

To: Elizabeth Nijkamp
Engineer Manager, El Paso County

From: Austin Rose, PE

Date: 21 July 2020

Re: **Northcrest Business Center: Traffic Memorandum
El Paso County, CO**



INTRODUCTION

This memorandum provides the results of a traffic analysis performed in support of an approximately 3.32-acre lot in the County of El Paso, Colorado. Generally, the site is located north of Constitution Avenue, west of Canada Drive, south of Bismark Road and east of Peterson Road. Specifically, the site is located on Parcels 53323-09-004, 53323-09-005, and 53323-09-006 and is currently vacant. The site location is shown on Figure 1.



Figure 1 – Site Location

The Applicant, Leisure Construction, proposes to develop the site with a 31,215 square feet (SF) business center (light industrial). A full-sized copy of the site plan is provided as Attachment I. The following memorandum has been prepared for the County of El Paso as requested. The purpose is to determine the traffic forecasted by the proposed project and potential impacts to the surrounding roadways.



EXISTING CONDITIONS

As shown on the site plan provided as Attachment 1, the site is proposed to be accessed via two access locations along Canada Drive as well as shared access to the property to the west. The property to the west has established access to Bismark Road to the north. Peterson Road and Constitution Avenue provide regional access to the property.

Constitution Avenue is classified as a minor arterial by the County of El Paso and runs east-west. In the vicinity of the site, Constitution Avenue is a divided four-lane roadway with a raised median, auxiliary turn lanes, and has a posted speed limit of 45. The intersection of Constitution Avenue and Peterson Road operate under signalized control and the intersection of Constitution Avenue and Canada Drive operate under unsignalized control.

Peterson Road is classified as a minor arterial by the County of El Paso and runs north-south. In the vicinity of the site, Peterson Road is a divided four-lane roadway with a center left turn lane and has a posted speed limit of 35. The intersection of Peterson Road and Constitution Ave operate under signalized control and Peterson Road and Bismark Road operate under unsignalized control.

Bismark Road is classified as a local roadway by the County of El Paso and runs east-west. It is an undivided two-lane roadway primarily providing access to residential units. There is an assumed speed limit of 25 mph. The intersections of Bismark Road with Peterson Road and Canada Drive both operate under unsignalized control.

Canada Drive is classified as a local roadway by the County of El Paso and runs north-south. It is an undivided two-lane roadway primarily providing access to residential units. The posted speed limit along Canada Drive is 25 mph. The intersections of Canada Drive with Constitution Avenue and Bismark Road both operate under unsignalized control.

TRIP GENERATION

Trip generation forecasts for the site were based on rates/equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and industry standard methodologies. The trip generation of the proposed development are provided in Table 1 below. The use is expected to generate 22 AM peak hour, 20 PM peak hour, and 155 average daily trips upon completion.

As mentioned above, the Applicant is proposing two accesses to the site via Canada Drive and shared access to the site to the west which has access to Bismark Road. Presently, Constitution Avenue has auxiliary lanes in both the east- and westbound direction at the Canada Drive intersection. Based on the trip generation contained herein, the proposed development would not significantly impact the surrounding corridor.

Table 1

Northcrest Business Center
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	
Northcrest Business Center (light industrial)	110	31,215	SF	19	3	22	3	17	20	155

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition

CONCLUSIONS

The conclusions of this analysis are as follows:

1. The subject site is a standalone project in the County of El Paso, Colorado.
2. The proposed project is forecasted to generate 22 new AM trips, 20 new PM trips, and 155 new daily trips on average.
3. Auxiliary lanes current exists in both the east- and westbound directions at Canada Drive.
4. Based on the trip generation contained herein, the proposed light industrial development would not significantly impact the surrounding roadways.

We trust that the information contained herein satisfy the request of the County of El Paso, Colorado. If you have any questions or need further information, please contact Austin Rose at AustinRose@GallowayUS.com or 303-770-8884.

Attachment I

Site Plan

ADJ PROP
53323 08 031
2508 WEYBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 032
2507 WEYBURN WAY
RS-6000 CAD-O
RESIDENCE

