WIDE ACRES NEIGHBORHOOD STUDY

PREPARED BY:

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Introduction

Citizens from the Wide Acres Neighborhood asked the Jefferson County Highways and Transportation Department to look at some options to mitigate the possibility of increased traffic in the Wide Acres Neighborhood associated with the new Mills Mall. The study area included the area south of Colfax Avenue, north of Wide Acres Road and east of Hawthorne Road as depicted on Figure 1.

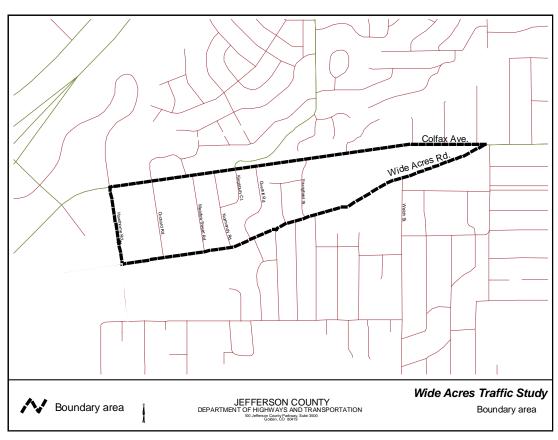


FIGURE 1 STUDY AREA BOUNDARY

Options Examined

The options presented to the Highways and Transportation Department included:

- Allowing egress from the neighborhood onto Colfax Avenue by converting the street access to one-way for the first 75' south of Colfax Avenue (Option 1) as shown in Figure 2.
- Creating Cul-de-sacs at all neighborhood streets accessing Colfax Avenue from the Wide Acres Neighborhood and having all access to Colfax Avenue be focused at the Wide Acres Rd/Colfax Avenue intersection (Option 2) as shown in Figure 3.

Jefferson County staff generated a third option to analyze. This option included a full access intersection at Hawthorne Road, right-in/right-out access at Normandy Road, right-in/right-out access at Youngfield Street and a full-access intersection at Wide Acres Road. Orchard Road, Meadow Sweet Road, Kingsbury Court and Overhill Road would be cul-de-sacs (Option 3) as shown in Figure 4

FIGURE 2 OPTION 1



FIGURE 3 OPTION 2

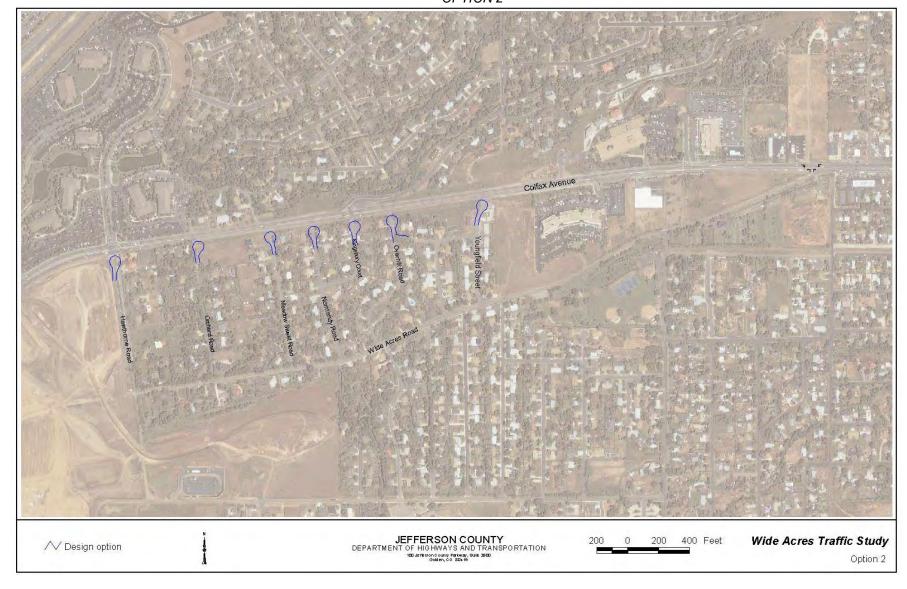
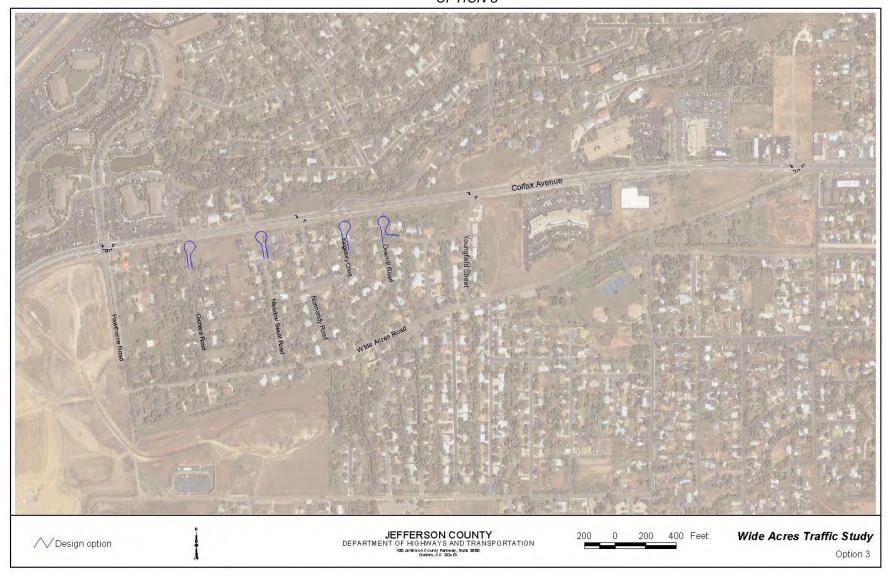


