

VII. Conclusion

This traffic impact study is provided as a planning document and addressed the capacity, geometric, and control requirements associated with the development entitled The Markets at Bent Grass. This assumed mixed-use retail development is conceptual and anticipated to consist of various commercial uses including a home improvement superstore, restaurants, a gas station, and strip retail shops. The development is located at the northeast of the intersection of Bent Grass Meadows Drive with Woodmen Frontage Road in El Paso County, Colorado.

The study area to be examined in this analysis encompasses the E Woodmen Road corridor between Golden Sage Drive and Meridian Road, the Woodmen Frontage Road corridor between Golden Sage Drive and Falcon Market Place, as well as the Bent Grass Meadows Drive Corridor between Woodmen Frontage Road and Meridian Road.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2030 and Year 2045 background traffic conditions, and Year 2030 and Year 2045 total traffic conditions.

Analysis of existing traffic conditions indicates that all signalized intersections operate under LOS D or better conditions during their respective peak hour periods, while all stop-controlled and roundabout intersections operate with turn movements at or better than LOS B or better during their respective peak traffic periods.

Under Year 2030 and 2045 background traffic conditions, operational analysis shows that study intersections along the E Woodmen Road corridor are projected to experience some operations of LOS E or better during peak traffic periods. The signalized intersection of Bent Grass Meadows Drive with Meridian Road is anticipated to experience LOS C or better operations during peak traffic periods. All stop-controlled and roundabout intersections generally anticipate turn movement operations at or better than LOS C during their respective peak traffic periods.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create some impact to traffic operations for the existing and surrounding roadway system. However, upon consideration for direct signalized access to E Woodmen Road, in addition to future widening of E Woodmen Road from four to six through lanes, it is anticipated that the assumed development can be accommodated without causing any negative impacts. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2045 background traffic conditions.

It is emphasized that the analysis performed in this traffic impact study presents a conceptual, high-level, assessment of future traffic conditions for planning purposes based on various assumptions regarding proposed and adjacent development areas which are subject to change. As actual land uses, densities, or site plans within The Markets at Bent Grass development area become defined over time, it is expected that traffic generation characteristics considered within this study will need to be updated by more specific traffic analyses or studies to help assess specific transportation improvements needed to mitigate potential traffic impacts, if different from those identified in this study.

Please update
with language
discussed with
Sean Murphy on
Rezone report.