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February 12, 2019

Bryan Johnson
PK Enterprises, Inc.
P.O. Box 729
Divide, CO 80814

RE: Florissant Self Storage
Florissant (Teller County), CO
Trip Generation Technical Memorandum
LSC #194040

Dear Mr. Johnson,

LSC Transportation Consultants, Inc. has prepared this trip generation technical memorandum for the proposed Florissant Self Storage development. The site is located within the Florissant community in unincorporated Teller County, Colorado. This report presents the estimated vehicle-trip generation for the planned development. This report has been prepared for submittal to Teller County.

PROPOSED LAND USE/SITE ACCESS

The proposed development would contain 209 storage units with a total of 29,150 square feet of building floor area. Currently, the site is vacant land.

One "full-use" access to Circle Drive is proposed for Florissant Self Storage. The access is shown on the site plan at approximately 225 feet south of US Highway 24. An additional emergency-only access is also proposed about 228 feet north of Second Street. No access is proposed directly to US Highway 24.

EXISTING ADJACENT ROADWAYS AND TRAFFIC VOLUMES

Major roads are identified below followed by a brief description of each:

US Highway 24 is a two-lane, category R-A (Regional Highway). The posted speed limit is 40 miles per hour (mph) adjacent to the site. There are currently no auxiliary lanes at the Circle Drive intersection. Highway right-of-way varies between about 80 and 100 feet in the vicinity of the site.

Circle Drive is a local north-south, gravel County road. The roadway has about a 50-foot right-of-way and a width varying between 17 and 20 feet. The posted speed limit is 20 mph.

2nd Street is a local east-west, gravel County road. 2nd Street extends east from Teller County Road 1 to Circle Drive. The roadway has about a 60-foot right-of-way and a width varying between 15 and 20 feet. The posted speed limit is 20 mph.

Weekday afternoon turning movement traffic counts were conducted on Thursday, June 1, 2017 from 4:00 to 6:00 p.m. at the intersection of US 24 at Circle Drive. These count data are attached for reference. These volumes have been included to evaluate the site's relative trip impacts against the CDOT "20 percent threshold" on the south leg of the US Highway 24/Circle Drive intersection.

TRIP GENERATION ESTIMATE

Estimates of the vehicle-trips projected to be generated by Florissant Self Storage have been made using the nationally published average trip generation rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

Table 1 below presents a summary of the estimated site trip generation. The detailed trip generation estimate for the development, including ITE rates for the proposed land use, is presented in Table 2 (attached).

Table 1: Estimated Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning peak hour (vehicle-trips/hour)	2	1	3
Evening peak hour (vehicle-trips/hour)	2	3	5
Weekday – 24-hour total (vehicle-trips/day)	18	18	35

Based on the ITE estimate for the proposed land use, the new self-storage trip generation would be about 35 vehicle-trips on the average weekday. During the weekday morning peak hour, approximately 2 vehicles would enter and 1 vehicle would exit the site. Approximately 2 entering vehicles and 3 exiting vehicles are projected for the weekday evening peak hour. The applicant has also provided daily trip generation data collected at another Teller County mini-storage facility. These are attached for reference. Based on these data, the trip generation estimate based on ITE rates may be conservative.

Directional Distribution

The majority of the trips to be generated by this site are anticipated to arrive from and depart to the west on US Highway 24.

SUMMARY/CONCLUSIONS

The total projected site trip generation would not exceed the Teller County threshold of 99 trips per day requiring a traffic impact study. Also, the site trip generation would be below the 100 trips per day referenced in the *Colorado State Highway Access Code* Section 2.6(3).

Moreover, given the peak-hour traffic volumes on the south leg of the US 24/Circle Drive – 32 vehicles per hour, the increase due to project traffic would not exceed CDOT's "20 percent increase" threshold (*Colorado State Highway Access Code* Section 2.6(3)). The total projected site trip generation is five vehicle-trips per hour. Even if all trips are assumed to enter and exit the site via the US Highway 24/Circle Drive intersection (most would), the increase due to site traffic would be 16 percent.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



By _____
Jeffrey C. Hodsdon, P.E., PTOE
Principal

JCH/JAB:bjwb

Enclosures: Table 2
Traffic Count Report
Site Plan
Applicant Trip Generation Data

Table 2: Trip Generation Table (Weekdays)

ITE Land Use		Value	Units ⁽¹⁾	Trip Generation Rates ⁽²⁾				Trips Generated					
Code	Description			Average Weekday	A.M.		P.M.		Average Weekday	A.M.		P.M.	
				In	Out	In	Out		In	Out	In	Out	
151	Mini-Warehousing	29,150	KSF		0.06	0.04	0.08	0.09		2	1	2	3
151	Mini-Warehousing	2,090	Storage Units (100s)	16.90					35				

(1) KSF = 1,000 square feet
 (2) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)

Counts by LSC

LSC Transportation Consultants, Inc.

