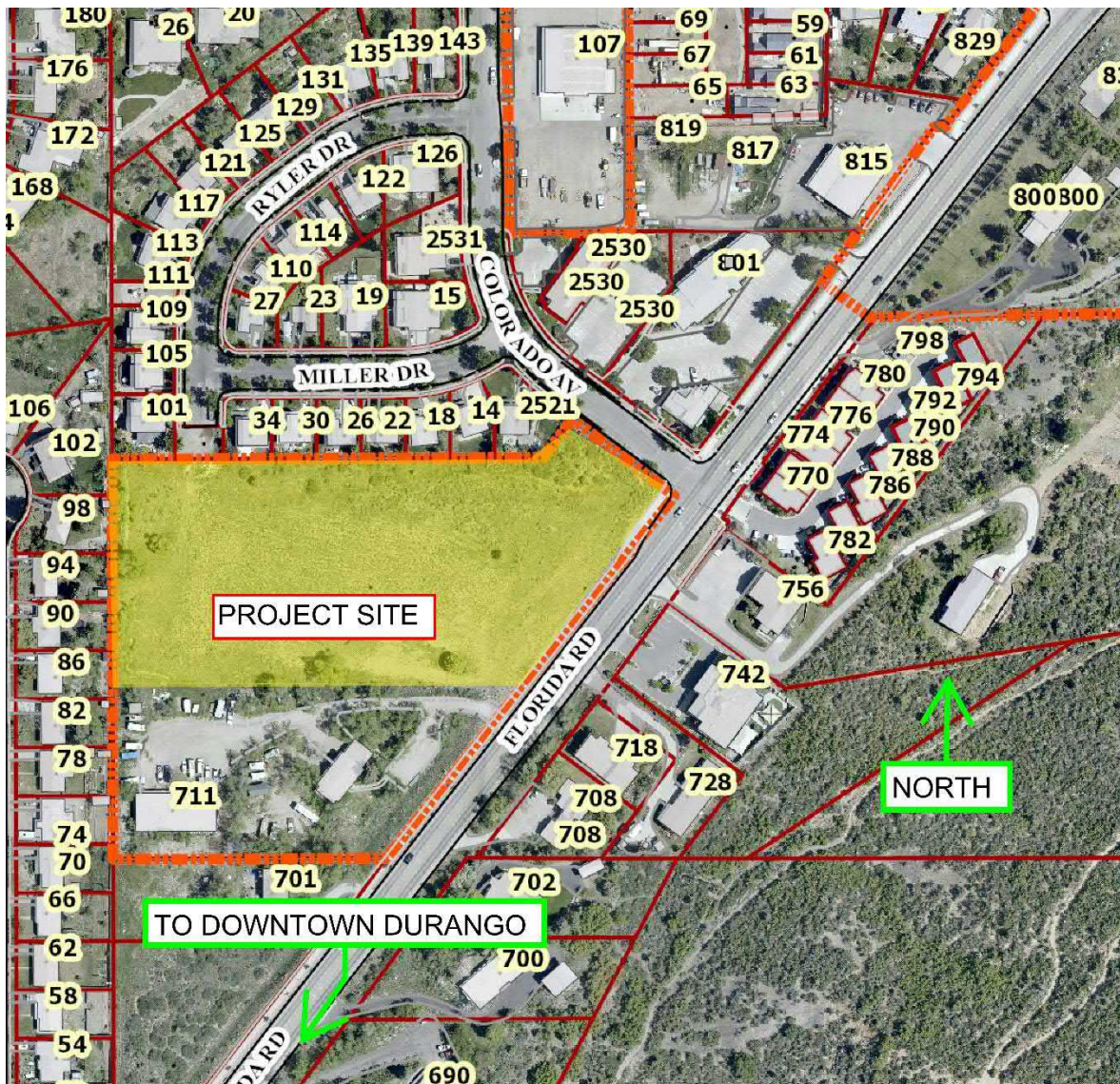


I. Proposed Project Information

A developer is currently proposing a 36-lot residential subdivision on the southwest corner of the Florida Road/Colorado Avenue intersection. The current plan includes 12 detached single-family homes, 12 duplex patio homes, and 12 townhome units for a total of 36 units. The project is currently proposed with two access connections to the existing City road network: one direct connection to Colorado Ave and one connection to/extension of Ryler Drive (which also connects to Colorado Ave and Miller Drive). The Location Map below shows the project location and overall street configuration. A Conceptual Site Plan is included as Attachment A.

