



Bell Rippy Apartment Homes COGS and Community Traffic Meeting June 8, 2020

Meeting Agenda

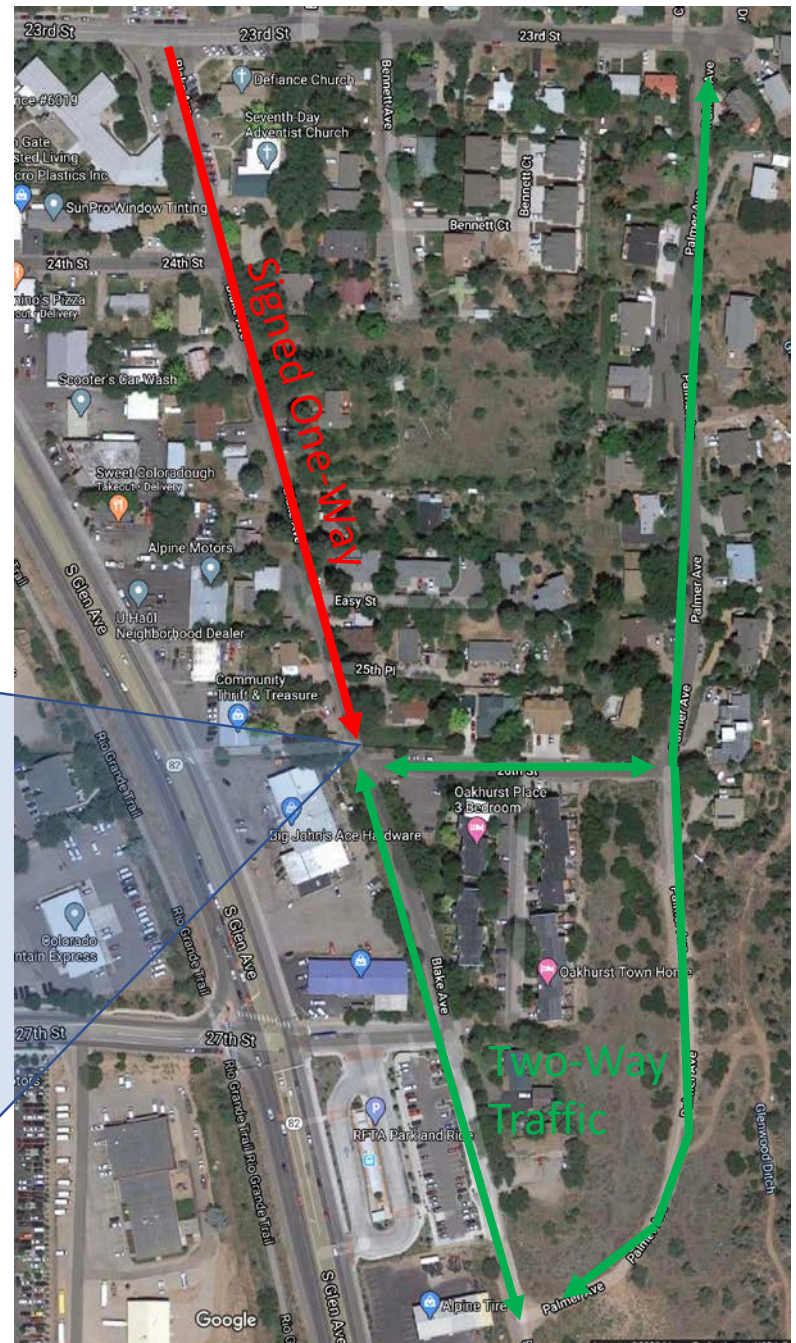
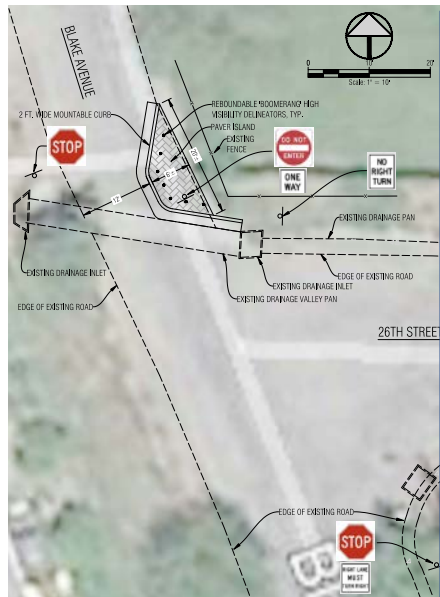
- Introductions and community meeting format
- Staff overview of the meetings goals and requirements of the applicant
- Applicant overview the current approvals
- Applicant overview of additional traffic mitigation options
- Applicant and Staff discussion of recommended traffic mitigation plan
- Community feedback on options and other recommendations
- Staff and Applicant discussion of public comments and conclusions

Summary of the Current Approvals

- 10 three-story buildings with 79 homes and 156 bedrooms. Mostly 2BR.
- Construction of the Palmer Avenue ROW to the COGS design standards, along with debris flow mitigation
- Approved February 6, 2018. Approvals valid through February 6, 2021 (CONFIRM)

Current Approvals Traffic Pattern and Mitigation

- Blake Gate Open
- Blake Street One-Way from 23rd to 26th.
- Improvements by the applicant.
- CDOT Access Permit received



Brainstorming Traffic Mitigation Options

Brainstorm Option 1: One-Way Palmer to the North of Bell Rippy

- Existing approvals, plus...
- Replicate the one-way condition and improvements on Palmer from 23rd to 26th to prevent through traffic.



