

Update to include EPC and developer signature blocks in the beginning of the report.

## Memorandum

To: Michael Cone  
MC3 Investment

From: Brian Horan, PE, PTOE

Date: September 29, 2023

Re: **MC3 Event Venue – El Paso County, CO  
Traffic Letter**



Add PCD File No.  
AL2326

### Introduction

This traffic letter analyzes the effect that the MC3 Event Venue development would have on traffic operations on adjacent roads in the area, and whether it will require any roadway improvements. The following letter will address the existing conditions, proposed trip generation, parking analysis, and traffic impacts to the surrounding network.

### Existing Conditions

The proposed venue is located on an approximately 40-acre lot, located at El Paso County parcel number 2200000604 at 13625 Noah Abel Pt. Access to the site will be oriented to Hwy 24 via a currently existing full movement access. Per the El Paso County Functional Classification Map, Hwy 24 is classified as a Principal Arterial and has an access classification by the Colorado Department of Transportation (CDOT) as an R-A: Regional Highway. The site location is shown on Figure 1 with a conceptual site plan included in Attachment I.



Figure 1 – Site Location



Is there going to be a cap on 120 people plus 10 staff members?

**Proposed Use**

The Applicant is applying for a Special Use Permit to allow for the site to be used as an event space. Events primarily would occur on Fridays, Saturdays, and Sundays as is typical for this type of event site. Currently, the Applicant is anticipating events of up to 120 people. In the event of a 120-person event, there are anticipated to be up to 10 staff members.

Discuss if traffic amounts were determined using other traffic studies with similar uses. Why is the trip gen provided sufficient for what the proposed use is? Provide justification.

**Trip Generation**

The letter of intent proposes more attendees. Revise to be consistent with request and update trip gen.

The Applicant is anticipating that the events would host up to 120 people. To provide the most conservative estimate of the proposed trip generation, the upper limit of this estimate was considered. The Institute of Transportation Engineer's ("ITE") Trip Generation Handbook 11th Edition rates do not provide trip generation rates for an event use similar to the proposed use. The following assumptions were made to determine a reasonable trip generation estimate for the proposed use:

- The peak hour will occur during arrival, as guests are more likely to arrive in a more condensed time period than they will depart
- 85% of the total guests arrive to the event within the peak hour
- 30% of the staff will arrive during the peak hour, with the rest expected to arrive prior to the guests
- Auto occupancy for employees at 1.0 per vehicle
- Auto occupancy for guests at 2.5 per vehicle

Based on these assumptions, the site will generate up to 44 trips in the peak hour and up to 116 daily trips. The trip generation is shown in Table 1. It is expected that 80% of the trips will arrive/depart to the west as that is the direction of the major Colorado population centers and the remaining 20% will arrive/depart from the east. With these assumptions approximately 35 peak hour trips will be coming from the west during the peak hour of the event. It should be noted that this is the peak hour of the event and not the network as events typically occur outside of the peak hour of the network.

**Network Impacts**

At what time are events going to be held and why should they be considered outside the peak hour of the network?

The proposed Special Use would result in an insignificant addition of trips to the surrounding network. As noted, the peak hour of the proposed use will typically occur outside the peak hour of the adjacent street network. No adverse impacts to the surrounding network are anticipated should the proposed special use be approved.

**Parking**

The El Paso County Land Development Code does not specify the number of parking spaces required for a venue similar to the study venue. Chapter 6.2.5.(D) Table 6-2 provides parking requirements per use which include similar uses such as Theater and Church which both are required to have 1 space per 4 seats. Applying this rate would require a minimum of 30 spaces. Using engineering judgement, this venue should provide as many parking spaces as the maximum number of vehicles expected. It is expected that during a 120-person wedding, there will be 58 vehicles arriving (48 from guests and 10 from staff). The venue should provide enough parking for 58 vehicles as shown on the conceptual site plan.



Table 1  
 El Paso County  
 Event Venue Trip Generation

Land Use	Land Use Code	Amount	Units	Weekday Peak Hour			Weekend Peak Hour			Daily Trips
				In	Out	Total	In	Out	Total	
<u>Proposed Use</u> Event Venue	n/a	120	Guests Staff	41 3	0 0	41 3	41 3	0 0	41 3	96 20
<b>Net New Trips</b>				<b>44</b>	<b>0</b>	<b>44</b>	<b>44</b>	<b>0</b>	<b>44</b>	<b>116</b>

Note(s):

- (1) Trip generation assumes 85% of guests arrive during peak hour with an auto occupancy of 2.5
- (2) Trip generation assumes 30% of staff arrives during peak hour with an auto occupancy of 1.0

## Traffic Management Plan

A traffic management plan is not needed to maintain acceptable traffic operations through the study network, as the volume of entering and exiting vehicles is not expected to be high enough to put any nearby intersection over capacity.

## Conclusions

The conclusions of this comparative analysis are as follows:

1. The proposed development will generate up to 44 peak hour trips and 116 daily trips.
2. The majority of the trips will originate from the west.
3. The generated trips from the proposed Event Venue project are expected to have minimal impacts on traffic operations on the existing roadway network.
4. The proposed use should provide enough off-street parking to support the maximum anticipated guest count as shown in the conceptual site plan.

