# Al dridge Transportation Consul tants, LLC 

 Advanced Transportation Plamingand Traffic EngineringJohn M.W. Aldridge, PE
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August 4, 2021

Mr. Matt Jenkins

Richmond American Homes
4350 S. Monaco Street,
Denver, CO 80237

Re: Transportation Impact Study - Revised Haven Valley - Security-Widefield, Colorado

Dear Mr. Jenkins:
Aldridge Transportation Consultants (ATC) is pleased to present this Traffic Impact Study regarding the proposed development of Haven Valley in Security-Widefield.

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million dollar interchange and highway projects in Kansas and Colorado.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.


## Signature Page

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.


I, Jason J.W. Pock, Director of Entitlements for Richmond American Homes, have read and will comply with all the commitments made on my behalf within this report.

[^0]Mr. Jason J.W. Pock
Director of Entitlements
Richmond American Homes
4350 S. Monaco Street,
Denver, CO 80237


## 1. PROJ ECT DESCRIPTION

Richmond American Homes is proposing to construct 98 single family homes on the south side of Cable Lane and Alturas Dr. in Security-Widefield, Colorado. Figure 1 below shows the location of the site, site plan, and the adjacent streets and intersections. Note that the lot layout and lot count shown is up to date at the writing of this study. It is subject to change as planning and development moves forward.


Figure 1

## 2. GENERAL EXISTING CONDITIONS

The site will be primarily accessed by the Bradley Road and Alturas Dr. intersection. Bradley Road is a four-lane Principal Arterial. It carries approximately 12,000 ADT and is posted at 40 mph . There are sections of attached sidewalk and no bike lanes. Alturas Dr. is a low volume Collector Street. It carries under 400 ADT and is posted at 25 mph . It has attached sidewalk on both sides of the street. Cable Lane is a two-lane narrow paved Local Street that carries very little traffic likely less than 200 ADT. The estimate is based on the Alturas Dr. ADT at the Bradley Road intersection minus the traffic volume accessing the residential development on Windmill Creek Way and Rill Valley Way.

The intersection of Bradley Road and Alturas Dr. is two-way stop-sign controlled. It features a 300 -foot left turn deceleration lane and a 200 -foot right turn deceleration lane. The Alturas Dr. approach consists of a shared through and left turn lane and an exclusive right turn lane.

The intersection of Hancock Expressway and Bradley Road was not analyzed as it is a fully developed traffic signal-controlled intersection which would not be impacted by more than a 5 percent increase on the westbound approach leg by the traffic generated by Haven Valley.

The AM and PM peak hours at the intersection of Bradley Road and Alturas Dr. were counted on Tuesday, March 9, 2021 by All Traffic Data. The impact of Covid pandemic restrictions were most felt in March and April 2020. By this time a year later traffic has returned to "normal" or per the ITE publication "What a Transportation Professional Needs to Know About Counts and Studies during a Pandemic" traffic volumes have established a "new" normal. The counts are attached.

## 3. DEVELOPME NT SITE CHARACTERISTICS

The trip generation for the residential development is defined in Table 1. It is based on the rates and values found in the ITE Trip Generation Manual, $\mathbf{1 0}^{\text {th }}$ Edition for Category Single-Family ITE Code 210. The ATD and AM/PM Peak Hour site generation is shown in Table 1. There are no fixed route transit options in this area. The site trip generated ADT is 925 qualifying this study as "intermediate."

Table 1

| ITE Code | Land Use | Unit | Quantity | ADT | Weekday |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | AM |  |  | PM |  |  |
|  |  |  |  |  | In | Out | Total | In | Out | Total |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| 210 | Single Family | DU | 98 | 9.44 | 0.19 | 0.56 |  | 0.63 | 0.37 |  |
|  |  |  |  | 925 | 19 | 55 | 74 | 62 | 36 | 98 |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  | 36 | 98 |
| Total Trips |  | 925 |  |  | 19 | 55 |  | 62 |  |  |

The PM peak hour is the heaviest time of traffic on the highway and the development. It is considered the design hour volume (DHV) for operations and geometric design purposes.


The distribution of the site generated traffic mirrors that of the existing movements at the intersection. Generally, the directional split is 10 percent to the east and 90 percent to the west. The assignment of the traffic is shown in the graphic to the left. Note the distribution of traffic unto Cable Lane is nominal, in the range of 10 percent, as the there are only about 10 homes that would benefit using the access.