File Name : Hwy 24 - Circle Dr PM Flourissant

Site Code : 00174410

Start Date : 06/01/2017

Page No : 1

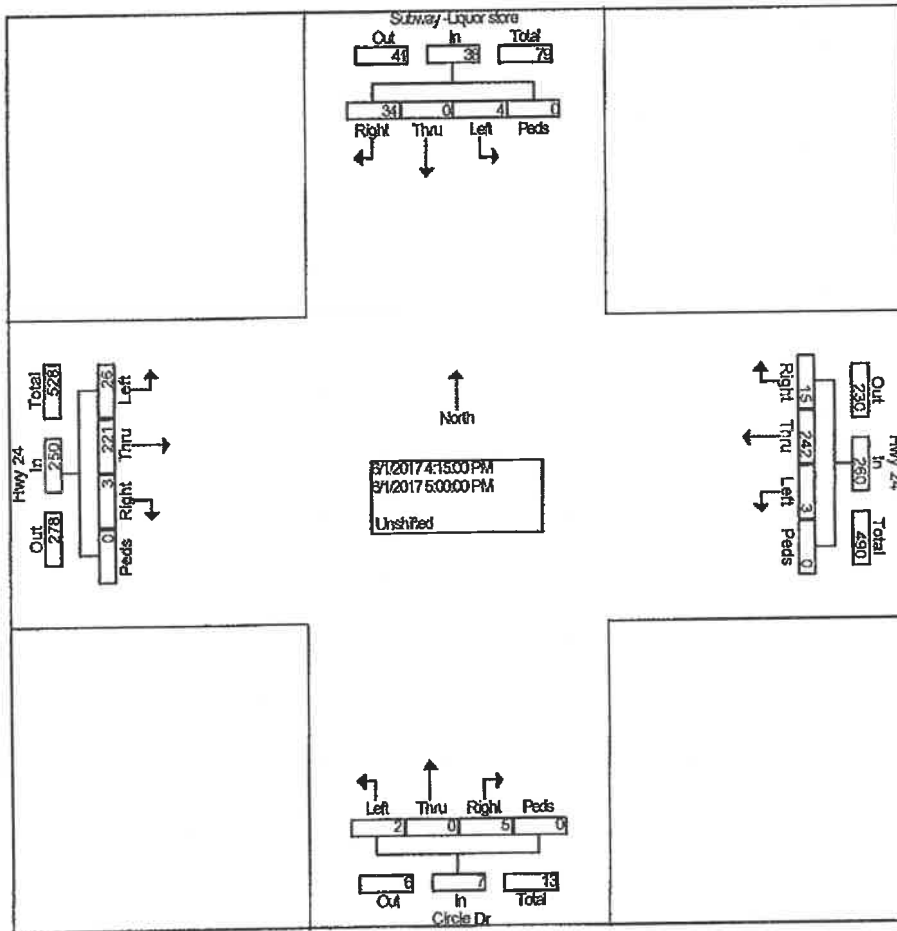
Groups Printed- Unshifted

Start Time	Subway -Liquor store From North				Hwy 24 From East				Circle Dr From South				Hwy 24 From West				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	7	0	0	0	6	70	0	0	4	0	1	0	1	46	2	0	137
04:15 PM	8	0	1	0	3	56	0	0	1	0	0	0	1	58	5	0	133
04:30 PM	8	0	1	0	5	61	1	0	0	0	1	0	1	63	3	0	144
04:45 PM	9	0	0	0	4	58	0	0	1	0	0	0	0	55	11	0	138
Total	32	0	2	0	18	245	1	0	6	0	2	0	3	222	21	0	552
05:00 PM	9	0	2	0	3	67	2	0	3	0	1	0	1	45	7	0	140
05:15 PM	6	0	3	0	4	51	0	0	0	1	0	0	0	45	4	1	115
05:30 PM	7	1	0	0	0	61	0	0	0	2	1	0	2	37	5	0	116
05:45 PM	6	0	1	0	0	58	1	0	1	0	0	0	1	36	3	0	107
Total	28	1	6	0	7	237	3	0	4	3	2	0	4	163	19	1	478
Grand Total	60	1	8	0	25	482	4	0	10	3	4	0	7	385	40	1	1030
Apprch %	87.0	1.4	11.6	0.0	4.9	94.3	0.8	0.0	58.8	17.6	23.5	0.0	1.6	88.9	9.2	0.2	
Total %	5.8	0.1	0.8	0.0	2.4	46.8	0.4	0.0	1.0	0.3	0.4	0.0	0.7	37.4	3.9	0.1	

