COLORADO
Department of Transportation
Region 2
Traffic & Safety – Permits Unit

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

October 28, 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

- Plan redlines are attached to this letter.
- Please submit details for pedestrian signing for review & comment.
- Please submit signal plans for review and comment.

Address the above comments and submit documents as necessary.

Hydraulics

Report Comments

- PDF p 10 – the report indicates the 2 systems under Hwy 24 will remain hydraulically separate. The report does not tie to the updated memo.
- PDF p 77, 92, 93, 108 have not been updated to reflect changes to design plans. Incoming pipe from CDOT ROW is at 3.27%, invert in is higher, and the downstream pipe from MH4 is now 269 LF compared with 262 LF shown in report.
- Highway 24 drainage memo, a design discharge of 484 cfs was selected. For the floodplain impacts, the FEMA FIS value of 640 cfs should be analyzed. It cannot be confirmed if the connection to the future storm system negatively impacts the floodplain upstream of US24.
- Highway 24 drainage memo, inverts and length do not match those provided by HDR/CDOT.

Address the above comments and submit documents as necessary

Environmental

- Comments were addressed in "CDOT Comment Responses". It was noted that prohibitions and conservation measures related to Ute Ladies Tresses Orchid (ULTO) will no longer apply, and therefore surveys for ULTO at Falcon Field are not required. Bristlecone Environmental cited the proposed rule to delist the ULTO, which was published in the Federal Register in January 2025. Given historical data on ULTO, it is highly unlikely that the plant would be encountered within the action area. For that reason, CDOT agrees that the project will have no effect on the ULTO; however, we do not feel it's appropriate to use a proposed rule as justification - it should only be used once the final rule is available. Bristlecone cited Exemption (b) under Regulation 87, which exempts activities in receipt of an AJD issued by the USACE prior to May

25, 2023. The Falcon Fields project received an AJD on December 17, 2020, and is therefore exempt from Regulation 87. CDOT agrees with that conclusion.

All enviromental comments have been addressed.

Materials

- No comments. Pavement design located in the Construction Drawings (CDOT) file appear sufficient.

Right-of-Way

- CDOT Right-of-Way Unit has completed the acquisition of right-of-way along this parcel.

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.
- Final construction plans will be reviewed and approved after the permit offer is executed and a final complete set of plans is received.

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)
Kate Varnum, Drexel Barrell & Co. (kvarnum@drexelbarrell.com)
Tim McConnell, Drexel Barrell & Co. (tmcconnell@drexelbarrell.com)
Jeff Hodsdon, LSC Transportation Consultants, Inc. (jeff@lsctrans.com)
Lancaster / file