

Gilbert LaForce

From: Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>
Sent: Thursday, September 23, 2021 3:29 PM
To: Scott Barnhart
Cc: Gilbert LaForce; Victoria Chavez; Elizabeth Nijkamp; Jeff Rice; Vigil - CDOT, Valerie; pepper.whittlef@state.co.us; Michelle - Cdot, Regalado; Jimmy Biren; Timothy Buschar; jstifter@viewhomesinc.com
Subject: Re: Powers Boulevard (SH-21A)/Bradley Road Access Permit Discussion

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Scott,

As we discussed in our virtual meeting yesterday? Your letter dated August 24, 2021 regarding the final comments of responsibility in regard to the roadway improvements should not be the responsibility of the Trails at Aspen Ridge and to defer the improvements to a later time when a commercial lot is developed onsite. It has been determined that the Trails at Aspen Ridge residential development are responsible for improvements and shall not be deferred to the commercial development onsite.

In regard to furthering the Access Permitting process the Trails at Aspen Ridge/Matrix Design Group will be required to provide the following based on the State Highway Access Code requirements:

1. Additional Traffic Impact Study documentation is required that breaks down the phasing of the development traffic % in relation to the traffic triggers for the required roadway improvements.
2. Within the additional documentation requirements a breakdown chart is needed to show the escrow amounts of each phase of the development (pro-rata share) until such a time the improvements are triggered and constructed per phasing and additional platting.
3. Roadway improvement breakdown estimates and escrows are required to include an inflation rate for the estimated time of completion for the Trails at Aspen Ridge development at full build out.
4. The phasing schedule will need to reflect all phases of the Trails at Aspen Ridge residential and commercial breakdowns.
5. Cost estimates for the required roadway improvements shall be estimated to include inflation to provide for the completely functional roadway improvements listed in the Access Permit.
6. This will be documented and tracked/monitored by the El Paso County platting process to ensure the improvements are completed to CDOT final acceptance of roadway improvements and escrow dollars delivered to CDOT to hold.

Below is a summarized list of prioritized roadway improvements in regard to the residential/commercial developments.

- Dual SB left turns from (SH21/Powers) to EB (Bradley).

- Extension of right turn lane of NB (SH21/Powers) to EB (Bradley).
- Extension of the free right turn acceleration lane from WB (Bradley) to NB (SH21/Powers).

Possible summarized list of improvements to defer to commercial or other surrounding development if not triggered by Trails at Aspen Ridge development.

- Dual right from NB (SH21/Powers) to EB (Bradley) signal controlled.
- Right of Way dedication process when further plating is required to include "A" Access Deed lines.
- Highway widening to accommodate above.

If you have any questions please get with me to discuss.

Thanks,

Arthur Gonzales - Access Manager

R2 - Permits - Access - Traffic and Safety



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On Tue, Sep 21, 2021 at 5:02 PM Gilbert LaForce <GilbertLaForce@elpasoco.com> wrote:

Scott,

As we've discussed, Trails at Aspen Ridge will be required to escrow funds based on a pro-rata share for the CDOT improvements. Coordinate with CDOT to finalize the cost estimate. Per CDOT's comment, create a spreadsheet to track the escrow required. This will be updated and included with each Filing's Traffic Impact Study.

Submit a phasing plan for the trigger to warrant the CDOT improvements. Coordinate with CDOT to finalize the timing for the CDOT improvements.

Respectfully,

Gilbert C. LaForce, P.E.

Engineer III

El Paso County

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From: Scott Barnhart <scott_barnhart@matrixdesigngroup.com>

Sent: Tuesday, September 14, 2021 1:54 PM

To: Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Cc: Vigil - CDOT, Valerie <valerie.vigil@state.co.us>; Jeff Rice <JeffRice@elpasoco.com>; pepper.whittlef@state.co.us;
Jimmy Biren <james.biren@state.co.us>; Michelle - Cdot, Regalado <michelle.regalado@state.co.us>; Elizabeth
Nijkamp <ElizabethNijkamp@elpasoco.com>; Nicole Schanel <Nicole_Schanel@matrixdesigngroup.com>; Jason Alwine
<jason_alwine@matrixdesigngroup.com>; Gilbert LaForce <GilbertLaForce@elpasoco.com>; Victoria Chavez
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Subject: RE: Powers Boulevard (SH-21A)/Bradley Road Access Permit Discussion

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Arthur and Gilbert:

Have either of you had a chance to review this yet?

