

March 27, 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 Analysis

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 Use 151 “Mini Warehouse” and has the following characteristics:

Total Square Footage: 52,000

Employees: Typical one person, occasionally two people

Trips:

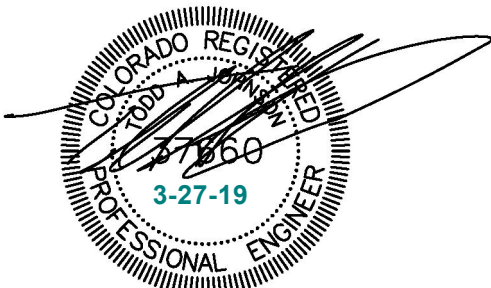
- Weekday 2.50 per 1,000/sq. ft. = **130**
 - 50/50 Entering/Exiting
- Peak Hour (PM) 0.26 per 1,000/sq. ft. = **14**
 - 50/50 Entering/Exiting

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.

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, a majority of the trips occur “after hours” during the week and on the weekend when the other adjacent uses are not fully operational.

We feel this traffic analysis satisfies the County’s requirements and look forward to any questions or comments related to the project. Please feel free to contact me at todd@terraformas.com 303-257-7653 with any questions or comments related to this matter.



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