



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: Foursquare at Sterling Ranch East Trip Generation Letter Review (PUDSP227)

This memorandum provides a list of comments on the April 2022 Foursquare 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 Foursquare 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 Foursquare at Sterling Ranch East trip generation letter will need to be updated to reflect the approved sketch plan submittal.
3. The trip generation evaluation concludes that a 20% increase in daily trips and 50%-60% increases in AM and PM peak hour trips will result from changes in land use. The sketch plan amendment trip generation letter also documented an increase in trips associated with Sterling Ranch East. These increases should be acknowledged, and additional mitigations should be considered in accordance with ECM Section B.3.3.D.
4. Section B8 of the ECM requires a storage length evaluation for turn lanes. Although the volume increases associated with the Foursquare at Sterling Ranch East development are small, they are cumulative with the volume increases presented in the sketch plan armament trip generation letter. Hence, it is reasonable to expect that a re-evaluation of storage length requirements for roadways surrounding the development should be provided.
 - a. Recommendations for turn lane lengths are provided at the Sterling Ranch Road & Idaho Falls site access, but no documentation of how these values were arrived at is provided.
 - b. No recommendations are provided for the Briargate Parkway / Sterling Ranch Road intersection or the Briargate Parkway / Boulder City site access.
5. The Foursquare at Sterling Ranch East development relies on completion of Briargate Parkway and a portion of Sterling Ranch Road (north of Briargate Parkway) to provide site access, including

July 13, 2022

Foursquare at Sterling Ranch East Trip Generation Letter Review

Page 2

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 and the proposed Briargate Parkway & Boulder City access does not provide for all movements.

6. The trip generation letter does not describe impact fees that the Foursquare 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.
7. 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 Foursquare 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.