Counts by LSC

File Name : Hwy 24 - Circle Dr PM Flourissant
 Site Code : 00174410
 Start Date : 06/01/2017
 Page No : 2

Start Time	Subway -Liquor store From North					Hwy 24 From East					Circle Dr From South					Hwy 24 From West					Int. Total
	Rig ht	Thru	Le ft	Pe ds	App. Total	Rig ht	Thru	Le ft	Pe ds	App. Total	Rig ht	Thru	Le ft	Pe ds	App. Total	Rig ht	Thru	Le ft	Pe ds	App. Total	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:15 PM																				
Volume	34	0	4	0	38	15	24	3	0	260	5	0	2	0	7	3	22	26	0	250	555
Percent	89.5	0.0	10.5	0.0		5.8	93.1	1.2	0.0		71.4	0.0	28.6	0.0		1.2	88.4	10.4	0.0		
04:30 Volume	8	0	1	0	9	5	61	1	0	67	0	0	1	0	1	1	63	3	0	67	144
Peak Factor																					
High Int.	05:00 PM																				
Volume	9	0	2	0	11	3	67	2	0	72	3	0	1	0	4	1	63	3	0	67	144
Peak Factor																					



Trego's Venture, LLC
Anticipated Traffic Volume
Florissant, CO Self-storage Facility (Trego's Phase V)

1. Proposing to construct 209-unit self-storage facility on Florissant, CO, see attached conceptual site plan
2. PK Enterprises, Inc. staff has collected and summarized data from the Trego's existing self-storage locations in Divide which contains 501 storage units. The data was collected from the Trego's gate controller software as the software records entered gate codes for each entry and entered gate codes for each exit also referred to as trips. Based on the data PK Enterprises, Inc collected, attached, we can make the following assumptions for a 209-unit self-storage facility:

Type	Trips
Avg. Trips Per Day (.05 per unit)	10.45
Max Trips Per Day (.11 per unit)	22.99
Max Trips Per Hour (.02 per unit)	4.18

3. Additionally, we are anticipating seeing the majority of incoming traffic coming from west of the Florissant town center as development in the area has escalated quickly with the housing and vacant land shortage in Divide and the areas east of Divide, please see the attached map showing US Highway 24 intersections and our anticipated incoming traffic pattern.

Tregos Venture, LLC
 North Location Trip Data
 1/1/2017-12/31/2017

501 units	
9084 Total Trips per year	
365 Days per year	
Average number of trips per day, whole year	24.89
Average # of trips per day, per unit (for whole year)	0.05
Average number of trips per month	757.00
Average number of trips per month, per unit	1.51
Average number of trips per week	174.69
Average number of trips per week, per unit	0.35
Average weekday trips, per day (Mon - Fri)	24.64
Average weekday day trips, per day, (Mon - Fri), per unit	0.05
Average weekend trips, per day (Sat & Sun)	26.22
Average weekend trips, per day, (Sat & Sun), per unit	0.05
Max Day trips	56
Max Day trips, per unit	0.11
Max hour trips	12
Max hour trips, per unit	0.02
Peak Month, total trips	1126
Average Trips per day	37.53
Average Trips per day, per unit	0.07

Bryan Johnson

From: Sword - CDOT, Valerie <valerie.sword@state.co.us>
Sent: Monday, July 1, 2019 10:46 AM
To: Bryan Johnson
Cc: Jeff Hodsdon; Williams, Dan; Krochta, Camille; Davis - CDOT, Mike; Arthur Gonzales
Subject: Re: Potential Florissant Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Bryan,

I must apologize for the lack of communication on my end. The Traffic Technical Memo for the proposed storage facility off the local road Circle Drive in Florissant has been reviewed by a CDOT Operations Engineer who agrees with the memo's findings. Therefore, no CDOT Access permit is required.

Have a great week,

Valerie Sword

Permits Manager
Traffic and Safety



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On Wed, Jun 26, 2019 at 10:48 AM Bryan Johnson <bryan@pkenterprisesinc.com> wrote:

Good Morning, Valarie;

Happy Wednesday!