



MEMORANDUM

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

FROM: Paul Brown, FHU

DATE: December 21, 2022

SUBJECT: **On-Call Contract #17-067H-1; PO # 8115428**
Traffic Impact Study Reviews
Task Order #7: 4-Square at Sterling Ranch East Traffic Technical Memorandum - Second Review (PUDSP227)

This memorandum provides a list of comments on the April 2022 4-Square at Sterling Ranch East (SRE) Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. for Classic SRJ. Our comments are based on requirements provided in the County's Engineering Criteria Manual (ECM), Appendix B.

Comments

Comments on the memo are divided into general requirements to conform to ECM traffic study 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 4-Square at SRE Traffic Technical Memorandum to meet ECM requirements:

1. The memo adequately describes the site and proposed access points, anticipated traffic operations, and street classifications.
2. The memo is consistent with the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated October 21, 2022. However, the Master TIS has not yet been approved. If changes are made to the Master TIS, they will need to be reflected in this traffic memorandum as appropriate.
3. The memo relies on improvement tables and commitments from the *Sterling Ranch East Phase I Rezoning and Preliminary Plan Traffic Impact Study* dated November 17, 2022. However, this TIS has not yet been approved. If changes are made to the SRE Phase I TIS, they will need to be reflected in this traffic memorandum as appropriate.
4. The memorandum identifies a single-family residential land use in the 4-Square study area. However, the site plan (Figure 2) shows that approximately half of the study area lots will not have street frontage. This lot layout is more typical of higher-density multi-family residential. The applicant should either select a higher density land use for analysis or justify the use of the single-family land use for what appears to be a higher density development. If the land use type is changed, the update will need to be coordinated with other referenced TISs.
5. The memo does not discuss traffic control at internal street intersections. Given the proximity of some internal intersections to Briargate Parkway and Sterling Ranch Road, a discussion of intersection control would be helpful to ensure that traffic to and from these facilities would not be impeded by intersection control within the site.

Technical Report Comments

Technical comments on the traffic memo can be found in the 4-Square at SRE Traffic Technical Memorandum PDF in Bluebeam.

Conclusions

Based on the comments above, we feel that the subject traffic technical memorandum should be updated and resubmitted. The revised memo should be coordinated with the review process for the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* and the *Sterling Ranch East Phase I Rezoning and Preliminary Plan Traffic Impact Study*, provide updated information regarding the proposed land use (including memo revisions if the land use is changed), and reflect internal street intersection traffic control.