1706 El Camino Real

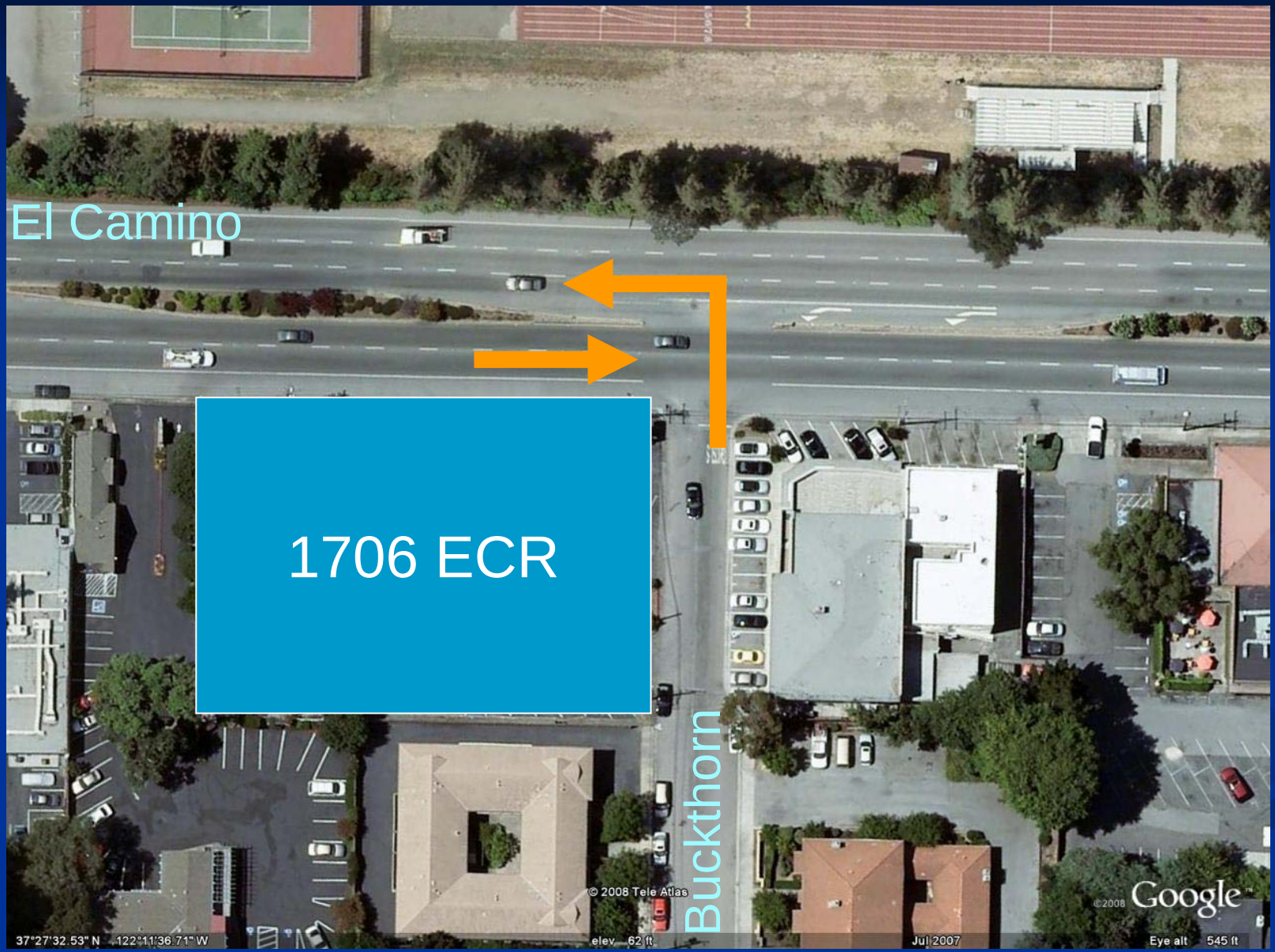
Preliminary Traffic and Circulation Discussion

June 18, 2007

Overview

- Draft Traffic Study
- Potential Impacts at Buckthorn/ECR and Watkins/ECR
- Potential Impacts with Any New Development
- Discuss Potential Intersection Modifications
- Discuss Site Access Options
- Other Modifications

