



COLORADO

Department of Transportation

Region 2
Traffic & Safety | Permits
5615 Wills Blvd.
Pueblo, CO 81008-2349

December 29, 2021

Debbie Flynn, Planner
Town of Monument
645 Beacon Lite Rd.
Monument, CO 80132

I-25
Town of Monument

RE: Conexus Business Park
DA-27-2021-595 - Phase 3 - Preliminary/Final PD Site Plan

Dear Debbie,

I am in receipt of a referral request for comment on a proposed approval of Conexus Business Park Phase 3 preliminary/Final PD Site Plan for an industrial/commercial/multifamily residential development on a 146-acre property. The property is situated SE of downtown Monument and SW of intersection of I-25 and HWY 105/2nd Street, lying between Old Denver Road and I-25, bordered to the south by Teachout Creek and to the north by Dirty Woman Creek. Conexus Phases 2 & 3 Sketch PD Plan is the remaining part of a larger area between Old Denver Road and the Interstate that was originally owned by Phoenix Bell Associates and zoned under the Regency Park PID (Planned Industrial Development). The site is located within Sec 14 and 23, TS 11 S, R 67 W of the 6th PM, El Paso County. Parcels 7114300017, 7123000013, 7123000008, 7123000009 are owned by Phoenix Bell Associates LLP and parcel 7123000010 is owned by Wayne Johnson. I have the following comments:

Hydraulics

The Preliminary Drainage Letter Conexus Phases 2 and 3 dated May 2020 has been reviewed by a CDOT Hydraulics Engineer, their comments are as follows:

- No drainage concerns for CDOT as drainage is away from I25. Provide to USAFA for review as drainage is onto their property.
- Flow is away from CDOT property therefore no drainage impacts to CDOT. Provide review package to USAFA as flow is onto their property. Provide to I25 corridor manager.

The preliminary drainage letter is acceptable as submitted however USAFA will need to be provided a review package as drainage and flow is onto their property. Provide USAFA review comments to the I25 corridor manager.

Environmental

The Noxious Weed Management Plan dated 11/01/2021 and Wildlife Impact Identification Report dated 11/05/2021 has been reviewed by a CDOT Environmental Engineer for review. Their comments are as follows:

- Noxious weed plan is good.
- The only addition I would suggest is some related to the season of construction. Depending on when construction occurs, weed treatment may not be feasible. (Example: winter months) Adding some additional text on threatening weeds in the growing season prior to plants being mature and ready to disburse seeds may be more efficient.
- How will drainage from the retention ponds be managed to the creeks? I made comments previously to understand how water is being drained to the creeks from the ponds. How much water is being drained from the ponds needs to be managed so this water does not create scour conditions in



either creek. CDOT own property above and below in Teachout Creek which is being held for PMJM conservation. CDOT Does not want addition scour or head cutting in the drainage that would compromise our restoration commitments to the USFWS.

Traffic & Safety

The Traffic Impact Study dated 11/19/2021, has been reviewed by the CDOT Traffic Engineer T review their comments are as follows:

- It is estimated from the report's contents that 6600 trips will be generated through the inte of Baptist Rd & Terrazzo Drive. The existing ADT of Baptist Rd is indicated as 10,300 vehi day. A State Highway Access Permit is required for the change in use per State Highway Code §2.6(3).
- The report indicates that 4600 trips will be generated through the intersection of 2nd St 105/I-25 SB Ramps. The existing ADT of 2nd St is indicated as 7920 vehicles per day. Highway Access Permit is required for the change in use per State Highway Access Code §2.6(3).
- The study area should be expanded to where newly generated site traffic represents 5 pe more of roadway's peak hour capacity, (SHAC 2.3(5)(b)). This would include the interse Baptist Rd with Terrazzo Drive and the intersection of Second St with Hwy 105 & I-25 SB The intersection of Second St with Hwy 105 & I-25 SB ramps is of particular inter limited queuing capacity along Second St.

LSC Response:
Comment noted. The intersection of Baptist/ Terrazzo has been added to the TIS. The applicant intends to initiate the access permit process shortly, but requests that initially review the TIS and send a review letter and indicated if deemed "acceptable."

LSC Response:
Comment noted. This intersection has been added to the TIS.

The traffic analysis is not acceptable as submitted and requires revision.

Access

- CDOT will require an access once all the previous comm access point for change in use of the property and are acceptable to the Department.

Utilities/Outdoor Advertising

- On-premise and off-premis 43-1-401 to 421, C.R.S., and Ausbun at (719) 546-5758 f the current Colorado Outdoor Adve pertaining to outdoor advertising. Plea advertising devices.
- Any utility work within the will require a utility permit from the CDOT. Information contacting Mr. Ausbun.

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Please contact me by phone or ema

Sincerely,

Michelle Regalado
CDOT R2 Access Management Trainee

- Xc: Ferguson
Whittlef/Biren
Stecklein
Cosyleon
Bauer
Ausbun
Vigil/Gonzales/file

