



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

SH 21A / Fontaine Blvd. between
Marksheffel Rd and Powers Blvd.
City of Fountain

April 10, 2026

Luke Bonner
Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
luke_bonner@matrixdesigngroup.com

RE: Corvallis Development Traffic Impact Analysis

Luke,

I am in receipt of a referral request for comments for Corvallis Development Traffic Impact Analysis. The Corvallis Development is located east of Powers Boulevard (SH021A), south of Fontaine Boulevard, and west of Marksheffel Road. The development will consist of 860 single-family homes, 320 multi-family homes, a total of 394,000 sf of commercial, and a school for 410 students. Our comments regarding the submitted Traffic Impact Analysis are as follows:

The Traffic Impact Analysis dated April 6, 2026 is approved. As indicated in the analysis, at Powers Boulevard and Fontaine Boulevard, an additional thru lane for the eastbound/westbound direction are necessary for intersection operations.

A fair share calculation (without cost) is included for the 2030 buildout for the additional thru lanes; however, the Corvallis project triggers the need for additional thru lanes and the construction will be required with the first phase of the development.

CDOT Traffic recommends that the long range transportation plan be amended to include the interchange at Powers Boulevard & Mesa Ridge Parkway.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Kristy Martinez, City of Fountain (kristy@fountaincolorado.org)
Anas Alhadad, Matrix Design Group (anas.alhadad@matrixdesigngroup.com)
Lancaster/file

