Meadowbrook Parkway and Newt Drive was incorporated into this traffic study in accordance with El Paso County standards and requirements. In addition, one private driveway access (west access) and two private street accesses (middle and east accesses) located on the south side of the future Meadowbrook Parkway extension were also evaluated.

Existing Roadway Network and Traffic Counts

Regional access to the project is provided by Interstate 25 (I-25) and US-24 while primary access to the project will be provided by Meadowbrook Parkway, State Highway 94 (SH-94), and Newt Drive. Direct access will be provided by three accesses located along the south side of Meadowbrook Parkway. The east private street access along Meadowbrook Parkway will be restricted to right-in/right-out movements while the west and middle accesses will provide full turning movements.

the afternoon peak for areas that apply. Phase 1 development of Crossroads Mixed Use in 2026 is expected to generate approximately 9,756 daily weekday external vehicle trips with 944 of these trips occurring during the morning peak hour and 678 trips occurring during the afternoon peak hour. The Phase 1 retail development area of Filing #2 is expected to generate approximately 3,306 total daily vehicle trips with 379 of these trips occurring during the morning peak hour and 209 trips occurring during the afternoon peak hour. Calculations were based on the procedure and information provided in the ITE Trip Generation Manual, 10th Edition – Volume 1: User’s Guide and Handbook, 2017. **Table 1** provides the estimated trip generation for Phase 1 of the project. The trip generation calculations are attached.

Table 1 – Crossroads Mixed Use Phase 1 Traffic Generation

Filing	Use	Quantity	Daily	Weekday Vehicle Trips					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Crossroads Mix Use									
#1	Mid-Rise Multifamily Housing (ITE 221)	306 Units	1,666	27	75	102	79	51	130
#2	Shopping Center (ITE 820)	10,000 SF	1,256	97	60	157	48	51	99
	Coffee Shop (ITE 937)	2,500 SF	2,050	113	109	222	55	55	110
	Filing #2 Sum		3,306	210	169	379	103	106	209
Future	Sit Down Restaurant (ITE 932)	4,000 SF	450	22	18	40	24	15	39
	Fast Food Restaurant (ITE 934)	11,000 SF	5,182	225	217	442	187	172	359
	Future Filings Sum		5,632	247	235	482	211	187	398
Total Crossroads Mix Use Trips			10,604	484	479	963	393	344	737
Crossroads Mix Use Trips after Internal Capture			9,756	475	469	944	361	316	678

With full project buildout of Crossroads Mixed Use, the project is expected to generate approximately 11,574 daily weekday external vehicle trips with 1,036 of these trips occurring during the morning peak hour and 846 trips occurring during the afternoon peak hour. The retail development area of Filing #2 is expected to generate approximately 3,306 total daily vehicle trips with 379 of these trips occurring during the morning peak hour and 209 trips occurring during the afternoon peak hour. **Table 2** provides the estimated trip generation for full buildout of the project.

Table 2 – Crossroads Mixed Use Buildout Traffic Generation

Filing	Use	Quantity	Daily	Weekday Vehicle Trips					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Crossroads Mix Use									
#1	Mid-Rise Multifamily Housing (ITE 221)	306 Units	1,666	27	75	102	79	51	130
#2	Shopping Center (ITE 820)	10,000 SF	1,256	97	60	157	48	51	99
	Coffee Shop (ITE 937)	2,500 SF	2,050	113	109	222	55	55	110
	Filing #2 Sum		3,306	210	169	379	103	106	209
Future	Pharmacy (ITE 881)	14,000 SF	1,528	29	25	54	72	72	144
	Sit Down Restaurant (ITE 932)	8,000 SF	898	44	36	80	48	30	78
	Fast Food Restaurant (ITE 934)	11,000 SF	5,182	225	217	442	187	172	359
	Future Filings Sum		7,608	298	278	576	307	274	581
Total Crossroads Mix Use Trips			12,580	535	522	1,057	489	431	920
Crossroads Mix Use Trips after Internal Capture			11,574	524	512	1,036	450	397	846

El Paso County has requested a trip generation comparison for the Crossroads Mixed Use project to identify traffic compliance with the original *Crossroads-Meadowbrook-Reagan Ranch MTIS* completed by Kimley-Horn in February 2022. The original traffic study included the same land uses and sizes for both phase 1 and buildout except the Mid-Rise Multifamily Housing use was evaluated with 300 dwelling units in the original traffic study and is now being evaluated with 306 dwelling units in the current proposal. This increase of six (6) additional dwelling units in anticipated to generate 30 more daily trips,

Project	Crossroads-Meadowbrook-Raegan Ranch (Original User)		
Subject	Trip Generation for Fast-Food Restaurant with Drive-Through Window		
Designed by	MAG	Date	November 19, 2024
Checked by		Date	
		Job No.	296049000
		Sheet No.	1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Fast Food Restaurant With Drive-Through Window (934)

Independant Variable - 1000 Square Feet Gross Floor Area (X)

Gross Floor Area = 3,000 Square Feet
 X = 3.000
 T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (900 Series page 158)

Average Weekday	Directional Distribution: 51% ent. 49% exit.
T = 40.19 (X)	T = 121 Average Vehicle Trip Ends
T = 40.19 * 3.000	62 entering 59 exiting
	62 + 59 (*) = 121

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (900 Series page 159)

Average Weekday	Directional Distribution: 52% ent. 48% exit.
T = 32.67 (X)	T = 98 Average Vehicle Trip Ends
T = 32.67 * 3.000	51 entering 47 exiting
	51 + 47 = 98

Weekday (900 Series page 157)

Average Weekday	Directional Distribution: 50% entering, 50% exiting
T = 470.95 (X)	T = 1414 Average Vehicle Trip Ends
T = 470.95 * 3.000	707 entering 707 exiting
	707 + 707 = 1414

Proposed Trip Generation Worksheets

Project Crossroads MU Chipotle
 Subject Trip Generation for Fast Casual Restaurant
 Designed by MAG Date November 19, 2024 Job No. 296049000
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Average Rates

Land Use Code - Fast Casual Restaurant (930)

Independent Variable - 1000 Square Feet (X)

SF = 2,300

X = 2.300

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (900 Series Page 640)

(Note: Small Sample Size < 5)

(T) = 1.43 (X)		Directional Distribution:	50% ent.	50% exit.
(T) = 1.43 *	(2.3)	T = 3	Average Vehicle Trip Ends	
		2 entering	2	exiting
		2 + 1	=	3

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (900 Series Page 641)

(T) = 12.55 (X)		Directional Distribution:	55% ent.	45% exit.
(T) = 12.55 *	(2.3)	T = 29	Average Vehicle Trip Ends	
		16 entering	13	exiting
		16 + 13	=	29

Weekday (900 Series Page 639)

(Note: Small Sample Size < 5)

(T) = 97.14 (X)		Directional Distribution:	50% ent.	50% exit.
(T) = 97.14 *	(2.3)	T = 224	Average Vehicle Trip Ends	
		112 entering	112	exiting
		112 + 112	=	224