



COLORADO

Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo, CO 81008

October 1, 2020

SH 21B/Palmer Park Blvd.
El Paso County

Elizabeth Nijkamp, PE, Engineer Review Manager
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Nina Ruiz, Project Manager/ Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Wendy's Standalone Deviation 2020_EA18199

Dear Elizabeth and Nina,

I am in receipt of a request for comments pertaining to the Wendy's Standalone Deviation request 2020-EA18199. The 9.53-acre site is located on the northside of Palmer Park Boulevard between Powers Boulevard and Waynoka Road. There is an existing sit-down restaurant and an existing fast-foot-restaurant (Wendy's) located on the site. The remaining area of the site is planned to be developed with about 45,600 square feet of retail floor space to including a car wash, auto parts store and interior roadways. The site currently has 3 full-movement access to Palmer Park Blvd. and Waynoka Rd. One access services the Wendy's and the shopping center to the south it is a signalized full-movement intersection on Palmer Park Blvd. east 440 feet from the intersection of SH21B/Powers Boulevard and Palmer Park Blvd. Addition access comes from a ¾-movement intersection of Palmer Park Blvd./Waynoka Road about 900-feet west of Powers Blvd., the restaurant access is then 975-feet northwest of the intersection on Waynoka Road. Wynoka Rd. is planned to be realigned through the redevelopment of the site to align with the rear service drive for the shopping center to the south approximately 200-feet to the west of the existing ¾-movement intersection of Palmer Park Blvd/Waynoka Rd. This will leave two full-movements intersections within 300-feet of eachother. Comments are as follows;

- CDOT Staff reviewed the Traffic Impst Study and the site plan is shown in Figure 2 dated July 2, 2020 and our commetnts are as follows;
 - a) An updated access permit will be required for the change in use as detailed in the State Highway Access Code, section 2, 2.6 for more that 20% increase of traffic volume to the site.
 - b) The existing (access one) a full-movement signalized intersection is approximately 100-feet from the turn lane toughdown point of curvature on the northside of the roadway and will be required to be closed due to it's proximity with the functional area of the intersection. In situations where an interchange is not present we require this distance to be 300-feet away. It is recommended that this intersection be closed north and south side of the roadway with access to be gained from the new location of Waynoka Rd. Waynoka Rd. can deliver resonable access to the parcel.
 - c) It is understood that queueing lengths extend past this existing full-movement intersection and it takes a few cycles to clear. This operation would be greatly improve by the removal of this signal.
 - d) It is understood that Waynoka Rd. is to be realigned with the rear service drive road to approximately 200-feet to the west of the existing Waynoka ¾-movement intersection to allow for



a full-movement signalized intersection. It is also understood that this was predetermined via plat comments when initial development occurred. CDOT staff is ok with the realignment location and distance as determined by the State Highway Access Code, Sec. 2.13, Interchange Management Plans. The SH21B/Powers Blvd and Palmer Park Blvd. intersection is proposed to construct improvements from an intersection to an interchange at an undetermined time in the future.

- e) An updated Traffic Impact Study is being requested to include the proposed site generated traffic peak hour volumes to better understand the traffic impacts to this in the narrative. Possibly explain further or explain in more detail.
- f) An alternative scenario of a RI/RO proposed in the interim time is not fully supported by CDOT, but would require the extension of the centerline raised median along Palmer Park Blvd. to the east approximately 200-feet to detour the left-turning movements across Palmer Park Blvd.

Additionally,

- a) On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at 719-696-1403 for any questions regarding advertising devices.
- b) Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.

Sincerely,

Arthur Gonzales, Access Manager

Xc: Irvine, El Paso County
Ferguson
Bauer
Stecklein
Whittlef/Biren
Sword/Regalado - file

