

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.

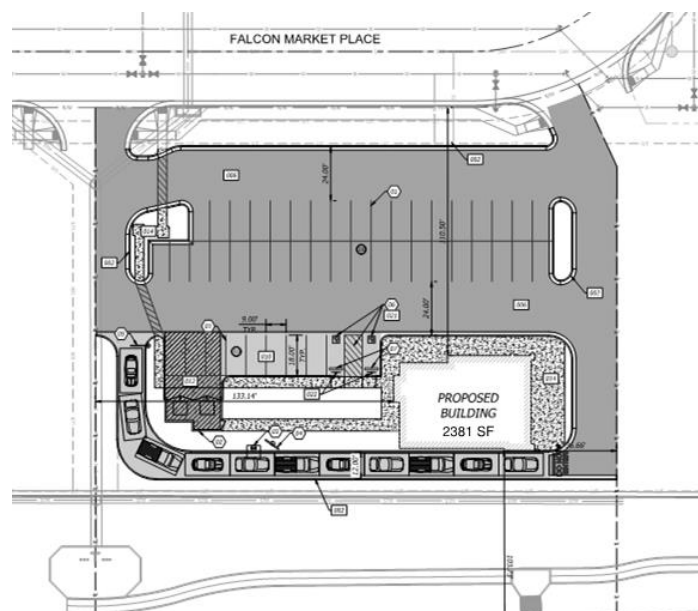


Figure 1: Proposed Site Layout for Lot 8

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 9th 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 10th 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 |
| AM Peak Hour | | | | | | | |
| 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 |
| PM Peak Hour | | | | | | | |
| 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 |
| Weekday Total | | | | | | | |
| 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.

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



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