

To: Zaker Alazzeh
City of Colorado Springs

From: Brian Horan, P.E., PTOE
Landon Bickers

Date: January 21, 2024

Re: **Rockrimmon Christian School: Colorado Springs, CO**
Trip Generation Letter



INTRODUCTION

This Memorandum provides the results of a traffic analysis performed in support of the proposed relocation of Rockrimmon Christian Preschool to 260 Woodmen Road in Colorado Springs, Colorado. The site is located within the campus of Woodmen Valley Chapel and is intended to accommodate a preschool serving children aged 2 ½ to 6 years. The site location is shown on Figure 1.



Figure 1 – Site Location

BACKGROUND

The Applicant is seeking conditional use approval to relocate the Rockrimmon Christian Preschool to the site. The preschool will accommodate 30 to 45 students and will operate Monday through Friday from 8:00 AM to 4:30 PM, with varying peak times based on half-day and full-day sessions. Per the request of the City of Colorado Springs, a traffic analysis was conducted to support the proposed relocation and assess its impact on the surrounding road network.

PROPOSED DEVELOPMENT TRIP GENERATION

In order to determine the potential impacts to the surrounding development, a trip generation analysis and distribution was created. Trip generation estimates for the weekday AM and PM peak hours and the weekday average daily traffic (ADT), were derived from the standard Institute of Transportation Engineers (ITE) Trip Generation Manual rates/equations, as published in the 11th edition for the proposed day care use.

ITE provides multiple land use codes (LUCs) for residential type uses. The proposed use provides a 45 student maximum “preschool”; therefore, LUC 565: Day Care Center was selected as the most appropriate LUC for the proposed project.

In accordance with these ITE assumptions the proposed use would generate, at build out and full occupancy:

- 38 AM weekday peak hour trips (20 in/18 out),
- 37 PM weekday peak hour trips (17 in/20 out),
- 184 average weekday daily trips.

The trip generation information described above is provided in Table 1.

NETWORK IMPACTS

Site trips are expected to enter and exit through the existing northwest Woodmen Valley Chapel access along Woodmen Road. The access is currently built with inbound auxiliary lanes for both the northbound right and southbound left movement with significant storage. The proposed preschool’s operations will generate low traffic volumes during peak hours, with no significant queuing or operational impacts anticipated at the access point or surrounding roadways. Furthermore, the ample on-site parking and controlled pick-up/drop-off times will mitigate any potential traffic disruptions within the vicinity.

Table 1

Rockrimmon Christian Preschool

Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Day Care Center	565	45	Students	20	18	38	17	20	37	184

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

CONCLUSIONS

The conclusions of this analysis are as follows:

1. The Applicant proposes to relocate the Rockrimmon Christian Preschool to 260 Woodmen Road which would serve 30 to 45 students.
2. The proposed site development would generate, upon completion and full occupancy, 38 new weekday AM and 37 new weekday PM peak hour vehicle trips as well as 184 new weekday daily trips.
3. Based on the traffic analysis contained herein, the proposed day care use would be adequately accommodated by the existing road network without the need for additional improvements.

We trust that the information contained herein satisfies the request of the City of Colorado Springs. If you have any questions or need further information, please contact Brian Horan at BrianHoran@gallowayus.com or 303-770-8884.