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MEMORANDUM

DATE: July 16, 2026

TO: Teresa Guagliardo – Access Manager

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: Waterview East Commercial Filing No. 1 (SF269)
RE: Traffic Impact Study
Response to Comments Memorandum
LSC #S214971

Following are the LSC Transportation Consultants, Inc. responses to the May 21, 2026 Comment Letter prepared by CDOT Region 2 regarding Waterview East Commercial Filing No. 1 (SF269).

Traffic Review

- a. *Per the Table 4 of the Traffic Impact and Access Analysis dated April 9, 2026, Waterview East Commercial Filing No. 1 should escrow \$52,744 for the future traffic improvements at CO21A & Bradley. Trip generation and land uses have been updated to reflect intended plans*

LSC Response: Comment noted.

- b. *The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type. Subdivision of land requires access in accordance with the State Highway Access Code. A CDOT Access Permit will be required for this development for the connection of Bradley Road Colorado Highway 021A (Powers Boulevard). As part of the access permit, escrow in the amount of \$52,744 will be collected for future intersection improvements.*

LSC Response: Comments noted. Anticipated application submittal: the week of July 20th.