



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety

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

January 16, 2025

Ryan Howser, Principal Planner ([ryanhowser@elpasoco.com](mailto: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 Filing No. 1. The proposed development is located directly southeast of the Woodmen Road and US-24G intersection. The parcels being subdivided are 4307000001 ( $\pm 33.14$ -acres) and 4307200015 ( $\pm 24.53$ -acres) in El Paso County. The project proposed mixed use commercial and residential development. Filing 1 consists of over-lot grading for the entire development along with storm culvert installation to modify the floodplain. The development is then proposed to be phased into three separate areas. Filing 1 is the first phase and covers the commercial area with 8 lots over 19.4 acres. The second phase is the RS-5000 residential area with 74 lots proposed over 20.9-acres and the third phase is the RM-12 residential area with 95 lots proposed over 17.4-acres. The submittals for The Commons at Falcon Field Filing No. 1 have been reviewed by CDOT. Our comments are as follows:

### Traffic

- No comments

### Hydraulics

- Plan comments:
  - The grading plans show work to be completed within CDOT right-of-way, but the landscape plans only call for vegetated areas within the project limits.
  - **Verify that the graded areas shown in the GEC plans will be vegetated.**
- Report comments:
  - Is there adequate capacity in the proposed roadside ditches along US-24? Calculations were not included. The grading suggests the ditch is approximately 1' deep.
  - As the grading of the roadside ditches lies within CDOT right-of-way, the capacity should be confirmed for the ultimate condition of the widened US24 section.

Address the above comments and resubmit documents as necessary.

### Environmental

- CDOT's internal scoping tool was evaluated for prior assessments completed for archaeological records in the US-24 alignment. Results from the tool indicated that prior surveys resulted in positive archaeological findings.
  - CDOT suggests this permittee hire an archeological consulting firm to evaluate any archaeological resources that may be in the CDOT ROW.
- Has this project evaluated the new highway design elements that are proposed for the US-24 alignment that approaches eastbound US-24 at Woodman Road? The CDOT Project will have impacts to the permit design at Woodman.



- T and E Evaluation is over 4 years old and did not include Eastern Black Rail (EBR) analysis as it relates to wetland impacts. EPR has been documented in Fort Carson.
- In CDOT's Public Comments on the US-24 alignment project, downstream land owners voiced concerns that water flow from the subject property is impacting downstream properties.
  - Has this project coordinated with down stream land owners? If not, some coordination should occur.
- No Hazmat analysis was submitted for subject property.
  - In CDOT's Hazmat analysis for the CDOT US-24 project, one record indicated the subject property of the permit request was identified in a SPILLS Report.
    - "ERIS Site No. 13: 12445 Rio Lane, Peyton, CO 80831. The site was listed on the SPILLS database for a spill that occurred on 8/27/2015. According to a witness call on 8/24/2015, at McLarty Quarter Horses, a horse boarding facility, 50-100 truckloads of horse manure and hay were pushed into a deep unnamed water channel next to (or on) the property using a front loader and a backhoe. The channel is approximately 20-feet deep and the stream is approximately 8 feet wide at the bottom. According to the caller, most of the manure is now on the side of the channel. With rain, it will be washed down into the stream. The caller reportedly lives downstream and is concerned that his well could become contaminated. He reports that there are quite a few people who live downstream, as well as the fact that the waterway leads to the Arkansas River. Record requests to CDPHE have been made but no records have been received to provide additional information."

Address the above comments and resubmit documents as necessary.

Right-of-Way

- No comments

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.

Please contact me at (719) 248-0318 or [teresa.guagliardo@state.co.us](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*  
Teresa Guagliardo  
CDOT R2 Access Management

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