



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

August 11, 2022

Tim Seibert
Norwood Development Group
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903

**RE: County Review Comment Responses / Mesa Ridge ODP 5th Amendment
Fountain, Colorado**

Dear Tim,

SM ROCHA LLC is pleased to provide comment response information for the proposed Mesa Ridge ODP 5th Amendment. This development is located to the southeast of Mesa Ridge Parkway and S Powers Boulevard in Fountain, Colorado.

The purpose of this letter is to respond to the County Staff review comments dated 07/21/2022 (2nd Review). We have provided detailed responses to the review comments and made revisions to the Traffic Impact Study as applicable. We remain available to discuss further if needed. The following is a summary of comment responses:

County Engineering Division Comment 1: The short horizon analysis (2026) on Table 7 shows LOS at certain legs of Mesa Ridge/ Wayfarer, Mesa Ridge/Autumn Glenn (stop controlled) and Mesa Ridge/Marksheffel (stop controlled) worsen with inclusion of project traffic compared to background traffic (Table 2). The TIS needs to provide recommendation on how to mitigate for any LOS below D.

Comment Response: Noted. The TIS has been updated to consider development site phasing between Years 2026 and 2041. As such, analysis results and details regarding potential improvements as summarized in the Recommendations section have been updated. Please note that given the conceptual nature of the land uses proposed, specific mitigation measures are not provided as they may be subject to change once actual land uses and site plans are established. Recommendations provided are for general high-level planning purposes only. It is expected that as site plans are developed, updated traffic analyses will be performed to further examine when specific improvements may be necessary.

County Engineering Division Comment 2: Section III of the TIS (pg 12) merely states "Background traffic includes traffic generated by development of vacant parcels in the area". This statement needs to be expanded/elaborated so the report clearly identifies which parcels were considered in generating the background traffic. Per previous comment, the TIS should include a reference section to document the vacant parcel traffic studies in the area that were incorporated to generate the background traffic.

Comment Response: Background traffic volumes are based on anticipated regional growth that may utilize study area roadways. As such the statement provided is intentionally general as no specific plans for specific vacant parcels are currently identified. The applied two percent annual growth rate per CDOT OTIS projections as described in Section III is believed adequate in accounting for any number of vacant parcels that might result in additional traffic volumes along the study roadways. It is emphasized that traffic analysis provided is for general planning purposes only and cannot account for all possible developments or parcels within the County that might add traffic to study roadways.

County Engineering Division Comment 3: Table 8 shows signalization of Mesa Ridge/Wayfarer, Mesa Ridge/Autumn Glenn and Mesa Ridge/Marksheffel will improve the LOS in the long horizon analysis (2041). TIS noted "No additional improvements are recommended at this time" and City to continue monitoring. Per previous comments the TIS should calculate their proportional traffic impact to these intersections and provide their fair share escrow for these future signal if the City is not requiring signal improvements to be installed at this time.

Comment Response: Please note that given the conceptual nature of the land uses proposed, percent contribution to installation of traffic signals cannot be accurately determined at this time. It is anticipated that as actual land uses and site plans become further established, updated analysis will be performed to reassess when signalization may be warranted, and what percentage of site generated traffic may contribute. This is the intent behind the statement provided regarding continued monitoring of the study intersections, since it is expected that the City will request said future analysis upon actual site plan development. Current traffic analysis provided is for high-level planning purposes only.