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MEMORANDUM

DATE: November 9, 2017

TO: Kari Parsons – El Paso County Planning and Community Development

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

SUBJECT: Lorson Ranch East
(PUDSP-16-003) Review 2
Response to Comments Memorandum
LSC #164360

Following are the LSC Transportation Consultants, Inc. responses to the August 15, 2017 El Paso County Planning and Community Department comments letter regarding the July 12, 2017 Updated Traffic Impact and Access Analysis by LSC.

Transportation/Traffic Impact Study

3. *Address the timing and method of “fair share”/proportionate offsite improvement contributions including the Lorson Blvd./Marksheffel and Fontaine/Lamprey traffic signals/intersections. **Partially resolved; the fair share contribution breakdown between the remaining Lorson Ranch development, including Carriage Meadows needs to be determined with this report. Please discuss methods of calculation with Staff.***

LSC Response: The updated traffic report shows fair share percentages and amounts toward the future signal at Marksheffel/Lorson Boulevard. The method used is consistent with the recent Carriage Meadows South report. For Fontaine/Lamprey, no signal escrow will be needed as the roundabout will be built.

6. *Regarding the school site, include general traffic generation analysis and address the last requirement of ECM Section B.2.3.B regarding pedestrian facilities in the project vicinity. Address the pertinent pedestrian and bicycle analyses required by ECM Sections B.2.4.B, B.4.1.C and D. **Partially resolved – see redlines.***

LSC Response: The TIS redlines have been addressed in the updated report. The figure showing the pedestrian connections to/from the school has been updated.

7. *Provide a summary table of recommended improvements and responsibilities. **Partially resolved – see redlines. Include in the table Fontaine to the school site entrance, Lamprey Drive to the proposed bus access, and the roundabout (if proposed).***

LSC Response: The TIS redlines have been addressed in the updated report. These elements have been added to the table and shown on a figure.

8. *Regarding the e-mailed comments dated March 17, 2017:*
*a. **It needs to be clearly documented that the roundabout is the proposed intersection at Lamprey/Fontaine. If the roundabout is the chosen option, could it not be designed to be expandable to 2-lanes when necessary along with widening of Fontaine Blvd.?***

LSC Response: The updated TIS clarifies this and clearly presents the roundabout as the proposed solution. The report also includes a roundabout design report and exhibits with the design of a future two-lane roundabout.

- b. **The proposed school access points, in accordance with the school site agreement, appear to require additional infrastructure with Phase 1. Address the required improvements and proposed timing/schedule in the Letter of Intent.***

LSC Response: Street infrastructure needs for the school are addressed in the updated TIS – in the improvements table and in a figure.