

Date :

Subject : Wat Buddhanimit / LOI

Revise to match value in site development plan.

This letter is to state the intentions of the new structure at 7525 Falcon Meadow Blvd. The use of this building is for mediation practice. It will provide the members with dedication to mediation. Wat Buddhanimit of Colorado Springs plans to erect 36' x 72' temple located at 7525 Falcon Meadow Blvd. Peyton, CO, 80831, Parcel No. 5302001017

1/ New building, mediation hall to be used for walking and sitting on the floor for mediation, floor plan is open, concrete for sitting on floor only

2/ New building, no bathrooms to be installed. We use the restroom inside the existing building. Non heated, no water, open floor plan.

3/ Temple support community it's the same number of families, we have no new changes, we are having around 28 families supported, they come to the temple, around 6-10 people attend during the weekend for Buddhist activities day, we have special events 2-3 times a year with 30-50 people in attendance at peak time but never more than 70 people

4/ There will be no seating being offered. There will be approximately 20 people maximum sitting on the floor at one time.

5/ Soil disturbance will total under one acre at a total of 43,556 sf. Including proposed parking and building area. There will not be a stormwater permit required.

6/ Minimal required electrical will be used to light the interior of the building. This will be ran by using a 100 amp sub panel from the existing building that is provided by Mountain View Electric Association.

Per the ECM, a Traffic Impact Study (TIS) is not required if the following criteria are satisfied.

- Vehicular Traffic : (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e. the addition of truck traffic) does not adversely affect the traffic currently planned for and accompanied within, and adjacent to , the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to state a State Highway.

- Pedestrian Traffic : Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic : Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

EXISTING CONDITIONS

The existing site is located at 7525 Falcon Meadow Blvd., is approximately 4.32 acres in size, and is zoned RR-5. The existing site has one drive ways off Falcon Meadow Blvd. The one driveway serves the existing single-family/Monk residence and temple. The existing site generates three trips in the A.M. peak hour, three trips in the P.M. peak hour, and 9 daily trips. There is no pedestrian or bicycle traffic generated by the existing site, nor any of these facilities existing.

PROPOSED CONDITIONS

The proposed new Temple will be served by the existing drive way. The proposed site will generate five trips in the A.M. peak hour, six trips in the P.M. peak hour, and 35 daily trips. There are no proposed minor or major roadway connections; the acceptable LOS on adjacent public roadways, accesses, and intersections will be maintained; there are no roadways or intersections in the immediate vicinity with a history of safety or accident problems; and there is no change of land use with access to a State Highway. The proposed site will not generate any new pedestrians and bicycle traffic.

SUMMARY & RECOMMENDATION

In summary, it can be seen that the proposed Wat Buddhanimitt/ Temple Project meets all criteria for not requiring a TIS to be submitted.

From a traffic perspective, the proposed development is an acceptable use of the property identified. The proposed development will have minimal impact on the adjacent road network.

Sincerely,



Wat Buddhanimitt