

The ITE levels of service are A/B/C/D/F. Level A is the best ITE-rated level of service for an intersection. Level D is the lowest ITE level of acceptable service.

Williams said starting off at level D should be unacceptable to BRRTA for "this \$30 million road." The next lower level of service is level F for failing, which would

mandate county installation of a traffic signal for safety while further degrading existing eastbound rush hour traffic delays, particularly left-hand turns to northbound Jackson Creek Parkway.

On Nov. 14, Brackin then said both the BRRTA board and the Board of County Commissioners never considered making this a full-movement intersection when constructing the I-25 Baptist Road interchange, nor had he considered the single-car median storage proposal recently resubmitted by Hodsdon. Extension of the internal access road to Blevins Buckle Trail is mandatory for any further construction on the parcel. The county still opposes adding a signal on Baptist Road, a major collector, at this location due to the additional traffic flow issues that would be created and compound the already existing problems on Baptist Road east of I-25 at evening rush hour.

The reconstruction cost to restore the three-quarter access would be at least \$75,000. Williams said this \$75,000 must be placed in an escrow account by Natural Grocers if conversion to full motion is approved by the county, so that there will be money available when the intersection eventually becomes unsafe and has to be restored to three-quarter motion or closed entirely.

Pesicka told the Monument Planning Commission on Dec. 10 that the county had by then approved the left turn with a provision to review the intersection with each proposed future parcel development. The commission approved Natural Grocers' plans at that meeting after a

lengthy discussion about the building's architecture. See www.ocn.me/v15n1.htm#mpc1210.

At the Dec. 19 BRRTA meeting, Brackin said the county would conditionally approve the full-motion intersection only temporarily and only for this single store. BRRTA then approved the full-movement intersection at its December meeting. See www.ocn.me/v15n1.htm#brrta1219.

At the Jan. 5 trustees meeting, Pesicka said the town does not have jurisdiction to deny that road access since it is owned by the county. Trustee John Howe said, "We have no 'say' on the left turn to go east on Baptist Road" and wanted it on record that he felt the left-out, full-movement intersection was "terribly dangerous."

Pesicka said half of the internal roadway would be constructed now. The county asked town staff to add a note on the official plat that every proposed future development application on the rest of the property to north and east would have to be referred to the county for review of the traffic at the intersection, Pesicka said. "This agreement will be recorded and the reception number will be placed on the plat."

Pesicka also said that Natural Grocers entered into an agreement providing that if the left-out were changed back to a three-quarters access for whatever reason by the county, the road connection to Jackson Creek Parkway to the north will be built by the property owner. He anticipated that eventually the northern access would tie in on or near Blevins Buckle Trail to access Jackson Creek Parkway.

During public comments, resident Cheri Hysell asked about who would be accountable for monitoring the traffic at the new intersection. Pesicka said the county would be in charge of monitoring the intersection with traffic counts or reports of accidents. If the intersection reached Level of Service F as defined by ITE, the county would close the left-out. New access to the north would be built at owner's expense, not the town's expense, he said. He did not say who would pay for closing the expanded intersection on Baptist Road.

Mayor Rafael Dominguez explained that the current center median on West Baptist Road will be cut out and lowered to accommodate left turns and that there will be room for one car at a time to wait there for a chance to turn left onto Baptist Road.

Mayor Pro-Tem Jeff Kaiser said that he and Dominguez both sit on the BRRTA board and that they had worked a lot with the county to make sure the intersection would be safe.

Pesicka said residents with concerns and questions about Baptist Road traffic should contact County Engineer André Brackin. The number for the El Paso County Public Services Department is 719-520-6460.

Pesicka said that since it will be the first building in that area, it "could set a trend for future development there." It is also near Monument Ridge, a development that does not allow any wood elements on the outside of buildings for a more modern look, and the Natural Grocers building will follow that style.

Pesicka said the U.S. Fish and Wildlife Service said there was no critical Preble's meadow jumping mouse habitat that needed to be protected, nor will any habitat considerations affect the building of the road to the north if and when the left-out to Baptist Road is closed.

Dominguez thanked the developers for their patience in the process to resolve concerns.

Trustee Jeff Bornstein thanked those involved with all the work in this process. "We don't want to lose our businesses. I have the same concern with traffic, but I am comfortable it's a good solution if it will be monitored. Safety is primary," he said.

(Continued on page 12)



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