Figure 1: Location Map



Florida Road Mixed Housing, Durango, CO Preliminary Traffic Summary

June 22, 2020

By: PST Engineering LLC



II. Existing Roadways and Intersections

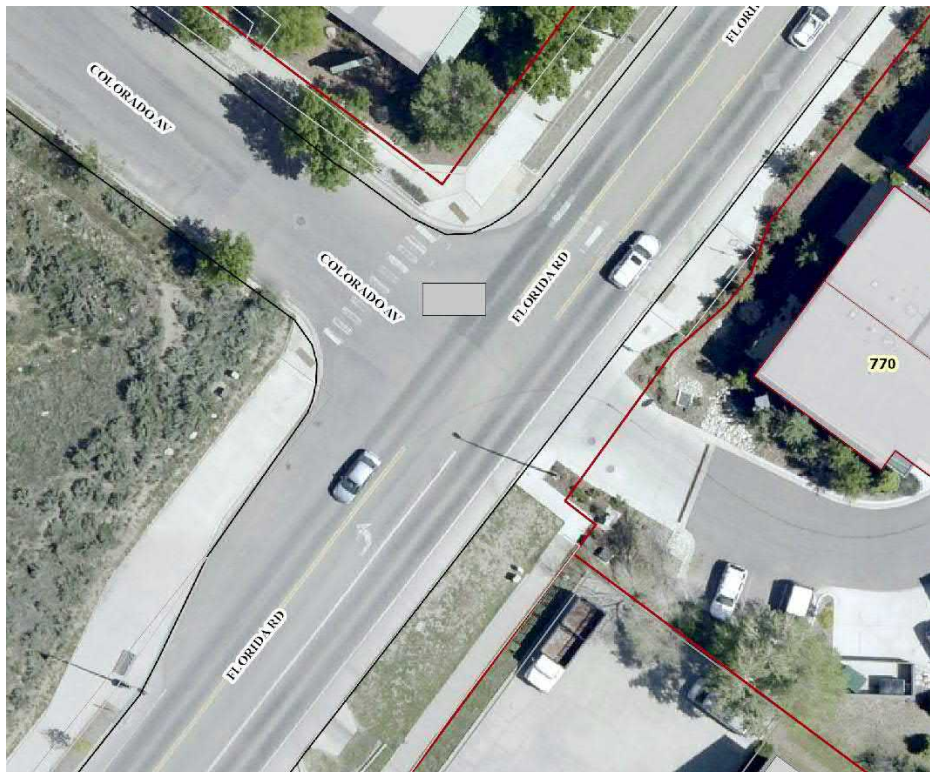
Ryler Drive, Colorado Ave, and Miller Drive are City Streets and are classified as Local Roads; they are all two-lane roads with one lane of travel in each direction and parking on both sides. The speed limits are not posted; therefore, the default speed limit is 25mph. Presumably, the proposed new city street would have a similar classification and speed limit.

Florida Road is a City Street and is classified as a Primary Arterial; in this area it is generally a three-lane road with one lane of travel in each direction and a two-way left turn lane or dedicated left turn lane in the middle. The posted speed limit is 35mph.

At the Colorado Ave intersections with the other local streets, the local streets are stop signed controlled and Colorado Ave is free-flowing. This same scenario is proposed for the intersection of the new City Street/Colorado Ave.

At the Colorado Ave/Florida Road intersection, Colorado Ave and the private entrance to Silverview Townhomes are stop sign controlled and Florida Road is free-flowing with a left turn lane in the NB direction and a two-way left turn lane in the SB direction as illustrated in Figure 2 below:

Figure 2: Florida Road/Colorado Ave Intersection Configuration



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IV. Project Trip Generation and Design Hour Volumes

The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition was used to estimate project traffic. Table 1 shows the ITE Trip Generation calculation data; Table 2 summarizes the peak hour generation and splits.

