

June 10, 2019

Mr. Len Kendall  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**RE: Monument Steel Structures, 18910 Base Camp Road – Traffic Memorandum  
PCD File No. AL1913 and PPR1919**

Update

Dear Len,

The site consists of 4.0 (+-) vacant acres. Located North of Deer Creek Road, East of Monument Hill Road, South of Greater Europe Mission and West of Base Camp Road. The property is zoned CC (Commercial Community). Our proposed use is described below:

**Primary Use: Office with Accessory Commercial Structures and Uses**

It is our intent to develop and construct a sales office with display structures that will consist of the following:

- **Office Building:** One (2) two story structure for the sales office. The total area of this building will be approximately 2,400 square feet.
- **Display Buildings:** Will consist of approximately 2,100 square feet of product display buildings. One building consist of 900 square feet and another at 1,200 square feet.

**Special Use Permit Request: Mini Warehouse and RV Boat Storage**

In addition to the sales office and display structures, it is our intent to develop and construct Mini Warehouse and RV Boat Storage that will consist of the following:

- **Building 1:** Will consist of approximately 8,700 square feet of indoor private storage.
- **Building 2:** Will consist of approximately 19,840 square feet of indoor private storage.
- **Building 3:** Will consist of approximately 14,640 square feet of indoor private storage.
- **Building 4:** Will consist of approximately 8,496 square feet of indoor private storage.

**Traffic Generation:**

The project uses operate most closely to ITE Trip Generation Uses:

1. Primary Use – Office building is used by one person during hours of operation and most likely operates below that of ITE use “General Office Building” (710), however we have used to provide a conservative projection.

Employees: Typical one person, occasionally two people

Trips:

- Weekday 3.32 per employee (use two) = 7
  - 50/50 Entering/Exiting
- Peak Hour (PM) 0.46 per employee = 1
  - 17/83 Entering/Exiting

2. Special Use – Mini Warehouse and RV Storage is projected to closely operate as ITE use “Mini Warehouse” (151) and has the following characteristics:

Total Square Footage: 52,000

Trips:

- Weekday 2.50 per 1,000/sq. ft. = **130**
  - 50/50 Entering/Exiting
- Peak Hour (PM) 0.26 per 1,000/sq. ft. = **14**
  - 50/50 Entering/Exiting

3. Total

- Weekday = **137**
- PM Peak = **15**

#### **Site Access and Intersection Analysis:**

We analyzed the site access and Base Camp/Deer Creek intersection and based upon the projected peak trip analysis above all movements and the general intersection are projected to operate at a LOS A well within the acceptable levels. The analysis was based upon future traffic projections and current lane configurations. The minimal traffic generation from the site can easily be accommodated on Base Camp Road a local commercial roadway and the intersection is not projected to be adversely impacted by the project. Additionally, most of the trips occur “after hours” during the week and on the weekend when the other adjacent uses are not fully operational.

Access to the site has been restricted from Mountain Hill Road and Deer Creek Road and will only be allowed from Base Camp Road. The project will have only one stop-controlled access point at Base Camp Road approximately 440 feet north of the intersection of Deer Creek. The access into the site is secured by a security gate accessible via code. The location of our access point is approximately 50-feet south of the eastern business access and is projected to operate without major conflicts or safety concerns due to the offset nature, the left turning vehicles into our site being located south of the eastern access and visibility for right turn out of our site having appropriate sight distance and decision time to safely make the turning movements.

No intersection improvements, sight line encroachments or roadway signing, or striping modifications are required today or with the addition of this project. No bicycle or walk improvements are required for this type of use or are required as part of this project.

#### **MTCP Analysis:**

Deer Creek Road is listed as a 2040 improvement, item U21 to be converted from a Rural roadway to a two-lane Collector that should fit within the existing corridor provided and is not projected to have any impacts to the current design. The project has a linear footage of 550-feet along this roadway. The project is not within a known PID area so if the County confirms the project falls within the impacted area the fee is \$725.00 per \$1,000 square feet or  $52,000/1,000 \times 725 = \$37,700.00$  minus any credits the County may have on file for the project.

**Summary/Conclusion:**

We feel this traffic analysis satisfies the County's requirements and as stated above no improvements are required associated with this project. We look forward to any questions or comments, please feel free to contact me at [todd@terraformas.com](mailto:todd@terraformas.com) 303-257-7653.

**Traffic Engineer's Statement**

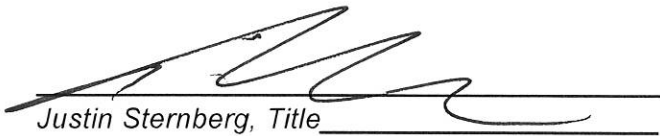
The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Todd A. Johnson, P.E. 37660  
For and on behalf of:  
Terra Forma Solutions, Inc.

**Developer's Statement**

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



Justin Sternberg, Title \_\_\_\_\_  
Sternberg Investments, LLC  
PO Box 895, Post Falls, ID 83877

6-11-19  
Date