

CORNERSTONE

ENGINEERING &

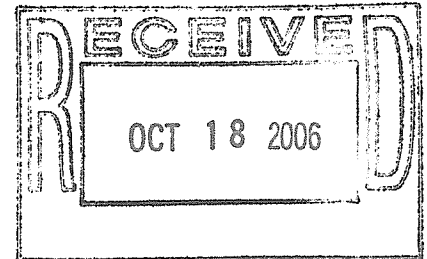


SURVEYING, INC.

1692 Big Thompson – Suite 200
Estes Park, CO 80517
Phone: (970) 586-2458
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October 12, 2006

Mr. Bob Joseph
Community Development Director
Town of Estes Park
P.O. Box 1200
Estes Park, CO 80517



RE: Traffic Impact Analysis for Lot 4__ Estes Market Place

Dear Bob:

Cornerstone Engineering & Surveying, Inc. has prepared the following Traffic Impact Analysis for the Estes Market Place Development.

The Estes Valley Development Code Section 7.12 Part H outlines the requirements for adequate public facilities with regard to transportation. In particular, the general standard is that “all developments shall be required to demonstrate that there will be no significant adverse impact on existing transportation levels of service.”

TRAFFIC IMPACT AREA

The traffic impact area is shown on Map 5.2 (Estes Valley Comprehensive Plan, Dec. 1994, Design Studios West). The area primarily includes properties along Steamer Drive from U.S. Highway 34 north to Steamer parkway. Also along Steamer Parkway east to Steamer drive and west to U.S. Highway 34 bypass. Existing developments along this corridor are single family residential, multi-family residential, and commercial businesses.

CURRENT LEVEL OF SERVICE

The Town of Estes Park obtained average daily traffic (ADT) volumes in this area in May 2005. These traffic counts are shown in the following Table:

Location	Volume
Steamer Drive north of Steamer Parkway	755
Steamer Drive and U.S. Highway 34	2400
Steamer Parkway and Findley Ct.	460
Steamer Parkway and Stanley entrance	1064
U.S. Highway 34 bypass north of Safeway	3344

The current level of service of U.S. Highway 34 and bypass has a service level 'A'. The ADT collected in 2005 verifies level of service rating of 'A'.

PROPOSED LEVEL OF SERVICE

The Estes Market Place proposes an approximately 30,000 square foot commercial development and 18 multi-family units. There will be off-street parking which will support approximately 170 cars. The ITE Trip Generation Manual 6th Edition was utilized to predict the number of daily trips and peak hourly trips generated by this project. The calculations for each use are as follows:

Description	Factor	Proposed
Retail Center	40.67 / 1000 SF	30,000 SF = 1220
Multi-Family Units	5.86/unit	<u>18 units = 105</u>
Total		1325 Trips

The proposed plan shows two entrances and exits for the residential and commercial development. Currently the Steamer Drive and U.S. 34 intersection is more than adequate for the added traffic. This intersection has decel left turn lanes, center turn lanes, and right turn accel continuous lane. The same is true for the Steamer Parkway and U.S. 34 bypass intersection.

CONCLUSION

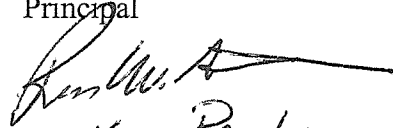
We feel there will be no significant impact to the existing level of service at U.S. 34 and Steamer Dr. or U.S. 34 and Steamer Parkway with the Stanley Market Place development. The ultimate improvements to these intersections have been constructed. The increase in trips will still allow the intersections and highways to operate at a level of service of 'A'.

Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,
Cornerstone Engineering & Surveying, Inc.

Kerry Prochaska, P.E.

Principal



Kerry Prochaska

PROJECT SITE

1064 ADT
STEAMER PARKWAY
AT STANLEY ENTRANCE

460 ADT
STEAMER PARKWAY
& FINDLEY CT.

755 ADT
STEAMER DRIVE
NORTH OF
STEAMER PARKWAY

583 TRIPS
AT STEAMER PARKWAY
408 TURNING EAST
175 TURNING WEST

593 TRIPS
ADDED GOING EAST
474 TURNING RIGHT
119 TURNING LEFT

742 TRIPS
AT STEAMER PARKWAY
185 TURNING EAST
557 TURNING WEST

5600 ADT
HIGHWAY 34
& MACGEGOR AVE

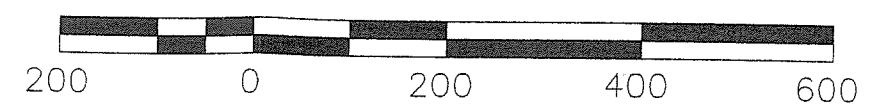
732 ADDITIONAL TRIPS
AT HIGHWAY 34
183 TURNING RIGHT
549 TURNING LEFT

3344 ADT
HIGHWAY 34
NORTH OF SAFEWAY

17300 ADT
HIGHWAY 34 & 36

2400 ADT
STEAMER DRIVE
AT HIGHWAY 34

474 ADDITIONAL TRIPS
AT HIGHWAY 34
332 TURNING RIGHT
142 TURNING LEFT



SCALE 1" = 200'

JOB No: 438.001

TRAFFIC STUDY
LOT 4 STANLEY HISTORIC
DISTRICT
EXHIBIT A

CORNERSTONE

ENGINEERING &
1892 BIG THOMPSON
SUITE 200
ESTES PARK, CO. 80517



SURVEYING, INC.
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DRAWN BY: -- DATE: 10/13/06
FILE: G:\438_001_Estes_Winds\TRAFFIC MAP_10_06.dwg