



LSC TRANSPORTATION CONSULTANTS, INC.
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MEMORANDUM

DATE: April 30, 2021

TO: Arthur Gonzales – CDOT R2 Access Manager

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: Rock Creek Mesa – SH 115
EPC PCD Ref. No. P209
RE: CDOT Comment Letter Dated April 19, 2021
Response to Comments Memorandum
LSC #184380

Following are the LSC Transportation Consultants, Inc. responses to the April 19, 2021 Comment Letter from CDOT – Region 2 Permits regarding the Rock Creek Mesa Zone Change application (El Paso County PCD Reference No.: P209). CDOT comments are in italics font and LSC responses are noted as such.

Traffic comments:

The Traffic Impact Study for Rock Creek Mesa dated March 2, 2021 and has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- *Previous Traffic Operations comments were not updated and same comments still apply.*

LSC Response: The previous traffic operations comments **were** addressed in the March 2, 2021 TIS report. Additionally, LSC prepared a memo with responses to these comments. The response memo from the last submittal dated March 2, 2021 is attached for reference. The responses from the March 2 response memo have been inserted below:

- *Comments below are from 01/11/2021 planning comments.*
 - *The two-way stop control LOS analysis appears to be in error. The LOS for two-way stop is determined by the worst single-movement delay of the intersection. HCM 6th Edition report should be provided in the appendix.*

LSC Response: The updated TIS report includes the HCM 6th Edition reports. Also, the figures show the LOS for the worst single movement – mainly the eastbound left turn at Pawnee/SH 115.

- *Signal warrant analysis of Highway 115 and Pawnee Road should be included in the traffic study.*

LSC Response: The updated TIS report includes the signal-warrant analysis.

- *The study should also consider the potential future mitigation of the access spacing along Highway 115 in 2040, (i.e.: median restriction or full closure at Cherokee Dr). Would additional backage road between Pawnee Rd and Cherokee Dr be needed?*

LSC Response: The updated study includes potential mitigation of the access spacing. The report shows the Cherokee/SH 115 intersection restricted to RI/RO. The report presents recommendations for the Pawnee/SH 115 intersection to mitigate the spacing – mainly raised channelization and the potential for a future directional signal. A backage road would not be necessary as topography is restrictive close to SH 115 and the applicant does not own the land along the north side of Cherokee that would be needed for a road farther west.

Access comments:

Approval to allow the rezone of the above-mentioned location will not impact CDOT infrastructure. My comments are as follows:

- *A Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more, an updated access permit will be required for the intersection of SH115 and Pawnee Rd. and the intersection of SH115 and Cherokee Rd.*

LSC Response: As this project is at the rezone stage, access permit applications will be submitted at the Preliminary Plan/Plat stage.

- *Zoning map is acceptable.*

LSC Response: Comment noted.

- *CDOT has no comments on the rezoning of parcels.*

LSC Response: Comment noted.

- *Prior to Land Use Determination, the developer shall coordinate with CDOT to discuss access to SH115.*

LSC Response: Comment noted.

- *CDOT to investigate access opportunities with the Local Agency of El Paso County Traffic Engineering.*

LSC Response: Comment noted.

LSC Response-to-Comments Memo (Dated March 2, 2021)





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MEMORANDUM

DATE: March 2, 2021

TO: Arthur Gonzales – Access Manager

FROM: Jeff Hodsdon - LSC Transportation Consultants, Inc.

SUBJECT: Pinon Mesa Rock Creek
RE: Traffic Impact Study
Response to Comments Memorandum
LSC #184380

Following are the LSC Transportation Consultants, Inc. responses to the January 11, 2021 Comment Letter prepared by CDOT – Region 2 – Traffic & Safety – Permits regarding P209.

Traffic comments:

- a. *The two-way stop control LOS analysis appears to be in error. The LOS for two-way stop is determined by the worst single-movement delay of the intersection. HCM 6th Edition report should be provided in the appendix.*

LSC Response: The updated TIS report includes the HCM 6th Edition reports. Also, the figures show the LOS for the worst single movement – mainly the eastbound left turn at Pawnee/SH 115.

- b. *Signal warrant analysis of Highway 115 and Pawnee Road should be included in the traffic study.*

LSC Response: The updated TIS report includes the signal-warrant analysis.

- c. *The study should also consider the potential future mitigation of the access spacing along Highway 115 in 2040, (i.e.: median restriction or full closure at Cherokee Dr). Would additional backage road between Pawnee Rd and Cherokee Dr be needed?*

LSC Response: The updated study includes potential mitigation of the access spacing. The report shows the Cherokee/SH 115 intersection restricted to RI/RO. The report presents recommendations for the Pawnee/SH 115 intersection to mitigate the spacing – mainly raised channelization and the potential for a future directional signal. A backage road would not be necessary as topography is restrictive close to SH 115 and the applicant does not own the land along the north side of Cherokee that would be needed for a road farther west.

Access comments:

- a. *Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the intersection of SH115 and Pawnee Rd. and the intersection of SH115 and Cherokee R.*

LSC Response: Access Permit applications will be submitted for both intersections.

- b. *Zoning Map is acceptable.*

LSC Response: No response necessary

- c. *CDOT has no comments to the rezoning of parcels.*

LSC Response: No response necessary

- d. *Prior to Land Use determination the developer should coordinate with CDOT to discuss access to SH115.*

LSC Response: A meeting was held with CDOT on February 1st. To the extent possible, the TIS has been revised, based on the discussion/direction from that meeting. Further discussions can take place as plans for development progress with El Paso County. This is the zoning stage.

Additional comments:

- a. *On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising device.*

LSC Response: Comment noted.

- a. *Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.*

LSC Response: Comment noted.