## 4. FUTURE CONDITIONS

A review of the 2016 El Paso Major Transportation Corridors Plan Update revealed only one area on Bradley Road with an existing and 2040 forecasted volume. It shows a 12,000 ADT existing volume and a 2040 volume of 19,800 ADT. That equates to a $2.5 \%$ per annum growth. The 3 -year growth factor is 1.08 and the 20 -year growth factor is 1.65 .

The 2040 improvement plan shows no projects on this section of Bradley Road. It does indicate that Bradley Road will be widened to four-lanes from Academy Blvd. to Hancock Expy. and that Grinnell St. will be widened to four-lanes from Powers Blvd. to Bradley Road.

## 5. PROJ ECT IMPACTS

ATC uses Synchro v. 10 for operations analyses. The Synchro v. 10 methodologies are based on the Highway Capacity Manual, $\mathbf{6}^{\text {th }}$ Edition (HCM). The Synchro HCM reports in the appendix are for reference. LOS is letter rating from A to F. LOS A indicates free-flow traffic conditions and no delay at intersections. LOS F is heavy traffic congestion with significant delay. LOS is provided for the overall operations at signalized intersections. LOS D is generally the benchmark for acceptable signalized intersection operations during the weekday peak hours. The critical movement, not the overall, provides the LOS rating for unsignalized intersections. The critical movement is generally a left turn from the minor approach. Caution is advised when evaluating the LOS at unsignalized intersections particularly when LOS F shows. In cases of a LOS F, the HCM suggests that other evaluation measures should be considered such as the volume over capacity ratio and the $95^{\text {th }}$ percentile queue length to make the most effective traffic control decision. LOS F at unsignalized intersections is considered normal for the weekday peak hour particularly when the $\mathrm{v} / \mathrm{c}$ ratio and the $95^{\text {th }}$ percentile queue length are acceptable.

Per ECM Appendix B.2.3.C All adjacent roadways and intersections shall be included in the study area. Additionally traffic counts shall be obtained for the roadways within the study area (ECM B.3.1). Please evaluate these proposed intersections as indicated in the criteria.

Review 1 comment: As indicated in ECM appendix B.8, discuss what steps can be taken to bring the intersection to a satisfactory level of service.
Review 2: please address the above. If there is no reasonable solution to bring this to a satisfactory level please state it in your report.


The intersection currently operates at LOS D/E based on the critical movement which in this case is the northbound left turn and will continue to do so in 2024 background condition. The ECM specifies that LOS D is the minimum acceptable LOS. However, per the Highway Capacity Manual, this is an acceptable operating condition through 2024 as the volume over capacity ratios are below 1 and only 1-2 cars will queue in the $95^{\text {th }}$ percentile queue. In the 2040 background conditions, the intersection will operate within acceptable operations as the $95^{\text {th }}$ percentile queue length is one vehicle, and the $\mathrm{v} / \mathrm{c}$ ratio is approximately 0.25 . In the 2040 AM and PM Total condition, acceptable operating conditions is not reported. The $v / \mathrm{c}$ ratio ds over 1 and the queues and 5 and 6 vehicles.

Traffic signal control is not warranted now but could be in the future conditions, particularly if the surrounding area develops and adds more traffic to the intersection. There is no point in doing a complete traffic signal warrant analy is as the peak hour volume on the minor street approach is well below what is required to meet an applicable volume warrant (MUTCD Warrants 1-2). The intersection should, however, be periodically monitored for warrant volumes, operational delay, and crashes.

The turning movement volum $\$$ at the intersection of Alturas Dr. / Cable Lane and Prospect Point / Cable Lane are too small to be evaluated meaningfully. Both intersections will operate at the highest LOS A/A in the AM and PM peak hours and there will be no stacking or queueing during those times.

## PEDESTRIAN and BICYCLE IMPACT EVALUATIONS

Presently there are limited sidewalks and no bike lanes along the frontage of Bradley Road. There are sidewalks but no bike lanes on Alturas Dr. Attached sidewalks are planned for all internal streets and along the south side of Cable Lane. The map on the next page shows the site in yellow and the location of the three schools that would be attended by students in Haven Valley. French Elementary School is approximately one-half mile miles to the east. Sproul Junior High School is about the same distance to the west. Widefield High School is about three quarters of a mile to the south. Students here would be bussed or allowed to use personal vehicles. There are no grocery stores within a mile of the site.


Per the cross section provided on the preliminary plan the internal streets match the urban local low volume cross section in the ECM which have a max design ADT of 300 . Please coordinate with your project planner so that the proper roadway cross section(s) and roadway layout is provided on the preliminary plan. Please provide an exhibit showing which roadways are classified as urban local and which are urban local low volume.