FIGURE 4 OPTION 3



Data Collection

During 2002, Jefferson County, the City of Lakewood and Mills collected traffic data relating to the Wide Acres Neighborhood. During 1998 and 2000, daily traffic counts were collected by Mills for the area south of Colfax Avenue, west of Simms Street, north of US-6 and east of Moss Street. Mills also conducted additional daily traffic counts at select locations during 2001 as shown on Figure 5. Figure 6 displays the year 2002 summer daily traffic counts conducted by Jefferson County. As shown on Figures 5 and 6, the primary vehicle access routes into the Wide Acres Neighborhood is via Hawthorne Road, Normandy Road, Youngfield Street and Wide Acres Road.

The Highways and Transportation Department collected morning and afternoon peak-hour turning movements at all of the intersections along Colfax Avenue between Hawthorne Road and Wide Acres Road, and at all of the intersections on Wide Acres Road between Hawthorne Road and Wide Acres Road. The morning and afternoon peak hour counts are shown in Figures 7 and 8 respectively.

FIGURE 5
MILLS TRAFFIC COUNTS

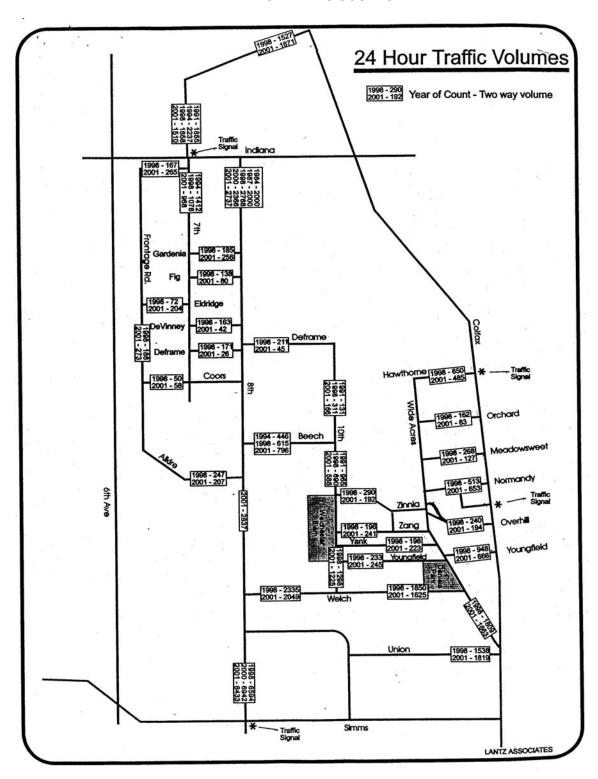


FIGURE 6
JEFFERSON COUNTY DAILY TRAFFIC COUNTS

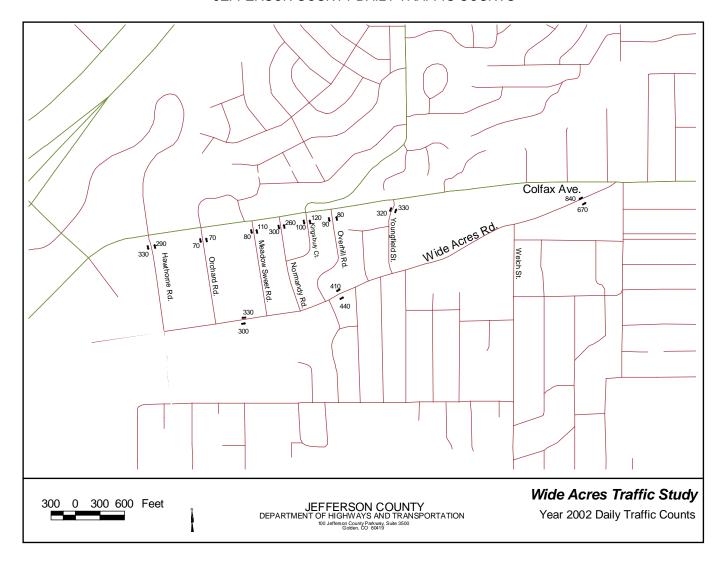


FIGURE 7
AM PEAK HOUR TURNING MOVEMENT COUNTS

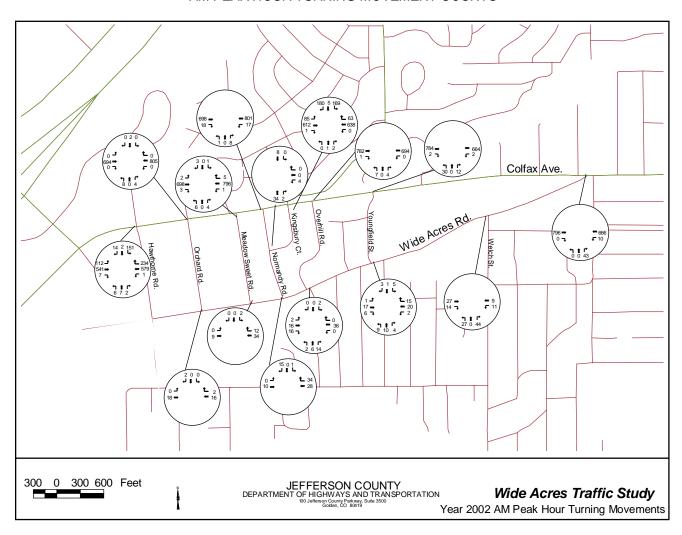
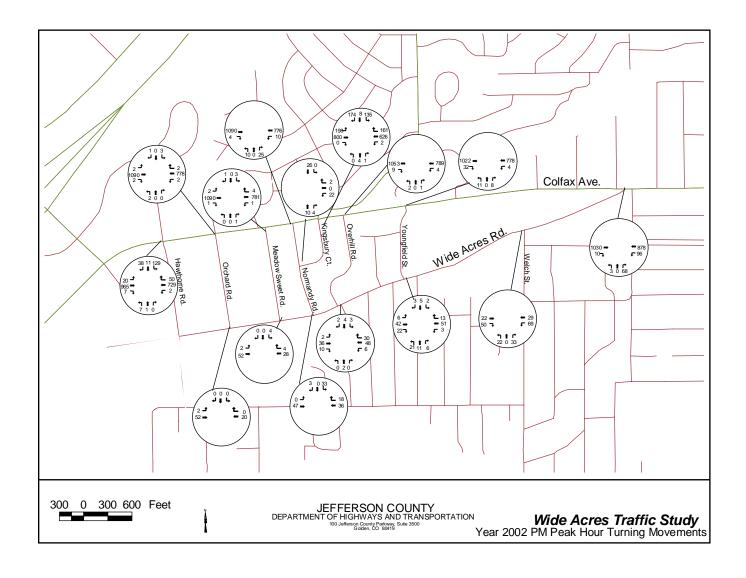


FIGURE 8
PM PEAK HOUR TURNING MOVEMENT COUNTS



Agency/Stakeholder Review

Jefferson County staff met with representatives from the City of Lakewood Traffic Engineering, Denver West, Jefferson County Road and Bridge Department, West Metro Fire and the Jefferson County Sheriff's Department to gather comments on the three options. Table 1 summarizes the comments from the review.

TABLE 1
WIDE ACRES NEIGHBORHOOD OPTION EVALUATION