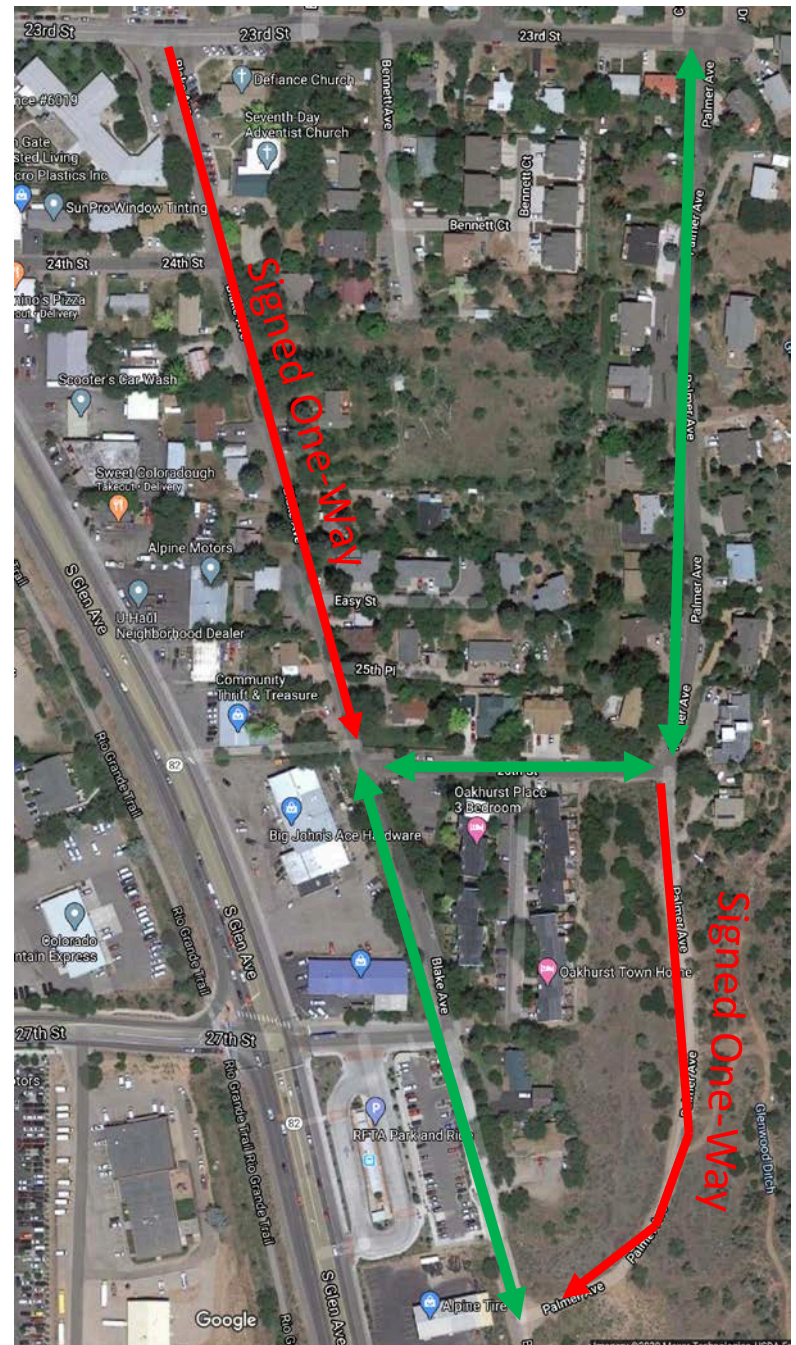
Brainstorm Option 1: One-Way Palmer to the North of Bell Rippy

- Existing approvals, plus...
- Replicate the one-way condition and improvements on Palmer from 23rd to 26th to prevent through traffic.
- COGS Staff: limitations in this traffic pattern are not best practice of "coupled" one-way streets. Will lead to undesirable and confusing traffic patterns for the neighborhood and traveling public.



Brainstorm Option 2: One-Way Palmer through Bell Rippy

- Existing Approvals, plus...
- Palmer Ave one-way through the Bell Rippy site



Brainstorm Option 2: One-Way Palmer through Bell Rippy

- Existing Approvals, plus...
- Palmer Ave one-way through the Bell Rippey site
- COGS Staff:
 - Will send all BR inbound traffic up 26th street.
 - One way streets should not be a primary tool to control traffic.
 - Adding further one way streets to this neighborhood will lead to undesirable and confusing traffic patterns for the neighborhood and traveling public.



Brainstorm Option 3: Temporary Traffic Control Gates

- Temporary addition of two gates to preserve existing traffic pattern.
- Gated streets are assumed to be private



Brainstorm Option 3: Temporary Traffic Control Gates

- Temporary addition of two gates to preserve existing traffic pattern.
- COGS Staff:
 - Traffic gates on an existing ROW's are discouraged at all locations in City.
 - City Council has provided clear direction to remove the Blake Gate and replicate this condition



Traffic Mitigation Options with Staff Support

Traffic Mitigation Option A: Neighborhood Speed Calming With Speed Bumps

- A.1 Add speed bumps along Palmer Avenue to the north of Bell Rippy
- A.2 In place of One-Way Blake, add speed bumps along Blake to the north of Bell Rippy.



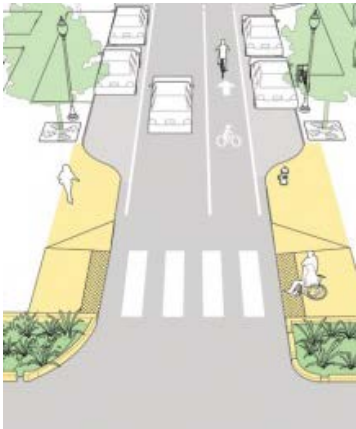
Traffic Mitigation Option A: Neighborhood Speed Calming With Speed Bumps

- A.1 Add speed bumps along Palmer Avenue to the north of Bell Rippy
- A.2 In place of 1-Way Blake, add speed bumps along Blake to the north of Bell Rippy.
- COGS Staff:
 - Supports traffic controls to discourage speed
 - Supports changing Blake one-way back to two-way traffic, *if there is community support.*



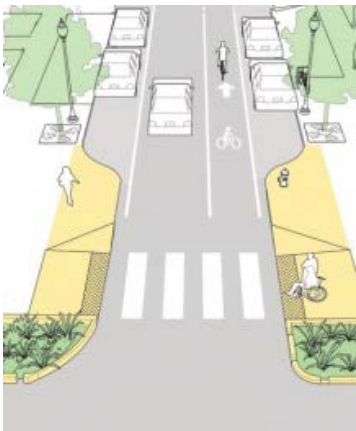
Traffic Mitigation Option B: Coupled One-Way Streets With Striped Pedestrian/Bike Lane

- Blake One-Way South with Palmer One-Way North
- Restripe for shared vehicle and pedestrian bike lanes.



