

## Gilbert LaForce

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**From:** Danny Mientka <danny@theequitygroup.net>  
**Sent:** Friday, January 15, 2021 11:53 AM  
**To:** Jennifer Irvine  
**Cc:** Jason Alwine; Kelly Nelson; Gilbert LaForce; Elizabeth Nijkamp  
**Subject:** FW: Reagan Ranch EPC Comments

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Jennifer:

Thank you again for encouraging a global discussion on traffic and I am confident that our developments will provide a substantial contribution of improvements to the various roadways adjacent thereto.

Below is a summary of comments from El Paso County along with our responses. In an effort to confirm with City Planning that we have addressed the County's review of our Reagan Ranch Concept Plan, could you take a look and let me know if the County is generally satisfied with our responses and that you have no objection to our development moving forward to Public Hearings.

Thanks

 **DANNY MIENTKA**  
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**From:** Jason Alwine <jason\_alwine@matrixdesigngroup.com>  
**Sent:** Friday, January 15, 2021 10:44 AM  
**To:** Danny Mientka <danny@theequitygroup.net>; Kelly Nelson <kelly@theequitygroup.net>  
**Subject:** Reagan Ranch EPC Comments

Danny,

Below are the comments from Gilbert and my current responses.

Jason

**El Paso County Development Services (Gilbert LaForce, PE; [gilbertlaforce@elpasoco.com](mailto:gilbertlaforce@elpasoco.com))**

1. The County requests a copy of the Traffic Impact Study for review. **Previous review comments are unresolved (see below). Provide the County with a copy of the updated Traffic Impact Study for review.** **RESPONSE:** The Traffic Study was sent to Gilbert LaForce on November 29, 2020 via email. A revised traffic study based on a 1/14 multi-agency coordination meeting will be provided as soon as its available.
2. Requests that the City annex the section of Marksheffel Road from the intersection of Marksheffel Road & Space Village Avenue to 289' southerly. The intersection spacing between Marksheffel Road/Space Village Ave and the future full movement access to the east does not meet the County criteria of 1/4 mile intersection spacing. **Comment Remains.** **RESPONSE:** Annexation of exiting public roads will need to be coordinated between the city and El Paso County. Per a multi-agency meeting on 1/14

the City and EPC will further discuss Marksheffel annexation, ownership and maintenance with the expectation this portion of Marksheffel will be annexed into the city. All intersection spacings will meet city requirements.

3. **Extend the (Traffic Impact) study area analysis to include Space Village Ave up to the Space Village Ave/Peterson intersection.** RESPONSE: The study area evaluated within the traffic study was identified through discussions with City of Colorado Springs staff. **Comment Remains.** RESPONSE: Per a multi-agency meeting on 1/14, further review and discussion of this intersection will occur between the City, EPC, PAFB and CDOT. A traffic study of this area was completed June 29, 2020 completed by LSC illustrating proposed roadway improvements to this intersection.
4. **4. List other traffic studies conducted by the traffic consultant in the area within the past five years such as "Crossroads-Meadowbrook" prepared by Kimley Horn. Provide a statement confirming these studies were incorporated and consistent with the Reagan Ranch traffic study and explain any discrepancies.** RESPONSE: The Reagan Ranch traffic study includes full buildout development traffic of the Crossroads North, Meadowbrook Park, and Crossroads Mixed Use as provided in the Crossroads-Meadowbrook Traffic Study prepared by Kimley-Horn and Associates, Inc. The Crossroads-Meadowbrook Traffic Study was prepared first and set the beginning project traffic volumes for the area. There are no discrepancies, as this Reagan Ranch study carried those traffic volumes further with the addition of this project traffic as described in Section 3.4 (Page 15) of this study. **Comment Remains.** RESPONSE: A revised traffic study based on a 1/14 multi-agency coordination meeting will be provided as soon as its available.
5. **County Engineer (Public Works): Additional comments may be provided by the County Engineer.** RESPONSE: Noted.



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