

Memorandum

To: Stacey Nerger, Senior Planner

Date: February 18, 2021

From: Alex Mestdagh, P.E. Engineering Services Manager
Dave Aden, P.E., Traffic Engineer

Cc: Tom Williams, Director of Engineering/Public Works
File

Subject: Lincoln Professional Park Annexation – Peaslee Property, 1st Referral

The Engineering Department has reviewed the documents submitted for this project. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Traffic Study	September 2020
Belford Avenue Final Construction Plans	12/2015

The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road. We have the following comments on this submittal:

General Comments

1. The property owner will be required to construct all public improvements necessary to support proposed development on the property, as determined through the Town-approved Traffic Study, Drainage Study, and Construction Plans for the development. Specific obligations will be codified in the Annexation Agreement for the property.
2. The ultimate widening of Lincoln Avenue adjacent to the site will require the construction of an additional eastbound auxiliary lane. The Town will ask that the Property dedicate the additional right-of-way needed to accommodate this lane along with the ultimate sidewalk location.
3. The property owner shall dedicate to the Town the right-of-way necessary to accommodate all improvements required to Dransfeldt Road.

Traffic Study

4. Please provide discussion regarding potential mitigation for the Dransfeldt/Lowe's intersection (LOS F). A traffic signal may not be appropriate at this intersection due to the lack of spacing from Lincoln Avenue.
5. Because the recommendation for a second westbound left turn lane at Lincoln/Dransfeldt is being driven by the site generated traffic, the developer will be responsible for installing or funding this improvement. It is anticipated that this can be accomplished within the existing pavement width through restriping and signal/signage modifications.
6. The high number of anticipated southbound left turns into the site are concerning from a queueing/turn bay storage perspective in the long term as background traffic on Dransfeldt increases. The Town anticipates that an additional southbound lane (three total) may be needed long term on Dransfeldt to allow for two through lanes and one full southbound left between Lincoln and the Lowe's access. While this is a potential long-term improvement that will be completed by the Town if needed, the Town may ask that a portion of the right-of-way needed for this lane be dedicated by the developer.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact us at (303) 840-9546.