Traffic Mitigation Option B: Coupled One-Way Street With Striped Pedestrian/Bike Lane

- Blake One-Way South with Palmer One-Way North
- Restripe for shared vehicle and pedestrian bike lanes.
- COGS Staff:
 - Supports traffic controls that discourages through traffic in a couple One-way configuration
 - Supports striping to create safe pedestrian and bike lane.



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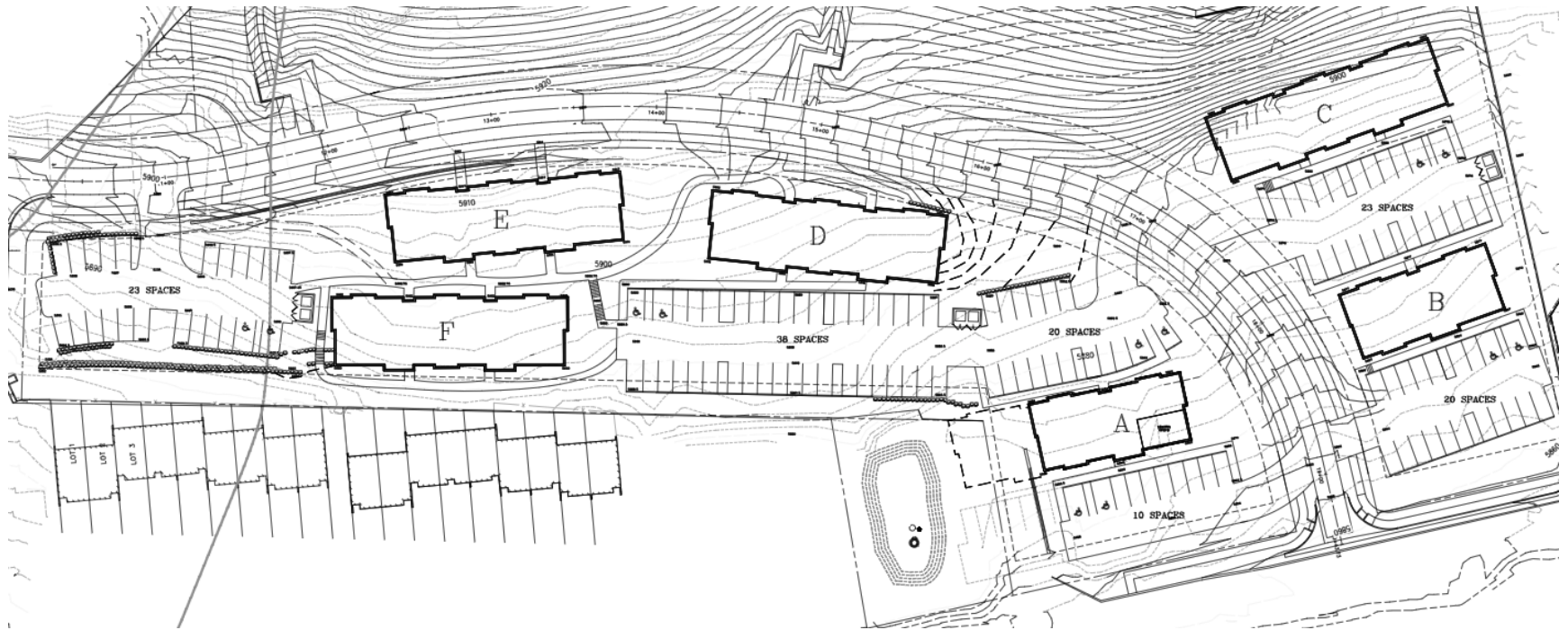
98 UNITS + 2 SINGLE FAMILY
155 PARKING SPACES

