TIA BASE ASSUMPTIONS WORKSHEET

PROJECT INFORMATION

Project Name: Douglas County Elections Expansion
Developer / Applicant: Douglas County Board of County Commissioners
Consultant Firm: DLH Architecture
Traffic Engineer (PE): N/A; TIA Waiver is being requested
Date of Pre-Design Meeting: N/A

PROJECT DESCRIPTION

Project Type: ☐ New Development ☑ Redevelopment
Land Uses & Densities: Governmental open warehouse for ballot storage. Approx 8,750 SF addition.
ITE Land Use Codes: N/A
Site Plan Attached: ☐ Yes ☒ No See SDP submission, attached in a seperate PDF.

Description (include access points, circulation, multimodal elements):
Expansion of existing elections facility for warehouse storage and ballot tracking. Existing Stephanie Pl access is to be retained.
Internal circulation is unchanged with additional parking improvements on site per SDP plans submission.
No anticipated increase in staffing or daily visitation. See SDP for pedestrian access.

PROJECT LOCATION & STUDY AREA

Project Location: 125 Stephanie Pl, Castle Rock, CO 80109

Study Area Boundaries

- **North**: N/A Waiver requested
- **South:** N/A Waiver requested
- **East:** N/A Waiver requested
- **West:** N/A Waiver requested

Study Intersections / Segments (Attach additional list if necessary):

1. No study intersection are proposed, scope is subject to TOCR waiver determination.
2. Stephanie Place access is retained. see submitted SDP plans for site circulation.
3. N/A Waiver requested
4. N/A Waiver requested

Adjacent / Cumulative Developments to Include:

None identified in waiver narrative. No cumulative analysis proposed under waiver request.

Subject to TOCR review and determination.

N/A Waiver requested

N/A Waiver requested

REQUEST TYPE

☐ Full Transportation Impact Analysis
☑ Waiver (ADT < 200 or special variance)
☐ Conformance Letter Only

ANALYSIS YEARS & GROWTH

Study Years:

- Existing Year: 2026
- Year 1 Horizon (Development Completion): TBD, completion date unconfirmed.
- 20-year Horizon: N/A Waiver requested
- Phasing Years (if applicable): TBD, phasing years unconfirmed.

Background Growth Rate: N/A % per year
Growth Source: ☐ Town ☐ DRCOG ☐ CDOT ☐ Other N/A Waiver requested

ANALYSIS ASSUMPTIONS & METHODOLOGY

Analysis Software:
☐ Synchro ☐ Sidra ☐ HCS ☐ Vistro ☐ Other: N/A Waiver requested

Analysis Methods:

- Intersection LOS/Delay per HCM (latest edition)
- 95th-percentile queue vs. available storage

Peak Hours for Study:
☐ AM ☐ PM ☐ Saturday No peak hours propsed.

Signal Timing Source:
☐ Field Observation ☐ Town Database ☐ Assumed (requires approval) No signal analysis proposed.

TRAFFIC DATA & COLLECTION REQUIREMENTS

☐ 24-hr Counts (Tue–Thu, non-holiday)
☐ AM/PM Peak Turning Movement Counts
☐ Saturday Counts (if applicable)
☐ Queue Observations

No new counts proposed, subject to Towns determination

Acceptable Count Date Range: Must be within **6–12 months** of submittal

TRIP GENERATION & ASSIGNMENT

Trip Generation Source:
☐ ITE Trip Generation Manual (Edition N/A)
☐ Local Data Study
☐ Other: DLH operation narrative, see TIA waiver letter

Trip Generation Table Attached: ☐ Yes No - Narrative only, with no numeric trip table supplied.

Trip Adjustment Factors:

- **Pass-By (%):** N/A, no adjustment assumed
- **Internal Capture (%):** N/A, no adjustment assumed
- **Multimodal Split (%):** N/A, no adjustment assumed

Overall Trip Distribution (Graphic Attached): ☐ Yes N/A

PROJECT COMPLETION & PHASING

Anticipated Completion Date: TBD - no completion date confirmed
Phasing Plan (if applicable):
☐ Yes (attach plan)
☐ No
Phasing to be confirmed: neither selection asserted.

PLANNED IMPROVEMENTS & COORDINATION

Town CIP Projects: None identified in waiver narrative.
CDOT / Douglas County Projects: None identified in waiver narrative.
Developer-Funded Improvements: On-site parking/circulation per SDP
Requires Coordination With: No coordination required.
☐ CDOT R1
☐ Douglas County
☐ Adjacent Developers

OTHER TRAFFIC STUDIES / REFERENCES

List any existing or prior TIAs for the site or nearby projects that are referenced for this TIA scope:
Reference DLH TIA Waiver Request - Douglas County Elections Expansion - SDP Submittal #1.

No prior TIA referenced, see attached waiver narrative in separate PDF submitted in SDP submission #1.

SPECIAL CONSIDERATIONS

(Examples: school proximity, Downtown Overlay, constrained access spacing, safety issues, pedestrian generators, etc)
Periodic election related peaks continue; the expansion supports workflow, security and storage.

No ncrease in the permanent staffing or daily public visitation anticipated.

Actual existing/proposed ADT and peak hour count are not supplied in the waiver narrative.

Waiver of formal TIA and traffic data collection requested; approval remains with the TOCR.