

Traffic Impact Study

The project involves a 1.008 acre lot located near the intersection of Terminal Avenue and Amelia Street. The project area is zoned for Light Industrial and General Office usage which will have minimal traffic trips generated. The estimated trips per day for each lot will be under 100. Per Section B.1.2.B.1.2 of the ECM, a traffic impact study is not required based on the following criteria:

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 accommodated 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.
- (7) There is no change of land use with access to a State Highway.

A Traffic Memorandum was prepared for the overall three (3) lot subdivision by LSC Transportation Consultants, Inc. dated February 21, 2019. The memorandum analysis included the Lot 2 area but assumed full build out per the El Paso County Zoning Code. The finding were as follows:

Lot #	ITE Land Use		Trip Generation Units	KSF (2)	Weekday In + Out	Trip Generation Rates (1)				Weekday In + Out	Trips Generated			
	Code	Description				A.M. In	Peak Out	P.M. In	Peak Out		A.M. In	Peak Out	P.M. In	Peak Out
Lot 2	110	General Light Industrial	15.37	KSF (2)	4.96	.62	0.08	0.08	0.55	76	9	1	1	8

Notes: (1) Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE)
 (2) KSF = Thousand square feet of floor area

Based on the proposed building size, the revised trips generated are as follows:

Lot #	ITE Land Use		Trip Generation Units	KSF (2)	Weekday In + Out	Trip Generation Rates (1)				Weekday In + Out	Trips Generated			
	Code	Description				A.M. In	Peak Out	P.M. In	Peak Out		A.M. In	Peak Out	P.M. In	Peak Out
Lot 2	110	General Light Industrial	10.8	KSF (2)	4.96	.62	0.08	0.08	0.55	54	7	1	1	6

Notes: (1) Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE)

Projected Trip Generation: The proposed non-residential subdivision is projected to generate about 54 total vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 7 vehicles would enter and 1 vehicle would exit the site. During the evening peak hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 1 vehicle would enter and 6 vehicles would exit the site.

Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Engineer's Statement

This traffic study 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 study was prepared in general conformance with the criteria established by the County for traffic studies.



7/1/19

Date

Developer's Statement

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

NCS Dev

8/8/19

Date