## 6. MITIGATION MEASURES

No mitigation measures are necessary to Bradley Road or Alturas Dr. to accommodate the thip generation from Haven Valley safely and efficiently. Traffic signal control at the Bradley Road and Alturas Dr. intersection is not warranted currently but it is anticipated to be in the future should the foredast increase in volume on Bradley Road be realized.

The site plan indicates that Cable Lane will be reconstructed east from Alturas Dr. to Hunters Run match the cross-section of Hunters Run. The roadway improvement will include curb and gutter on \$pth sides and attached sidewalks on the south side. The Haven Valley internal streets are classified as Urban Local Roadways with 50 -foot right-of-way and 30 feet of pavement. They will be posted at 25 mph and have maximum capacity of 3,000 ADT which is more than adequate given that the entire development will generate less than 1,000 ADT. All internal intersections meet the 175 -foot spacing requirements. The only sight distance issue is at Prospect Point and Cable Lane intersection. On 25 mph roadways, 280 feet is required. In the graphic below looking east from the intersection at 10 feet back of curb, this is currently compromised by a growth of trees and bushes. It is anticipated that the reconstruction of Cable Lane will require removal of the trees and when done the sight line will be available. Looking west the sight line is available.


Haven Valley will be assessed a County Road Impact Fee of $\$ 3,830.00$ per dwelling unit. The purpose of the program is to develop a process to identify transportation improvements needed to accommodate growth, to allocate fairly the costs of transportation improvements among new developments, and to ensure the proper and timely accounting of improvements and funds. The program does not include all roads in the unincorporated County, only higher traffic roads that provide for regional travel.

## 7. CONCLUSIONS and RECOMMENDED IMPROVEMENTS SUMMARY

The study and operations analyses contained herein provides evidence that the recommended access locations and type will function within acceptable traffic engineering parameters promulgated by FHWA, AASHTO, MUTCD, CDOT, and El Paso County. The access locations and type are essential for safe and smooth transitions on and off the highway and to reduce to the greatest extent unnecessary on-site circulation. In my professional opinion, the transportation facilities will be adequate and available to serve the proposed development within one year of the full build out of the project and that it meets or exceeds the applicable adopted level of service provided the El Paso County Engineering Criteria Manual.

Review 1 comment:

1. List ECM criteria for stacking, storage, and taper for every affected auxiliary lane and access and state whether this access can be met. If it cannot be met, state the required modifications so that it can be met.
2. Please list any other traffic studies done in the area within the past 5 years. if there are none known then please state that in your report. Please be sure to identify the previous traffic study done on the site in 2006. The previous study can be found on EDARP, PCD file No. SP07005. (https://epcdevplanreview.com/Projects/RDetails/35633)

Review 2:

1. Please identify in your narrative that existing right and left trun lanes exist on Bradley Road at Alturas. Also, per ECM 2.3.7.D the threshold for a dedicated left turn auxiliary lane has been met. Please address in your narrative the required turn lane on Alturas Rd at Bradley Rd.
2. Please identify that a previous traffic study was completed on the site in 2006. I have attached a link that should work with the previous study for your use. Please reach out if you have trouble accessing the document.
https://1drv.ms/u/s!AqeRB7nyLn4Qjxbv2VSj4INfleZ2?e=FYGSdL

Comments have been provided on the preliminary plan that may generate deviation requests. Please coordinate with the project planner and should deviations be requested please list the deviations in your report as required per ECM App B. 8 Traffic Report Standards.

Haven Valley
Intermediate Transportation Impact Study

## Appendix














Review 1 comment: Per volume shown the threshold indicated in MUTCD Section 4C. 04 Warrant 3, Peak Hour is met. please address/discuss in your narrative.

Review 2: Please provide the reasoning provided in your response document regarding this warrant in the narrative of your report.


Review 1 comment: based on the criteria indicated in ECM 2.3.7.D the threshold for a dedicated left turn auxiliary lane has been met. Please address/discuss in your report and revise as needed.
Review 2: Unresolved. Please address the above review 1 comment.

















