

To: El Paso County
Planning Division
Falcon, CO

From: Chris Kabatt, PE,
Kathryn Morrissey, E.I.T.

Date: July 24, 2026

Re: **11550 Meridian Market View – Walmart Modification
Falcon, CO**

The purpose of this memorandum is to request a Traffic Impact Study (TIS) exception related to the proposed Walmart modification project in Falcon, Colorado. The modification includes a building expansion and reconfiguration of parking spaces to support the online order pickup service provided at this location. This memorandum provides a description of the proposed project, results of a traffic evaluation, and conclusions based on information available and the proposed change.

BACKGROUND

The subject Walmart is located at 11550 Meridian Market View in Falcon, Colorado as shown in Figure 1. The Walmart parcel, and adjacent pad sites, are served by two driveways on Meridian Road and two driveways on Foxtrail Meadow Lane. A third driveway on Meridian Road directly serves a restaurant pad site.

The northern driveway on Meridian Road is limited to right-in and right-out movements, while the main driveway, operating under side street stop sign control, is a $\frac{3}{4}$ intersection with lefts out restricted. Both driveways on Foxtrail Meadow Lane are full-movement, with the southern driveway (Meridian Market View) providing access to the Walmart and surrounding commercial uses and northern driveway providing access to the Walmart loading area.

The existing Walmart is 185,830 square feet (SF) and operates its online order pickup operations with 13 stalls at the north side of the building. 885 parking stalls are provided on site, resulting in a parking ratio of 4.8 spaces per 1,000 SF. A ratio of 4.0 spaces per 1,000 SF is required per the City of Falcon.

PROPOSED PROJECT

Walmart is proposing an expansion of 2,483 SF for warehousing space, expanding the building area from 185,830 SF to 188,313 SF, to service the existing online order pickup service. The proposed expansion will not increase the retail sales space at the store. The expansion will serve as a quality-of-life improvement for store associates and customers and is expected to serve the store's existing customer base. A site plan is provided as Attachment I.

As shown on the site plan, the expansion is proposed on the south side of the building. With the redevelopment and restriping of parking spaces, the number of online order pickup stalls will increase from 13 spaces to 40. The number of accessible parking spaces will remain at 20. Eight EV parking stalls will also be added. The charging stations are expected to be available to the public 24 hours a day and are not anticipated to attract additional site trips. The project will result in an overall reduction of 3 parking stalls. A total of 882 parking spaces will be provided, resulting in a ratio of 4.6 spaces per



1,000 SF. The number of parking spaces will remain well above the number of required parking spaces, 4.0 stalls / 1,000 SF.

The building expansion and change in the number of parking stalls will not change the overall flow of traffic to and from the site. The lane use and control of all the driveways will not change with this project, and the overall vehicle circulation paths within the parking lots are not anticipated to change. The redesigned parking spaces and additional warehouse space for online order pickup service are expected to improve efficiency within the parking lot.

TRAFFIC ANALYSIS

Per the El Paso County Engineering Criteria Manual, a transportation impact study is not required for any new development that generates fewer than 100 daily vehicle trips or 10 peak-hour trips. A theoretical number of peak hour vehicle trips was generated to understand if the threshold is met.

The trip generation analysis was evaluated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th edition. The comparison of the proposed versus existing building size is shown in Table 1, for the AM and PM peak hours as well as the Average Daily Trips (ADT) using ITE Land Use Code (LUC) 813 "Free-Standing Discount Superstore". Pass-by trips were assumed for the AM and PM peak hours, and ADT. The results are shown in Table 1.