| Option | Positives | Negatives |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option 1 | Reduces risk of cut-through traffic leaving the mall. (H&T) No change in level-of-service for Colfax/Wide Acres intersection. | Out of direction travel for residences entering the neighborhood. (H&T) Enforcement issue with one-way egress (Sheriff). Violators most likely to be neighborhood residents (Sheriff). Road and Bridge maintenance will be reduced (R&B). Emergency vehicle delays (WM & Sheriff) ROW required for cul-de-sac development (R&B) |
| Option 2 | Eliminates access to Colfax. Excellent opportunity for sound wall. | County Policy limits cul-de-sac development to 35 dwelling units. This option would create a 105 dwelling cul-de-sac. (H&T) Out of direction travel for residents. R&B maintenance will be reduced. (R&B) Emergency vehicle delays (WM & Sheriff) ROW needed for cul-de-sac development. (R&B) Additional fire hydrants need to be installed on each cul-de-sac created. (WM) Worse level-of-service at Colfax/Wide Acres intersection. |
| Option 3 | Reduces the possibility for cutthrough traffic on cul-de-sac streets Better traffic distribution compared to the other two alternatives. Less out-of-direction travel for residents. Good opportunities for sound walls. Supported by Sheriff's Dept. Supported by West Metro Fire. No change in level-of-service for Colfax/Wide Acres intersection. | ROW needed for cul-de-sac development. Additional fire hydrants need to be installed on each cul-de-sac created. (WM) Possible cut-through traffic on Hawthorne/Wide Acres, but likely controlled by existing speed bump and drainage facilities. |

Next Steps

During the summer of 2003, the Mills Group will be completing 24-hour counts in areas surrounding the new mall. Jefferson County staff will conduct supplemental count information for those locations that were not counted by the Mills Group. An analysis will be completed documenting the traffic shifts/volume differences. At that time, there will be an evaluation of any traffic related problems exist in the Wide Acres Neighborhood and what process should be used to address those issues.