# Al dridge Tr ansportation Consultants, LLC Advanced Transportation Plamingand Traffic Enginering 

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December 21, 2022

Mr. Robert C. Irwin
Midco Investments, LLC
P.O. Box 60069

Colorado Springs, CO 80960

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

Dear Mr. Irwin:
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, Robert C. Irwin, Manager, Midco Investments, LLC, have read and will comply with all the commitments made on my behalf within this report.


[^0]Mr. Robert C. Irwin, Manager
Midco Investments, LLC
PO Box 60069
Colorado Springs, CO 80960


## 1. PROJECT DESCRIPTION

Midco Investments, LLC 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. This project was originally studied in 2006 (coincidentally April 7, 2006, to be exact) by Pentacor Engineering. The project was then known as Patriot Village, and it presented development of 106 duplex/townhomes.


The 2006 study projected 690 average daily trips with 54 in/out AM trips and 63 in/out PM trips. This project with 98 single family attached homes will generate a comparable 706 average daily trips with 47 in/out AM trips and 57 in/out PM trips which is slightly less than the 2006 study. The LOS and operational analyses is also very similar however difficult to compare as the HCM procedures and methodology have improved vastly since 2006. The Pentacor study is attached for reference.

## 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 westbound left turn deceleration lane and 200 -foot eastbound left and right turn deceleration lanes. The Alturas Dr. northbound approach consists of a shared through and left turn lane and an exclusive right turn lane. The southbound approach is a single lane and all movements are shared.

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. DEVELOPMENT 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, $11^{1 \text { h }}$ Edition for Category Single-Family Attached ITE Code 215. The ATD and AM/PM Peak Hour site generation is shown in Table 1. There ate no fixed route transit options in this area. The site trip generated ADT is 706 qualifying this study as "infermediate."

Table 1

| ITE CODE | LAND USE | Unit | QuANTITY | ADT | Weekday |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  | AM |  |  |  | PM |  |
|  |  |  |  |  | IN | Out | Total | IN | Out | TOTAL |
|  |  |  |  |  |  |  |  |  |  |  |
| 210 | Single Family | DU | 98 | 7.20 | 0.15 | 0.33 |  | 0.33 | 0.25 |  |
|  |  |  |  | 700 | 15 | 32 | - 47 | 32 | 25 | 57 |

In the previous PUDSP it was not determined whether the development would be attached or detached single family housing. The letter of intent states the proposed development is detached housing. Explain what the appropriate ADT is in a TIS memo or revise this report.
ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

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. PROJECT 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.

| Level of Service Summary |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  |  |  |
| Intersection | Existing |  | 2024 Background |  | 2024 TOTAL |  | 2040 Background |  | 2040 TOTAL |  |
|  | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| Unsignalized |  |  |  |  |  |  |  |  |  |  |
| Bradley Road/Alturas Dr. | D/26.0 | E/41.6 | D/28.4 | E/47.2 | E/41.5 | F/73.9 | F/65.0 | F/134.3 | F/185.1 | F/>300 |
|  | 0.3 | 0.3 | 0.4 | 0.3 | 2 | 1.9 | 0.9 | 0.8 | 5.1 | 4.4 |

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 are not reported. The $\mathrm{v} / \mathrm{c}$ ratio is over 1 and the queues are 5 and 6 vehicles. There are no reasonable solutions currently for the LOS E/F in the 2024 conditions.

Traffic signal control is not warranted now but could be in the future 2040 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 analysis 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 volumes at the intersection of Alturas Dr. / Cable Lane and Prospect Point / Cable Lane are too small to be evaluated meaningfully. Consequently, traffic counting at these intersections would not provide any useful data. 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.


Figure 2 Surrounding Area and Facilities

## 6. MITIGATION MEASURES

No mitigation measures are necessary to Bradley Road or Alturas Dr. to accommodate the trip generation from Haven Valley safely and efficiently. Although the northbound left turn movement would meet the ECM threshold for a dedicated left turn lane. But as there are no northbound through movements, the need for a dedicated lane is not indicated. There's no indication that the southbound approach needs any improvement such as a separate left turn lane. 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 forecast 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 both sides and attached sidewalks on the south side. Most of the Haven Valley internal streets are classified as Urban Local (low volume) Roadways with 50 -foot right-of-way and 24 feet of pavement. The roads meet the design ADT of 300 vpd or less. They will be posted at 25 mph meet the 150 -foot spacing requirement. Road over 300 vpd will be constructed to the Urban Local standard for a design ADT of 3,000 ADT. These are still within 50 -foot right-of-way but include 30 feet of pavement. The ECM design criteria str are shown below.

