

Nina Ruiz

From: Jeff Rice
Sent: Tuesday, September 17, 2019 8:40 PM
To: Jeff Hodsdon; John P. Schwab
Cc: Matt Dunston; Bill Dunston; Sword - CDOT, Valerie; 'Gonzales - CDOT, Arthur'; Duncan Bremer; Nina Ruiz; Craig Dossey; Jennifer Irvine; Elizabeth Nijkamp; Lori Seago
Subject: Monument Academy - Traffic/Access

Jeff/John,

County Staff has reviewed the most recent TIS for the project and has coordinated with CDOT staff regarding design requirements this afternoon. Regardless of CDOT access permit requirements (conditions), we wanted to provide the following County requirements in advance of the complete, detailed comments:

1. Based on the options presented in the TIS, the intersection of Walker Road and proposed Road A (Jane Lundeen Drive) shall be constructed as a one-lane roundabout which allows for expansion to two lanes in the future. This needs to be done prior to the school opening. The use of a traffic signal or three-way stop does not appear to be warranted nor appropriate for the anticipated traffic patterns, and reconstruction of the intersection for Phase 2 of the development after the school has opened will not be feasible. If right-of-way from the property owner to the north is not available the roundabout shall be shifted to the south as necessary.
2. As part of the roundabout design, the sight distance issue along Walker Road needs to be addressed. It is anticipated that grading will be required to lower the elevation of the hill crest to provide acceptable sight distances and vertical curves approaching the roundabout.
3. The County will limit the anticipated Phase 1 number of students/square footage to that used in the TIS Phase 1 analysis as a condition of approval of the County access permit to Walker Road. The school will need to limit Phase 1 enrollment accordingly. This will also be addressed in the development agreement.
4. Due to the proposed traffic volumes, the road cross-sections through the site shall be curb and gutter except for the east end of Pinehurst Circle east of the southeast parking lot access which will transition to the rural cross-section.
5. Sidewalks adjacent to Pinehurst Circle and Jane Lundeen Drive shall be completely constructed along the west and south sides of the school parcel (along the developed property). All curb and gutter roads will require sidewalk adjacent to developed areas. This will also be addressed in the development agreement.

We hope these requirements will result in a safe and functional design for the anticipated volume of traffic generated by the Monument Academy, its students and staff, as well as the traveling public utilizing Walker Road.

County Staff understands that CDOT **will** allow a right-in only access from Highway 83; therefore, the TIS needs to be revised as follows:

- Analyze the proposed conditions with a **right-in only** from Highway 83. Provide the long-term analysis **and narrative** addressing the anticipated commercial buildout (as in the current TIS appendix) as allowed in the Black Forest Master Plan. (Any analyses showing future "current zoning buildout" or a right-out to Highway 83 may be removed from the report if desired, but retain the long-term fully developed "no HWY 83 access" ultimate area commercial buildout analysis.)
- Analyze the capacity and necessary improvements of Walker Road between the roundabout and the Highway 83 intersection improvements. It is anticipated that a dedicated westbound left turn lane will be necessary at Highway 83 **with Phase 1**. Provide detailed intersection dimensions and necessary modifications to provide the left turn lane. **Any deviations from County criteria regarding the left turn lane and other Walker Road improvements need to be addressed.**
- Analyze the potential options for the Jane Lundeen Drive / Pinehurst Circle intersection, **including a roundabout.**

Staff will provide additional, more detailed comments regarding the TIS as soon as possible within the next couple of days. If you desire to meet to discuss further design details **after you receive** the detailed comments let me know. I will be out of the office most of next week with possible availability early Monday.

Thanks and please contact me with any questions.

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