We trust that the information contained herein satisfy the request of El Paso County. If you have any questions or need further information, please contact Brian Horan at [brianhoran@gallowayus.com](mailto:brianhoran@gallowayus.com) or 303-770-8884.

Update to include a narrative on road impact fees that will be due at the last land use. Note that the road impact fee will be calculated based on the building square footage that will be used for the venue.

Update to include the following:

- Determine the study area for the development. What intersections will be affected by this development at least 20%? See section ECM B.2.3
- Include a section about background traffic and determine what it is.
- Are there any other traffic studies that were prepared for that area that are relevant? If so, include and discuss.
- Note: a CDOT access permit might be required. Coordinate with CDOT for any requirements they might have.
- Discuss if any improvements will be required for turning movements. Per ECM 2.3.7.D on a principal arterial turn lanes are required with a projected peak hour turning volume of 10 VPH or greater. Are accel/decel lanes required?



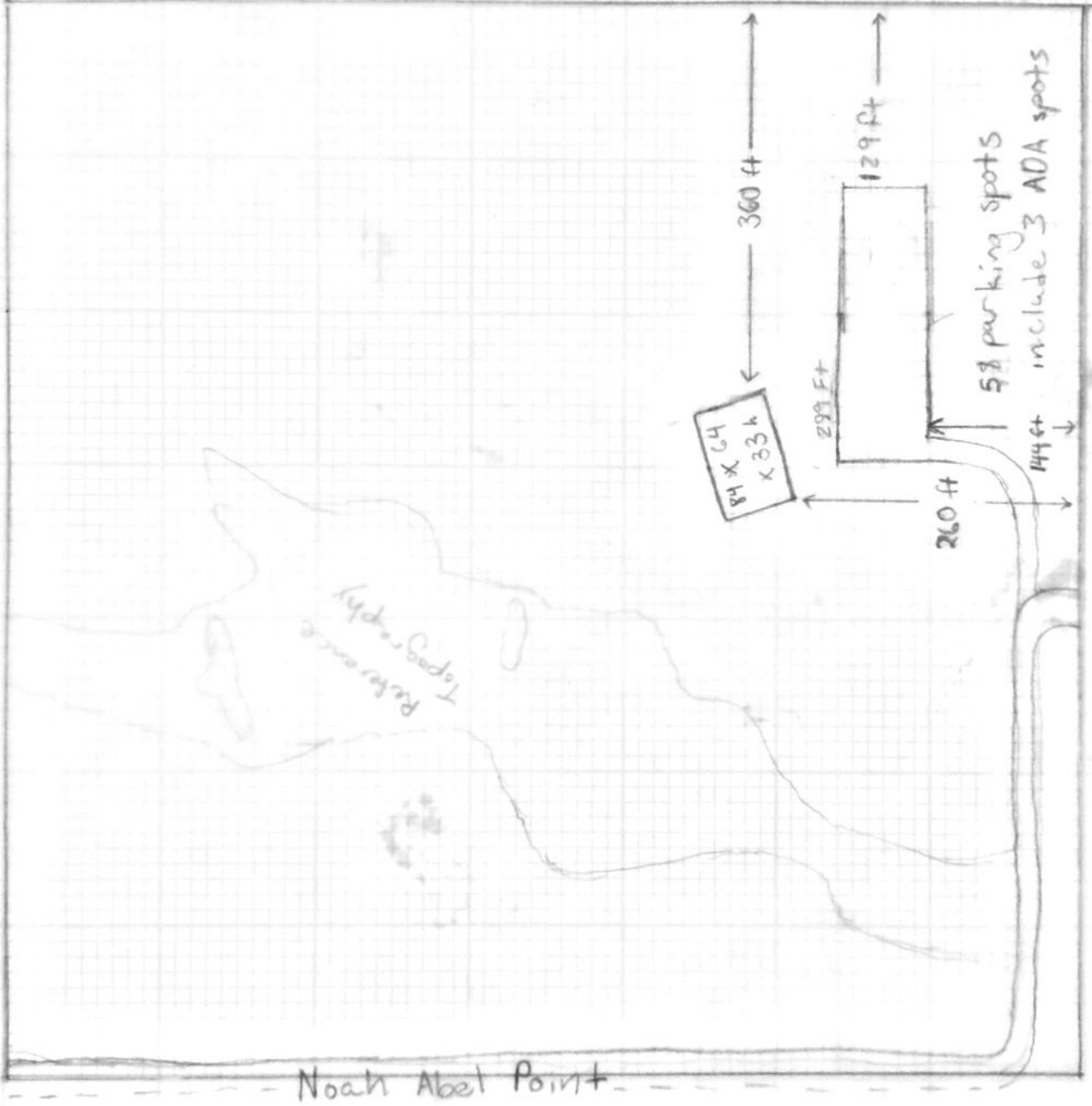
# Attachment I

## Conceptual Site Plan



1" =  
144 ft

← North



HWY 29