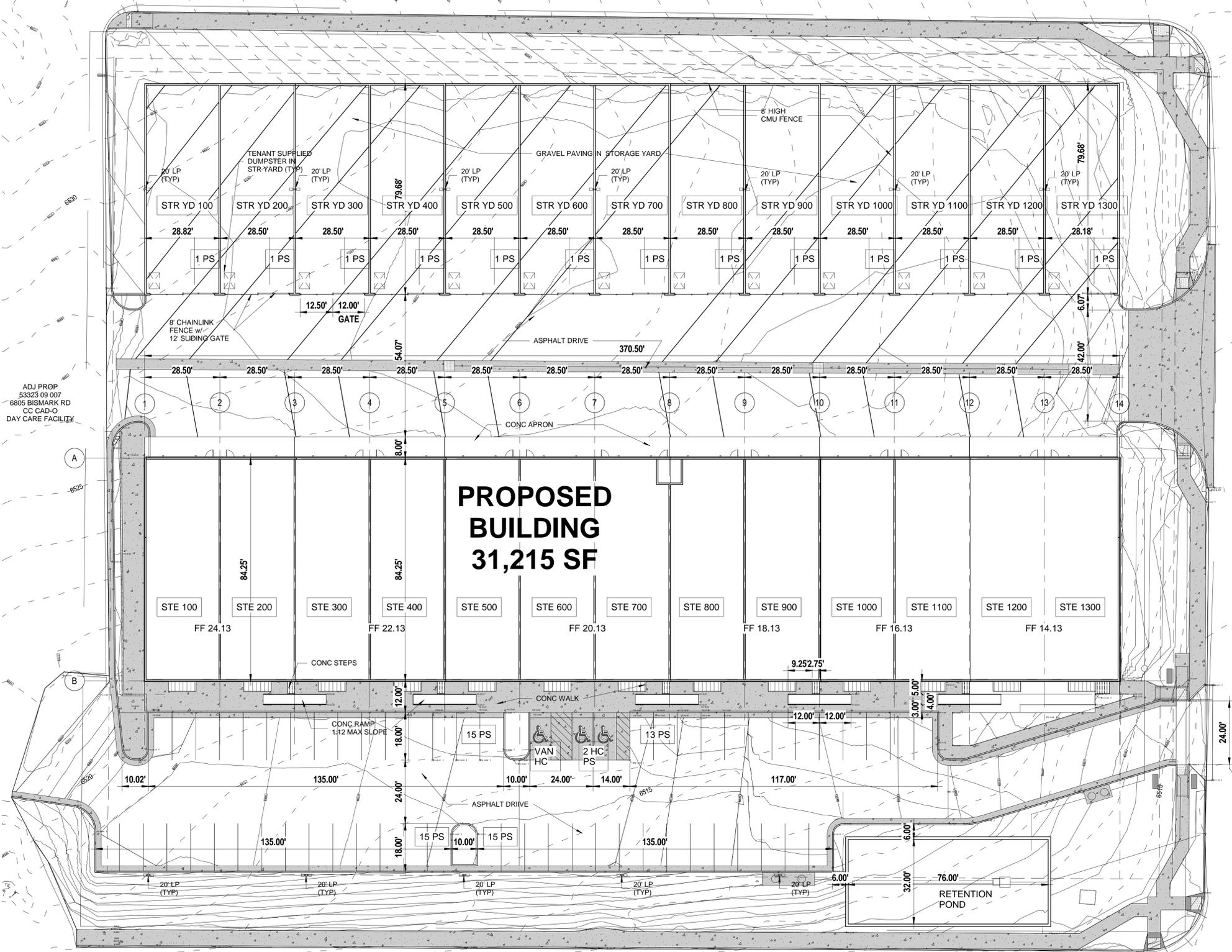
ADJ PROP
53323 08 040
2630 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 041
2610 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 042
2605 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

ADJ PROP
53323 08 043
2625 TIBBURN WAY
RS-6000 CAD-O
RESIDENCE

BISMARK ROAD
(80' ROW)



ADJ PROP
53323 10 003
2525 CANADA DR
PUD CAD-O
EDUCATION

ADJ PROP
53323 09 007
6805 BISMARK RD
CC CAD-O
DAY CARE FACILITY

CANADA DRIVE
(60' ROW)

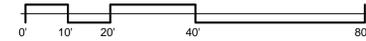
PROPOSED BUILDING
31,215 SF

CONSTITUTION AVE
(120' ROW)

ADJ PROP
54052 18 002
CANADA DR
CC CAD-O
BUSINESS

ADJ PROP
54052 07 058
2455 CANADA DR
RM-30 CAD-O
APARTMENTS

1 DEVELOPMENT SITE PLAN
DP.02 SCALE: 1" = 20'-0"



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ENGINEERS
RMG
ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS
SOUTHERN COLORADO
19375 BEACON LITE RD., MONUMENT, CO 80132
(719) 488-2145 - WWW.RMG-ENGINEERS.COM

NORTHCREST CENTER
CONSTITUTION AVE, COLORADO SPRINGS, CO
LEISURE CONSTRUCTION

DEVELOPMENT SITE PLAN
PROJECT STATUS
DEVELOPMENT PLANS

ARCHENGR:	KEM
DRAWN:	JDZ
CHECKED:	km
DATE:	06.18.21
REVISION:	DATE
JOB NO.:	180649
SHEET NO.:	DP.02