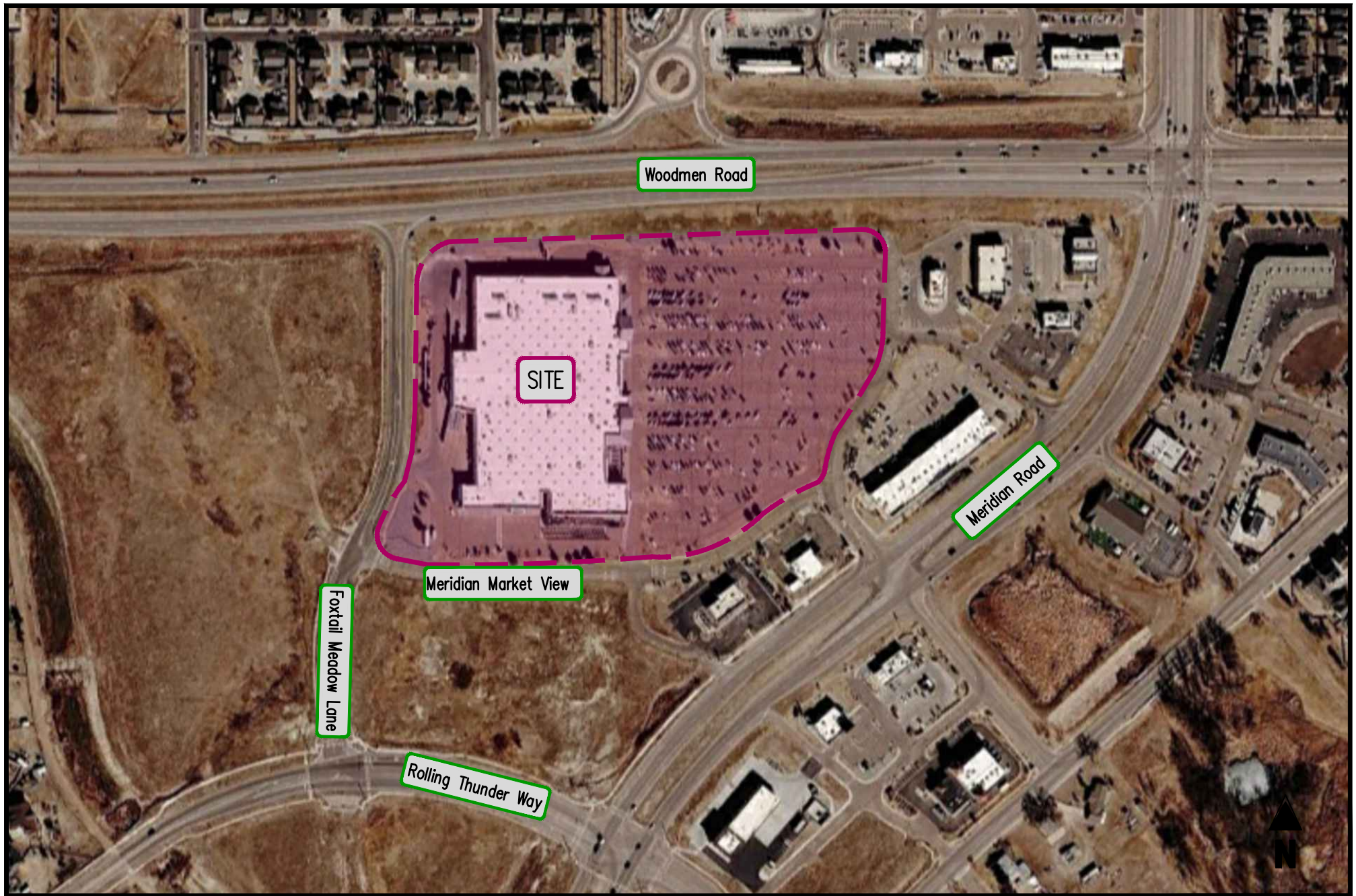
The increase in square footage would result in 4 new AM, 8 new PM, and 90 new daily trips. Thus, since the number of new trips generated during a peak hour does not exceed 10 or 100 daily trips, a transportation impact study is not required for the proposed expansion of warehousing space. Further, the number of new trips is overestimated as the building expansion will only be used for warehousing and staging and will not have a direct impact on retail sales volume compared to the existing.

