

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Rose Hill**

Print Date:

Highway:

Mile Marker:

Drainage Comments:

02 05 2019 JK

This project consists of various disconnected parcels. Drainage design development for each parcel is at the conceptual level. Generally it appears that storm runoff from these parcels is flowing away from SH 287 (Federal Boulevard) resulting in minimal impact to CDOT right-of-way. Additionally, on-site detention is being proposed for each project site to attenuate developed peak flow back to historic levels.

CDOT will need to review the drainage designs as design development proceeds for each parcel to determine impacts to CDOT right-of-way.

Resident Engineer Comments:

3/4 movements at the 83rd Ave. intersection as shown is acceptable from my perspective; the western leg of this intersection should not require modification, as it is low-volume and alternative routes are available during peak periods. R1 Traffic will need to confirm the desired configuration at 83rd based on projected traffic volumes. - AMP

Permits Comments:

City of Westminster Comprehensive Plans Identifies Federal Blvd (US 287) as an arterial. The City's plan for such roadways are to handle +36,000 vehicles ADT.

Chapter 6 of the City of Westminster's roadway specifications (section 6.14) shows a recommended minimum RoW of 130-ft. for arterial streets; sheet 11 of the PDP only shows 113.5-ft of RoW. There is no indication on sheet 11 of the PDP / cross sections where utilities would be located. Per our Utility Accommodation code, if they are intended to go in the RoW, they need to stay out of the travel lanes (avoid new manholes on highway) We anticipate issues of conflict south of 84th as proposed in the master utility report. CDOT would recommend that a full 130-ft or wider RoW be required through the length of this project abutting US 287, to accommodate median enhancements that the City's Comprehensive plan also calls for as well as utilities. A break in the existing center median is not a median enhancement as suggested by the PDP plan graphics. Center median enhancements would be difficult at best to accommodate in a 113-ft RoW as proposed.

This segment of 287 is classified as NRA, a limited access highway under the State Access Code and posted at 40 mph to accommodate through-traffic at moderate speeds. Per the access code, right-in/out access may be considered, but not the full or $\frac{3}{4}$ movements as suggested by the PDP& TIS. On this corridor, minimum signal spacing is $\frac{1}{2}$ mile intervals which currently exist at 84th & 88th. The suggested signal and full turn movement at 86th is not currently acceptable. Only 88th Avenue has an access permit (#603054) issued from CDOT. New access permits will be required from the City for the west side of Federal at 87th, 86th, and 85th. 84th has no access permits on record and two are needed, one for the east and west approach to at minimum, establish a baseline of traffic count. The internal circulation within that portion of development west of Federal suggest that safe access (left turn movement) via the signalized intersections of 84th and 88th would be best. The proposed access south of 84th to the east requires yet another access permit and should be restricted to right in/out. I will defer to our Traffic and RE review if the $\frac{3}{4}$ movements proposed are acceptable per their analytics. As of this time, no permit applications associated with this development have been submitted to CDOT for review.

Curb, gutter, and sidewalks per CDOT's current standards will be expected for Federal Blvd. Pedestrian landings and additional crosswalks could be required at both 88th & 84th. All work in CDOT RoW such as landscaping & utilities are by separate permits.

Noted that this PDP speaks of "vested rights". Please note that per state code, this does not apply to CDOT and access is only by permit.

- R Solomon 10-29-19

CDOT would be willing to meet with the developer/applicant to discuss requirements of access permits. Please contact Steve Loeffler to schedule this meeting.

Steve Loeffler, Assistant Access Manager, steven.loeffler@state.co.us 303.757.9891

--- M Cross 2-10-19

Other Comments:

BTS, 2/4/19, No Const plans are prepared yet. I would like to note that we will want cross sections provided for Federal Blvd every 50 feet.