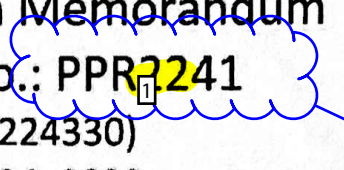


LSC Responses to TIS Redline Comments



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lscstrans.com
Website: <http://www.lscstrans.com>

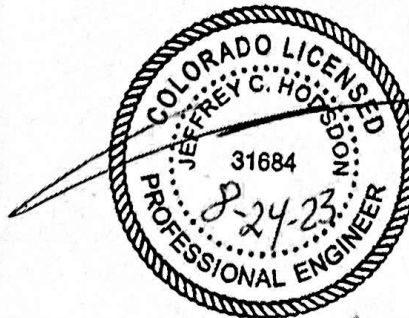
Sterling Recycling Facility Transportation Memorandum PCD File No.: PPR2241 (LSC #S224330) August 24, 2023



PPR2341 2

Traffic Engineer's Statement

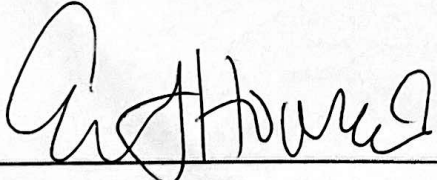
This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



See and address all comments on TIS under PCD File SF2325 3

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.





8/28/2023

Date


LSC Responses to TIS Redline Comments


Page: 1

 Number: 1 Author: eschoenheit Subject: Highlight Date: 10/18/2023 3:10:08 PM


 Number: 2 Author: eschoenheit Subject: Cloud+ Date: 10/18/2023 3:10:06 PM

[PPR2341](#)

 Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:09:49 PM
LSC Response: Added as requested.

 Number: 3 Author: CDurham Subject: Text Box Date: 10/20/2023 9:52:24 AM

[See and address all comments on TIS under PCD File SF2325](#)

 Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:10:05 PM
LSC Response: Noted. See separate memo for our responses to comments from the City of Colorado Springs.

Colorado Concrete Crushing Transportation Memorandum

Prepared for:

Colorado Concrete Crushing, LLC
20 Boulder Crescent, Suite 100
Colorado Springs, CO 80903

Contact: Mr. Eric S. Howard, Manager

AUGUST 24, 2023


LSC Transportation Consultants


Prepared by: Kirstin D. Ferrin, P.E.

Reviewed by: Jeffrey C. Hodsdon, P.E.

PCD FILE NO.: PR2241
LSC #S224330



 Number: 1 Author: eschoenheit Subject: Highlight Date: 10/18/2023 3:10:16 PM

 Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:10:23 PM
LSC Response: Revised to the current PCD File numbers.



LSC TRANSPORTATION CONSULTANTS, INC.
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August 24, 2023

Mr. Eric S. Howard, Manager
Colorado Concrete Crushing, LLC
20 Boulder Crescent, Suite 100
Colorado Springs, CO 80903

RE: Sterling Recycling Facility
Transportation Memorandum
El Paso County, Colorado
PCD FILE NO. **17PR2241**
LSC #S224330


Dear Mr. Howard:


LSC Transportation Consultants, Inc. has prepared this updated transportation memorandum for the asphalt and concrete recycling operation currently located east of Vollmer Road and south of Marksheffel Road in El Paso County, Colorado. The site location is shown in Figure 1.

REPORT CONTENTS

The preparation of this report included the following:

- A summary of the existing land use and access;
- The existing roadway and traffic conditions in the site's vicinity, including the roadway widths, surface conditions, lane geometries, traffic controls, and posted speed limits; and in-progress changes to the existing conditions, based on the design plans and construction of Vollmer Road improvements, Marksheffel Road and Sterling Ranch Road, as shown on the construction plans by Sterling Ranch;
- Estimates of projected short-term traffic volumes; the projected average weekday and peak-hour vehicle trips generated by the concrete recycling operation during the design hour;
- The assignment of the estimated design-hour site-generated traffic volumes at the intersection of Marksheffel Road/Sterling Ranch Road;
- The projected short-term total design-hour traffic volumes;
- The projected levels of service at the intersection of Marksheffel Road/Sterling Ranch Road/proposed site-access intersection; and
- Recommendations for auxiliary turn lanes at the intersection of Marksheffel Road/Sterling Ranch Road.

 Number: 1 Author: eschoenheit Subject: Highlight Date: 10/18/2023 3:10:31 PM

 Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:10:38 PM
LSC Response: Revised to the current PCD File numbers.

LAND USE AND ACCESS

Land Use

The 32.4263-acre parcel (EPC Parcel No. 5300000743) is currently being used for an asphalt and concrete recycling operation. Operating hours are Monday through Friday from 7:00 a.m. to 5:30 p.m. and one Saturday per month from 7:00 a.m. to noon. The operation currently has four employees but that may increase to up to six in the future.

Tandem trucks and semi-trucks that are owned by third parties transport materials on and off the site throughout the operating hours. No trucks are stored on-site overnight, so each truck load results in one entering truck trip and one exiting truck trip.

LSC was provided with information on the truck operations at the current facility from March 1, 2022, to December 31, 2022. The number of truck loads per day varies throughout the year based on construction activity in the Colorado Springs metropolitan area with the heaviest activity occurring from June to September. The applicant has noted a recent slowdown in demand for recycled materials product due to rising interest rates and reduced housing starts. The applicant anticipates that the summer 2022 traffic likely represents peak demand and resulting production with low probability/potential for future increases in production and associated truck traffic in the foreseeable future.