CONCLUSIONS

The following was concluded from the efforts detailed above:

- The proposed online order pickup service expansion will provide 2,483 SF of staging and warehousing space for Walmart staff and redesign of pickup locations for customers' convenience.
- The building expansion would theoretically generate fewer than 10 peak hour trips and 100 daily trips based on ITE trip generation calculations. Therefore, a transportation impact study is not required.
- In practice, no increase in traffic is anticipated at the site as customers are choosing to place mobile pickup orders rather than shopping in the store, which both require the same vehicle trip to the store. No increase in retail space is proposed.
- The EV chargers will operate 24/7 and are not anticipated to attract additional site trips.
- No adverse impact on the surrounding network is anticipated with the proposed project as access and overall circulation does not change.
- The additional warehouse space and redesigned parking for online order pickup is anticipated to improve efficiency and safety within the parking lot.

We trust that this information satisfies the request of the City of Falcon. If there are additional questions, please contact me at chriskabatt@gallowayus.com.



Site Location

Figure 1
Site Location

11550 Meridian Market View - Walmart Modification
Falcon (Peyton), Colorado



Table 1

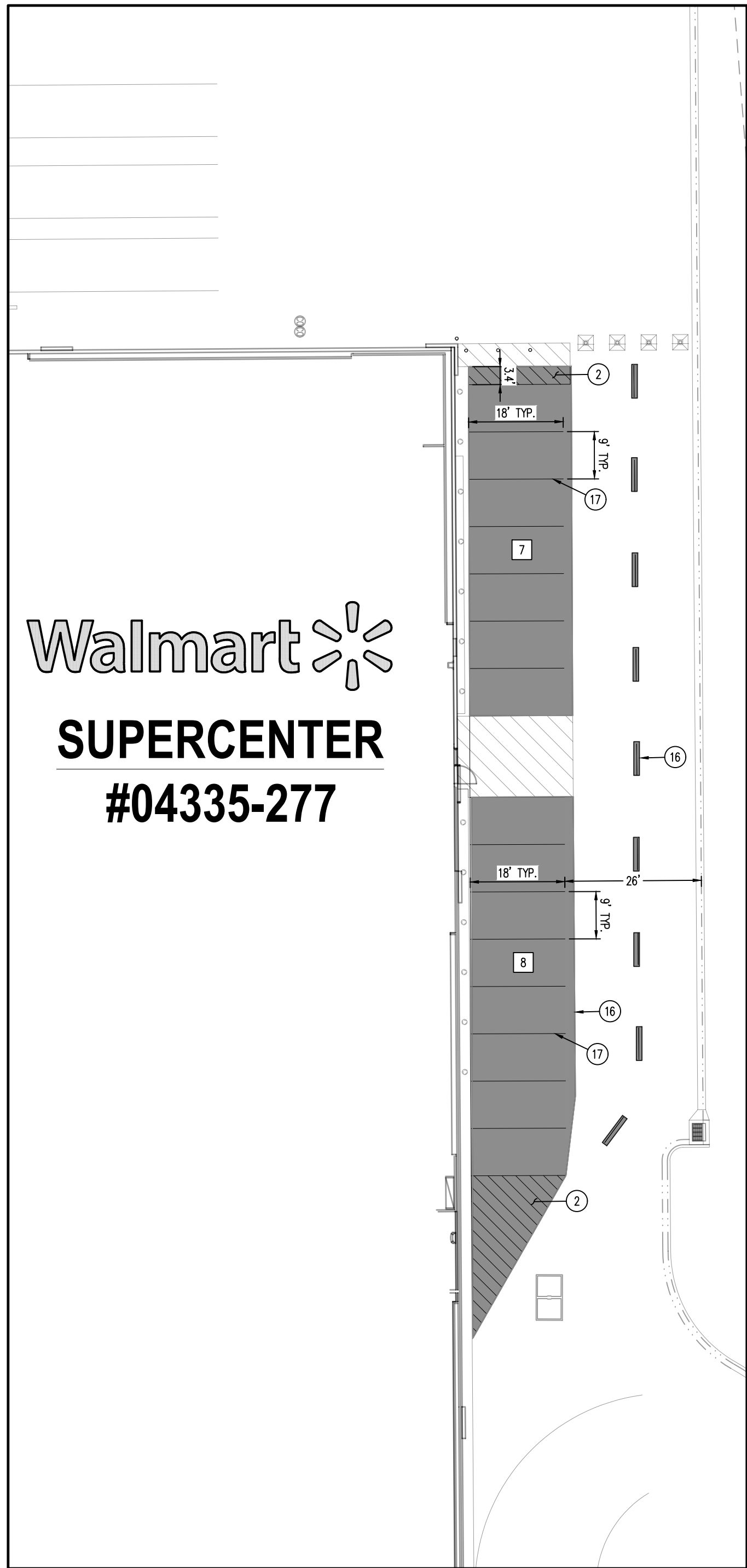
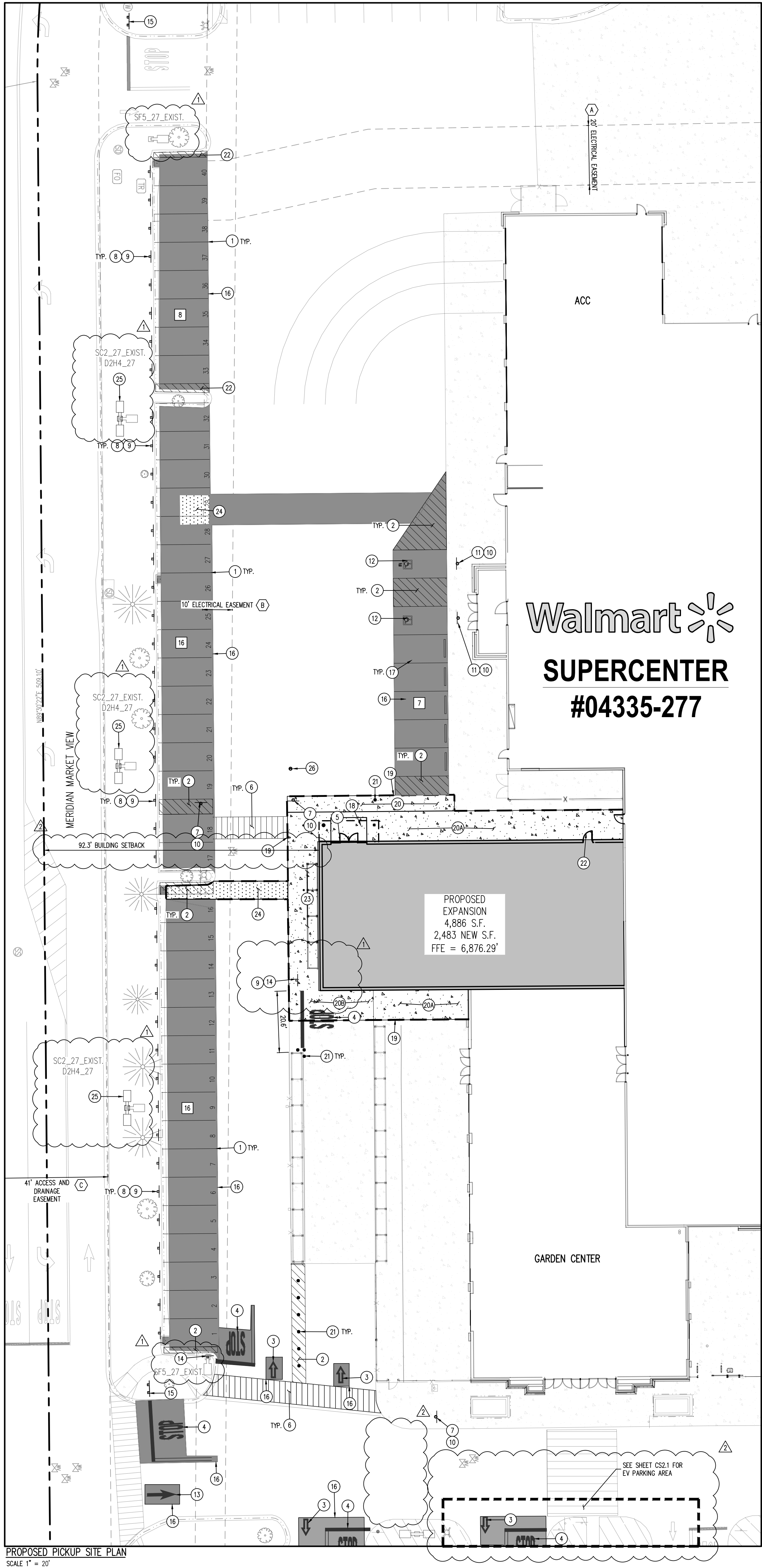
11550 Meridian Market View - Walmart Modification