6/2/20

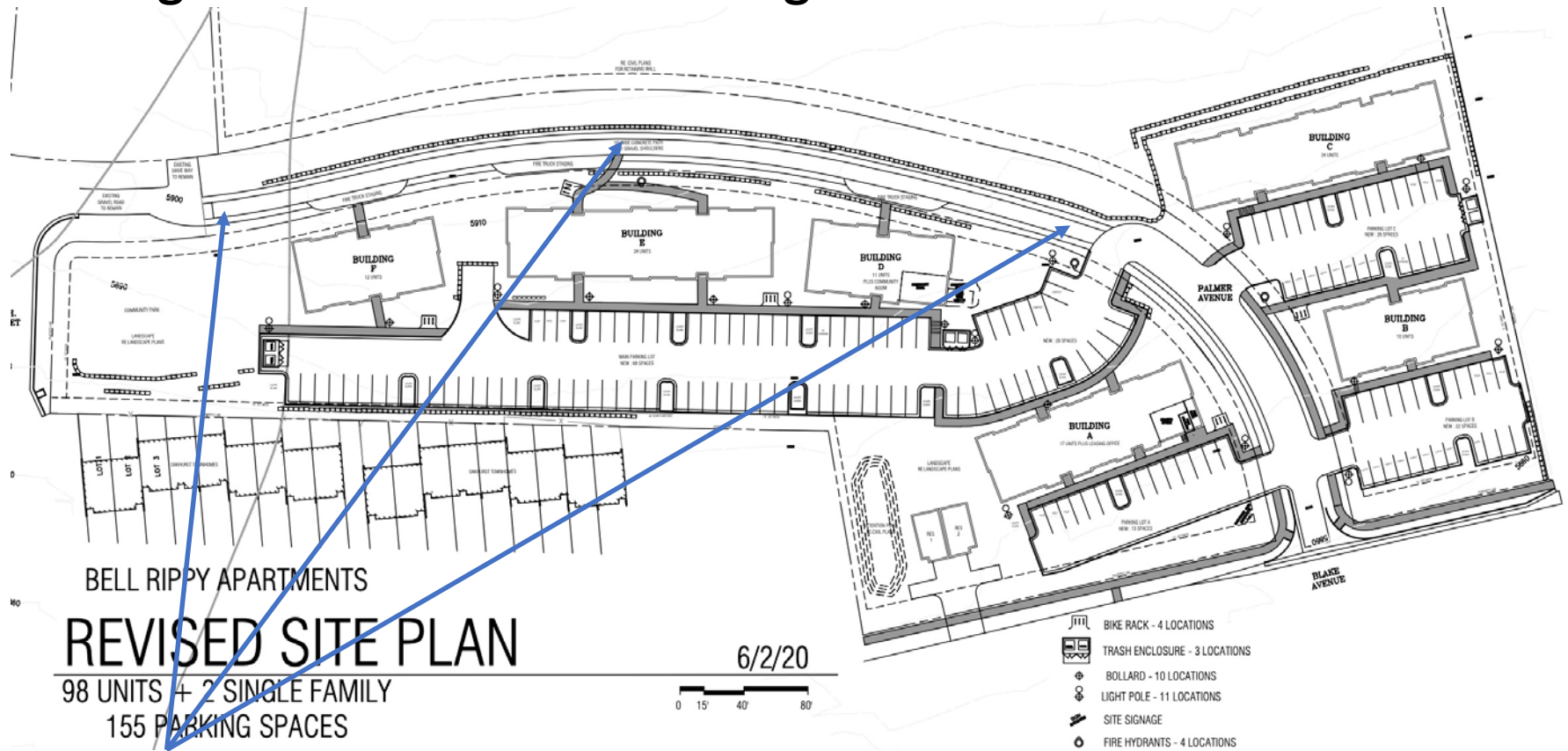
0 15' 40' 80'

-  BIKE RACK - 4 LOCATIONS
-  TRASH ENCLOSURE - 3 LOCATIONS
-  BOLLARD - 10 LOCATIONS
-  LIGHT POLE - 11 LOCATIONS
-  SITE SIGNAGE
-  FIRE HYDRANTS - 4 LOCATIONS

Original Triumph Proposed Site Plan

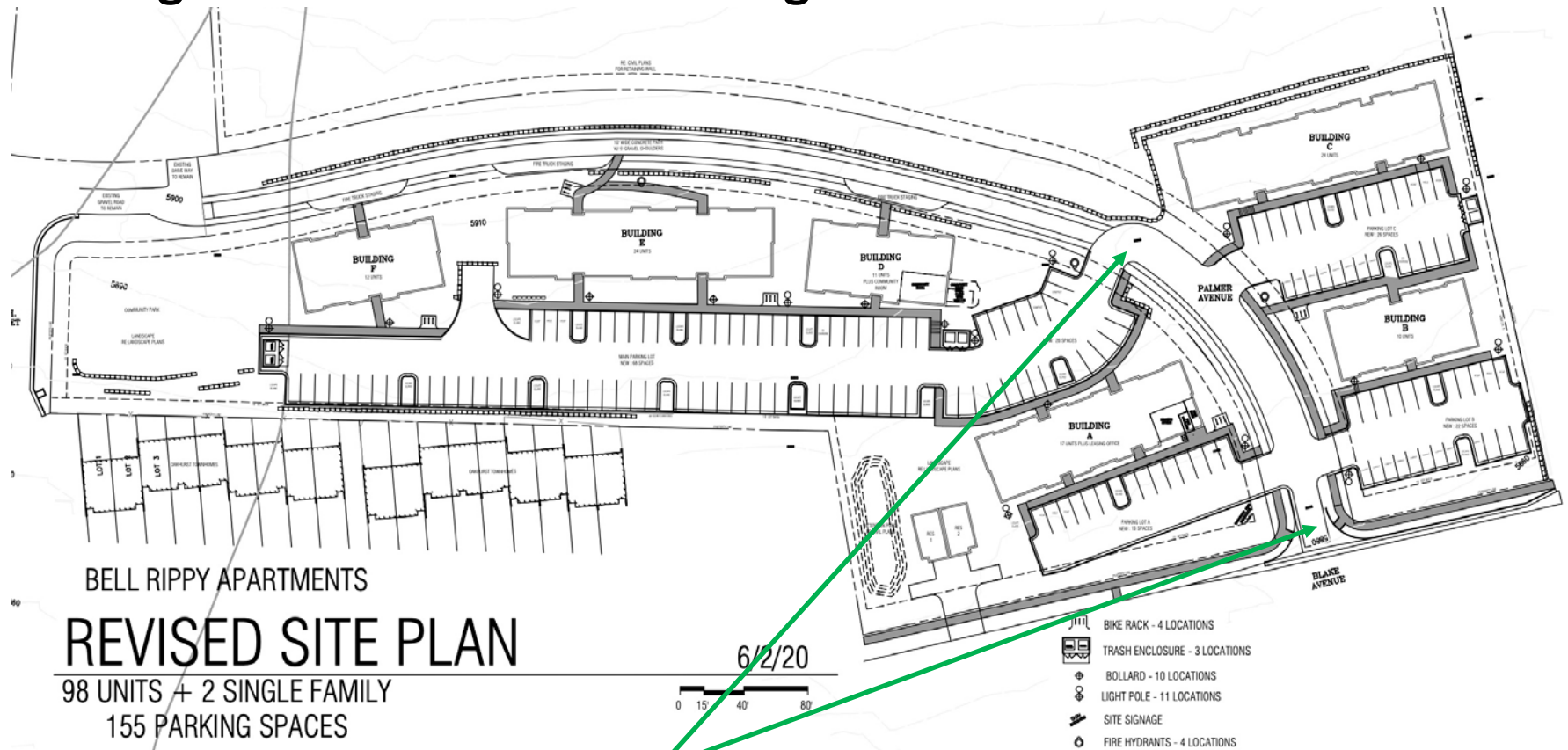


Traffic Mitigation Option C: Redesign of Palmer Avenue Through the Site



Majority of Palmer ROW
 converted to a
 bike/pedestrian path
 with utilities and
 emergency vehicle
 access

