

To: Samantha Villegas

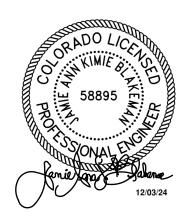
Atwell

From: Jamie Ann K. Blakeman, PE, PTOE

Job Number: 24.5742

RE: Black Rock Coffee – 5560 Barnes Road

Traffic Impact Statement



December 3, 2024

INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Impact Statement for the proposed Black Rock Coffee located at 5560 Barnes Road, on the northwest (NWC) of Barnes Road and Chaparral Road in Colorado Springs, Colorado. See **Figure 1** for the vicinity map.

The proposed Black Rock Coffee is a 645 square-foot (SF) drive-through coffee shop with approximately 260 feet for vehicle queuing. See Attachment

A and Figure 2 for the site plan.



Date:

Figure 1 - Vicinity Map

The objective of this Traffic Impact Statement is to analyze the proposed development's traffic-related impacts on the adjacent roadway network and evaluate the on-site circulation and vehicle stacking.





EXISTING CONDITIONS

The proposed development is located on a part of assessor parcel number (APN) 632-510-6040 occupying a 0.91 acre area. According to the El Paso County Assessor, this parcel is currently zoned as a Commercial District/Commercial Regional (C6/CR). The site is currently undeveloped. See **Attachment B** for the El Paso County Assessor's information.

Barnes Road is an east-west roadway that generally provides two (2) lanes in each direction of travel. According to the Colorado Department of Transportation (CDOT) *Traffic Counts* map, Barnes Road has a 2023 average annual daily traffic (AADT) of 10,253 and 9,830 vehicles per day (vpd) in the eastbound and westbound direction, respectively, east of Chaparral Road. Per Colorado Springs Traffic and Transportation Engineering (CSTTE), Barnes Road is classified as a primary arterial. There is a posted speed limit of 35 miles per hour (mph).

CHAPARRAL ROAD is an east-west and north-south roadway that provides one (1) through lane in each direction of travel. According to CSTTE, Chapparal Road is classified as a collector with a 2018 AADT of 618 and 831 vpd in the eastbound and westbound direction, respectively. There is a posted speed limit of 25 mph.

PROPOSED DEVELOPMENT

The proposed development is located along Barnes Road, approximately 155 feet west of Chapparal Road (curb to property line) at 5560 Barnes Road in Colorado Springs, Colorado. It includes a 645 SF coffee shop with a drive-through aisle. The drive-through aisle has two (2) lanes that merge into one (1) prior to the menu board. Approximately 260 feet of vehicle stacking will be provided onsite, which, assuming approximately 25 feet of on-site storage per vehicle, is anticipated to accommodate eleven (11) vehicles in the queue. See **Figure 2** for the site plan.

There will be two (2) access points to the proposed development. The first access point is located along Barned Road, approximately 250 feet west of Chaparral Road (center to center). This access point will be limited to right-in and right-out only movements.

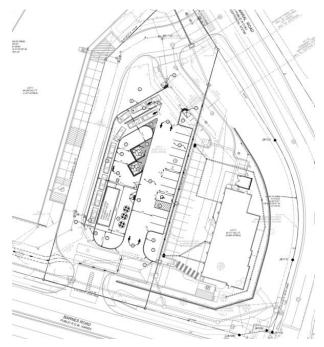


Figure 2 - Site Plan





The second access point is located along Chaparral Road, approximately 365 feet north of Barnes Road (center to center). This access point will be a full-access driveway, allowing all movements into the site.

TRIP GENERATION

The trip generation for the proposed development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for the transportation engineering profession.

ITE Code 937—Coffee/Donut Shop with Drive-Through Window was used to calculate the trip generation for the proposed Black Rock Coffee development.

PASS-BY TRIPS

Pass-by trips are intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from the existing traffic passing the site on an adjacent street or roadway that offers direct access to the generator. These trips are not considered to add new traffic to the adjacent street network and may be reduced from the total external trips generated by the proposed development. Pass-by rates are based on the Trip Generation Manual, 11th Edition data. For the purposes of this Traffic Impact Statement, daily pass-by rates were determined based on an average of the AM and PM peak hour rates.

