



March 18, 2019

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

ATTN: Ms. Kari Parsons, Planner II

RE: Midtown Collection at Hannah Ridge Filing No's 1 & 2
Traffic Letter

PUDSP-19-004
SF-19-006
SF-19-007

Dear Kari:

CCES has prepared this traffic summary letter for Filings 1 & 2 of the Midtown Collection at Hannah Ridge development. The site is located north of Constitution Avenue and west of Hannah Ridge Drive in El Paso County, Colorado. Filing 1 is planned to contain 61 lots for a unique new community single-family homes. Filing 2 contains 28 single-family lots. LSC completed a traffic impact study dated November 27, 2007 for the overall Hannah Ridge at Feathergrass Preliminary Plan.

The conceptual street layout for these filings matches the Preliminary Plan Amendment with one additional public road access east of Horsemanship Court.

TRIP GENERATION

Estimates of the vehicle-trips expected to be generated by Filing No's. 1 & 2 have been made using the nationally published trip generation rates found in *Trip Generation, 9th Edition, 2012* by the Institute of Transportation Engineers (ITE) as reflected in prior LSC documents and is reflected below:

Filing Number	Lots	Average Weekday new vehicle trips (9.52 trips per lot)
1	61	581
2	28	267

As the 2007 LSC report identified these proposed Filing 1 and 2 Development areas as containing 205 multi-family sites, and only 89 are proposed, there will be a reduction in anticipated traffic from 1201 ADT to 848 ADT (See attached).

At this time, Filing No. 1 will be the first plat to record in this series.

ESCROW FOR FUTURE TRAFFIC SIGNAL

Prior to the recent adoption of the amended El Paso County Impact Fee Program, an escrow had been established to support the installation of the signal at Constitution Avenue and Hannah Ridge Drive. The approved fee amendment now captures signalized intersection costs, so no formal escrow contributions will be required.