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Palmer becomes a
 typical COGS street with
 sidewalk/curb/gutter at
 the south end of the site

BELL RIPPY APARTMENTS

REVISED SITE PLAN

98 UNITS + 2 SINGLE FAMILY
155 PARKING SPACES

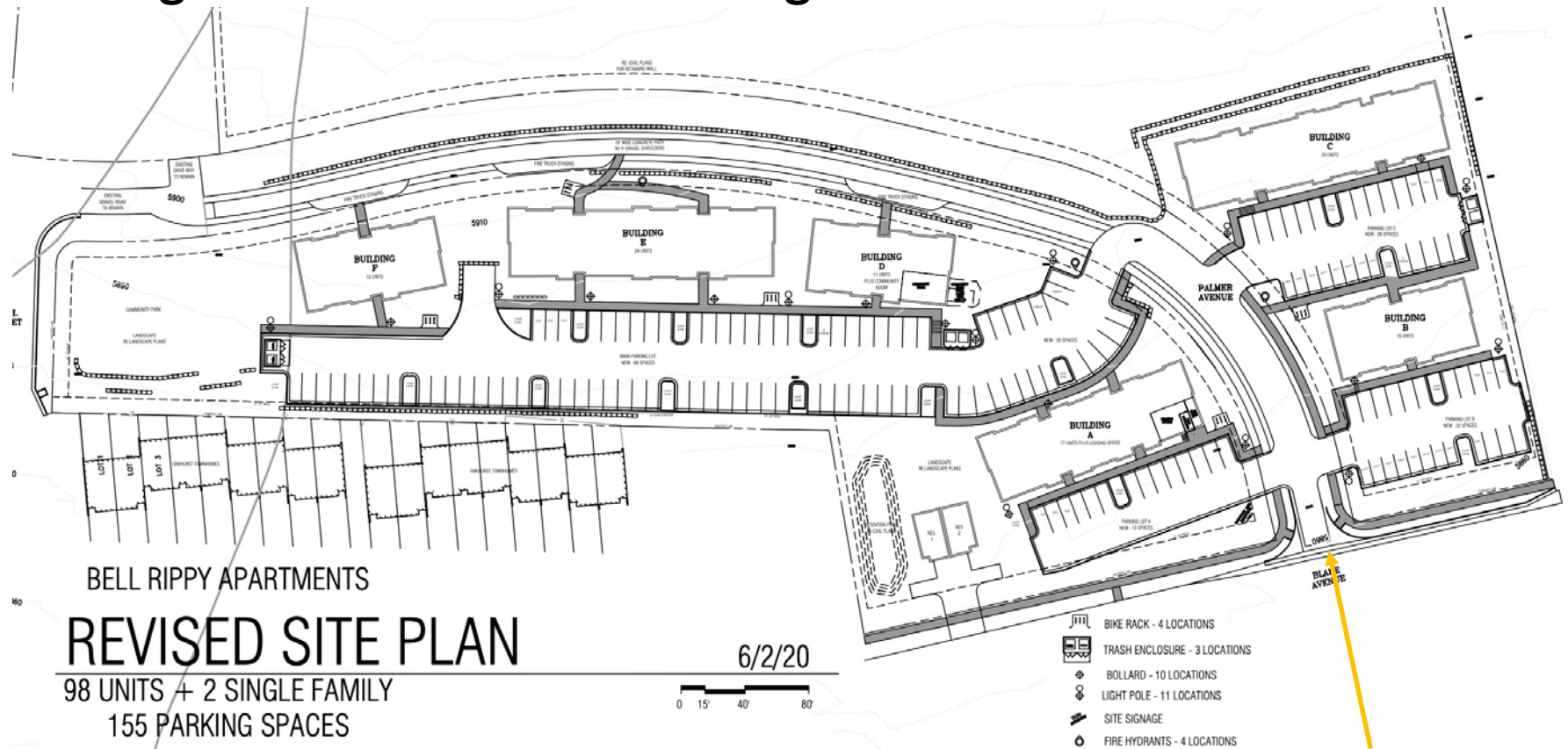
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All neighborhood driveways redirected toward new Palmer Ave.
No direct access to the Oakhurst neighborhood.

