

DREXEL BARRELL & Co.

Engineers - Surveyors

MEMORANDUM

TO: El Paso County Planning and Community Development

2880 International Circle, Suite 110 Colorado Springs, CO 80910

FROM: Kurt Crawford, P.E.

DATE: August 20, 2024

RE: Traffic Memorandum for Owl Marketplace, Lot #4, Starbucks

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.

[Kurt Crawford, Colorado P.E. #56985]

8/20/2024

Provide Owner signature

Date

Developer's Statement

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

Brain Zurek Date

Double Tree Ventures

4148 N Arcadia Drive, Phoenix, AZ 85018

Traffic Memorandum for Owl Marketplace, Lot #4, Starbucks

Page 2

This memorandum serves to verify trip generation compliance for lot #4 with the previous Owl Place Commercial Traffic Impact Study, for the overall multi-use site. The site is located in the northwest corner of Eastonville Road and Meridian Road in El Paso County, CO and is divided into 4 lots. The previous study is "Owl Place Commercial / Traffic Impact Study Addendum, SM Rocha, LLC, May 21, 2024." The study provided overall trip generation, access locations to the existing arterial streets, and trip distribution. Lot #4 will have shared access with lot #3 onto the internal street only and comply with the findings of the overall study. See the associated site plan for vicinity map and site layout. Lot #4 is 1.01 acres and is zoned as CR. The existing land is vacant, and the proposal is to add a 2,489 SF coffee shop, drive-thru aisle, and a parking lot. There are 31 parking spaces proposed including 2 handicap accessible spaces.

Trip Generation

Table 1 below shows the trip generation values for the single proposed use. The table shows the number of expected vehicular trips using the latest ITE trip rates. This manual is currently in its 11th edition and is an industry accepted informational report published by the Institute of Transportation Engineers. The proposed use is per ITE code: #937 – Coffee/Donut Shop w/ Drive Thru. Using the ITE rates, Lot #4 is expected to generate about 1,329 daily trips, 214 trips (109 in/105 out) in the morning peak hour and 98 trips (49 in/49 out) in the evening peak hour.

Table 1 - Trip Generation Estimate for Lot #4 Owl Marketplace, Arvada, CO															
		Trips Generated													
		Trip Generation Rates ¹			Average	AM Peak-Hour (7 - 9)					PM Peak-Hour (4 - 6)				
					Weekday	Inbound Outbound		ound	Total	Inbound		Outbound		Total	
ITE Code / Land Use	Size ²	Avg. Weekday	AM PEAK	PM PEAK	Trips	% Trips	Trips	% Trips	Trips		% Trips	Trips	% Trips	Trips	
#937 - Coffee/Donut Shop w/ DTW	2.49 KSF	533.57	85.88	38.99	1,329	51%	109	49%	105	214	50%	49	50%	49	98
Total Trips 1,329 109 105 214 49 49 98															

¹ Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021.

The proposed trip generation is compared with the estimated trips per the previous full study. The proposed use for Lot #4 of #937 – Coffee/Donut Shop w/ Drive Thru does not match that designated in the full study as the size of the building has been increased from 2.0 KSF (from initial approved study) to 2.49 KSF. However, by tracking some reassignment of lot uses by previous submittals it can be shown that this use is available. The initial approved traffic study had a total daily traffic total of 7,153 vehicles with 624 total in the AM peak hour and 557 total in the PM peak hour. As shown below in **Table 2**, the revised proposed site traffic has a daily total of 5,105 vehicles with 544 total in the AM peak hour and 388 total in the PM peak hour.

Please note that the previous addendum to the traffic study had 5.5 KSF for land use #934 FF Restaurant with drive thru. This was representative of the total for lot #2 and lot #4. For this study, lot #4 has been reverted to land use #937 – Coffee/Donut Shop w/ Drive Thru. The traffic memorandum for lot #2 (Whataburger) is being submitted concurrently with this submittal.

Table 2 - Trip Generation Estimate for Overall Site Owl Marketplace, Arvada, CO															
	Trips Generated Trips Generated														
		Trip Ge	ates ¹	Average						PM Peak-Hour (4 - 6)					
					Weekday	Inbo		Outbo		Total	Inbo		Outbo		Total
ITE Code / Land Use	Size ²	Avg. Weekday	AM PEAK	PM PEAK	Trips	% Trips	Trips	% Trips	Trips		% Trips	Trips	% Trips	Trips	
#934 - Fast-Food Restaurant w/ DTW	3.51 KSF	467.48	44.61	33.03	1,641	51%	80	49%	77	157	52%	60	48%	56	116
#937 - Coffee/Donut Shop w/ DTW	2.49 KSF	533.57	85.88	38.99	1,329	51%	109	49%	105	214	50%	49	50%	49	98
#941 - Quick Lubrication Vehicle Shop	2.50 KSF	69.57	5.80	8.70	174	75%	11	25%	4	15	42%	9	58%	13	22
#945 - Convenience Store/Gas Station	2.80 KSF	700.43	56.52	54.52	1,961	50%	79	50%	79	158	50%	76	50%	76	152
	Total Trips						279		265	544		194		194	388

¹ Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021.