The total trip generation calculations are shown in **Table 1.** See **Attachment C** for detailed trip generation calculations.

Land Use	ITE Code Qty		Unit	Weekday	AM	Peak F	Hour	PM Peak Hour		
Land Use			Offic	Total	Total	ln	Out	Total	In	Out
Coffee/Donut Shop with Drive-Through Window	937	0.645	344	55	28	27	25	12	13	
	323	49	25	24	23	11	12			
	21	6	3	3	2	1	1			

Table 1 – Trip Generation (Proposed Black Rock Coffee)

The proposed development is expected to generate 344 weekday trips, with 55 vehicles per hour (vph) occurring during the AM peak hour and 25 vph during the PM peak hour. Based on data provided by ITE, over 90% of these trips are pass-by trips. Thus, the proposed Black Rock Coffee Bar is anticipated to add 21 new daily trips, with 6 vph occurring during the AM peak hour and 2 vph during the PM peak hour to the surrounding roadways.





ON-SITE CIRCULATION AND QUEUE ANALYSIS

Vehicles will enter the site and circulate in a counterclockwise direction. The drive-through will provide two (2) lanes that merge into one (1) lane prior to the menu board. Approximately 260 feet will be provided for vehicle queuing, which is anticipated to accommodate eleven (11) vehicles in the queue. See **Figure 3**.

QUEUE DATA

On-site queue data was collected at an existing Black Rock Coffee Bar located at 7451 W Glendale Avenue in Glendale, Arizona, on Wednesday, July 10, 2024, and Saturday, July 13, 2024, in one-minute intervals during the peak times in an effort to capture the maximum queue demand. The peak time on Wednesday was from 7:00 to 9:00 am and the peak time on Saturday was from 9:00 to 11:00 am. The data is provided in **Attachment D**.

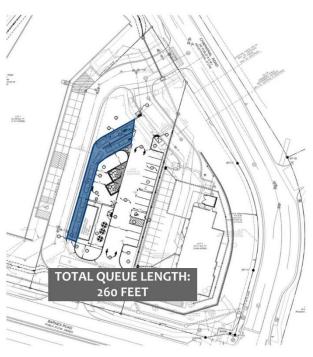


Figure 3 - On Site Queuing

The average number of vehicles in queue was six (6) vehicles, and the maximum number was 15 vehicles, which occurred for a three-minute period during the six (6) hours of recorded data. Based on the collected queue data, the proposed on-site storage provides sufficient capacity to accommodate queued vehicles 99% of the time.

TURN LANES

According to the City of Colorado Springs Engineering Criteria Manual, right turn lanes are required on principal arterials, when a peak hour right ingress turning volume is 25 vph or greater.

The site generates 28 vph and 12 vph entering during the AM and PM peak, respectively. Assuming the site traffic is somewhat equally split between the two site driveways, the right turning criteria for principal arterials does not warrant the westbound deceleration lane on Barnes Road.





SUMMARY

The proposed Black Rock Coffee is a 645 SF drive-through coffee shop with approximately 260 feet of vehicle queuing space, accommodating 11 vehicles.

The proposed development is anticipated to generate 21 new daily trips, with 6 vph occurring during the AM peak hour and 2 vph during the PM peak hour.

Based on the collected queue data, the proposed on-site storage provides sufficient capacity to accommodate queued vehicles.

The proposed Black Rock Coffee Bar development is anticipated to result in minimal traffic impacts to the existing roadway network, and the drive-through provides sufficient vehicle queuing space.

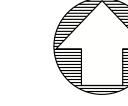


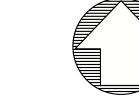


ATTACHMENT A - PROPOSED SITE PLAN









SITE LEGEND

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

TRAFFIC FLOW ARROW (PAVEMENT MARKING)

PARKING SPACE COUNT

HANDICAP STALL

STOP BAR (PAVEMENT MARKING)

CORRESPONDING DETAIL NUMBER NUMBER (SEE DETAIL SHEETS)

0.91 AC± AC (39,857± S.F.)

CITY OF COLORADO SPRINGS

MX-L, MIXED USE LARGE SCALE

1 SPACE/300 GFA OF BUILDING 1 SPACE/350 SF OF OUTDOOR SEATING

TOTAL PARKING REQUIRED

12 SPACES, 1 ADA SPACE

MX-M (NORTH, EAST, SOUTH), PDZ (WEST)

----± AC (####± S.F.)