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
<u>Existing</u>										
Free-Stand Discount Superstore	813	185,830	SF	195	154	349	393	410	803	9,388
Pass-by Trips (15% AM, 29% PM and ADT)				(29)	(23)	(52)	(114)	(119)	(233)	(2,723)
Primary Trips				166	131	297	279	291	570	6,665
<u>Proposed</u>										
Free-Stand Discount Superstore	813	188,313	SF	198	156	354	399	415	814	9,514
Pass-by Trips (15% AM, 29% PM and ADT)				(30)	(23)	(53)	(116)	(120)	(236)	(2,759)
Primary Trips				168	133	301	283	295	578	6,755
Total Trips (Proposed minus Existing)		2,483		3	2	5	6	5	11	126
Pass-by Trips				(1)	0	(1)	(2)	(1)	(3)	(36)
New Trips				2	2	4	4	4	8	90

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 12th Edition. For pass-by trips, the AM peak hour assumes 1/2 of the PM peak hour percentage, and the ADT assumes the same percentage as the PM peak hour.



LUMINAIRE SCHEDULE							
PROJECT: EXISTING MATERIAL							
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS
	2	SF5_27_EXIST	SINGLE	0.855	1-EALP015FS5M750ND01BLCKF 24FT POLE ON 3FT BASE	140	15000
	5	SC2_27_EXIST	SINGLE	0.855	1-EALP015SC2A750ND01BLCKF 24FT POLE ON 3FT BASE	73	7800
PROJECT: NEW MATERIAL							
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS
	3	D2H4_27	ROTATED OPTICS	0.864	1-EAL04SH4AF750ND01BLKFS1 & 1-EAL04SH4AF750ND01BLKFS2 24FT POLE ON 3FT BASE	246	41202