² KSF = 1000 Gross Floor Area

² KSF = 1000 Gross Floor Area

Table 3 – Trip Generation Summary from previous Traffic Impact Study

	'	orioration carri							
				1	TOTAL TI	ERATED			
ITE			24	AM	PEAK H	OUR	PM	PEAK HO	DUR
CODE	LAND USE	SIZE	HOUR	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
Site De	velopment - Previously Approved								
934	Fast-Food Restaurant w/DTW	3.4 KSF	1,599	78	75	153	59	54	113
937	Coffe/Donut Shop w/DTW	2.0 KSF	1,067	88	84	172	39	39	78
945	Convenience Store/Gas Station	5.3 KSF	3,712	150	150	300	144	144	289
948	Automated Car Wash	1.0 CWT	775	*	*	*	39	39	78
	Previou	sly Approved Total:	7,153	315	309	624	281	276	557
Site De	velopment - Proposed								
934	Fast-Food Restaurant w/DTW	5.5 KSF	2,562	125	120	244	87	87	174
941	Quick Lubrication Vehicle Shop	2.5 KSF	174	11	4	15	13	13	25
945	Convenience Store/Gas Station	2.8 KSF	1,982	80	80	160	77	77	154
		Proposed Total:	4,718	216	203	419	177	177	353
		Difference Total:	-2,435	-100	-105	-205	-104	-100	-204

Key: KSF = Thousand Square Feet Gross Floor Area. CWT = Car Wash Tunnel.

* = ITE does not report significant AM peak hour generation due to the nature of the buisness (ie. Operating hours typically open after AM peak).

Note: All data and calculations above are subject to being rounded to nearest value.

Table 3 shows the original planned trips versus the proposed trips from the previous traffic impact study by SM Rocha, LLC. The proposed traffic totals shown in **Table 2** are greater than the revised total from the previous study but are still well below the initial approved totals.

Plat TIS is refined/updated from the

rezone TIS and supersedes

Existing Roads & Distribution

The previous full traffic study presented the adjacent street classifications, the proposed local internal streets, access locations, and trip distribution. The proposed changes to Lot #4 are in general conformance with the previous study.

Road Impact Fees

This site is subject to the El Paso County Road Impact Fee Program (Resolution 19-471), as amended and falls within the category of General Commercial. Pursuant to the latest proposed site plan and land use densities as previously described, it is anticipated that 2,489 square feet of onsite building area may be considered for determination of applicable fees. Based on this square footage, a resulting impact fee of \$12,340 is estimated.

Conclusion

Lot #4 is located within Owl Marketplace, the overall multi-use site. The vehicular traffic will be accommodated by the proposed internal street network and access locations to existing arterial streets. If you have any questions or would like to discuss my analysis further, please don't hesitate to contact me.

Please discuss and provide statement that the ADT and Peak Hr. proposed/estimated under the Plat TIS PCD File VR2321 compared to the traffic estimated with this submission will not trigger any additional needed public improvements or impact LOS at the effected intersections. The am Peak Hr has increased 125 trips from what is pending approval in the Plat TIS.

Update to Convenience Commercial \$8,800/1000sqft if approved in 2024

Increase of 387 daily trips from 4718 ADT and +125 am PH

do 80026 (303) 442-4338

LOT 4, OWL MARKETPLACE

11745 OWL PLACE EL PASO COUNTY, COLORADO **CIVIL CONSTRUCTION PLANS**

CONTACTS:

STARBUCKS CORPORATION P.O BOX 35126 SEATTLE, WA 98124-5126 BRIAN ZUREK 480-313-2724

STARBUCKS CORPORATION DEVELOPER:

P.O BOX 35126 SEATTLE, WA 98124-5126 BRIAN ZUREK 480-313-2724

DREXEL BARRELL & CO. CIVIL ENGINEER:

101 SAHWATCH STREET, SUITE #100 COLORADO SPRINGS, CO 80903 TIM D. McCONNELL, P.E. 719–260–0887

GAS: COLORADO SPRINGS UTILITIES

7710 DURANT DRIVE COLORADO SPRINGS, CO 80920 TIM WENDT 719-668-4962

ELECTRIC:

TELEPHONE:

