



MEMORANDUM

TO: Elizabeth Nijkamp, Engineer Review Manager, El Paso County

FROM: Paul Brown, FHU

DATE: July 13, 2022

SUBJECT: **On-Call Contract #17-067H-1; PO # 8115428**
Traffic Impact Study Reviews
Task Order #7: Villages at Sterling Ranch East Trip Generation Letter
Review (PUDSP226)

This memorandum provides a list of comments on the April 2022 Villages at Sterling Ranch East Trip Generation Letter prepared by SM Rocha, LLC for Classic SRJ Land, LLC. Our comments are based on requirements provided in the County's Engineering Criteria Manual (ECM), Appendix B.

Comments

Comments on the TIA are divided into general requirements to conform to ECM TIA report requirements and technical and report specific comments that request further clarification or missing information.

General Comments

The following are general requirements that need to be met in the Villages at Sterling Ranch East Trip Generation Letter to meet ECM requirements:

1. The letter adequately describes the site and proposed access points, anticipated trip generation, and street classifications.
2. The current trip generation letter is consistent with the sketch plan amendment traffic letter (referenced on page 1) and represents a portion of the land shown in that letter. However, that sketch plan amendment letter has not been approved. This Villages at Sterling Ranch East trip generation letter will need to be updated to reflect the approved sketch plan submittal.
3. Section B8 of the ECM requires a storage length evaluation for turn lanes. No recommendations are provided for any of the access points discussed on page 7 and page 8.
4. The Villages at Sterling Ranch East development relies on completion of portions of Briargate Parkway and Sterling Ranch Road (south of Briargate Parkway) to provide site access, including a significant bridge over Sand Creek. However, there is no commitment that this will be completed prior to occupancy of the development. The phasing should be clarified in accordance with ECM Section B8, as there are currently no roadway connections to this development area.
5. The trip generation letter does not describe impact fees that the Villages at Sterling Ranch East development will be responsible for (as required by ECM Section 8) and defers this decision to a future submittal. Please include this information.
6. The Developer's certification on the last page of the letter needs to be signed and dated in accordance with ECM Section B.8.

Technical Report Comments

Comments on the technical letter report can be found in the Villages at Sterling Ranch East Trip Generation Letter PDF in Bluebeam.

Conclusions

Based on the comments above, we feel that the subject trip generation letter should be updated and resubmitted. The revised letter should reflect the approved sketch plan amendment, provide storage lane lengths, acknowledge overall Sterling Ranch East phasing, and outline what impact fees this project will be responsible for.