Table 1 - ITE Trip Generation Manual, 10th Edition

Land Use Code	Independent Variable	AM			PM			Daily		
		Peak Hour	In	Out	Peak Hour	In	Out	Daily	In	Out
210 - Single Family Detached Housing	Dwelling Units	0.76	26.0%	74.0%	1	64.0%	36.0%	9.44	50.0%	50.0%
220 - Multifamily Housing (Low Rise)	Dwelling Units	0.56	28.0%	72.0%	0.67	59.0%	41.0%	7.32	50.0%	50.0%

Table 2 - Summary of Estimated Trips Generated

Land Use Code	Independent Variable	AM			PM			Daily		
		Peak Hour	In	Out	Peak Hour	In	Out	Daily	In	Out
210 - Single Family Detached Housing	12	9	2	7	12	8	4	113	57	57
220 - Multifamily Housing (Low Rise)	24	13	4	10	16	9	7	175	88	88
Total	36	23	6	16	28	17	11	288	144	144

V. Project Trip Distribution and Assignment

Existing split information from the traffic counts was used to predict likely project traffic splits. Using these percentages, project traffic assignments are shown in Figure 4. Note, it is assumed that project trips that do not use the new street will be split evenly between Ryler and Miller. Normally, trips are rounded to the nearest whole number. However, in this instance decimal values were shown as some volumes are very low.

Florida Road Mixed Housing, Durango, CO

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V. Traffic Evaluation

A. Impacts to Ryler and Miller Drives

Based on the assumption that traffic patterns in the new development will mimic those of the existing homes along Ryler and Miller, each of these streets will see the following increase in traffic during the AM and PM peak hours:

AM Peak Hour: 8 vehicles (this equates to one vehicle every 7.5 minutes)

PM Peak Hour: 6 vehicles (this equate to one vehicle every 10 minutes)

The additional vehicle trips added to both of these streets is minimal and therefore the impacts are minimal.

B. Ryler Drive and Miller Drive Intersections with Colorado Ave

When an intersection is at or near capacity or if there are safety concerns, the intersection is typically analyzed to ensure the development will not exceed the intersection capacity or exacerbate a safety issue. In this instance, the background traffic is minimal. Even if the traffic volumes on Colorado Ave were doubled, the PM peak hour volume would only be around 100 vehicles per hour (vph). Additionally, based on visual observation these intersections are not approaching capacity and do not appear to have safety issues. Therefore, detailed analyses of these intersections were not conducted.

C. Colorado Ave and Florida Road

PST was unable to conduct counts and assess this intersection prior to submission of this Draft Traffic Assessment. However, we intend to conduct counts and complete the assessment prior to the Planning Commission meeting on June 29th.

Based on general observations of the Florida Road corridor, we anticipate a large majority of the vehicles will be traveling to/coming from downtown Durango. If this assumption is correct, the dominant movements will be right turns from Colorado Ave to Florida Road for outgoing traffic and left turns from Florida Road to Colorado Ave for incoming traffic. The right turns out should be substantially easier and less disruptive than left turns out during the peak hours as traffic only has to wait for a gap in one direction of Florida Road traffic. For the incoming traffic, there is already a left turn deceleration lane on Florida Road in the northbound direction which will allow for stacking with minimal interruption to Florida Road northbound traffic and should also help with level of service.

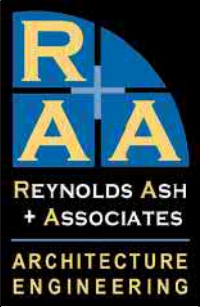


VI. Conclusions and Recommendations

The project will add minimal traffic to existing streets that already have relatively low traffic volumes. Therefore, impacts will be minimal and improvements will likely not be warranted. However, additional data collection, observation, and analysis will be conducted at the Colorado Ave/Florida Road intersection prior to finalization of this traffic summary.

UNIT SUMMARY	
SINGLE FAMILY:	12
PATIO HOME (DUPLEX):	12
3-STORY TOWNHOME (TANDEM GARAGE):	7
2-STORY TOWNHOME (2-CAR GARAGE):	5
TOTAL:	36

SITE ZONING:	FD
SITE AREA:	178051 SF. (4.08 ACRES)
SOIL TYPE:	MODERATE
LIGHTING ZONE:	LZ1 (LOW AMBIENT LIGHTING)
DENSITY:	8.8 UNITS/AC
36 UNITS/4.081 ACRES	
TOTAL OPEN SPACE %:	16.80%