Table 2-7. Roadway Design Standards for Urban Collectors and Locals

| Criteria | Collectors |  | Local |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Non- <br> Residential | Residential | Local | Local ${ }^{4}$ (low volume) |
| Design Speed / Posted Speed (MPH) | 40/35 | 40/35 | 25/25 | $20 / 20$ |
| Clear Zone | $14^{\prime}$ | $14^{\prime}$ | $12^{\prime}$ | $7{ }^{\prime}$ |
| Minimum Centerline Curve Radius | 565 | $565{ }^{\prime}$ | 200' | $100^{\prime}$ |
| Number of Through Lanes | 2 | 2 | 2 | 2 |
| Lane Width | $12^{\prime}$ | 12' | $12^{\prime}$ | 12 |
| Right-of-Way | $80^{\prime}$ | 60' | $60^{3}$ | $60^{3}$ |
| Paved Width (Excluding Gutter Pan | $48^{\prime}$ | $36^{\prime}$ | $30^{\prime}$ | $24^{\prime}$ |
| Median Width (Including Curb \& Gutter) | $12^{\prime}$ | n/a | n/a | n/a |
| Shoulder Width (Ext., Excluding Gutter) | $6{ }^{\prime}$ | $6{ }^{\prime}$ | n/a | n/a |
| Shoulder Width (Int., Excluding Gutter) | n/a | n/a | n/a | n/a |
| Required Curb/ Gutter Type (Vertical) | $6{ }^{\prime \prime}$ | $6{ }^{\prime \prime}$ | $6{ }^{*}$ (or ramp) | $6^{\prime \prime}$ (or ramp) |
| Sidewalk Width (@ FL) | 5' detached | 5' detached | $5^{\prime}$ attached | 5' attached |
| Design ADT | 20,000 | 10,000 | 3,000 | 300 |
| Design Vehicle | WB-50 | WB-50 | WB-50 | SU-30 |
| Bike Lanes Permitted | No | Yes | No | No |
| Access Permitted | $\mathrm{No}^{5}$ | $\mathrm{No}^{5}$ | Yes | Yes |
| Access Spacing | See Table 2-35 | See <br> Table 2-35 | Frontage | Frontage |
| Intersection Spacing | $660{ }^{\prime 2}$ | $660{ }^{12}$ | 175' | 150' |
| Parking Permitted | No | No | Yes | Yes |
| Minimum Flowline Grade of Curb | .50\% | .50\% | .50\% | .50\% |
| Centerline Grade (Min.-Max,) | 0.5-6\% ${ }^{1}$ | 0.5-8\% ${ }^{1}$ | 0.5-8\% ${ }^{\text { }}$ | 0.5-8\% ${ }^{1}$ |
| Intersection Grades (Min.-Max.) | 0.5-4\% | 0.5-4\% | 0.5-4\% | 0.5-4\% |
| $10 \%$ maximum grade permitted at the discretion of the ECM Administrator <br> ${ }^{2} 330$ feet when intersecting local roadways <br> ${ }^{3} 50$-foot right-of-way plus two 5 -foot Public Improvements Easements granted to EI Paso County <br> ${ }^{4}$ Section can be used for cul-de-sacs, or roads with two ways out having a maximum of 300 ADT and a maximum length of 1,200 feet <br> ${ }^{5}$ Where no local public or private roadway can provide access, temporary or partial turn movement parcel access may be permitted |  |  |  |  |

Figure 3 shows the forecast vehicles per day (vpd) on the internal roads.


Figure 3 Internal Road Classifications and Volumes per Day
The corresponding cross-sections are presented on the next page.

Figure 2-17. Typical Urban Local (low volume) Cross Section


Figure 2-16. Typical Urban Local Cross Section


Per the ECM, the need for turn lanes is determined by the traffic impact study. In this case the peak hour volumes on the internal roads are too low to justify turn lanes.


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.


Figure 4 Sight Distance at Prospect Point and Cable Lane

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.

Per request from El Paso County staff we verify that this Traffic Impact Study meets the requirements for an Intermediate TIS per the Transportation Impact Study Guidelines published in the El Paso County Engineering Criteria Manual.

## APPENDIX































(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 <br> Westbound |  |  |  |  | ALTURAS DR <br> Northbound |  |  |  | ALTURAS DR <br> Southbound |  |  |  | Total | Rolling Hour | Pedestrian Crossings |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Start Time | U-Turn | Left | Thru | Right | U-Turn | Left |  | 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 |  | $0 \quad 149$ | 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 |

## v1_Traffic Impact Study.pdf Markup Summary 10-19-2023


Author: Ipackman
Subject: Callout
Page Label: 4
Date: 10/17/2023 11:09:57 AM
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In the previous PUDSP it was not determined whether the development would be attached or detached single family housing. The letter of intent states the proposed development is detached housing. Explain what the appropriate ADT is in a TIS memo or revise this report. Determine what improvements are necessary with proposed land use.


[^0]:    Signature and date

