



August 11, 2022

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

**RE: CDOT 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 CDOT Staff review comments dated 07/20/2022 (2<sup>nd</sup> 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:

**CDOT Traffic Comment 1:** The development will require the need for dual southbound lefts on Powers Boulevard (SH21A) at Mesa Ridge Parkway to address the 2026 failing movement in the PM peak hour; it is anticipated that a future county project will be widening Mesa Ridge Parkway to provide the additional receiving lane along Mesa Ridge Parkway.

**Comment Response:** Noted. Traffic analysis has been updated to consider potential site development phasing between study Years 2026 and 2041. As such short-term Year 2026 analysis results have been revised. Please refer to the updated study for details regarding potential improvements including the need for dual left turn lanes as applicable.

**CDOT Traffic Comment 2:** The northeast-bound right turn lane at Powers Boulevard (SH21A) and Mesa Ridge Parkway requires lengthening to meet State Highway Access Code standard; due to large anticipated northeast-bound right turn volumes at Powers Boulevard and Mesa Ridge Parkway, a free-right turn configuration should be implemented.

**Comment Response:** Noted. Per the above response, analysis has been updated with discussion of potential improvements added as applicable.