Traffic Mitigation Option C: Redesign of Palmer Avenue Through the Site



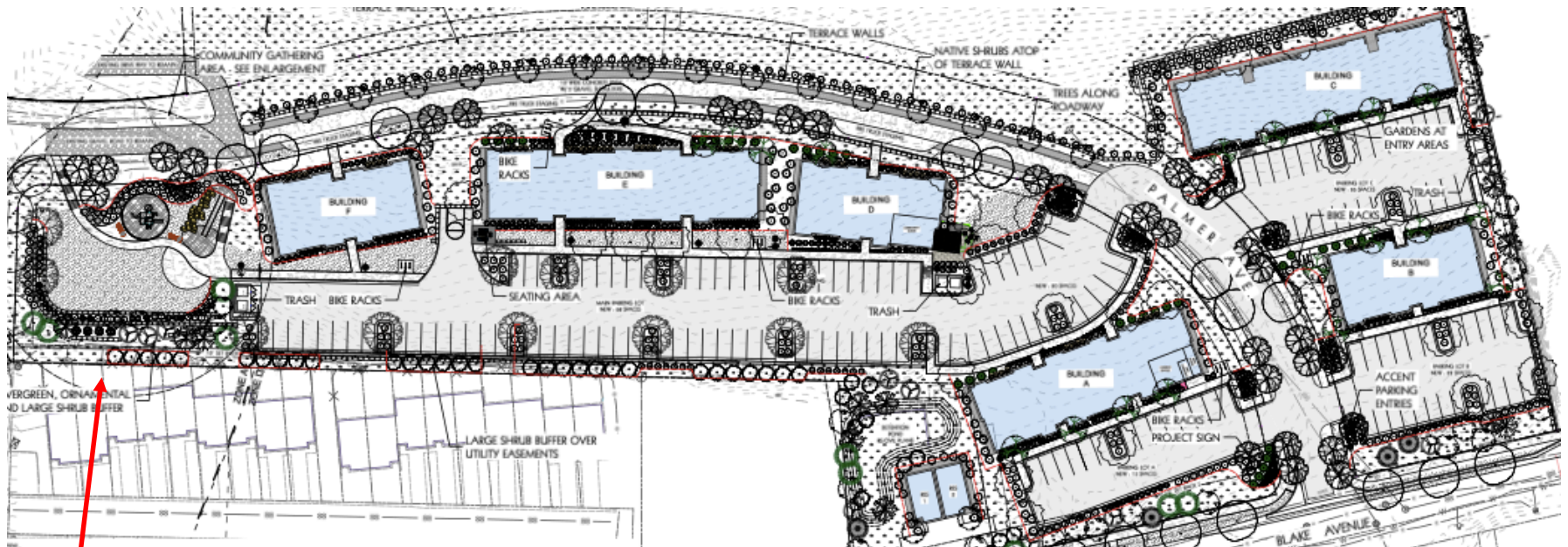
Majority of Palmer ROW converted to a bike/pedestrian path with utilities and emergency vehicle access

Palmer becomes a typical COGS street with sidewalk/curb/gutter at the south end of the site

All neighborhood driveways redirected toward new Palmer Ave.

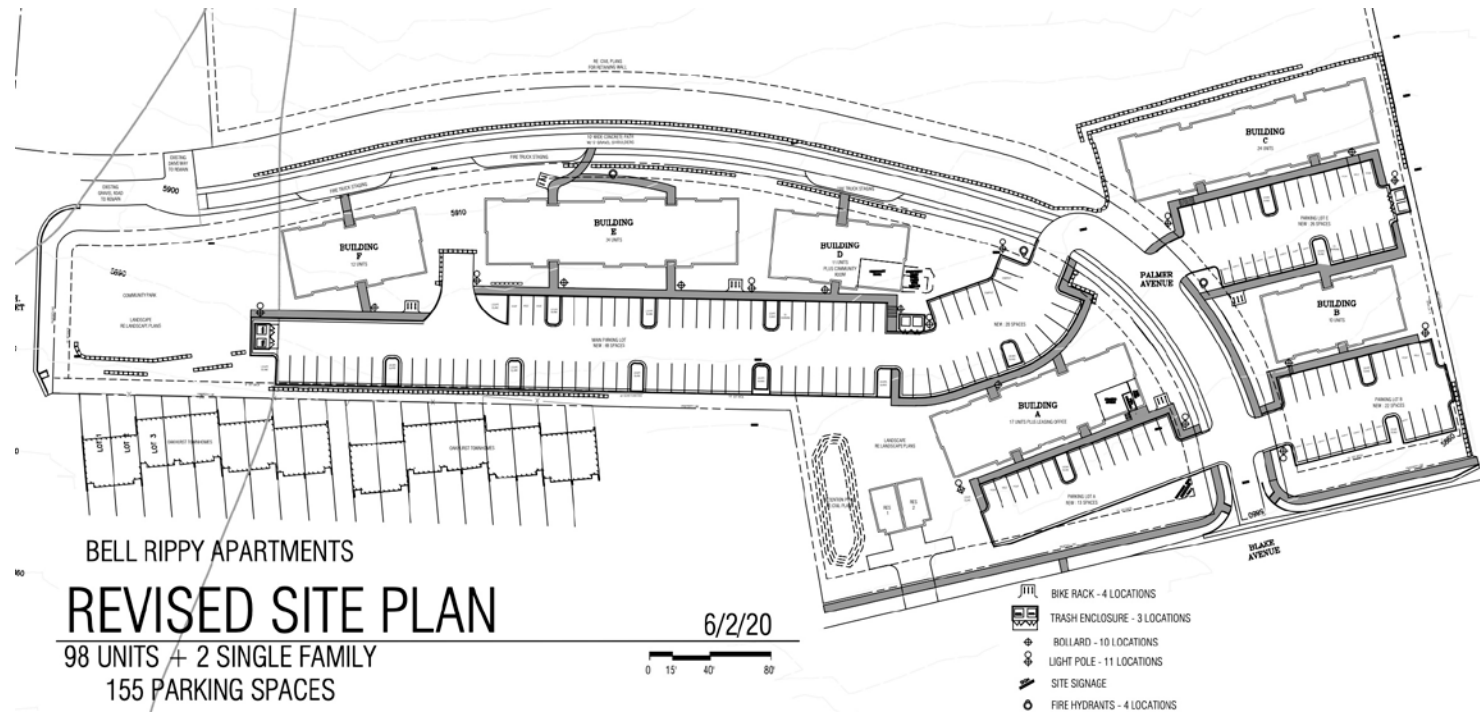
All neighborhood traffic uses the Blake & Palmer intersection. No direct access from BR to the north into Oakhurst

Traffic Mitigation Option C: Redesign of Palmer Avenue Through the Site



Added pocket park at the
north end of the site.