Intersection Delay



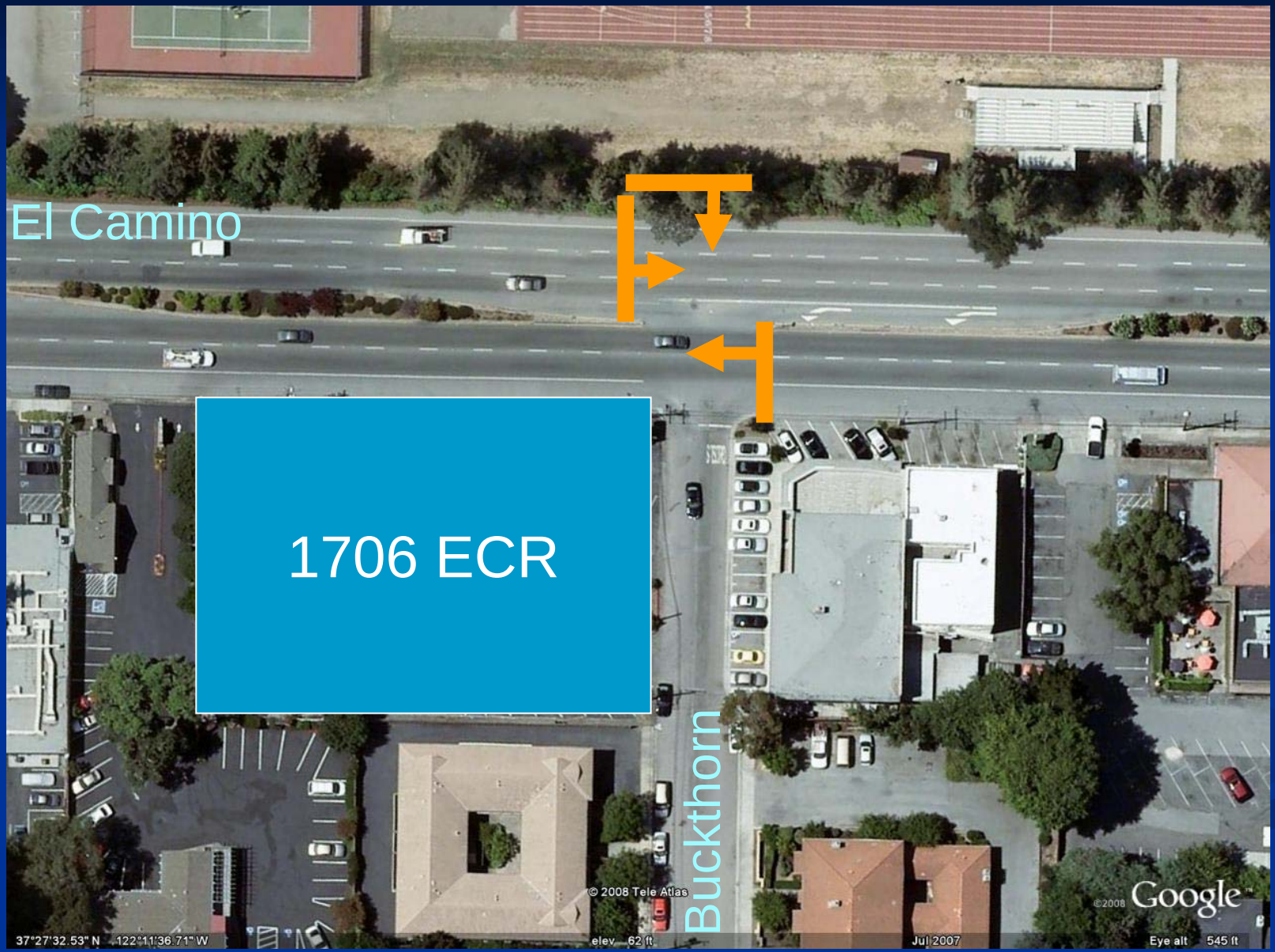
Potential Intersection Modification Options