aLL TRAFFIC DATA SERVICES
(303) 216-2439 www.alltrafficdata.net


Peak Hour - Pedestrians/Bicycles on Crosswalk


Note: Total study counts contained in parentheses.
Traffic Counts

| Interval | BRADLEY RD Eastbound |  |  |  | BRADLEY RD Westbound |  |  |  | ALTURAS DR Northbound |  |  |  | ALTURAS DR Southbound |  |  |  | Total | Rolling Hour | Pedestrian Crossings |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Start Time | U-Turn | Left | Thru | Right | U-Turn | eft | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right |  |  | West | East | South |  |
| 7:00 AM | 0 | 13 | 53 | 0 | 0 | 2 | 183 | 2 | 0 | 5 | 0 | 0 | 0 | 3 | 0 | 49 | 310 | 1,205 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 23 | 68 | 2 | 0 | 0 | 154 | 9 | 0 | 4 | 0 | 1 | 0 | 4 | 0 | 32 | 297 | 1,183 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 19 | 78 | 1 | 0 | 0 | 164 | 7 | 0 | 4 | 0 | 0 | 0 | 6 | 0 | 38 | 317 | 1,200 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 13 | 67 | 2 | 0 | 2 | 150 | 5 | 0 | 5 | 0 | 0 | 0 | 7 | 0 | 30 | 281 | 1,190 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 10 | 94 | 2 | 1 | 0 | 142 | 5 | 0 | 2 | 0 | 1 | 0 | 4 | 1 | 26 | 288 | 1,159 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 36 | 84 | 1 | 0 | 3 | 125 | 18 | 0 | 6 | 0 | 2 | 0 | 7 | 1 | 31 | 314 |  | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 15 | 56 | 1 | 0 | 2 | 146 | 16 | 0 | 4 | 0 | 0 | 0 | 16 | 2 | 49 | 307 |  | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 12 | 62 | 2 | 0 | 0 | 114 | 6 | 0 | 6 | 0 | 2 | 0 | 14 | 0 | 32 | 250 |  | 0 | 0 | 0 | 0 |
| Count Total | 0 | 141 | 562 | 11 | 1 | 9 | 1,178 | 68 | 0 | 36 | 0 | 6 | 0 | 61 | 4 | 287 | 2,364 |  | 0 | 0 | 0 | 0 |
| Peak Hour | 0 | 68 | 266 | 5 | 0 | 4 | 651 | 23 | 0 | 18 | 0 | 1 | 0 | 20 | 0 | 149 | 1,205 |  | 0 | 0 | 0 | 0 |

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Date: Tuesday, March 9, 2021
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM


## Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.
Traffic Counts

| Interval | BRADLEY RD Eastbound |  |  |  | BRADLEY RD Westbound |  |  |  | ALTURAS DR <br> Northbound |  |  |  | ALTURAS DR Southbound |  |  |  |  | Total | Rolling Hour | Pedestrian Crossings |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Start Time | U-Turn | Left | Thru | Right | U-Turn | eft | Thru R | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru |  | Right |  |  | West | East | South |  |
| 4:00 PM | 0 | 29 | 150 | 3 | 0 | 0 | 97 | 7 | 0 | 3 | 0 | 0 | 0 | 3 | 1 |  | 21 | 314 | 1,256 | 1 | 0 | 0 | 0 |
| 4:15 PM | 0 | 26 | 156 | 2 | 1 | 0 | 75 | 7 | 0 | 5 | 0 | 2 | 0 | 5 | 0 |  | 27 | 306 | 1,244 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 35 | 139 | 8 | 0 | 1 | 87 | 4 | 0 | 2 | 0 | 2 | 0 | 3 | 0 |  | 18 | 299 | 1,282 | 0 | 0 | 1 | 0 |
| 4:45 PM | 0 | 34 | 166 | 5 | 0 | 1 | 95 | 4 | 0 | 2 | 0 | 0 | 0 | 4 | 2 |  | 24 | 337 | 1,315 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 35 | 149 | 4 | 0 | 0 | 83 | 5 | 0 | 0 | 0 | 1 | 0 | 2 | 0 |  | 23 | 302 | 1,246 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 38 | 161 | 7 | 0 | 0 | 102 | 6 | 0 | 3 | 0 | 1 | 0 | 0 | 0 |  | 26 | 344 |  | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 32 | 160 | 6 | 0 | 1 | 98 | 7 | 0 | 3 | 0 | 0 | 0 | 3 | 0 |  | 22 | 332 |  | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 30 | 118 | 5 | 1 | 0 | 91 | 3 | 0 | 1 | 1 | 0 | 0 | 6 | 0 |  | 12 | 268 |  | 0 | 0 | 0 | 0 |
| Count Total | 0 | 259 | 1,199 | 40 | 2 | 3 | 728 | 43 | 0 | 19 | 1 | 6 | 0 | 26 | 3 |  | 173 | 2,502 |  | 1 | 0 | 1 | 0 |
| Peak Hour | 0 | 139 | 636 | 22 | 0 | 2 | 378 | 22 | 0 | 8 | 0 | 2 | 0 | 9 | 2 | 2 | 95 | 1,315 |  | 0 | 0 | 0 | 0 |


[^0]:    Signature and date

