



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

June 26, 2024

SH 85-87 / Venetucci Blvd. / B St.
El Paso County

Scott Weeks, Project Manager/Planner
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Multi-Family Development - Fishers Canyon (P274)

Dear Scott,

I am in receipt of a planning referral request for comments in regard to a proposed Rezone of 15.42-acre parcel to RM-30 for 465-residential units on 37-acres with public school on 8.1-acres, 3-acres of open spaces and 5-acres of regional detention (Clover Ditch) drainage complex. Circulation is expected to be via I-25, US85, Academy Blvd., Venetucci Blvd and B Street. The intersection of B Street and US-85 will be a critical connection to the project. The development located north of Academy Blvd. and west of Venetucci Blvd in El Paso County. CDOT staff has the following comments:

Traffic

The Traffic Impact Study dated July 3, 2023 by Kimley-Horn has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- Addressed** • Distribution (Figure 6): Traffic using B St is underestimated considering the existing AADT. Assume 10% entering/exiting trips West of intersection #2 and 15% North, and 15% East of intersection #1. The remaining 60% of entering/exiting trips would be from/to South through Academy Blvd. Use this distribution for both AM and PM peaks.
- Addressed** • Traffic Signal Timings: Use the attached timings for the existing conditions. Optimization is allowed for future scenarios, but clearance intervals should remain the same as in the existing conditions. Attached are the signal timings for US-85 & B St.
- Addressed** • Update the analysis and resubmit the study.
- Acknowledged** • In regard to the T-intersections exhibit as submitted CDOT will withhold comments at this time due to changes requested in the comments above that may change the configuration.

Hydraulics

- Acknowledged** • No submittal for review at this stage in the development.

ROW, Environmental

- Acknowledged** • No submittal for review at this stage in the development.

Access



This development impacts CDOT Access and CDOT infrastructure. My comment are as follows:

Acknowledged

- A CDOT Access Permit is required for this development due to the close proximity and impacts from the development to the State Highway Infrastructure.

Updated

- Escrow break down will be required to be provide in updated Traffic Impacts Study for the Fair Share Escrow Distribution Amount for the developments contributions to intersection improvments at SH87/85/Venetucci and B St. Please update the Traffic Impact Study to include this escrow breakdown.

Acknowledged

- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.

Acknowledged

- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.

Additionally,

Acknowledged

- 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. Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.

Acknowledged

- 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. Martinez.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