The maximum number of truck loads on a single day during that time period was 135 (127 tandem trucks and seven semi-trucks). The 85th-percentile weekday (Monday through Friday) number of truck loads was 61 loads per day (47 tandem trucks and 15 semi-trucks).

Access


The site is located just north of the Pioneer Landscape Center. The recycling operation currently shares the existing Pioneer access to Vollmer Road located about 905 feet southwest of the future Marksheffel alignment in the jurisdiction of the City of Colorado Springs. Access for the Sterling Recycling Facility is planned to be moved to Marksheffel Road aligning with Sterling Ranch Road. The street improvement plan that shows the proposed access have been attached.

In the long-term, this site is planned to be incorporated into the Rhetoric site. See [PCD File Number P2216](#) for details.


This application was withdrawn by the applicant on 10/14/22

EXISTING ROAD AND TRAFFIC CONDITIONS

The adjacent streets are shown in Figure 1 and are described below. Copies of the 2016 *El Paso County Major Transportation Corridors Plan (MTCP)*, 2040 *Roadway Plan*, and 2016 *MTCP 2060 Corridor Preservation Plan* with the site location identified on them have been attached to this report.

 Number: 1 Author: eschoenheit Subject: Cloud+ Date: 10/18/2023 3:13:26 PM

This application was withdrawn by the applicant on 10/14/22

 Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:10:55 PM

LSC Response: Noted. A full TIS which includes long-term analysis will be included with the next submittal.

SIGNAL WARRANT THRESHOLD ANALYSIS – AM AND PM PEAK HOURS

The intersection of Marksheffel/Sterling Ranch was analyzed to determine if the thresholds for Four-Hour and/or Eight-Hour Vehicular-Volume Traffic-Signal Warrant thresholds would be reached or exceeded, based on the projected short-term traffic volumes.

The off-peak-hour volumes are estimates by LSC, based on the peak-hour traffic volumes, 72-hour machine counts conducted by LSC on Vollmer Road in November 2020, and vehicle time-of-day distribution data for single-family homes published by the Institute of Transportation Engineers.

Table 3 shows the results of the analysis for the intersection of Marksheffel/Sterling Ranch. As shown in Table 3, in the short-term, only four of the hours analyzed are projected to meet the thresholds for an Eight-Hour Vehicular-Volume Traffic-Signal and only three of the hours analyzed are projected to meet the thresholds for a Four-Hour Vehicular-Volume Traffic-Signal Warrant. This analysis indicates that traffic-signal warrant(s) will likely **not** be met at the intersection of Marksheffel/Sterling Ranch in the short-term.

FINDINGS & RECOMMENDATIONS

- Please refer to the trip generation section of this report for details regarding the estimated site trip-generation estimate used in the access design volumes. The trip-generation estimate has been based on actual daily load data for the concrete recycling operation.
- Colorado Concrete Crushing is currently operating on the site (and currently using the Vollmer access). Truck activity on the site varies based on daily demand and overall construction activity in the Colorado Springs metropolitan area. Based on current economic conditions it is not anticipated that activity will increase significantly from the activity levels in 2022 in the foreseeable future. In the long-term, this site is planned to be incorporated into the Rhetoric site. See [PCD File Number P2216](#) for details.
- A northwest-bound left-turn lane on Marksheffel Road approaching Sterling Ranch Road should be included with the design plans for Marksheffel Road currently under review by the City of Colorado Springs. This lane should be designed per the requirements for the Rhetoric site. See [PCD File Number P2216](#) for details.

¹
Please address access spacing for LOT #1 and proximity to Marksheffel along Sterling Ranch. Dependant on lot use type and traffic generation does this spacing meet requirement or should the access be moved further south close to the temp Cul-de-sac and a possible full movement with Lot #2. Spacing is only ~140ft and inside the transition lane area for EB and SB right turn onto Marksheffel. Left turns into LOT #1 do not seem to be addressed

* * * *

²
Ensure all items under Appendix B.2.4.C are addressed within report.

Address road impact fees

Address if there is any proportionality from this development to provide for the future signal at Marksheffel/Sterling Ranch

☰ Number: 1 Author: eschoenheit Subject: Text Box Date: 10/19/2023 2:11:10 PM

Please address access spacing for LOT #1 and proximity to Marksheffel along Sterling Ranch. Dependant on lot use type and traffic generation does this spacing meet requirement or should the access be moved further south close to the temp Cul-de-sac and a possible full movement with Lot #2. Spacing is only ~140ft and inside the transition lane area for EB and SB right turn onto Marksheffel. Left turns into LOT #1 do not seem to be addressed

↩ Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:11:04 PM
LSC Response: This access has been relocated as requested.

☰ Number: 2 Author: eschoenheit Subject: Text Box Date: 10/19/2023 2:10:31 PM

Ensure all items under Appendix B.2.4.C are addressed within report. Address road impact fees Address if there is any proportionality from this development to provide for the future signal at Marksheffel/Sterling Ranch

↩ Author: kdferrin Subject: Sticky Note Date: 3/19/2024 3:11:22 PM
LSC Response: Noted. A full TIS will be included with the next submittal.

The TIS also addresses the required contribution for the future signal at Marksheffel/Sterling Ranch based on comments received from the City of Colorado Springs.