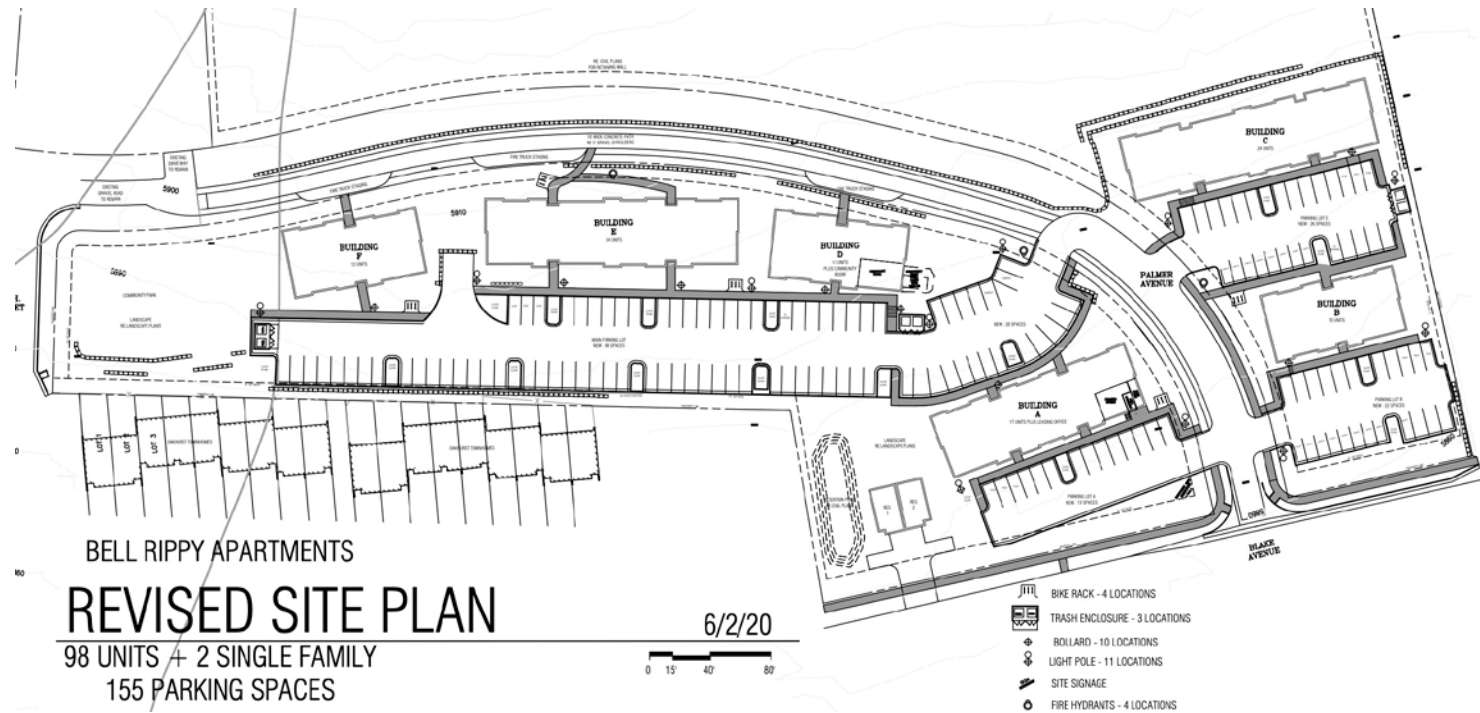
Traffic Mitigation Option C: Redesign of Palmer Avenue Through the Site



Design Benefits for Traffic and ROW Usage

- Preserves, but enhances, the current neighborhood and City use of the existing ROW.
- Project constructs new pedestrian and bike path through the site.
- Redirects all BR traffic to Blake/Palmer and prevents new cut-through traffic to Oakhurst.
- Path designed to accommodate emergency and life-safety vehicles.
- Limits uphill disturbance and creates more community green space.

Traffic Mitigation Option C: Redesign of Palmer Avenue Through the Site



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Staff
Supports
Concept

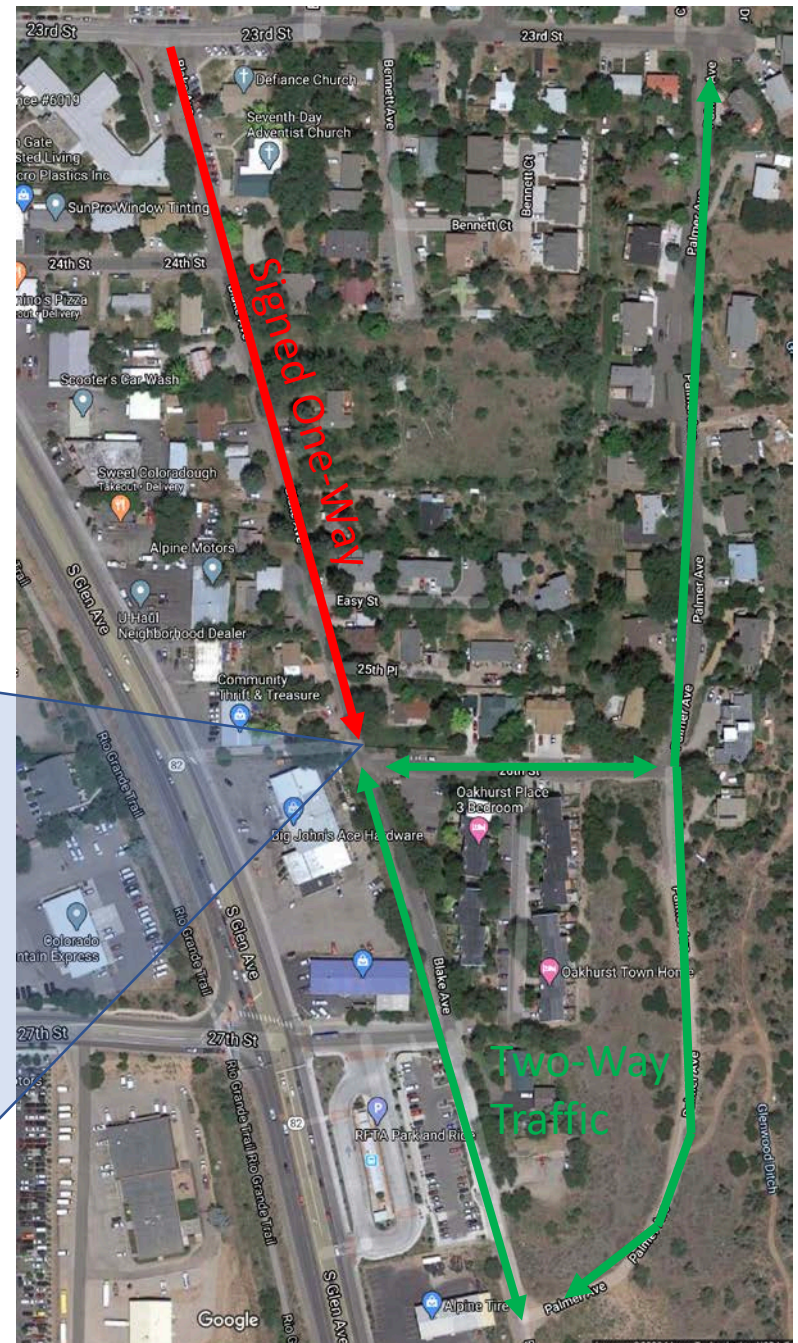
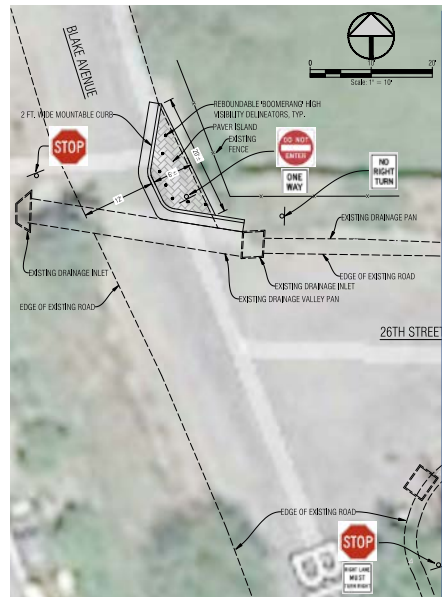
Comparison of Current Plan to Additional Traffic Control Options

