



**SM ROCHA, LLC**

TRAFFIC AND TRANSPORTATION CONSULTANTS

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August 11, 2022

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

**RE: City 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 07/21/2022 (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:

**City TIS Comment 1:** As the development will not be fully constructed in 2026, please model the development as a progressive build out between 2022 and 2041 that accounts for background traffic growth at each milestone.

**Comment Response:** TIS updated in coordination with developer regarding potential site phasing. Analysis now assumes only part of the site will be constructed by Year 2026 with full build-out occurring by Year 2041. It is emphasized that phasing plans are conceptual in nature at this time and may be subject to change. Assumed division of land uses constructed by 2026 versus 2041 in the TIS are provided for planning purposes only.