MVEA 11140 E. WOODMEN RD. FALCON, CO 80831 719-495-2283

FALCON FIRE DEPARTMENT FIRE PREVENTION

7030 OLD MERIDIAN RD. PEYTON, CO 80831 CHIEF TRENT HARWIG 719-495-4050

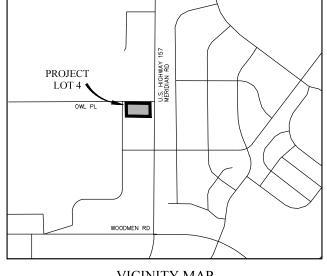
CENTURY LINK 303 E. PIKES PEAK AVENUE COLORADO SPRINGS, CO. 80903

PAT NEELY 719-636-4859

WOODMEN HILLS METROPOLITAN DISTRICT WATER & WASTEWATER:

8046 EASTONVILLE RD. FALCON, CO 80831

CODY RITTER 719-495-2500



VICINITY MAP

LEGAL DESCRIPTION:

LOT 4, OWL MARKETPLACE,

FLOODPLAIN STATEMENT:

THE EFFECTIVE FLOODPLAIN ZONE A LIMITS ARE DEFINED ON THE FIRM FOR EL PASO COUNTY, COLORADO AND UNINCORPORATED AREAS, MAP NUMBER 08041C0553G, EFFECTIVE DATE DECEMBER 7, 2018.

A LOMR TO MODIFY THE FLOODPLAIN WAS APPROVED BY FEMA, CASE NO. 22-08-0669R (DEC 21, 2022)

BENCHMARK:

SHEET INDEX

C1 C2 C3 C4 C5 C6 C7

ELEVATIONS ARE BASED ON DREXEL, BARRELL & CO. "CONTROL POINT #300", A 2" ALUMINUM CFAP LOCATED 30' NORTH OF THE SE CORNER OF LOT 2 OWL MARKETPLACE, WITH AN ELEVATION OF 6912.90 (NAVD 88).

ADA DESIGN PROFESSIONAL STANDARDS:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT CONTROL OF THE PROPOSED PLAN REFLECTS.

STARBUCKS CORPORATION P.O. BOX 35126 SEATTLE, WA 98124

(480)-313-2724

PREPARED BY:

DREXEL, BARRELL & CC Engineers • Surveyors
101 SAHWATCH STREET, #100
COLORADO SPGS, COLORADO 80

CONTACT: TIM D. McCONNELL, F

(719)260-0887 COLORADO SPRINGS ◆ LAFAYETTE CLIENT:

LOI 4, OWL MARKETPLACE

13301	DATE
INITIAL ISSUE	08/13/20
DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME: 2161	1-03-01C\

ISSLIE

DRAWING SCALE: HORIZONTAL: N/A VERTICAL: N/A

COVER SHEET

PROJECT NO. 21611-03CSCV DRAWING NO.