- No Left Turn
- Traffic Signal
- Increase El Camino Median Island

No Left Turn during AM and PM Peak Hour

No Left Turn during AM and PM Peak Hour

Traffic Signal



Increase Median for Two-Step Left Turn

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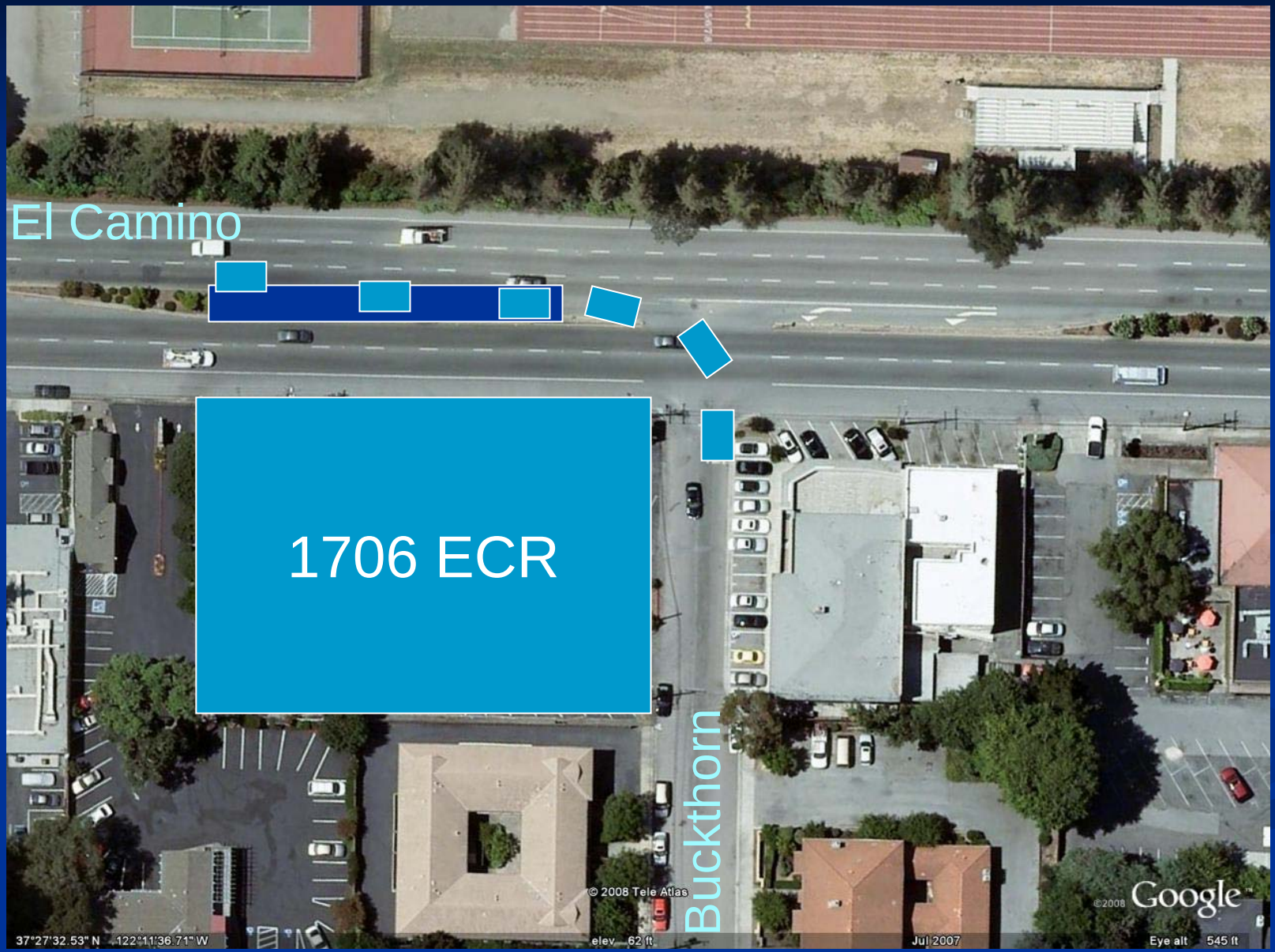
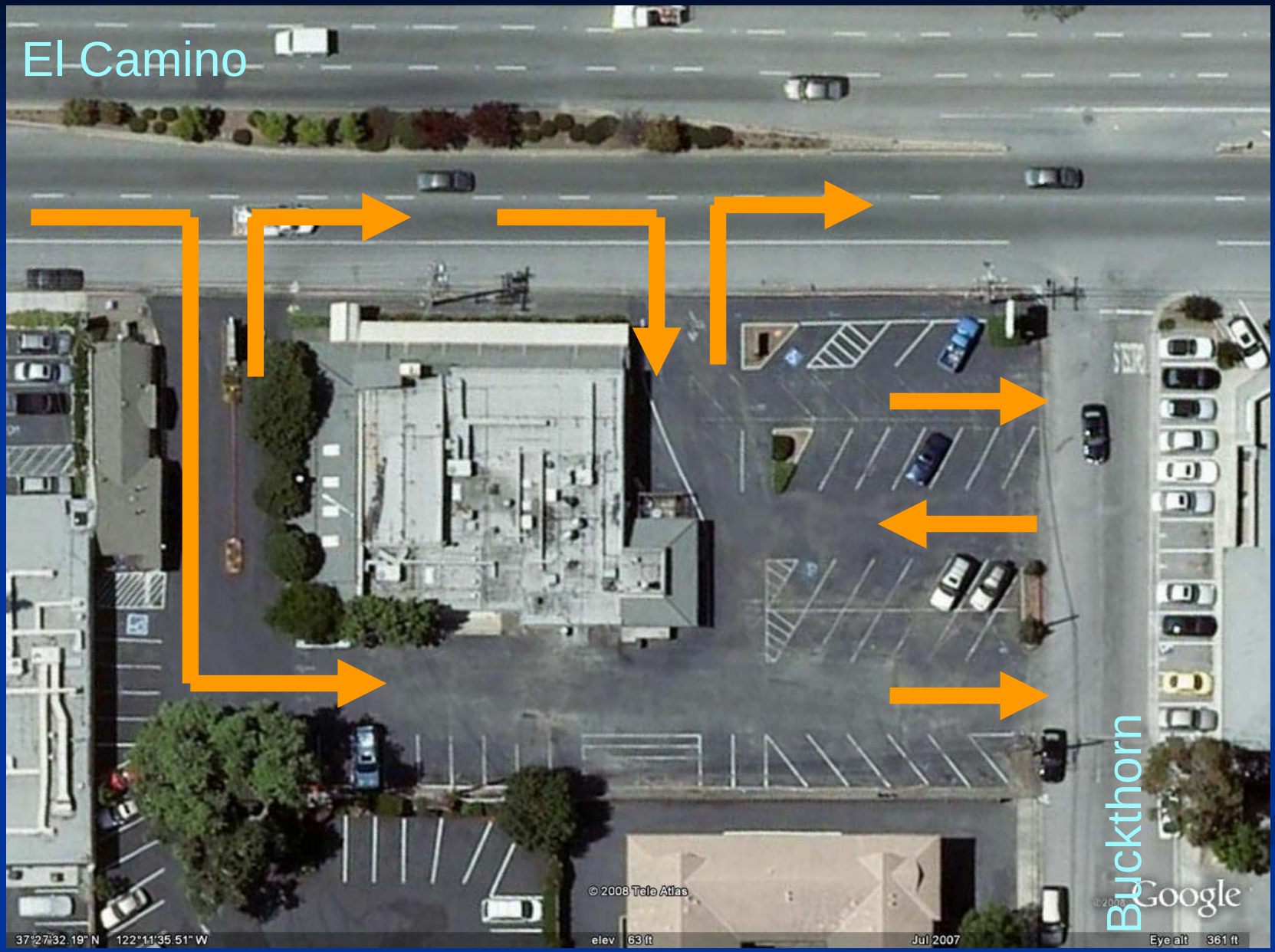


