

Carleo, Katie

From: Louellen Welsch <lcwelsch@yahoo.com>
Sent: Wednesday, June 21, 2017 10:59 AM
To: Carleo, Katie
Subject: Re: Cordera Commercial
Attachments: Concerning Cordera Commercial North.docx; ATT00001.txt

Categories: REMINDER

Hello Katie,

Thanks for taking my call and answering my questions.

I am attaching my comments/concerns regarding the future/proposed development of this area, per your request from our phone call yesterday.

If they do not come through, please let me know.

Thank you,

Louellen Welsch

Concerning Cordera Commercial North

Residents of this area, like myself, already frequently experience traffic backing up, at prime commute times, at the traffic circle near Old Ranch and this proposed commercial development. With this commercial development and the hundreds of more houses Cordera is building in this area, and additionally there is high density housing planned for close to this intersection/road area – with all this development, traffic will increase significantly.

This traffic circle on Old Ranch was put in with the development of LaPlata's North Fork. Old Ranch Road is a well-used road for traffic heading to Powers; to I-25; Pine Creek High School, and to the commercial development on Academy, Briargate, Voyager and Interquest Pkwy.

At community meetings for the development proposals for North Fork and connected to it, the traffic circle on Old Ranch, many attending residents, myself being one of them, expressed their sincere concerns regarding traffic flow – and the traffic problems that already existed. At that time, City traffic representatives, Ms Kathleen Krager being one of them, assured our community that the traffic circle being built would be a large traffic circle, to enable it to have continuous traffic flow, and not create traffic back up.

This did not happen. The traffic circle built is not a large traffic circle. Traffic back-ups already occurs. We know – we live there and drive through it daily. Traffic study people do not live there, nor do they experience it daily. If the purpose for these postings/hearings/times for public input is to listen to the community – then please do that - listen. The proposed development, with the existing roads, will create traffic problem.

As the circle is now, this one small traffic circle will have to handle traffic from Black Forest and east of the City heading west to connect to Powers, I-25, Interquest, etc., as well as, increased traffic from a main Cordera artery which also feeds into this traffic circle. This Cordera road will carry traffic heading to: the schools, Powers, I-25, commercial along Briargate, Academy, Voyager and Inerquest Pkwy. Additionally this traffic circle will be fed by the commercial traffic from the proposed commercial buildings, which will go in at this location.

The existing traffic circle is too small to handle all this traffic. It will back up and create a bottleneck, and that will create dangerous traffic scenarios as bottlenecks always do.

If the existing traffic circle is no enlarged/altered, the traffic back-ups will only increase.

Please do not allow the developers to create a traffic problem within the city. The city should not have to bear the expense of improving the road at a later date. Please require the developers to increase the size of the traffic circle.