

## Meadowbrook Park Traffic Statement

PCD File No. SF-21-025

El Paso County, Colorado

### Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



\_\_\_\_\_  
Jeffrey R. Planck, P.E., PE #53006

\_\_\_\_\_  
March 24, 2022

Date

### Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

*Kelly Nelson*

\_\_\_\_\_  
Ms. Kelly Nelson  
Pikes Peak Investments LLC  
c/o The Equity Group  
90 South Cascade Avenue  
Suite 1500  
Colorado Springs, Colorado 80903

\_\_\_\_\_  
4-22-2022

Date

March 24, 2022

Mr. Daniel Torres  
Engineer II  
El Paso County  
3275 Akers Drive  
Colorado Springs, Colorado 80922

Should this state "will **not** be required" as the information being provided indicates that thresholds for an access permit are not being met?

Re: Meadowbrook Park Traffic Statement (PCD File No. SF-21-025)  
El Paso County, Colorado

Dear Mr. Torres:

**Introduction**

This traffic statement letter has been prepared for El Paso County and the State of Colorado Department of Transportation (CDOT) in regards to the proposed Meadowbrook Park single family residential development to be located north of Newt Drive between Meadowbrook Parkway and US-24 in El Paso County, Colorado. This letter is a supplement to the *Meadowbrook Park Traffic Study* prepared by Kimley-Horn and Associates, Inc. in August 2021. As requested, the purpose of this letter is to identify project responsibility for identified improvements in the *Crossroads-Meadowbrook-Reagan Ranch Master Traffic Impact Study (MTIS)* at the intersections of Newt Drive/US-24 and Newt Drive/Meadowbrook Park. Meadowbrook Park is anticipated to include 67 single family residences.

**CDOT Access Permit Evaluation**

The threshold for requiring an access permit along CDOT roadways occurs when project traffic is anticipated to increase the existing access traffic volumes by more than 20 percent. Based on traffic projections, the addition of project traffic on the west leg of Newt Drive is not anticipated to increase existing access traffic volumes by more than 20 percent with the peak hour volume contributing an increase of approximately 9.2 percent (48/522). Therefore, it is believed that an access permit will be required by CDOT for this intersection in association with this project. Further, project traffic does not trigger the need for improvements at the intersection of US-24 and Newt Drive/SH-94.

**Improvement Summary**

The following improvements (identified in **Table 1**) recommended in the Crossroads-Meadowbrook-Reagan Ranch MTIS Study are proposed in association with Filing #1 development of Crossroads Mixed Use. This has been identified in the Crossroads Mixed Use Traffic Study completed in January 2022. Meadowbrook Park project traffic contributions as well as adjacent Crossroads Mixed Use traffic contributions are shown in **Table 1** for reference. It should be noted the Crossroads Mixed Use and Meadowbrook Park have the same ownership and the appropriate improvements have been previously identified in association with Filing #1 of Crossroads Mixed Use.

**Table 1 – Intersection Improvement Summary**

Intersection / Roadway	Improvements	Meadowbrook Park Development Traffic Contribution	Crossroads Mixed Use Full Development Traffic Contribution	Associated Development Area
<b>Newt Drive and Meadowbrook Parkway</b>	Construction of a single lane roundabout	PM Peak 48 / 1,230 <b>3.9%</b>	AM Peak 942 / 1,405 <b>67.0%</b>	Crossroads Mixed Use Filing #1
<b>Newt Drive/SH-94 and US-24</b>	Extending the eastbound to southwestbound right-turn acceleration lane from 760 feet to 960 feet	AM Peak 22 / 495 <b>4.4%</b>	AM Peak 257 / 495 <b>51.9%</b>	Crossroads Mixed Use Filing #1
	Provide additional signal head and designate northbound dual left turn lanes with 850 feet of length plus a 225-foot taper	AM Peak 7 / 425 <b>1.6%</b>	AM Peak 260 / 425 <b>61.2%</b>	Crossroads Mixed Use Filing #1

The recommended improvements are based on the global analysis provided for this area of Colorado Springs and El Paso County considering existing traffic volumes, background traffic volume growth from other development projects, and four project areas of Crossroads Mixed Use, Crossroads North, Meadowbrook Park, and Reagan Ranch. Of note, project traffic is expected to contribute approximately 3.9 percent (48 / 1,230) of the peak hour movements in 2026 at the intersection of Newt Drive and Meadowbrook Parkway. Likewise, the project is expected to contribute approximately 4.4 percent (22 / 495) and 1.6 percent (7/425) of the eastbound right turn movements and northbound left turn movements during the peak hour in 2026 at the intersection of Newt Drive/SH-94 and US-24, respectively.

If you have any questions or require anything further, please feel free to call me at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey R. Planck, P.E.  
Project Manager

