



May 25, 2022

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

**RE: 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 City Staff review comments dated 04/05/2022 (1st 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:

City TIS Comment 1: Please ensure that the housing units proposed are within Widefield Water and Sanitation's service capacity.

Comment Response: Advisory comment noted. Site water and sanitation needs to be addressed by project Civil.

City TIS Comment 2: Please include the intersection analysis of Link Road and C&S Road and Mesa Ridge Parkway and Marshffel Road in this paragraph: "Therefore, for analysis purposes, only major access intersections were analyzed. These primary points of full-movement access are anticipated to include the following locations: the existing intersection of Sneffels Street with Mesa Ridge Parkway, the intersection of Wayfarer Drive with Mesa Ridge Parkway serving as the southern leg to the existing intersection, the intersection of Autumn Glen Avenue with Mesa Ridge Parkway serving as the southern leg to the existing intersection, and the intersection of C&S Road with proposed Private Drive."

Comment Response: Text updated to correctly identify access intersections analyzed. Note that this paragraph is provided to identify only the primary intersections which will provide direct access to the development site. As such the intersections of Mesa Ridge Parkway with S Powers Boulevard and Marshffel Road are not included. Please refer to the Study Area Boundaries section for a list of all intersections analyzed.

City TIS Comment 3: Why will the intersection with C&S Road be a Private Drive?

Comment Response: Identification of “Private Drive” updated to “Collector Road” to correctly indicate the public nature of the roadway.

City TIS Comment 4: Sneffels Street will require double left turn lanes.

Comment Response: Noted. Required roadway improvements identified in updated analysis where applicable.

City TIS Comment 5: C&S Road is posted at 40 MPH.

Comment Response: Roadway description for C&S Road updated to indicate 40 MPH.

City TIS Comment 6: El Paso County is currently designing the widening of Mesa Ridge Parkway and a traffic signal at the intersection of Mesa Ridge Parkway and Marksheffel Road.

Comment Response: Noted. Planned roadway improvements included in revised report. For analysis purposes these improvements are assumed to be completed by long-term background conditions (Year 2041).

City TIS Comment 7: The intersection of C&S Road and Link Road has a traffic signal.

Comment Response: Report updated to analyze correct intersection control method.

City TIS Comment 8: Throughout the report Sneffels has 3 f's: “Sneffels”.

Comment Response: Typo corrected in revised report.

City TIS Comment 9: How can Spring Glen have a LOS A, with an eastbound left turn at LOS F for Mesa Ridge/Marksheffel?

Comment Response: While delays are significant for the eastbound left-turn at the Marksheffel and Mesa Ridge intersection under short-term Year 2026 conditions, there appears to be adequate spacing between said intersection and the Spring Glen intersection such that queueing along Mesa Ridge will not necessarily extend to Spring Glen. Therefore, from an operations perspective, left turns from Spring Glen do operate with minimal delay when turning onto Mesa Ridge. They will however likely travel no more than a few hundred feet down Mesa Ridge before they join the queue attempting to turn left onto Marksheffel. Additionally, volumes turning left from Spring Glen are comparatively low, such that by the time another vehicle attempts to make a left turn onto Mesa Ridge, at least some vehicles will have succeeded in turning left onto Marksheffel so that the queue does not extend so far as to block the Spring Glen intersection. It is anticipated that signalization of Marksheffel and Mesa Ridge will occur prior to queueing at this location becoming a significant concern.

City TIS Comment 10: All signalized intersections should be maintained at a LOS C or better.

Comment Response: Noted. The report has been updated to better identify potential mitigation to study intersection operations where applicable. However, note that due to the anticipated Powers/Mesa Ridge interchange project, long-term projected operations along either roadway are likely to be better than shown. Additionally, as actual land uses, and site plans become defined, updated analysis will be able to provide more accurate insight into potential long-term roadway operations with appropriate mitigation/improvements needed to meet operational goals.

City TIS Comment 11: Does the Conclusion not include the proposed development? The three paragraphs state: 'existing conditions', '2026 background traffic' (presumably excluding the proposed development), and 'By Year 2041 and without the proposed development'. Please include the additional traffic impact caused by the proposed development in the analysis paragraphs of the Conclusion.

Comment Response: The last paragraph of the conclusion does identify impacts associated with development build-out. The report has been updated to provide additional information and improved clarity.

City TIS Comment 12: Isn't there a signal in existence today: "Pursuant to area roadway improvement discussions provided in Section III, Year 2026 assumes the signalization of the intersection of Mesa Ridge Parkway with Sneffels Street."

Comment Response: Text error corrected in updated report.

City TIS Comment 13: Link Road should have an access to the proposed development by 2041.

Comment Response: Analysis has been updated pursuant to the latest site development plan and includes connection to the Link Road intersection.

City TIS Comment 14: The City of Fountain will defer to El Paso County and the Colorado Department of Transportation for intersection improvements on Mesa Ridge Parkway.

Comment Response: Advisory comment noted.

City TIS Comment 15: Please state in the report that a subsequent signal warrant analysis will need to be performed for the intersection of C&S Road and Private Drive. Another option for this intersection could be a roundabout given its proximity to Link Road.

Comment Response: Noted. Report updated as indicated.

City TIS Comment 16: C&S Road is classified as a Minor Arterial, Link Road is classified as a Minor Arterial and Marksheffel Road is classified as an Arterial.

Comment Response: C&S Road description indicates an arterial classification, however text updated to include “minor” designation. Link Road classification corrected. Marksheffel Road is already identified as an arterial.

City TIS Comment 17: The traffic counts appear to have been collected in November 2021, but it was C&S Road and Link Road not noted and/or analyzed as a signalized intersection?

Comment Response: Available imagery referenced at project start was outdated and did not include the existing signal. Pursuant to more recent imagery and field observations, analysis has been updated to correctly analyze existing conditions with signal control.