----± AC (####± S.F.)

----± AC (####± S.F.)

NONE

NONE

645 SF

PROPOSED LIGHT POLE 4" WIDE PAINTED YELLOW TRAFFIC STRIPE (SEE LENGTH THIS SHEET)

1 TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET NEW CONCRETE CURB - SEE DETAILS C700 PROPOSED LIGHT DUTY ASPHALT PAVEMENT PROPOSED HEAVY DUTY ASPHALT PAVEMENT C700 C700 PROPOSED HEAVY DUTY CONCRETE PAVEMENT 4" WIDE PAINTED STRIPING @ 2' O.C. AND 45° SEE LANDSCAPE PLAN(S) LANDSCAPE AREA 4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET) CONCRETE SIDEWALK (SEE WIDTH THIS SHEET) C701 DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS H/C PARKING SIGNAGE SEE ARCHITECTURAL PLANS PROPOSED MENU BOARD & ORDER/SPEAKER BOX SEE ARCHITECTURAL PLANS PROPOSED ADA CURB RAMP EXISTING FIRE HYDRANT TRAFFIC FLOW ARROW STRIPING DRIVE-THRU STRIPING PROPOSED CONCRETE WHEEL STOP

SITE GENERAL NOTES:

PLAZA WEST

(Reception No. 217714050)

SITE AREA

DISTURBED AREA:

PERVIOUS AREA:

JURISDICTION:

305.05' (R&M)

LOT 1 64,348 SQ. FT. (1.477 ACRES)

39,857 SQ. FT.

Δ=48°27'41" 78°26′27″ W CL=139.54

35,111 SQ. FT. (0.806 ACRES)

PUBLIC UTILITY EASEMENT

(BOOK 5048, PAGE 901)

EASEMENT TO BE CRE SEPARATE DOCUMEN

PUBLIC ASEMENT 222135599

(#111)/

PUBLIC UTILITY EASÉMENT

(BOOK 5040, PAGE 692)

570.00'

=301.42'

30°39'48" =S 31°07'29" W ADJACENT ZONING:

IMPERVIOUS AREA:

TOTAL PROPERTY AREA:

ZONING CLASSIFICATION

BUILDING SETBACKS

BUILDING SUMMARY

PARKING SUMMARY

PROPOSED BUILDING AREA: BUILDING HEIGHT LIMIT:

PARKING REQUIREMENTS

PARKING PROVIDED

DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.

USE 3' RADII, UNLESS SHOWN OTHERWISE.

3. THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

4. ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.

ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. 6. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN

OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.

7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.

8. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.

9. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.

10. ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.

11. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL

MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. 12. FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING

13. ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

Call before you die

THE LOCATIONS OF EXISTING UNDERGROUP
UTILITIES ARE SHOWN IN AN APPROXIMAT
WAY ONLY AND HAVE NOT BEEN
DEPENDENTLY VERIFIED BY THE OWNER OF
REPRESENTATIVE. THE CONTRACTOR SHAL
DETERMINE THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE COMMENCING
FORK, AND AGREES TO BE FULLY RESPONSI
OR ANY AND ALL DAMAGES WHICH MIGHT
CAGSIONED BY THE CONTRACTOR'S FAILUR
KACTLY LOCATE AND PRESERVE ANY AND J
UNDERGROUND UTILITIES.

INSTRUCTION SITE SAFETY IS THE SO

WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSONS.

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24 HOUR

EMERGENCY CONTAC

2024-11-25

RAWN BY: A.M. & R.S. HECKED BY: N. SALAZAR

ROJECT MANAGER: N. SALAZAF OB #: 24005174 LE CODE: ##

HEET NO.