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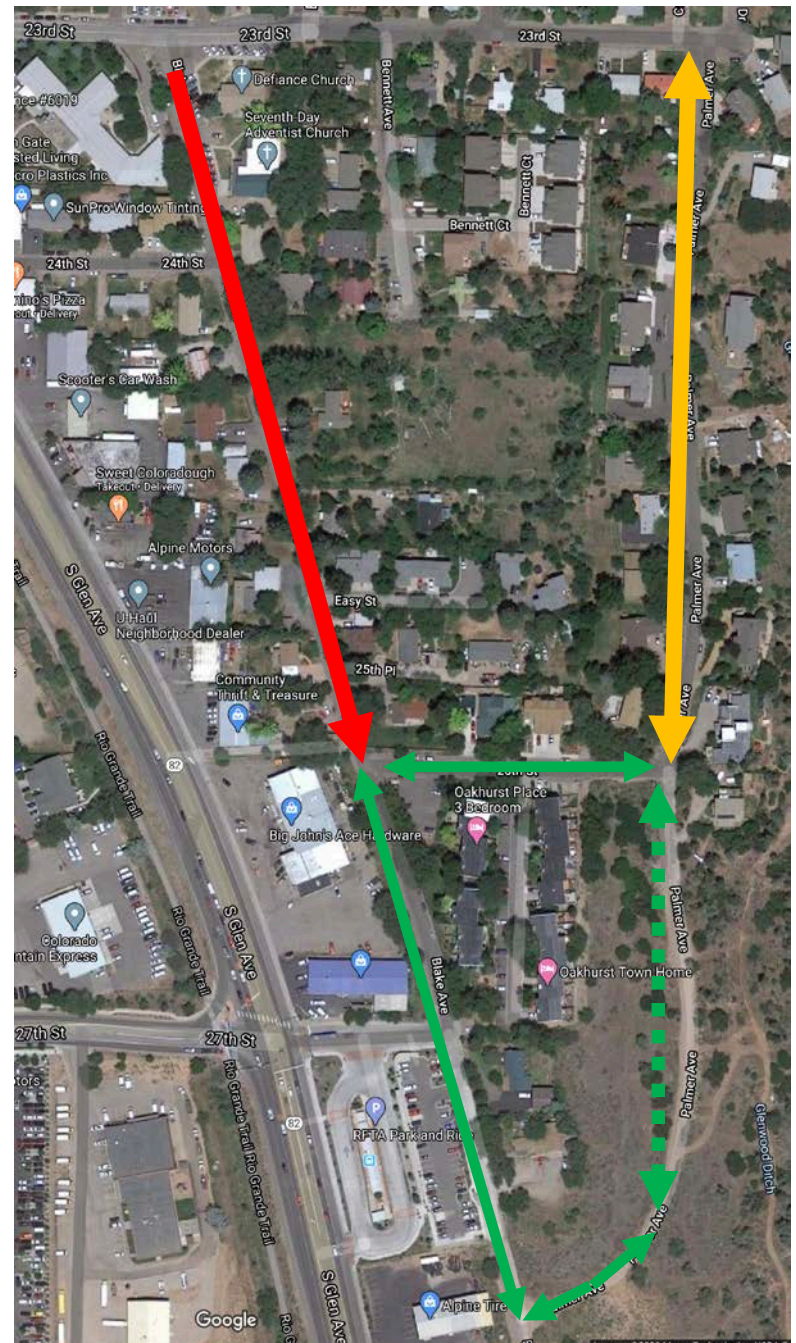
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Summary of Additional Traffic Mitigation Options

- Existing Approvals
- Option A: Neighborhood Speed Calming With Speed Bumps
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 - A.2 In place of 1-Way Blake, add speed bumps along Blake to the north of Bell Rippy.
- Option B: Coupled One-Way Street With Striped Pedestrian/Bike Lane
- Option C: Redesign of Palmer Avenue Through the Site



Community Feedback and Discussion of Option