



MEMORANDUM

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

FROM: Derek Schuler, P.E., PTOE

DATE: October 1, 2021

RE: Traffic Memorandum for Falcon Kenshin Karate Studio
El Paso County, Colorado

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.

[Derek Schuler, Colorado P.E. #40125]

Date

Developer's Statement

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

[Name, Title]

Date

[Business Name]

[Address]

This memorandum serves to summarize the land use, probable trip generation, and vehicular access to the proposed karate studio. The site is located in the southeast corner of Old Meridian Road and Chicago Avenue in Falcon, CO (not addressed yet). See associated site plan for site layout. The existing 0.82-acre site is currently vacant and two new two-story buildings are proposed. This infill type site is zoned as CC (Commercial Community) and is generally surrounded by commercial/industrial uses. The proposed site will contain 26 parking spaces including 2 handicap accessible spaces. There is one proposed access point to Chicago Ave. Future inter-parcel drive access is available to the east via a curb cut.

Land Use & Trip Generation

The proposed land use will be a karate studio with some areas for meetings/open bays only. **Table 1** below shows the trip generation values for both existing and proposed uses. The table shows the number of expected trips using the latest ITE trip rates. This manual is currently in its 10th edition and is an industry accepted informational report published by the Institute of Transportation Engineers. Land use #492 – Health/Fitness Club, is the best match for the proposed use as it includes training/exercise classes. Land use #493, Athletic Club is for comprehensive athletic facilities and was ruled out. Using the ITE rates, the proposed site is expected to generate about 327 daily trips, 13 trips (7 in/6 out) in the morning peak hour and 34 trips (19 in/15 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Falcon Kenshin Karate Studio, Falcon, CO															
ITE Code / Land Use	Size ²	Trip Generation Rates ¹			Average Weekday Trips	Trips Generated									
		Avg. Weekday	AM PEAK	PM PEAK		AM Peak-Hour (7 - 9)			PM Peak-Hour (4 - 6)						
						% Trips	Trips	% Trips	Trips	Total	% Trips	Trips	% Trips	Trips	Total
#492 - Health/Fitness Club	9.9 KSF	33	1.31	3.45	327	51%	7	49%	6	13	57%	19	43%	15	34
Total Trips					327		7		6	13		19		15	34

¹Source: "Trip Generation" Institute of Transportation Engineers, 10th Edition, 2017.

²First floors only. Second floors of both buildings used as meeting areas/open bays that do not generate additional trips.

KSF = 1000 Gross Floor Area

Existing Roads & Distribution

Old Meridian Road, in front of the subject site, is assumed to be classified as a collector. The county's 2040 Functional Classification Map was referenced but streets in Falcon could not be identified at the map's scale. This roadway was recently improved to a 3-lane section (striped as two travel lanes plus two way left turn lane) with curb & gutter and sidewalk on both sides. This roadway currently has signalized access to US-24, but future plans are to make this access right in/out. A new alignment for Meridian Road with signalized access to US-24 was recently constructed. Site access is proposed only from Chicago Avenue, a local street. The anticipated distribution of site traffic is 100% onto Old Meridian Road via Chicago Ave. Then 75% to/from the north (full access to Meridian Road) and 25% to/from the south (right in/out access to US-24). The existing surrounding roadway network is adequate for site traffic distribution.

Conclusion

The proposed infill site fits well into this commercial area and vehicular traffic is adequately accommodated by the surrounding roadway network. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.