



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US-24G (E-X) / Woodmen Road
El Paso County

September 18, 2026

Ryan Howser, Principal Planner (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: The Commons at Falcon Field Filing No. 1 (SF2435)

Ryan,

I am in receipt of a referral request for comments for The Commons at Falcon Field Filings No. 1. The proposed development is located directly southeast of the intersection of Woodmen Road and US-24G in El Paso County. The project proposes mixed use commercial and residential development. Tracts F & G, Filing No. 1 are identified for future residential use. The submittals for The Commons at Falcon Field Filing No. 1 have been reviewed by CDOT. Our comments are as follows:

Traffic

- The Commons at Falcon Field Filings Nos. 1, 2, and 3 Traffic Impact Study Addendum dated July 24, 2026 from LSC Transportation Consultants, Inc. has been approved.
- CDOT still needs to see construction drawings for the improvements on US 24. Redlines were provided in April 2026.

Address the above comments and submit documents as necessary.

Hydraulics

- A meeting was held on September 14, 2026 with The Commons at Falcon Field development team, CDOT Project Team for CDOT Project #25094_US24 Garrett to Woodmen, and CDOT Access Unit. Per the meeting:
 - o Additional analysis is needed of the culvert and storm sewer connection. This includes analysis upstream of US24 to verify that with the introduction of the storm system, that the water surface elevations are within allowable impacts. The storm system should be run with the FEMA flows to verify FEMA floodplain impacts. We understand that DBPS flows were used for design, but the FEMA flows should be used for the regulatory floodplain analysis.
- Additionally, the plans and report may need to be updated based on CBC extension inverts provided by CDOT for the US24 widening project.
- Finally, a maintenance agreement will be required for some of the drainage elements within CDOT right-of-way.

Address the above comments and submit documents as necessary

Environmental

- The report states that no Clean Water Act, Section 404 permit is required because the project wetlands are not federally jurisdictional. The aquatic resources delineated in the project area would be considered Waters of the State.
 - o In order to comply with the State's new Dredge and Fill Program, which will be fully implemented in early 2026, the applicant will need to apply for a temporary or general authorization through CDPHE.



- The following comments from December 2025 have not yet been addressed: It is stated that the project area is in a location where USFWS does not require surveys for ULTO, but there is no reference. What map or document is being referred to showing areas that require surveys?
 - o Verify the project area falls within the Block Clearance Area for ULTO.

Address the above comments and submit documents as necessary.

Right-of-Way

- CDOT Right-of-Way Unit is actively acquiring a portion of US Highway along this parcel. The closing is not yet complete for CDOT's acquisition. The surveyor should obtain an updated title commitment after the acquisition.

Access

- CDOT Access Permits have been received for this development. The access permit application review has been put on hold until the above-requested items have been addressed.
- A condition of the access permit will be a complete Maintenance IGA for the drainage structure.

CDOT respectfully requests El Paso County hold final approval of this subdivision until such time that CDOT has an executed Access Permit in place for The Commons at Falcon Field, in accordance with the state statute.

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: Steve Rossoll, Proterra Properties (srossoll@proterraco.com)
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