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May 3, 2018

Tamara Baxter
NES, Inc.
619 N Cascade Avenue, Ste. 200
Colorado Springs, CO 80903

RE: Newman Center
Colorado Springs, CO
Trip Generation Letter
LSC #184300

Dear Ms. Baxter,

In response to your request, LSC Transportation Consultants, Inc. has prepared this trip generation letter for the proposed Catholic Campus Ministry Center (CCMC) development at the University of Colorado-Colorado Springs (UCCS). The proposed CCMC, also referred to as the Newman Center, will be located off Stanton Road between Austin Bluffs Parkway and Eagle Rock Road in Colorado Springs, Colorado. This report identifies the planned use of the existing and proposed buildings and presents an estimate of the vehicle trip generation.

LAND USE AND ACCESS

The site is bordered to the west by Stanton Road is located between Austin Bluffs Parkway and Eagle Rock Road. The site is just north of and adjacent to the UCCS campus north boundary. The El Paso County parcel number assigned to the 3.35-acre property is 6320000122. An existing house on the property will remain as a residence for a caretaker(s) and other staff member(s) for the Newman Center. Approximately four residents will live in the existing house, with their primary role being responsible for maintaining the property. A new 8,000 square-foot building is planned to be constructed on the site.

The Newman Center/CCMC will serve the Catholic college population of the Diocese of Colorado Springs, with most attendees consisting of UCCS students. Although hours of operation are not yet set and may vary, the Newman Center will be accessible seven days per week for people who want to pray or study. Opening hours are anticipated around 10:00 a.m., and the building will likely close around 8:00 p.m.

It is unlikely that large groups of people will congregate at the Newman Center throughout the day on weekdays. Sunday Mass will likely be the largest gathering time for students, with approximately 30 current students anticipated to attend. Although immediate growth in Sunday Mass attendance is not expected, the diocese anticipates a gradual increase in Sunday Mass attendance as the Newman Center attracts new people. Currently, approximately 20 students attend a weekly community dinner on campus, with that number expected to slowly increase as the Newman Center attracts new attendees. The trip generation estimate in this report is intended to represent future use of the center once established and operating for several years with growth in membership/participants from current levels.

Site Vehicular Access

The facility will have access to Stanton Drive located about 800 feet south of Eagle Rock Road. The existing driveway will be closed, and a new driveway constructed just to the south.

On-Site Parking

The CCMC will institute a parking permit program that will allow people to park there. However, they have indicated that they do not anticipate having large numbers of people parked there every day all day. The diocese will likely structure the program with sufficient control such that the available on-site parking will be utilized by CCMC guests or student members of the CCMC either inside the building or by commuter student members visiting the building as a part of their campus activities on a particular day. The rules regarding use of the parking lot, and level of enforcement of those rules, will likely be driven by the actual demand for the on-site parking spaces.

Planned Stanton Road Gate

It is our understanding that the City plans to install a gate just north of the proposed access. This gate will prevent non-emergency vehicular travel on Stanton Road between the neighborhood and the UCCS Campus. Once the City installs the gate, the only access through it will be the police/fire via a remote or scanner type system. It is our understanding that no one else will have access. Estimated timing of gate installation is June 2018. There will be openings on either side to allow for pedestrian and UCCS maintenance gates. Once the planned connector street (from Stanton, west of the neighborhood, and connect by the roundabout near the new ENT bldg.) is built by UCCS, these gate openings will be closed to any vehicular traffic. The timing of the construction of the connector is unknown at this time.

Pedestrian Access

Pedestrian and bicycle access will be available via a gravel trail beginning near the access point to the parking lot just to the south of the site. Pedestrians and bicycles will also have access to/from Eagle Rock Road through the planned gate on Stanton.

TRIP GENERATION

Estimates of the vehicle-trips projected to be generated by churches and other land use development projects are typically made using the nationally published trip generation rates from the *Trip Generation Manual, 10th Edition, 2018* by the Institute of Transportation Engineers (ITE). The most appropriate Land Use code is 560. However, the Newman Center will be unique as it will also function as a campus ministry center as a place for students to pray or study. Due to the location adjacent to campus, however, many members/guests will likely walk or travel to the CCMC by means other than private automobile. The trip generation estimate includes an estimated “mode split,” or reduction in the calculated vehicle trip generation based on ITE rates due to travel to/from the site by travel modes other than private percent passenger cars. Some CCMC member-commuter students may utilize the on-site parking lot if they visit the CCMC as part of their daily activities on a particular day.

Table 1 (attached) presents LSC estimates of trips based on weekday ITE rates for churches (Church trip generation rates are obviously relatively low during weekdays) as well as additional weekday trips associated with the student ministry center based on the estimated number of visitors on an average weekday during the school year. The “ministry center” line item in the table is a supplemental component of the trip generation estimate added by LSC to account for trip-generating building use unique to a campus ministry center and not typically associated with typical suburban churches - such as students studying, socializing, praying or otherwise waiting for a class to begin in a nearby building or spending time between classes. For this component of the trip generation, this estimate includes 50 visitors by CCMC members/guests on an average weekday.

Up to four of the staff may live on-site, which may result in a small reduction in the estimated ITE trips generated in Table 1 for a church on an average weekday.

Table 1 also presents trip generation estimates for Sundays and for the Sunday (morning) peak hour with Sunday Mass.

Neighborhood Vehicular Traffic Impacts

This report presents estimates of weekday and Sunday vehicle trips to be generated by the CMCC. Due to the planned gate on Stanton Road just north of the site access, all vehicle trips generated will arrive from the south and depart to the south Stanton Road south of the site and not to/from Eagle Rock Road.

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Please contact me if you have any questions regarding this report

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



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

JCH: JAB

Enclosure: Table 1

Table 1: Trip Generation Estimate

ITE		Value	Units	Vehicle Trip Generation Rates ¹				ITE Vehicle Trips Generated ²				Estimated Mode Split ³		Total Vehicle Trips Generated			
Code	Description			Daily Trips	AM Peak		PM Peak		Daily Trips	AM Peak		PM Peak		% Vehicle	% Walk, Bike, Transit	Daily Trips	Peak Trips
				In	Out	In	Out		In	Out	In	Out				In	Out
Sundays																	
560	Church	8.0	KSF	27.63	4.80	5.19		221	38	42			65%	35%	144	25	27
Weekdays																	
560	Church	8.0	KSF	6.95		0.22	0.27	56			2	2	65%	35%	36	1	1
---	Ministry Center ²	50	Daily Visitors					100			3	17	50%	50%	50	2	9
	Total														86	3	10

Notes:

¹ Source: ITE Trip Generation Manual, 10th Edition

² Ministry Center trips generated - This a supplemental component of the trip generation estimate added by LSC to account for trip-generating building use unique to a campus ministry center and not typically associated with churches - such as students studying, socializing, praying or otherwise waiting for a class to begin in a nearby building (or time between classes).

³ Estimates by LSC.