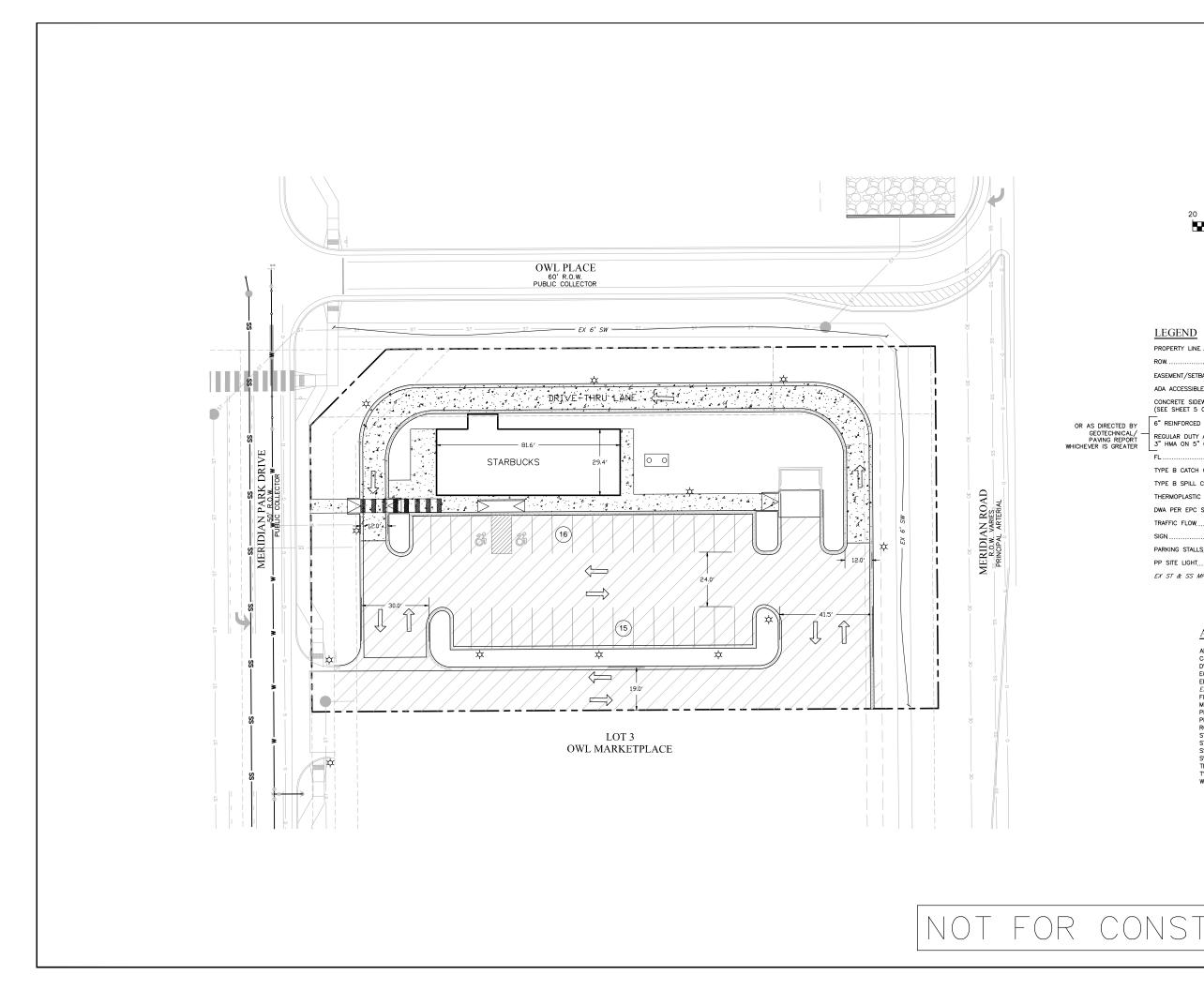
FOR CONSTRUCTI

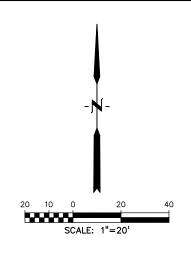
COVER SHEET
GENERAL NOTES
HORIZONTAL CONTROL PLAN
SITE PLAN
GRADING PLAN
STORM SEWER PLAN & PROFILES
SITE DETAILS

UT1 UTILITY COVER SHEET
UT2 UTILITY SERVICE PLAN & PROFILES
UT3 WATER & WASTEWATER DETAILS

SHEET: 1 OF 10

EL PASO COUNTY PCD FILE NO: PPR-####





LEGEND PROPERTY LINE ROW. EASEMENT/SETBACK LINE. ... ADA ACCESSIBLE ROUTE TO PUBLIC ROW. CONCRETE SIDEWALK, CURB AND GUTTER (SEE SHEET 5 OF 10)..... 6" REINFORCED CONCRETE PAVING. REGULAR DUTY ASPHALT 3" HMA ON 5" CLASS 6 ABC.

DWA PER EPC STD... TRAFFIC FLOW.. SIGN .. PARKING STALLS. . (12) PP SITE LIGHT .. EX ST & SS MH..

TYPE B CATCH C&G.. TYPE B SPILL C&G.

THERMOPLASTIC HANDICAP SYMBOL

ABBREVIATION

AMERICANS WITH DISABILITIES ACT CURB AND GUTTER DETECTABLE WARNING AREA EDGE OF ASPHALT EL PASO COUNTY ADA
C&G
DWA
EOA
EPC
EX
FL
MH
PED
PP
ROW
STD
ST
SS
SW
TELE
TYP
WT FLOWLINE MANHOLE PEDESTRIAN PROPOSED RIGHT OF WAY STANDARD STORM SEWER SANITARY SEWER SIDEWALK TELEPHONE TYPICAL WATER

LOT 4, OWL MARKETPLACE

PREPARED BY:

DREXEL, BARRELL & CC Engineers • Surveyors
101 SAHWATCH STREET, #100
COLORADO SPGS, COLORADO 80 CONTACT: TIM D. McCONNELL, P. (719)260-0887 COLORADO SPRINGS • LAFAYETTE CLIENT:

STARBUCKS CORPORATION P.O. BOX 35126 SEATTLE, WA 98124

(480)-313-2724

DESIGNED BY: KGV DRAWN BY: CGH CHECKED BY: TDM FILE NAME: 21611-03-04ST1

DATE

08/13/2024

ISSUE

INITIAL ISSUE

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALI OF DREXEL, BARRELL & CO. DRAWING SCALE:

HORIZONTAL: 1"=20' VERTICAL: N/A

SITE PLAN

PROJECT NO. 21611-03CSCV DRAWING NO.

C4

EL PASO COUNTY PCD FILE NO: PPR-####

SHEET: 4 OF 10