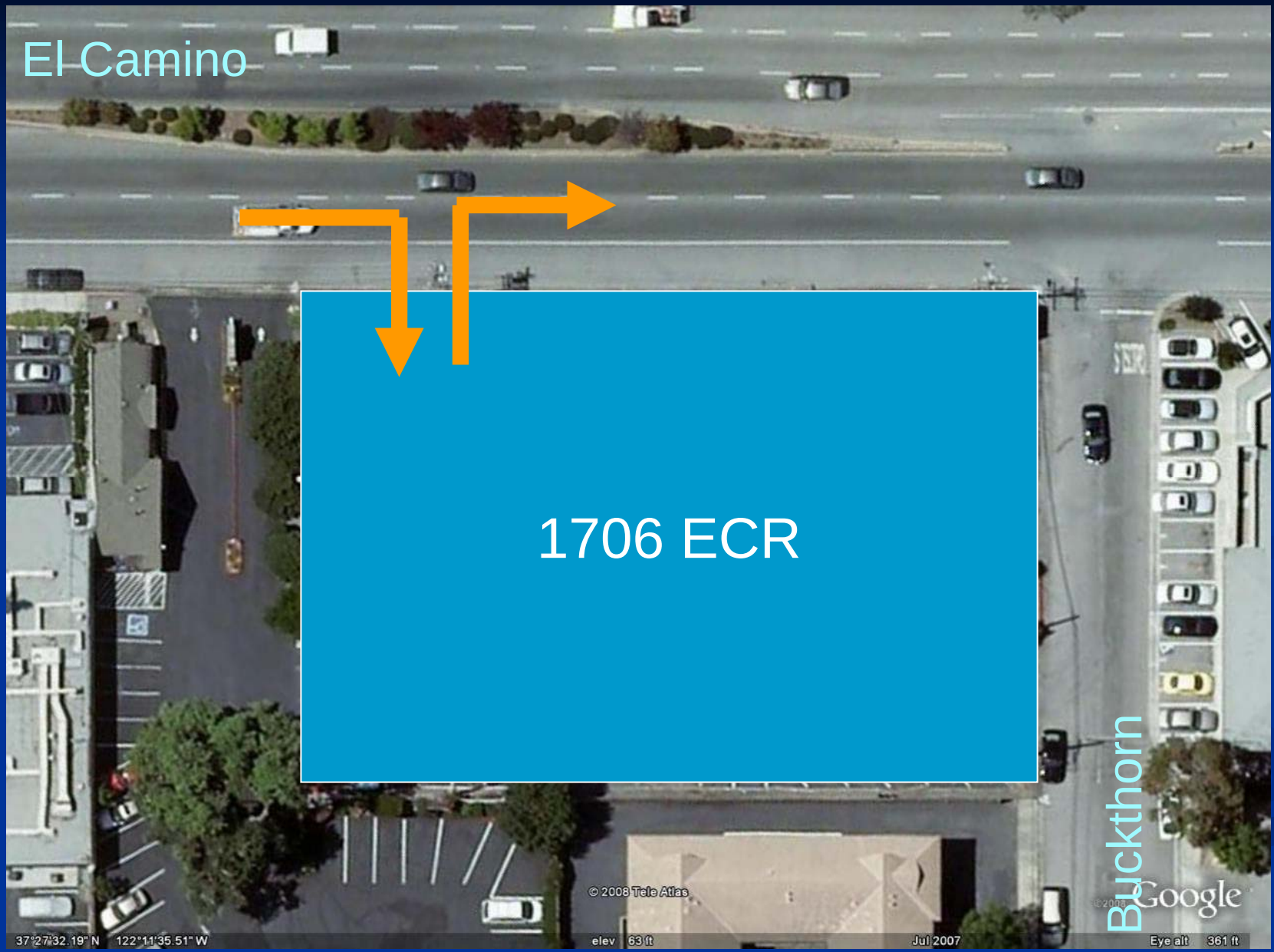
Site Access Options

- Current Access
- El Camino Only Access On-Site
- Shared El Camino Only Access
- Buckthorn Only Access
- Combination Options