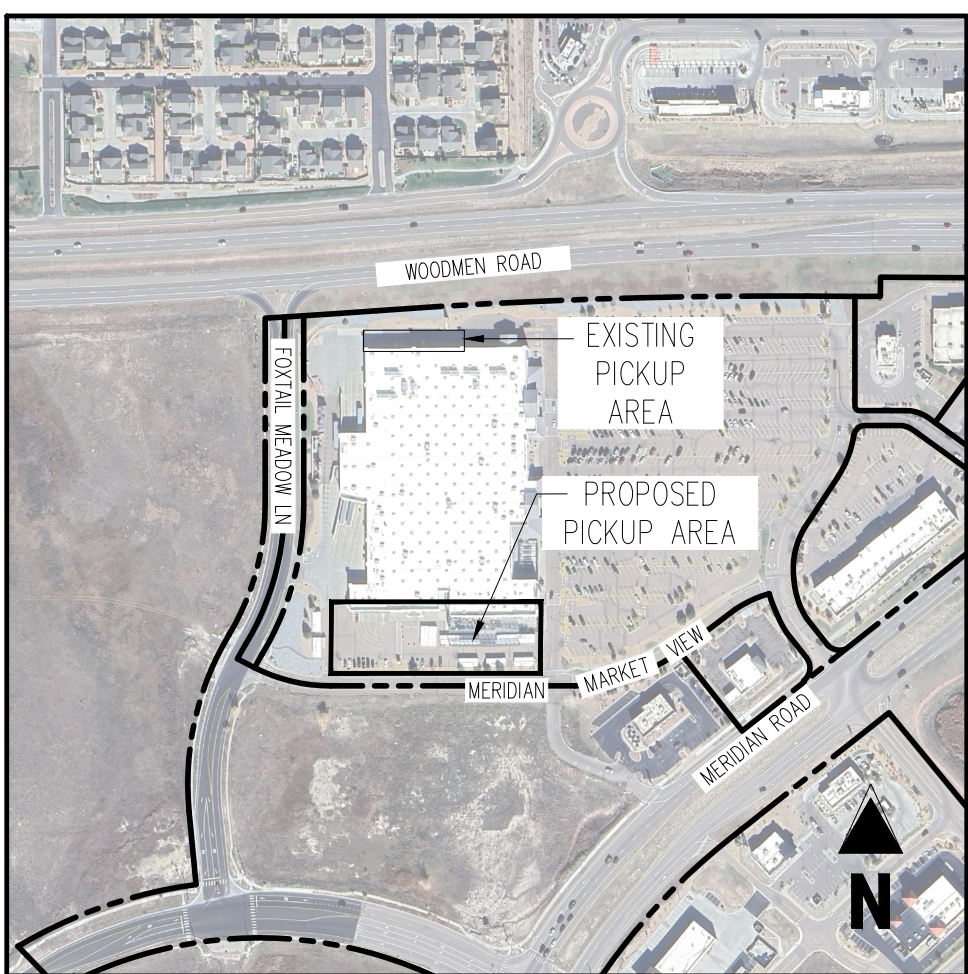
SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	185,830 S.F.	188,313 S.F.
REQUIRED PARKING (PER CITY OF FALCON)	744 SPACES	753 SPACES
REQUIRED PARKING RATIO (PER CITY OF FALCON)	4.0/1,000 S.F.	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	850 SPACES	847 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
EV PARKING	0 SPACES	8 SPACES
PICKUP PARKING	13 SPACES	40 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	20 SPACES	20 SPACES
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	885 SPACES	882 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.8/1,000 S.F.	4.6/1,000 S.F.

EASEMENT SCHEDULE

- (A) 20' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
- (B) 10' MOUNTAIN VIEW ELECTRICAL EASEMENT REC. NO. 206140477
- (C) 4' INGRESS/EGRESS UTILITY AND DRAINAGE EASEMENT REC. NO. 205204360

SITE SCHEDULE

- (1) PROPOSED PICKUP STALL PAVEMENT STRIPING. STALL NUMBERING FOR REFERENCE ONLY (REF. SITE DETAILS).
- (2) PROPOSED 4" SOLID YELLOW PAINTED STRIPING AT 45° @ 2'-0" O.C.
- (3) PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).
- (4) PROPOSED STOP BAR AND "STOP" TEXT PAVEMENT MARKING (REF. SITE DETAILS).
- (5) PROPOSED PICKUP DOOR (REF. ARCH. PLANS).
- (6) PROPOSED CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-4" WHITE STROPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE (REF. SITE DETAILS).
- (7) PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
- (8) PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- (9) PROPOSED SIGN MOUNTING AND BASE WITH BREAKAWAY POST.
- (10) PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD.
- (11) PROPOSED ADA PARKING SIGNAGE (REF. SITE DETAILS).
- (12) PROPOSED ADA STRIPING AND PAVEMENT MARKINGS (REF. SITE DETAILS).
- (13) PROPOSED CLOSED ARROW PAVEMENT MARKINGS (REF. SITE DETAILS).
- (14) PROPOSED 30"x30" STOP SIGN (REF. SITE DETAILS).
- (15) PROPOSED 36"x36" STOP SIGN WITH DOUBLE BREAKAWAY POSTS (REF. SITE DETAILS).
- (16) PROPOSED LIMITS OF SEAL COAT. CONTRACTOR SHALL APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (17) PROPOSED 4" STALL STRIPING (REF. SITE DETAILS).
- (18) PROPOSED ASSOCIATE CANOPY AND COLLUMS (REF. ARCH. PLANS).
- (19) PROPOSED SAWCUT.
- (20) PROPOSED 4" STANDARD-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (20A) PROPOSED ARCHITECTURAL CONCRETE SIDEWALK (REF. ARCH. PLANS).
- (20B) PROPOSED 6" HEAVY-DUTY PORTLAND CEMENT CONCRETE (PCC) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION, BASE MATERIAL, AND COMPACTION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (21) PROPOSED SITE BOLLARD (REF. SITE DETAILS).
- (22) PROPOSED EGRESS DOOR. (REFERENCE ARCHITECTURAL PLANS)
- (23) PROPOSED LANDSCAPING (REF. L1.0 FOR DETAILS)
- (24) PROPOSED 5.5" STANDARD-DUTY HOT ASPHALT MIX (HAM) PAVEMENT OVER 4" OF AGGREGATE BASE COURSE (ABC). SUBGRADE PREPARATION SHALL CONFORM TO SITE DETAILS AND THE PROJECT GEOTECHNICAL REPORT.
- (25) NEW HEADS ON EXISTING LIGHT POLE (REF. ELECTRICAL SITE PLAN AND SITE DETAILS ON SHEET CS2.4).
- (26) PROPOSED ELECTRICAL PULL BOX (REFERENCE ELECTRICAL PLANS)