REYNOLDS ASH + ASSOCIATES, P.C.
 1140 MAIN AVE, STE. B
 DURANGO, CO 81301
 (970) 257-2244
 FAX (970) 257-2242

202 DAGOSA STREET, STE. 200
 P.O. BOX 96
 DAGOSA SPRING, CO 81427
 (970) 244-6884
 FAX (970) 244-0997

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FLORIDA ROAD
MIXED HOUSING

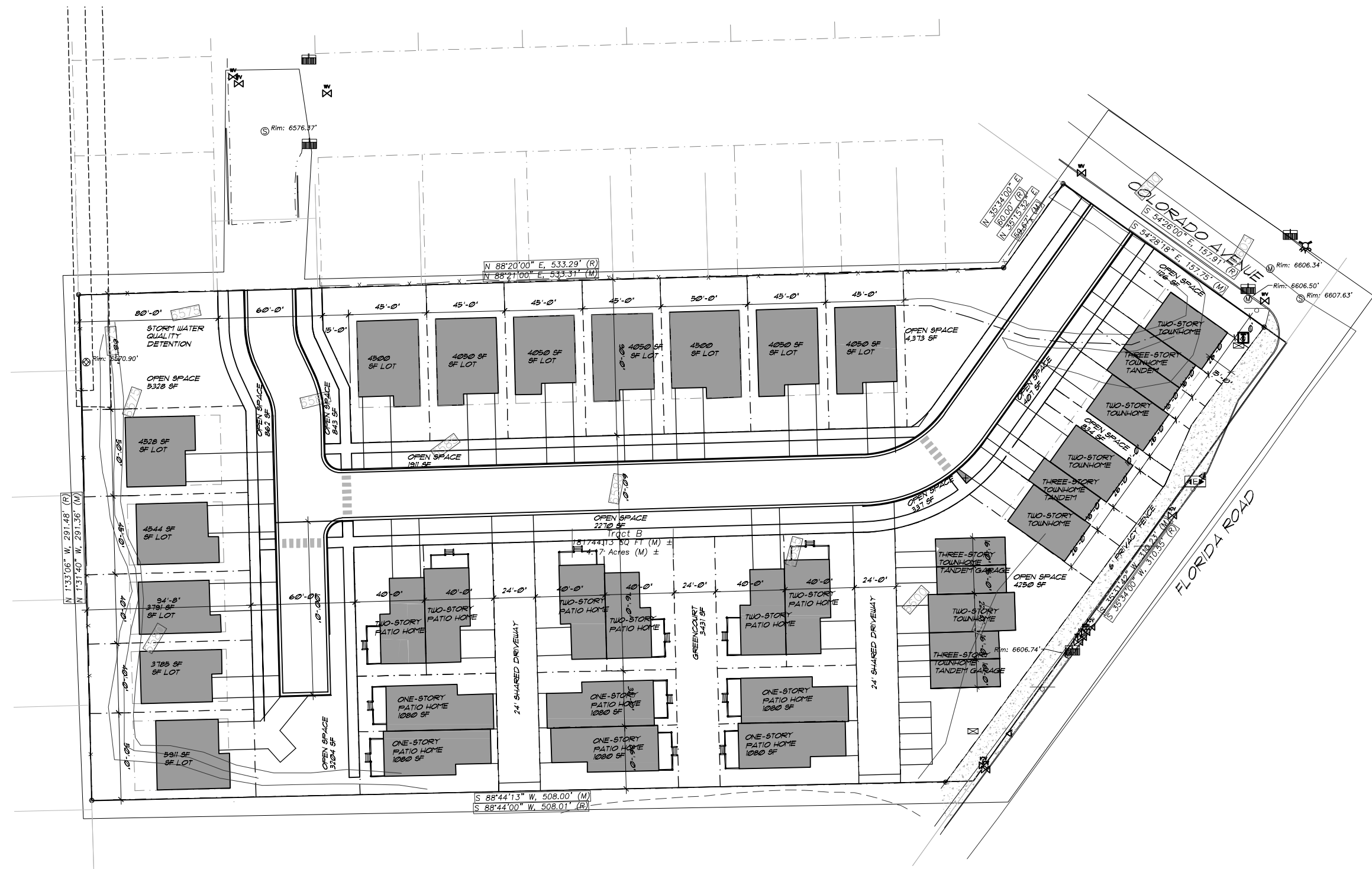
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JOB NO.: 20052
 DATE: 2020-04-06
 DRAWN BY: RA+A

ISSUE RECORD:	

REVISIONS:	

AS-101
 CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"