Thank you for any update you can provide. Thank you.



Scott D. Barnhart, P.E. (CO, AZ, CA), PTOE

Senior Associate of Transportation Services

Matrix Design Group, Inc.

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From: Scott Barnhart

Sent: Tuesday, August 24, 2021 2:02 PM

To: Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Cc: Vigil - CDOT, Valerie <valerie.vigil@state.co.us>; Jeff Rice <JeffRice@elpasoco.com>; pepper.whittlef@state.co.us; Jimmy Biren <james.biren@state.co.us>; Michelle - Cdot, Regalado <michelle.regalado@state.co.us>; Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>; Nicole Schanel <Nicole_Schanel@matrixdesigngroup.com>; Jason Alwine <jason_alwine@matrixdesigngroup.com>; Gilbert LaForce <GilbertLaForce@elpasoco.com>; Victoria Chavez <VictoriaChavez@elpasoco.com>; Timothy Buschar <tbuschar@aspviewhomes.net>; Gregory Shaner <gregory_shaner@matrixdesigngroup.com>; jstifter@viewhomesinc.com

Subject: RE: Powers Boulevard (SH-21A)/Bradley Road Access Permit Discussion

Arthur and Gilbert:

Here is our proposed responsibilities for the Powers Boulevard/Bradley Road improvements. If you have any questions, please feel free to contact us.

Thank you.



Scott D. Barnhart, P.E. (CO, AZ, CA), PTOE

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From: Gonzales - CDOT, Arthur <arthur.gonzales@state.co.us>

Sent: Tuesday, August 17, 2021 8:27 AM

To: Scott Barnhart <scott_barnhart@matrixdesigngroup.com>

Cc: Vigil - CDOT, Valerie <valerie.vigil@state.co.us>; Jeff Rice <JeffRice@elpasoco.com>; pepper.whittlef@state.co.us;

Jimmy Biren <james.biren@state.co.us>; Michelle - Cdot, Regalado <michelle.regalado@state.co.us>; Elizabeth

Nijkamp <ElizabethNijkamp@elpasoco.com>; Nicole Schanel <Nicole_Schanel@matrixdesigngroup.com>; Jason Alwine

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<VictoriaChavez@elpasoco.com>; Timothy Buschar <tbuschar@aspviewhomes.net>; Gregory Shaner

<gregory_shaner@matrixdesigngroup.com>; jstifter@viewhomesinc.com

Subject: Re: Powers Boulevard (SH-21A)/Bradley Road Access Permit Discussion

Hi Scott,

I consulted with CDOT Traffic operations and the comments responses to your questions are as follows;

The trigger for RI/RO would be when the interchange is needed or if traffic related issues arise.

I understand the implications of the only full movement intersection (Legacy Dr.) to the development and its proximity to the intersection of SH21/Powers Blvd./Bradley Rd. That is why CDOT recommends any access from a lesser street to a development be as far away from CDOT facilities as possible. I believe that there is another intersection for this subdivision further to the east, if I am not mistaken?

Thanks,

Arthur Gonzales - Access Manager

R2 - Permits - Access - Traffic and Safety



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On Wed, Aug 11, 2021 at 7:53 AM Scott Barnhart <scott_barnhart@matrixdesigngroup.com> wrote:

One item I forgot to cover in our meeting yesterday is the issue of CDOT having the right to convert the Bradley Road/Legacy Hill Drive intersection from a signalized full-movement intersection to a right-in/right-out intersection.

What specific triggers is CDOT going to look for to justify this change? This obviously has huge implications for all the developments that use this intersection as their only full-movement access to the roadway network.

Thank you for any clarification you can provide.



Scott D. Barnhart, P.E. (CO, AZ, CA), PTOE

Senior Associate of Transportation Services

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