



## MEMORANDUM

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

**FROM:** Paul Brown, FHU

**DATE:** January 5, 2023

**SUBJECT:** **On-Call Contract #17-067H-1; PO # 8115428**  
**Traffic Impact Study Reviews**  
**Task Order #11: Sterling Ranch East – Phase I Preliminary Plan TIS (SP224)**  
**First Review**

This memorandum provides a list of comments on the November 2022 Sterling Ranch East – Phase I Preliminary Plan Traffic Impact Study (TIS) prepared by LSC Transportation Consultants, Inc. for Classic SRJ. It should be noted that this TIS was uploaded to EDARP under the Sterling Ranch East Map Amendment (P2212), but it describes the traffic analyses for the Sterling Ranch East – Phase I Preliminary Plan (SP224). 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 Sterling Ranch SKP Master TIS to meet ECM requirements:

1. The TIS generally follows the outline presented in the ECM. Traffic counts are reasonable, previous traffic studies have been considered, a safety review is presented, and forecasting and analysis methodologies are reasonable (with some exceptions noted below).
2. The TIS is based directly on the October 2022 Sterling Ranch Sketch Plan Amendment (SKP) Master TIS. FHU provided comments on that TIS in December 2022. Resulting changes in the Master TIS should be acknowledged in the Sterling Ranch East – Phase I Preliminary Plan (TIS). These include:
  - a. Changes in access
  - b. Changes in analysis methodologies for roundabouts
  - c. Inclusion of signal progression analyses
3. The following additional shortcomings have been identified in the Sterling Ranch East – Phase I Preliminary Plan (TIS):
  - a. The TIS commits to providing trail / sidewalk connections between the study area and the future Sand Creek Regional Trail (page 2). However, the connections are not shown on Figure 2 or described in the TIS.
  - b. The operational analysis (page 11) describes an exit-only access for Tract M along Sterling Ranch Road at Oak Park Place (#8). This access is not described elsewhere in the TIS, including the access text on page 3, the roadway connections on Figure 3, or the sight distance analysis on Figure 4a. The entry-only access to Tract M along Sterling Ranch Road

(#307) is also not described in the TIS, including the access text on page 3, the Sterling Ranch Road site access points on page 12, the roadway connections on Figure 3, or the sight distance analysis on Figure 4a. Both accesses are within 1,250 feet of the Briargate Parkway / Sterling Ranch Road signal and may conflict with turn lanes or queues approaching the signal. The Tract M access along Briargate Parkway was also noted as a concern in our Master TIS review.

4. The conclusions presented seem reasonable based on the analyses presented but may need to change based on the applicant's response to the general and technical comments.

### ***Technical Report Comments***

Comments on the technical report can be found in the Sterling Ranch East – Phase I TIS PDF document in Bluebeam.

### **Conclusions**

Based on the comments above, we feel that the subject TIS should be updated and resubmitted. The revised study should update the operational analyses and clarify requested access points.