



SM ROCHA, LLC

TRAFFIC & TRANSPORTATION ENGINEERING CONSULTANTS

March 26, 2025

Colleen Monahan
HR Green
1975 Research Parkway, Suite 160
Colorado Springs, CO 80920

**RE: Review Comment Responses / Banning Lewis Ranch Village C
Colorado Springs, Colorado**

Dear Colleen,

SM ROCHA LLC is pleased to provide comment response information for the proposed development entitled Banning Lewis Ranch Village C. This development is located to the east of Banning Lewis Parkway, south of Woodmen Road, and north of U.S. Highway 24 in Colorado Springs, Colorado.

The purpose of this letter is to respond to City Staff review comments (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 Comment 1: Include the proposed traffic in the master traffic impact study prepared by LSC for Banning Lewis Ranch Villages A-D.

Comment Response: Traffic volumes from the Banning Lewis Ranch Villages A-D traffic study have been added to this analysis.

City Comment 2: Include the proposed traffic in the updated master traffic impact study prepared by SM ROCHA for Percheron.

Comment Response: Traffic volumes from the Percheron Traffic Impact Study have already been included in this analysis as described on page 14.

City Comment 3: Analyze intersections 9 & 10 with a roundabout control.

Comment Response: The Stetson Hills Boulevard intersections with Falcon Meadow Parkway and Golden Sage Road updated to be analyzed as roundabout controlled intersections.

City Comment 4: The city is not aware of intersection 11 connection to HWY 24. Please confirm with CDOT if this connection will ever be allowed.

Comment Response: This connection has been removed.

City Comment 5: For 2044 analysis, Please analyze Dublin Blvd to be connected to HWY 24.

Comment Response: Dublin Boulevard extension analyzed.

City Comment 6: For 2044 analysis, Please analyze Stetson Hills Blvd to be connected to Marksheffel Road.

Comment Response: Considering the City and PPRTA currently have no commitments, timelines, or traffic projections for this roadway extension, this extension was not analyzed.

City Comment 7: Stetson Hills Blvd will need to be analyzed as four lanes cross-section for 2044 analysis.

Comment Response: Stetson Hills Boulevard analyzed as four lanes in the long-term scenario.

City Comment 8: Analyze Banning Lewis Parkway to be connected south of Stetson Hills Blvd for 2044 analysis.

Comment Response: Considering the City and PPRTA currently have no commitments or timelines for this roadway extension, this extension was not analyzed. However, general discussion has been added of planned future connections and potential impacts or benefits they may provide.