

Hummel Investments LLC

Real Estate Development

May 15, 2017

Mr. Craig Dossey
Director of Development Services
El Paso County, Colorado
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**RE: Woodmen Road Right-In Access
Letter of Intent for Material Change Determination
Falcon Marketplace Development
NW Corner of Meridian Road & Woodmen Road
Falcon, El Paso County, Colorado**

Craig,

Per our recent email conversations, we are submitting this Driveway Permit Application for consideration by you as a "material change" to the previously submitted application.

This application is requesting a Right-In Access off of west bound Woodmen Road, approximately 1,100 feet west of the Meridian Road intersection for the proposed Falcon Marketplace Development located at the northwest corner of Woodmen Road and Meridian Road. The request has been re-configured to include a Round-About that will significantly enhance access for the public and emergency responders, as well as numerous properties along the Frontage Road. We have thoroughly read the Woodmen Road EA and the Woodmen Road Access Management Plan and we understand that the main concern in approving additional minor access points on to Woodmen Road is that (a) the **"flow of traffic should not be impeded"** and of course (b) that the access will not create a safety hazard.

The inclusion of a Round-About into the design of the Right-In Access will provide for public access to the westbound frontage road – a significant change to the previous design. This enhancement will not only provide better access for the nearby residential developments, but will also offer superior access for emergency response vehicles thereby reducing their response times to all properties on the north side of Woodmen between Meridian & Golden Sage - a significant and meaningful change.

We have spent a considerable amount of time studying the existing and projected traffic flows related to this right-in access request and we have ascertained that for the following reasons, the requested redesigned Right-In Access will not "impede the flow of traffic" but will actually result in better traffic flow at the Woodmen & Meridian intersection, as well as the proposed signalized Meridian and Eastonville intersection. Here are some of the significant findings of the attached Traffic Impact Analysis:

The right-in-only with the Round-About represents a beneficial Material Change:

- This new right-in-only access incorporated into the proposed Round-About at the current east end of the Woodmen Frontage Road would significantly improve access not only to the Falcon Marketplace Development, but also to the properties to the west along the Woodmen Frontage Road.
- This new design for public access from westbound Woodmen Road to the Woodmen Frontage Road is a **significant change** from the previously proposed (and denied) right-in-only access configuration which essentially only served the proposed Falcon Marketplace development.
- Due to its configuration, the previously requested right-in-only access would have essentially served only the proposed Falcon Marketplace development as there was no public access from the right-in to the Woodmen Frontage Road. Also, the new plan includes a proposed public roadway running through the site from Eastonville Road to the Woodmen Frontage Road instead of a private road/public access easement.
- The previously requested right-in-only was configured to direct traffic from westbound Woodmen northward into the site only, with no “direct” access for westbound travel to residential and non-residential properties along the Woodmen Frontage Road west of the proposed Falcon Marketplace development. In the previous design, access for westbound travel along the Woodmen Frontage Road would have required a circuitous route into Falcon Marketplace in order to reverse direction.
- The new design for the Right-In with a Round-About allows for **direct public access** to the Woodmen Frontage Road for passenger vehicles, trucks and buses, as well as fire and emergency response vehicles as requested by the Falcon Fire Protection District. This accommodation will **significantly improve** the access to the Courtyards residential development, Mountain View Electric Association (MVEA), Falcon School District 49 (and other properties) which currently have poor access.
- With this new design of the Right-In with a Round-About, residents, employees and other motorists traveling to the properties along the frontage road from westbound Woodmen or northbound Meridian (many traveling from eastbound US Highway 24) would **have a new direct connection to the east end of the Woodmen Frontage Road** and will no longer need to do one of the following to access their destination:
 - travel west for over a mile along Woodmen Road to the Golden Sage/Woodmen intersection, make a 180 degree turn and travel back to the east along the Woodmen Frontage Road.
 - or alternatively travel north to the Eastonville/Meridian intersection, turn left and travel through the proposed Falcon Marketplace development, a route of over ½ mile including a traffic signal.
- The addition of the Right-In with a Round-About would remove **background** traffic volumes of approximately 70 morning peak hour trips and 30 afternoon peak hour trips from both the Woodmen/Golden Sage and Woodmen Frontage Road/Golden Sage intersections and about 40 morning peak hour trips and 70 afternoon peak hour trips from the Meridian/Eastonville intersection (specifically the projected heavy northbound left turn movement in to the Falcon Marketplace development).