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING FENCE
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED SEAL COAT
- PROPOSED LANDSCAPING
- PROPOSED BUILDING
- LIMITS OF SAWCUT
- EXISTING SITE LIGHT
- PROPOSED SITE LIGHT
- EXISTING SITE SIGN
- PROPOSED SITE SIGN
- EXISTING ADA PAVEMENT MARKING
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- STALL COUNT

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBLES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNALS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- ALL LIGHT POLE BASES SHALL BE REPAINTED AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVEMENT SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09000 FOR ADDITIONAL INFORMATION.
- REFRESH ENTIRE PARKING LOT STRIPING AND MARKINGS. MATCH EXISTING EXCEPT WHERE MODIFIED IN THESE DRAWINGS OR SSM/SECP PLAN SET. SEE PAVEMENT MARKING SPECIFICATIONS PROVIDED WITH THIS PLAN SET.
- STORM SEWER LOCATED WITHIN 475 FEET OF PROPOSED CANOPY. CANOPY ROOF DRAINS TO BE TIED INTO EXISTING UNDERGROUND STORM INFRASTRUCTURE.
- PER GEOTECHNICAL REPORT, CONTRACTOR TO VERIFY GROUNDWATER DEPTH BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.
- SHOULD ANY ARCHAEOLOGICAL OR CULTURALLY SENSITIVE MATERIALS BE ENCOUNTERED DURING EXCAVATION OPERATIONS, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY WALMART CM AND CCC.
- SITE STALL NUMBERING AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. STALL NUMBERING SHALL NOT BE STRIPED ON PAVEMENT AND IS TO REFERENCE THE APPROPRIATE NUMBERING OF STALLS FOR THE PURPOSE OF SIGNAGE INSTALLATION.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS WITHIN THE PICKUP AREA SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING. DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETES. INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP PLANS IF APPLICABLE.
- GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
- GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPTING. STRIPING/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDE, OR REAR OF STORE, AND FUEL STATION). BASED ON SITE VISIT CCC SHALL COORDINATE WITH WALMART DESIGN MANAGER AND IT IS TO THE DISCRETION OF WALMART DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CCC TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.

NOTE TO GC

- CROSSWALK TO BE CENTERED ON RAMP. IF RAMP DROPPED CURB WIDTH IS LESS THAN 7'-4", THEN THE RAMP SHOULD BE REPLACED. IF A "STOP FOR PEDESTRIANS" SIGN IS NOT PRESENT, G.C. SHALL PROVIDE AND INSTALL A MUTCD SIGN R1-5b.