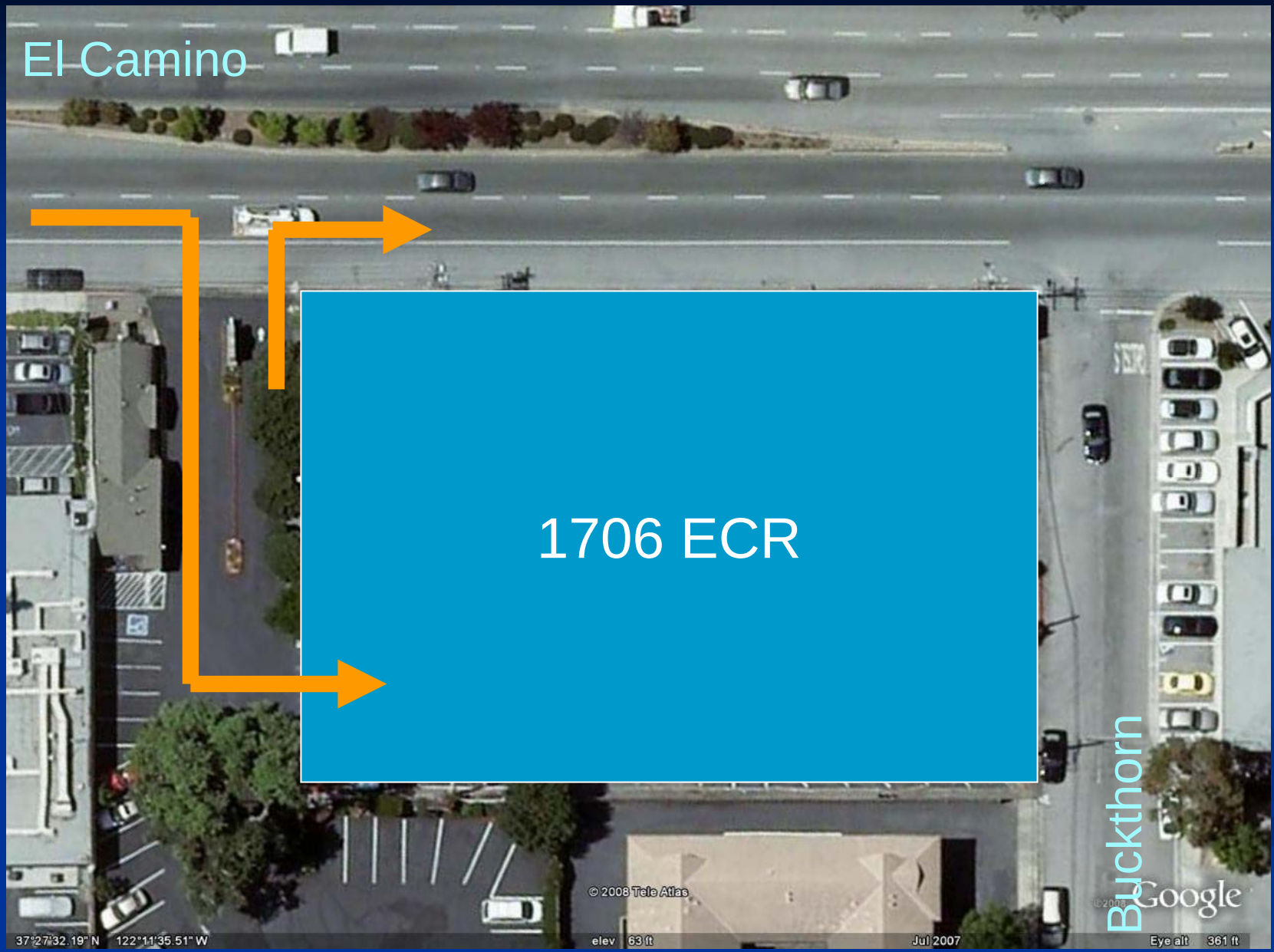
Current Access



El Camino Driveway on Site

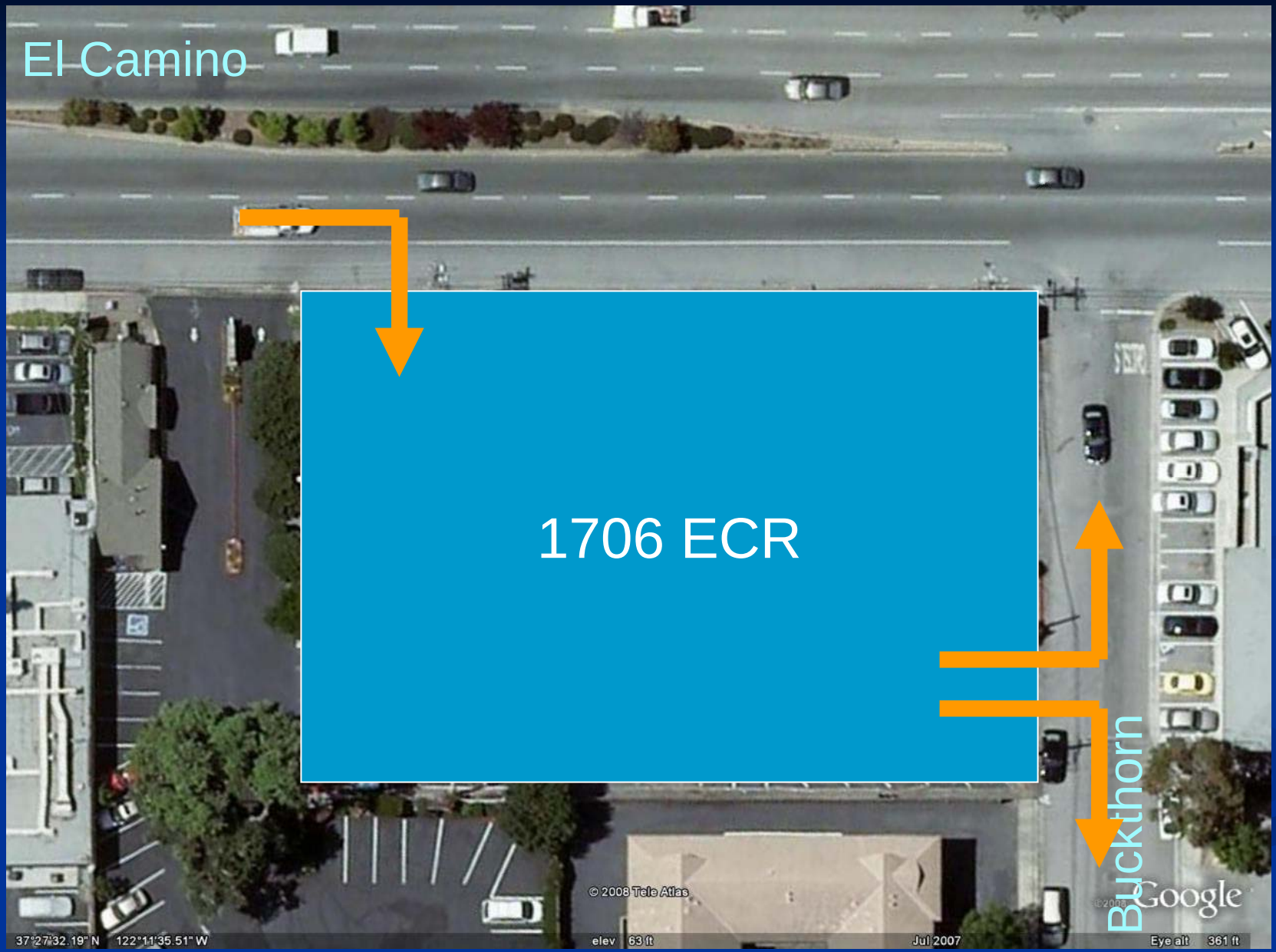


El Camino Driveway Shared with Adjacent Property

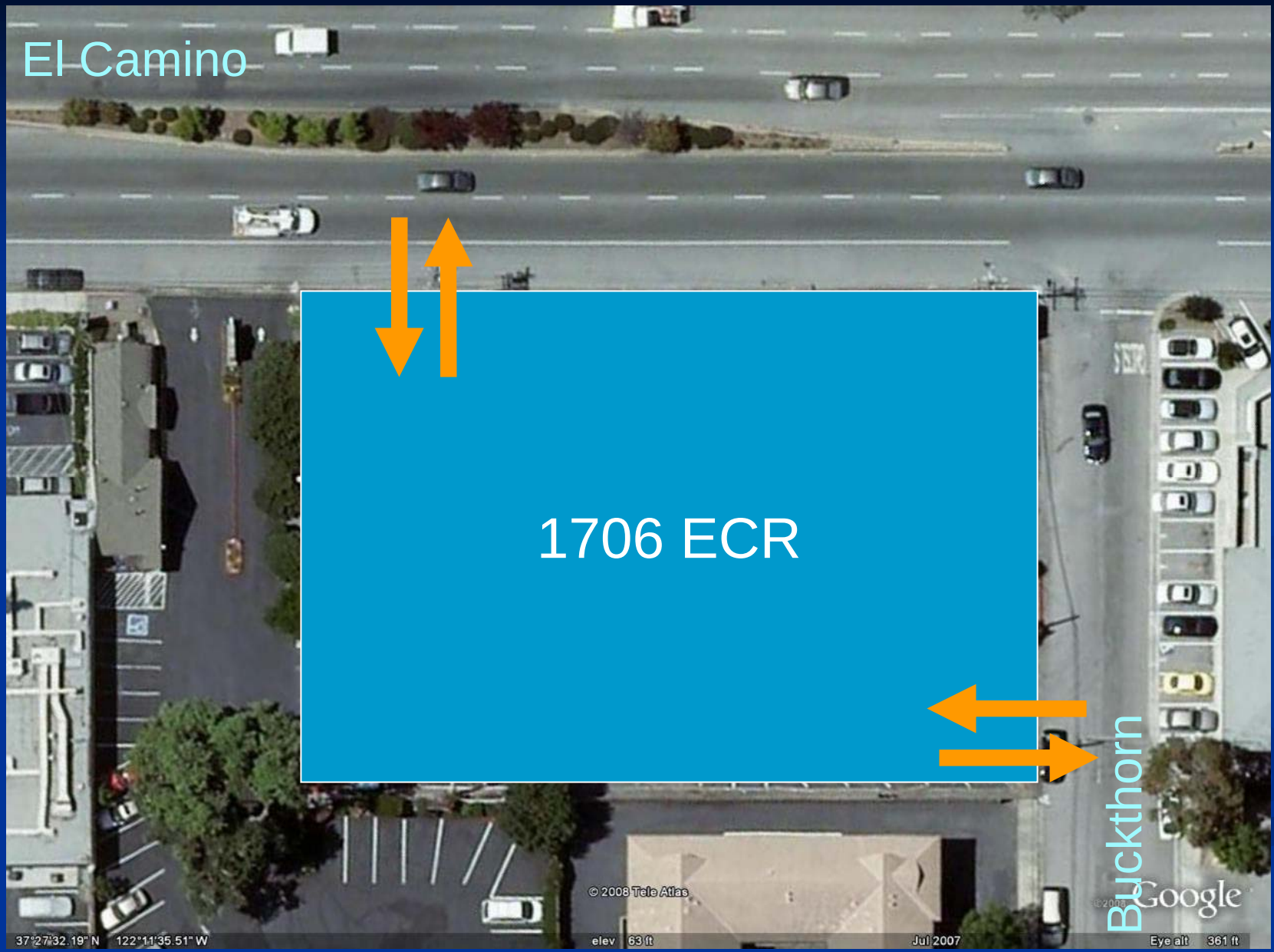