The removal of these background trips from the Woodmen/Golden Sage and Woodmen Frontage Road/Golden Sage intersections would be a **significant change** and would greatly benefit the circulation system on the north side of Woodmen Road. The Woodmen/Golden Sage and Woodmen Frontage Road/Golden Sage intersections are closely spaced, and as such in the future there is the potential for operational challenges resulting from the close spacing of the intersections. This proposed Right-In with a Round-About would provide an alternative to Golden Sage and would remove trips from these intersections.

- This addition of the Right-In with a Round-About would significantly reduce travel times and emergency response times.
- The proposed right-in/roundabout would allow for detour capability for westbound Woodmen Road in the event of an incident on the Woodmen Road mainline.
- West of the Meridian Road intersection, the proposed Woodmen right-in access with a Round-About will have no negative effect on Woodmen Road through traffic as the access would only be a right turn in from westbound Woodmen Road with a continuous acceleration/deceleration lane provided between Meridian and the point of right-turn entry into the site.
- The roundabout is projected to reduce the northbound left turn delay by about 5 seconds per vehicle at the Meridian/Eastonville intersection during the afternoon peak hour over the previous configuration without the roundabout. This difference is significant.

Overall

Allowing the Woodmen Road Right-In with a Round-About access would allow for better intersection operations for the traveling public, including the portion of the traveling public that will shop/dine and be served by the businesses in this proposed regional shopping center. As described above, considering that this right-in with a Round-About will improve operations at the adjacent intersections, the Woodmen and Meridian corridors as a whole will also benefit.

This modified request now significantly improves the Woodmen Frontage Road system in this area as well as the associated public access and circulation. As such, this application would not set a precedent for future requests for "private" right-in or right-in/right out access points along Woodmen that would only serve a single development parcel.

Most importantly the County Engineer, as well as their independent review consultant, previously stated that the proposed Right-In Access Driveway "would not compromise the safety and intended use of Woodmen Road".

A few other salient points are:

- The proposed location of the right-in access is geographically positioned east of the Wal-Mart building and the existing right-in/right-out access on the south side of Woodmen - which demonstrates the access is located within the Falcon urban business district/"commercial node".

- The westbound speed limit on Woodmen currently changes from 45 mph to 55 mph to the west of the location of the proposed Right-In with a Round-About access, further delineating the commercial “hub” of Falcon from the Woodmen “expressway”.
- The proposed Falcon Marketplace is located within a node of proposed urban density development as defined in the Falcon/Peyton Small Area Master Plan and has been zoned 'Commercial Regional' by the County. Reasonable access can and should be provided for this type of use and development.
- If this right-in-only access is allowed, the distance along Woodmen Road to the Golden Sage intersection would still exceed the one (1) mile spacing as required in the Access Management Plan for 'signalized intersections'.
- Except for the Latigo site and the parcel west of and adjacent to the already established “Wal-Mart right-in/right-out,” the remainder of the properties along the north and south sides of Woodmen east of Golden Sage are essentially developed, so additional access requests of the county between Meridian and Golden Sage are highly unlikely.
- There are only a few property owners (primarily the Banning Lewis Holdings, LLC and Cygnet Land, LLC) with vacant land abutting Woodmen between Mohawk and Golden Sage and most of the property west of Mohawk is within the city limits of Colorado Springs.

For these reasons, we believe this request for a Right-In with a Round-About Access to the subject property is a “material change” to the previous request, and is in compliance with the Woodmen Road Access Management Plan. Additionally, the attached supporting Traffic Report demonstrates that the threshold of “not impeding the flow of traffic” on Woodmen Road will be met.

Additionally, as stated in the review of our previous request by Wilson & Company, “The TIA did conclusively demonstrate the Woodmen Road “driveway” access will not, taken in isolation, compromise the safety and intended function of Woodmen Road”.

Craig, we appreciate the staff’s consideration of this request for a Driveway Permit. Please let me know if you have any questions or need any additional information.

Thank you,



Steve C. Meier