

## MEMORANDUM

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

**FROM:** Paul Brown, FHU

LSC Responses to  
Comments <sup>1</sup>

**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. 

# LSC Responses to FourSquare PUDSP CO TIS FHU Comments


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 Number: 1 Author: jchodsdon Subject: Text Box Date: 2/24/2023 9:14:41 AM  
[LSC Responses to Comments](#)


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 Number: 2 Author: kdferrin Subject: Sticky Note Date: 2/22/2023 2:13:57 PM  
LSC Response: Noted.


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 Number: 3 Author: kdferrin Subject: Sticky Note Date: 2/22/2023 2:14:01 PM  
LSC Response: The memo has been updated based on the MTIS dated February 10, 2023.

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 Number: 4 Author: kdferrin Subject: Sticky Note Date: 2/22/2023 2:14:25 PM  
LSC Response: The memo has been updated based on the MTIS dated February 10, 2023.


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 Number: 5 Author: kdferrin Subject: Sticky Note Date: 2/24/2023 9:15:38 AM  
LSC Response: This comment has been addressed in the updated TIS report.

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The description for ITE Land Use: 215 Single-Family Attached Housing states that the units share a wall with an adjoining dwelling unit and the description for ITE Land Use: 220 Multifamily Housing states that the units are located within the same building with at least three other dwelling units. The proposed homes within Foursquare at Sterling Ranch East are all proposed to be detached units on individual small lots with no shared walls.

The proposed development is most similar to patio homes which the *Trip Generation Manual* includes as a "specialized land use" under ITE Land Use 210: Single-Family Detached Housing. However, the data is limited to only three sites and ITE intends to provide further analysis in future editions of the *Trip Generation Manual*. Until that further analysis is available, LSC believes that the more conservative trip-generation rates for Single-Family Detached Housing are the most appropriate rates to use for the trip-generation estimate for the proposed Foursquare development.

 Number: 6 Author: kdferrin Subject: Sticky Note Date: 2/22/2023 2:14:48 PM  
LSC Response: The requested information has been added to the updated memo.

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