

Memorandum



Date: 4/16/2024

To: Community Development Department
City of Council Bluffs

From: Paul Plotas PE, PTOE

Subject: Project Lola Traffic Memo

Introduction

The purpose of this memo is to layout the existing transportation network adjacent to the proposed site, document the anticipated traffic generated by the site and is based on a site plan dated 04/16/2024.

The proposed Project Lola site for this data center is located on the southwest corner of the I-80 & Kaneshville Boulevard interchange. The proposed development includes two data center buildings and a substation. Access to the data centers will be from two driveways off the east side of College Road. The northern driveway is the primary access point with the southern driveway being the secondary access.

Existing Roadways

The existing roadway network includes three main roadways to the proposed site.

I-80 – This is the main thoroughfare that connects the site to the surrounding city of Council Bluffs, IA and the Omaha, NE metro area. I-80 is a 4-lane divided interstate highway that is just east of the site and runs north and south. This will likely be the roadway most employees will take to get to/from the proposed site. Based on Iowa DOT traffic counts, I-80 services approximately 28,700 ADT.

Kaneshville Boulevard – This is the main east/west thoroughfare that connects the site to I-80 and to downtown Council Bluffs, IA. The roadway is a 4-lane divided highway that is just north of the proposed site. This roadway will be utilized by site trips to/from I-80. Based on Iowa DOT traffic counts, Kaneshville Boulevard services 7700 ADT.

College Road – This is the main roadway that will get all the proposed trips to the two site driveways. This roadway is a 2-lane collector that currently services Iowa Western Community College and other businesses. Based on Iowa DOT traffic counts, College Road services 2050 ADT.

College Road & Kaneshville Boulevard Intersection – Is a signal-controlled intersection.

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I-80 & Kanesville Boulevard Interchange – The On/Off-Ramps intersections in both directions of I-80 and Kanesville Boulevard are unsignalized intersections, with STOP controlled Off-Ramps at both intersections.

Proposed Trip Generation

Based on information from the operator and similarly sized data centers, the proposed development is anticipated to permanently employ 80 people. Although a lower trip rate is anticipated, a conservative trip generation rate of 1.1 trips per person was utilized to calculate 88 peak hour trips during the peak hours. The proposed site plan is attached to this memo showing the planned roadway connections, employee, and visitor numbers. The access drives to the site are located at existing drive access locations along College Road.

Construction of the site is anticipated to comprise of approximately 150 daily workers. It is likely that construction of the site will have the highest impact on traffic to the surrounding roadway network. Construction of the site is anticipated to take 1 year to complete. No permanent workers will be onsite during construction.

Conclusion

Based on the review included in this memo, no public improvements are anticipated to accommodate this proposed development.

Attachment:

Project Lola Site Plan, dated 04/16/2024