C200



ATTACHMENT B – EL PASO COUNTY ASSESSOR'S INFOMATION



EL PASO COUNTY - COLORADO

6325106040 5560 BARNES RD Total Market Value \$252,474

OVERVIEW

Owner:	ADVANCED STORAGE BARNES LLC
Mailing Address:	5001 S WINDERMERE ST # 100 LITTLETON CO, 80120-1022
Location:	5560 BARNES RD
Tax Status:	Taxable
Zoning:	C6/CR AO
Plat No:	R03002
Legal Description:	TRACT 5 SADDLEBACK ESTATES EX PT PLATTED TO CHAPARRAL RIDGE FIL NO 1 EX THAT PT CONV TO ROW BY REC #220120327 & 221071424

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$252,474	\$70,440
Improvement	\$0	\$0
Total	\$252,474	\$70,440

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT COMMERCIAL LOTS	27.900	3.6 Acres	\$252,474

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception		
+	09/12/2023	\$2,150,000	Vacant Land; Other	223083570		

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: FBY Levy Year: 2023 Mill Levy: 54.789

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	6.862	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF COLORADO SPRINGS	3.579	CITY OF CS-CFO	(719)385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
COLO SPGS SCHOOL DISTRICT #11	40.069	LAURA HRONIK	(719)520-2010
PIKES PEAK LIBRARY DISTRICT	3.061	RANDALL A GREEN	(719)531-6333
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.888	JAMES BRODERICK	(719)948-2400
EL PASO COUNTY CONSERVATION DISTRICT	0.000	MARIAH HUDSON	(719)600-4706



ATTACHMENT C - TRIP GENERATION





Black Rock Coffee Bar - 5560 Barnes Road, Colorado Springs

Trip Generation Calculations

Land Use	ITE Oty		Unit	Weekday	AM Peak Hour			PM Peak Hour			
Land Ose		Code Qty		Total	Total	ln	Out	Total	ln	Out	
Coffee/Donut Shop with Drive-Through Window	937	0.645	1000 SF GFA	344	55	28	27	25	12	13	
	323	49	25	24	23	11	12				
	21	6	3	3	2	1	1				



ATTACHMENT D – QUEUE DATA



On-Site Queue Data Black Rock Coffee Bar at 7451 W Glendale Avenue, Glendale, AZ

Sepo AM	Time	Queue 7/10/2024	Т	ime	Queue 7/10/2024	Time	Queue 7/10/2024		Time	Queue 7/13/2024		Time	Queue 7/13/2024	Time	Queue 7/13/2024
6007 AM	6:00 AM	4	7:0	o AM	4	8:00 AM	3		9:00 AM	7		10:00 AM	12	11:00 AM	11
609 AM 3	6:01 AM	5	7:0	1 AM	4	8:01 AM	3		9:01 AM	8		10:01 AM	12	11:01 AM	11
	6:02 AM	4	7:0	2 AM	3	8:02 AM	4		9:02 AM	8		10:02 AM	12	11:02 AM	12
BOS AM	6:03 AM	3	7:0	3 AM	2	8:03 AM	3		9:03 AM	7		10:03 AM	10	11:03 AM	13
	6:04 AM	2	7:0	4 AM	1	8:04 AM	4		9:04 AM	6		10:04 AM	9	11:04 AM	13
BOD AM	6:05 AM	1	7:0	5 AM	0	8:05 AM	3		9:05 AM	6		10:05 AM	9	11:05 AM	12
Book AM	6:06 AM	1	7:0	6 AM	2	8:06 AM	2		9:06 AM	6		10:06 AM	9	11:06 AM	12
FORD AM	6:07 AM	1	7:0	7 AM	3	8:07 AM	2		9:07 AM	7		10:07 AM	10	11:07 AM	12
	6:08 AM	1	7:0	8 AM	3	8:08 AM	1		9:08 AM	6		10:08 AM	9	11:08 AM	12
	6:09 AM	1	7:0	9 AM	2	8:09 AM	1		9:09 AM	14		10:09 AM		11:09 AM	12
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6:19 AM	6:11 AM	1	7:1	1 AM	2	8:11 AM	1		9:11 AM	8	-	10:11 AM	8	11:11 AM	12
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