



December 22, 2009

Sandy Deacon
Diversified Property Management
7834 N. Academy Blvd.
Colorado Springs, CO 80920

RE: Traffic Calming Treatments on Audubon Drive (Audubon Springs Neighborhood)

Ms. Deacon:

This letter is in response to your request on behalf of the Audubon Springs neighborhood to remove the raised medians along Audubon Drive and replace them with speed humps. You noted that there was concern from some residents about the parking and driveway access issues created by the raised medians.

I have reviewed your request with the City's Traffic Engineer, the land use and transportation planners that originally reviewed and approved the Audubon Springs neighborhood development plan, and with the Colorado Springs Fire Department. I have also conducted some field reviews.

The Colorado Springs Fire Department is not supportive of removing the existing raised medians and replacing them with speed humps. The raised medians were required at the time of development because of the extreme length and straightness of Audubon Drive (over 2,000 feet long), which concerned staff because long, uninterrupted residential streets typically experience speeding, exhibition driving, and other safety and nuisance problems.

Speed humps, while somewhat effective on speed, create emergency response delays as much as 10 seconds per device. The installation of four speed humps could create a response delay as much as 40 seconds, which the fire department staff cannot support. Additionally, speed humps often generate complaints from senior citizens or persons with disabilities due to the jarring effect they have on vehicles they are driving or riding in. Finally, the existing ramped curbing along the attached sidewalks on Audubon Drive would likely need to be replaced with vertical curbing to prevent motorists from attempting to drive around the speed humps if they were allowed. This unfortunately has been the case in other neighborhoods where speed humps were constructed adjacent to ramped curbing.

From staff's field review, only two of the four raised medians are located in front of homeowners' driveways, specifically the first median and the third median as you drive into the neighborhood (south to north). Please see the attached maps for reference. As such, the City would allow the neighborhood to modify those two medians.

Specifically, the first median can be removed completely and replaced with a 24' long raised median of the same type between house numbers 276/278 and 269/277. The third median can be cut back about 25' on its south end and an additional 10' of raised median can be added on its north end. These suggested changes to the two medians would resolve the driveway complaints from residents, maintain the traffic calming on this street (which far exceeds the typical length of a street the City would approve, which is why the medians were required as part of the development), and does not create any emergency response issues for CSFD.

If the neighborhood wishes to proceed, it would need to pay for the improvements themselves. These improvements need to be designed by a professional engineer and plans submitted to the City's Subdivision Review Team for review and approval. Likewise, the neighborhood would also have to obtain permits from the City to do any construction work in the public right-of-way.

If you have any additional questions, please contact me. Thank you for your patience.

Sincerely,



Kristin Bennett, AICP
Senior Transportation Planner
Engineering Division – Traffic Engineering

cc: Dick Carlson, Senior Traffic Engineer
Dave Krauth, City Traffic Engineer
Steve Kuehster, Subdivision Review Team
Mike Schultz, Land Use Review
Steve Smith, Fire Protection Engineer

From: sdeacon@diversifiedprop.com [mailto:sdeacon@diversifiedprop.com]
Sent: Monday, June 29, 2009 3:40 PM
To: Bennett, Kristin
Subject: Audubon Drive
Importance: High

The board and the residents of the community are concern about the medians on the street. I would like to know what we can do to remove the median's and install speed pumps instead. I know that it is a long street. There is a lot of kids that play on the median's, which they should not be playing since this is dangerous. Also it is sometimes difficult to drive by the community when there are vehicles parked adjacent to the median. Please let me know of what can be done. Thank you.

Sandy Deacon
Diversified Property Management, LLC



Brentwood Ter

Temple St

Overton St

Michigan Av

University Dr

Judson Dr

CPC DP 00-00247-A1(05)

DP 88-69

AR DP 86-382

PD DP 67-00006-A15M07

Median #2 - no change needed

Median #1 - replace with new median to the south of existing one

0 74ft



Nauman St

Fairmont St

Tulane St

Brentwood Ter

University Dr

Audubon Dr

CPC DP 00-00247-A1(05)

DP 88-89

Median #4 - no change needed

Median #3 - shorten south end by 25' and add 10' to north end

0 65ft