Full Access on Buckthorn Only

El Camino In Only with Full Access on Buckthorn



Other Access Combinations on Both Streets

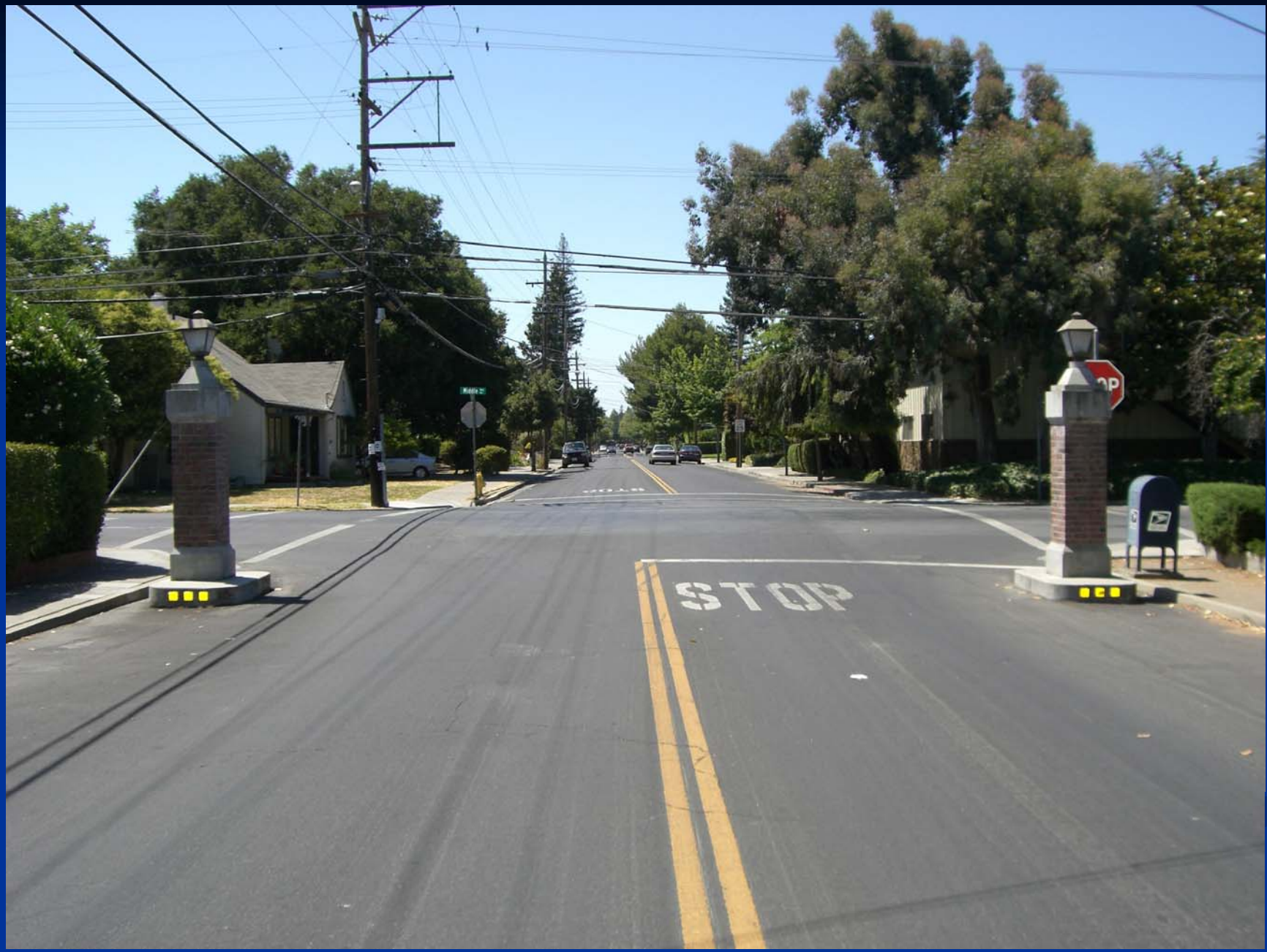


Gateway Structure between Commercial and Residential

NOT A
THROUGH
STREET

CAUTION
CHILDREN AT PLAY
NOT A THROUGH STREET

CAUTION
THIS VEHICLE MAKES FREQUENT STOPS
COLORADO
8C97891


STOP

Right Turn lane from El Camino to Buckthorn

Questions?