



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

CO21A (F-W) & Bradley Rd
El Paso County

May 21, 2026

Lacey Dean (laceydean2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Waterview East Commercial Filing No. 1 (SF269)

Lacey,

I am in receipt of a referral request for comments for Waterview East Commercial Filing No. 1. The proposed development is located in the southeast quadrant of SH021A (Powers Boulevard) and Bradley Road, El Paso County. The development includes two (2) commercial lots, three (3) tracts for stormwater detention/water quality, public and private rights-of-way, road improvements, including sidewalks and access, utility infrastructure, and landscape. After review of all submitted documents for Waterview East Commercial Filing No. 1, we have the following comments:

Traffic

- Per the Table 4 of the Traffic Impact and Access Analysis dated April 9, 2026, Waterview East Commercial Filing No. 1 should escrow \$52,744 for the future traffic improvements at CO21A & Bradley. Trip generation and land uses have been updated to reflect intended plans.

Hydraulics

- No comments. The site drains away from CDOT right-of-way.

Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type. Subdivision of land requires access in accordance with the State Highway Access Code.
- A CDOT Access Permit *will be required* for this development for the connection of Bradley Road Colorado Highway 021A (Powers Boulevard). As part of the access permit, escrow in the amount of \$52,744 will be collected for future intersection improvements.

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

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Heath Herber, Waterview Commercial Developers, Inc. (hherber@wheatlandscapital.com)
Jim Houk, Kimley-Horn (jim.houk@kimley-horn.com)
Lancaster / file

