

**Attachment A  
TRAFFIC IMPACT STUDY – SCOPE APPROVAL FORM**

Prior to starting a traffic impact study, a Scope Approval Form must be submitted for review and signed by the City Public Works Director. It shall be included in every traffic study submittal as Attachment A. This Scope Approval Form is for City requirements only. Consultants must contact CDOT to determine requirements related to access permits and work in CDOT right-of-way.

**Project Information**

Project Name:	Central Park Workforce Housing & Hotel
Project Location:	Snapdragon Way & Pine Grove Rd./Central Park Dr.
Developer Name/ Contact:	Ridley Goodpasture / rgoodpasture@seraccapital.com
Traffic Engineer Name/ Contact:	Steve Tuttle, PE, PTOE / steve.tuttle@foxtuttle.com, 303-652-3571

**Study Parameters**

**Type of Study Required:**     Trip Generation Letter     Long-term Traffic Study  
     Short-term Traffic Study     Trip Evaluation Letter

**Traffic Counts**

Winter Zone                       Summer Zone  
 Counts w/in last 2 years are available By: \_\_\_\_\_ Date conducted: \_\_\_\_\_  
 New counts will be collected on Weekday peak season, February 2023  
 Existing counts will be estimated based on: \_\_\_\_\_  
    % growth rate: \_\_\_\_\_  
    Seasonal Adjustment Factor applied (ratio): \_\_\_\_\_  
 Future counts will be estimated based on a 1 % growth rate.

**Peak Hours Analyzed**

AM Peak Hour                       PM peak hour                       Other \_\_\_\_\_

**Trip Generation Rates**

From ITE                       Other (cite) \_\_\_\_\_  
 No passby or mode split (typical)  
 Passby or mode split (describe) Any reductions to ITE suburban residential rates for Workforce Housing will be made consistent with data from the "Work Force Housing Traffic Study in Steamboat Springs" report (Fox Tuttle, June 2021), to be agreed upon by City staff.

**Trip Distribution – Attach sketch A-1**

# Study Parameters

## List of Study Area Intersections

1.	Pine Grove Road & Central Park Drive	
2.	Pine Grove Road & Snapdragon Way	
3.	Central Park Drive & Mt. Werner Road	
4.	Central Park Drive & Snapdragon Way	
5.	RI/RO Garage access on Pine Grove Rd	
6.	Accesses on Snapdragon Way (3)	
7.	Pine Grove Rd. & Mt. Werner Rd.	

## Key Analysis items

- Existing + site traffic at study intersections
- Peak Hour LOS at study intersections
- CDOT Access Permit Required (consult with CDOT prior to approval of scope)
- % Site contribution to intersection/road segment at Pine Grove Rd. & Mt. Werner Rd.
- Auxiliary lane evaluation at RI/RO Garage access on Pine Grove Rd.
- Traffic signal warrants at \_\_\_\_\_
- Four-way stop sign warrants at \_\_\_\_\_
- Queuing Analysis at all intersections
- Other \_\_\_\_\_

# Approvals

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Please note that the approval of this scope approval form shall not be construed as an approval of the proposed use, but rather a methodology for evaluation of the proposed use. During the city development review process, the proposed use will be reviewed by city staff for compliance with code, standards, and community planning documents.