

# 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:

10 13 2020 JK

As the master planning for the Uplands continues, the drainage design development for each parcel continues at a conceptual level. Storm runoff generally flows away from CDOT right-of-way along SH 287 resulting in minimal impact to CDOT right-of-way.

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.

### Traffic Comments:

Comments in July 2019 were not addressed. Need to see proper Signal phasing clearance times, Peak hour factors before we can assess what kinda of impact this will have on the roadway.

Additional table such as queue lengths and deceleration lengths should be provided.

Jason Igo 10/21/2020

No updated traffic impact study was provided with this permit review. The previous comments need to be addressed.

Jason Igo 3/30/2020

Truck percentage in Otis is 3% for Federal Blvd. Please update in analysis.

Queue and Blocking report. Queue several queues exceed turn bay lengths. This would affect overall queueing. Please adjust turn bays to proper lengths. This is for all intersections

Please provide signal phasing and clearance times.

Use existing peak hour factors for existing analysis. Peak hour factors need to be thought out for future conditions too. The School at 86<sup>th</sup> and Federal will have a significant peak hour factor in the AM. This will be reflected across all scenarios.

Provide a Trip Distribution figure to help explain how much is going on Lowell Blvd and how much on Federal. From the description is there really nothing that is going to be going East West?

~~For all improvements that you believe will fix issues please provide analysis to prove that it will fix the issues.~~

--Jason Igo 7/15/19

The trip generated traffic is not showing at all intersections. The trips need to be carried through the intersection to determine impacts. There should not be zeros for all movements at every major Federal intersection.

88th and Federal needs to be realigned to correct the offset. Is the development prepared to dedicate land to correct? The eastbound approach would need approximately 20' to correct the misalignment. We have a project in design that will address.

Figure 7 is not balanced. Please check and revise all figures.

Ronnie 7/15/19

~~I would like to see the 95% percentile queue lengths on the Federal intersections for existing, 2023 total, and 2038 total. The HCM report only have 50th percentile.~~

~~Please provide a graphic similar to figure 6 for existing.~~

~~The worst case scenario should be analyzed. If a possible 2350 units are to be entitlement, then the analysis should include those trips. If a permit is issued for this report, only 1982 residential units can be built. We are at an over-saturated condition at some signals. Adding 20% more than reported is significant.~~

~~Parcel A 820: Use the fitted curve, 2651 trips, instead of the average~~

~~How did you come to your distribution conclusion?~~

I found the growth rates to be slightly higher than in the study. 1.04 for five year and 1.14 for 20 year are used on OTIS.

--Ronnie Roybal 4-5-19

Resident Engineer Comments:

11 ft wide thru lanes are acceptable for US-287 in this stretch.

-AMP 10/16/20

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 3/24/20

Utilities Comments:

Permits Comments:

No Comments at this time. TA 10-10-20

**I have numerous concerns - and see the need to clean up the plan set as it pertains to Federal Blvd, a State highway. Rather than spell this out, I have attached 8 sheets of red-lines from the plan set showing where issues lie. CDOT is not obligated to access by plan vesting ! See attachment.**

**Sheet 26-27 of the plan set shows different ROW and lane profiles for Federal. Must be acceptable to our Residency, Traffic & RoW specialties. Will 11-ft lanes accommodate significant through-traffic at medium to high speeds as the highway is classified for?**

**RS 03-24-20**

**Something is disconnected. CDOT provided comments to the revised submittal on 7/17 to the City. The response letter dated 8/30 states CDOT did not send in anything. Previous comments therefore remain. Unable to ID if-how previous concerns have been addressed.**

**RS 09-09-19**

**I do not agree with the consultant's written response that our Access Code section 3.10 allows for a signalized full-turn movement at 86th Ave. In fact, a 3/4 left turn movement may be allowed if it improves operation at the up & downstream intersections of 84th & 88th. The TIS does not demonstrate this, rather remaining quiet to the impacts these intersections will have. Federal is intended to accommodate a capacity for medium to high speeds, for handling traffic volumes over medium to long distances. Adding a mid-block full-movement access here, and to state it may warrant signalization, compromises the functional integrity of this corridor at this location.**

**Furthermore, the vicinity of 86th is not ID as a "school zone". While CDOT does not generally comment on Land Use, the Town would be advised to refrain from locating these type of private or public facilities (Crown Point Academy) along/abutting major corridors intended to handle significant traffic volumes at medium to high speeds.**

- RS 07-02-19

~~This plan amendment is mostly focused on land use changes. CDOT does not generally comment on land use however we do make comment on the traffic that land use will generate and how the mitigation measures offered affect the highway system. We also offer comments relative to multi-modal as pertinent. The original proposal we reviewed was mostly pertaining to what is identified as "parcel D" and we pointed out that Federal Blvd / US 121 is of concern. State highways by definition are limited access corridors and carry the most traffic blended of local and through traffic of tourist, commerce, commuters and residents. We stated that the RoW for Federal appears inadequate to accommodate all that is anticipated to locate there, including landscaping, utilities, storm drainage, lanes for traffic, pedestrians and bicycles. We also pointed out that the TIS prepared by A.T.C. (6/30/18) was not in accordance to State Access code relative to the proposed spacing of signalized intersections and would likely create bottlenecks. CDOT utilizes a permit process to determine both the spacing and type of connections and which connections (access) warrant signalization. In short, we recommend this plan amendment address the appropriate balance of land use & transportation to ensure mobility and circulation are optimized. We don't see this in the revisions or narrative provided.~~

~~-RS 06-25-19~~

~~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 ¾ movements as suggested by the PDP & TIS. On this corridor, minimum signal spacing is ½ mile intervals which currently exist at 84<sup>th</sup> & 88<sup>th</sup>. The suggested signal and full turn movement at 86<sup>th</sup> is not currently acceptable. Only 88<sup>th</sup> 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 87<sup>th</sup>, 86<sup>th</sup>, and 85<sup>th</sup>. 84<sup>th</sup> 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 84<sup>th</sup> and 88<sup>th</sup> would be best. The proposed access south of 84<sup>th</sup> 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 ¾ 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 88<sup>th</sup> & 84<sup>th</sup>. 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~~

~~The materials and plans with this latest review-submission did not include anything about roadway infrastructure. We are unable to offer remarks without understanding if how where our previous concerns have been addressed.~~

~~R Solomon 06-21-19~~

~~As previously stated, I will defer to the Traffic & RE relative to the mid-point access and 3/4 turn movements proposed. The TIS and letter from ATC dated 5-28 does not in my opinion demonstrate that such allowance improves operations on Federal. (3.10 (5)) Rather, the consultant is hanging thier hat on an assumption of no additional impact. By nature, turn movements, especially left turns, create more points of safety-conflict.~~

RS 07-16-19

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](mailto: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.

BTS-3/30/2020- I believe the accesses have been decided on. If this is the case, I will stand by for const plans.

10-22-2020, A meeting is requested with the developer to discuss the allowed turn movements at the proposed accesses to Federal. Concerns have been raised in prior review cycles that I am not sure have been addressed.

10-22-2020, Steve Loeffler