

July 23, 2021

El Paso County Colorado  
Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Re: Traffic Memo for Falcon Marketplace Lot 8: Panda Express, Falcon CO**

Falcon Marketplace had a Traffic Impact Analysis (TIA) conducted in September of 2018. BHC has been asked to review the traffic impact of a newly proposed Panda Express fast casual restaurant for Falcon Marketplace Lot 8 for compliance with the original TIA.

Falcon Marketplace is situated in the northwest corner of the Woodmen Road and Meridian Road intersection in El Paso County, Colorado. Specifically, a Panda Express is proposed on Lot 8, which is the second lot west of Meridian Road along the north side of Woodmen Road.

**ORIGINAL PROPOSED CONDITION**

Falcon Marketplace Lot 8 was originally proposed as a 2,500 square-foot (SF) fast-food restaurant with drive-through window.

**NEWLY PROPOSED CONDITION**

Falcon Marketplace Lot 8 is now proposed as a 2,381 SF fast-food restaurant with drive-through window. The proposed site plan can be seen in Figure 1. There are no proposed changes to previously approved access points or public road improvements.

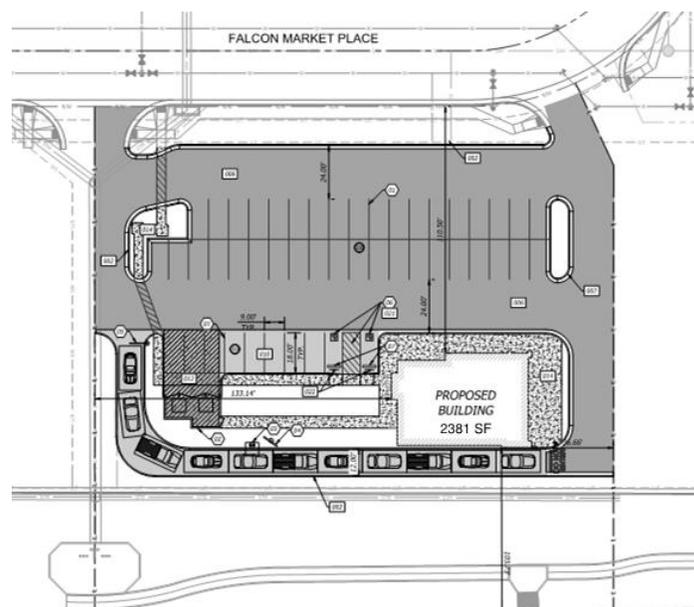


Figure 1: Proposed Site Layout for Lot 8

Please attach excerpts of the originally accepted Traffic study at the end of your memo that show the trip generation for this lot.

## ITE TRIP GENERATION

The original proposed Lot 8 land use in the overall *Falcon Marketplace Traffic Impact Analysis* prepared by LSC in September 2018, was a 2,500 SF restaurant building. That TIA utilized the 9<sup>th</sup> edition of the ITE Trip Generation Manual.

For the newly proposed Lot 8, a trip generation analysis was performed for a 2,381sf building using the ITE TripGen web-based app. The 10<sup>th</sup> edition of the ITE Trip Generation Manual was used with a consistent land use code of 934 – Fast-Food Restaurant with Drive-Through Window.

For both the original and newly proposed trip generations, the AM peak-hour trip generation rates have been removed as the restaurants proposed for both conditions do not serve breakfast (the LSC Study indicated 2 total AM trips). The number of trips generated may be seen in Table 1 for the AM peak hour, PM peak hour and weekday total.

Table 1: Trip Generations for Lot 8							
Phase	Land Use	ITE Code	Area (SF)	Avg. Rate	Trips Generated		
					Total	Enter	Exit
<b>AM Peak Hour</b>							
Original Proposed	Restaurant	934	2,500	N/A	2	1	1
Newly Proposed	Restaurant	934	2,381	N/A	0	0	0
	Change (Original – Newly Proposed)				-2	-1	-1
<b>PM Peak Hour</b>							
Original Proposed	Restaurant	934	2,500	32.65	81	42	39
Newly Proposed	Restaurant	934	2,381	32.67	78	40	38
	Change (Original – Newly Proposed)				-3	-2	-1
<b>Weekday Total</b>							
Original Proposed	Restaurant	934	2,500	496.12	1,240	620	620
Newly Proposed	Restaurant	934	2,381	470.95	1,121	560	561
	Change (Original – Newly Proposed)				-119	-60	-59

As expected, the slightly smaller newly proposed restaurant square footage results in a decrease in PM peak and weekday trips. The newly proposed land use complies with the September 2018 Falcon Marketplace TIA.



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400  
Overland Park, KS 66210

## CONCLUSION

The newly proposed 2,381 SF fast-food restaurant on Lot 8 of Falcon Marketplace is in compliant with the findings and recommendations in *Falcon Marketplace Traffic Impact Analysis* prepared by LSC in September 2018.

The reduced building square footage and updated ITE Trip Generation Manual result in a modest decrease in PM peak and total weekday trips. No new adverse impacts to the adjacent street network would be anticipated and all original traffic study results and conclusions remain valid.

If there are any questions regarding this traffic memo, please contact me at your convenience at 913-663-1900 or eric.byrd@ibhc.com

Sincerely,



Eric Byrd, PE  
Senior Project Engineer



Please provide County standard signature blocks (attached)



Please identify in your narrative the developments fair share contributions for the offsite roadway improvements. Be sure to include contributions for the protected/permissive left turn phasing at Woodmen/Golden Sage Rd which was not included in the table of the original traffic study for falcon marketplace.

Examples of how other sites within the falcon marketplace subdivision have provided this information can be found in the projects at file numbers AL214 and PPR1940. I have also provided links to this projects below

<https://epcdevplanreview.com/Public/ProjectDetails/168678>

<https://epcdevplanreview.com/Public/ProjectDetails/111176>

Please send me an email or call if you have any questions.

danieltorres@elpasoco.com  
719-520-6305



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400  
Overland Park, KS 66210