

Page 1
Intentionally
Blank

Dear Nina Ruiz, Jeff Rice and Craig Dossey,

The Western Museum of Mining & Industry (WMMI) would like to provide an update on our work toward a Variance of Use for our campus and operations. Thank you for your assistance on the various components so far. For example, we appreciate your help with the driveway registration and permit. Also, thanks for accepting our drawings and plans regarding the floodplain which the Army Corp of Engineers approved and waived as “no impact” for our activities. We have contacted and provided information to the Fish & Wildlife Service (FWS) which they acknowledged, however we have no timeline or cost estimate from them at this point. We have contacted a few of the recommended contractors to request a proposal for a traffic impact study (TIS) and have received two “bids” which start at \$6800 and go up quickly with no guaranteed cap.

Since the first TIS bid was \$10,000, we continued to wonder what the total or final costs of the County’s requirement for a Variance will be to reach final approval. A concerned former WMMI trustee offered to research our situation in regard to the need for a TIS. After reviewing his findings, we are requesting that El Paso County consider waiving the requirement for a Transportation Impact Study (TIS) for the WMMI campus Variance of Use for the following reasons.

1. For decades the museum’s land use has been the same list of activities; school field trips, visitors from near & far, evening & weekend events and public & private gatherings. Other than the Tiny Home Jamboree, our traffic volume has not changed much during our 40 years at this location.
2. Numerous other Master TIS has been reviewed or approved by El Paso County that cover North Gate Blvd where the museum’s driveway is located and they apparently found no issue with the museum’s traffic volume on North Gate Blvd. Some of those Master TISs were:
 - a. Copper Ridge (aka Polaris Point) Development
 - b. Flying Horse Development
 - c. Struthers Road Traffic light at North Gate Blvd
 - d. CDOT I-25 three lane widening project with the two-lane traffic circles for North Gate Blvd
 - e. CDOT I-25 and Powers Blvd Interchange, with changes to the North Gate Blvd ramps and traffic circles.
 - f. Air Force Academy Visitor Center and business complex
3. In accordance with El Paso County Engineering Criteria Manual, revised 12/13/2016, APPENDIX B TRANSPORTATION IMPACT STUDY GUIDELINES, the type of study this Variance of Use request could call for is an Individual Site TIS and the Level of Analysis required should be “No TIS Required”. We estimate the average daily vehicle trip-end generation is far less than 100 vehicles per day, which justifies a “No TIS Required” decision. Please see the attached estimate of vehicle visits per day below.
4. We believe the other requirements for the Vehicular, Pedestrian, and Bicycle Traffic are all satisfied given the mining museum situation of no significant change in the land use and the approved Master TISs listed above that changed

North Gate Blvd from two lane rural road to a four lane urban arterial roadway.
 We think this justifies a “No TIS Required” determination by El Paso County.

Please accept WMMI’s request for a “No TIS Required” determination for this Variance of Use. Thanks for your continued support of our 50-year-old nonprofit, a valuable community attraction and educational campus.

Warm regards,

Grant Dewey

CC: Amy Folsom and Holly Williams

Estimate of Mining Museum Vehicle Visits Per Day

Year	Museum Building Visitors	Museum Visitor Vehicle Visits	Staff and Volunteer Vehicle Visits	Other Vehicle Visits	Total Vehicle Visits	Days Opened	Average Vehicle Visits Per Day
2019	19,925	4,981	1860	4,200	11,041	310	35.6
2018	20,638	5,160	1860	4,200	11,220	310	36.2
2017	21,870	5,468	1860	4,200	11,528	310	37.2
2016	21,348	5,337	1860	4,200	11,397	310	36.8
2015	22,178*	5,545	1860	4,200	11,605	310	37.4
2014	19,794	4,949	1860	4,200	11,009	310	35.5
2013	19,040	4,760	1860	4,200	10,820	310	34.9

Assumptions:

1. Museum Building Visitors number is a daily measured and recorded number which includes WMMI event visitors as well as traditional museum visitors.
2. One Museum Visitor’s car or bus on average holds 4 people. Nearly all cars, as a minimum, has two or more passengers, Museum Building Visitors. The large school busses can hold 72 Museum Visitors. Tourist Buses will hold 20 or more visitors. Event visitors have approx. 3 passengers per car.
3. Staff and Volunteers normally have one passenger in their vehicle. On average, the same number of Staff and Volunteers are at the museum each day/month/year. 3 Staff and 3 Volunteers per day times 310 days = 1,860 vehicle visits per year.
4. Other vehicle visits include utility worker visits, community service volunteers, service clubs, rental visitors*, and produce stand visitors. Primarily, one person per vehicle except rentals. Estimated at 4,200 vehicle visits per year.
5. Museum is not opened on Sundays, closed on school snow days, and closed on a few national holidays. The museum is opened for about 310 days a year.