



COLORADO

Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

June 15,

2020

SH 21B

El Paso County

Gabe Sevigny, Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Solace of Colorado Springs - EA-19-005_SP201

Dear Gabe,

I am in receipt of a Traffic Impact Study and Hydraulic Study with supporting maps for a proposed Preliminary Plan for Solace of Colorado Springs, consisting of 348 multi-family units within 15 buildings on approximately 29 acres. Solace of Colorado Springs will be located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The site is approximately 29 acres. Most of the area has been developed with commercial and light industrial uses. The surrounding properties are all in El Paso County. Our comments are as follows;

- **CDOT Access Dept. comments are as follows:**
 - An Access Permit will be required between El Paso County and CDOT to record the Traffic and Hydraulic impacts to the connection of Galley Rd at SH21B(Powers Blvd.) in reference to this development. The Permittee will be El Paso County and the proper representative can make application through CDOT Access Department in Pueblo or contact the Access Manager (719)248-0905.
 - Conrad St. southbound will be required to be relocated East when Powers & Galley Rd. interchange is built per State Highway Access Code, March 2002, section 2.13 Interchange Management Plans. **Please be advised.**
- **CDOT Traffic Operations Engineer has reviewed the Traffic Study dated May 2020 by FHU Consultant Engineers, Inc., Lyle Devries, PE, PTOE. Their comments are as follows:**
 - Section IV.C assigns 30 percent of site trips to Galley Rd west of Powers as a means to reach downtown Colo Spgs. Calculating directions with Google Maps indicates that Platte Ave is the preferred route for such trips. Powers Blvd provides the most direct link for such trips. Inbound traffic from downtown would exclusively use Powers Blvd as such movement would avoid traffic signals. The outbound movement would utilize the westbound left turn at Powers Blvd and only be limited by the capacity of such turning movements at which point an alternate street to the west would be used to reach Platte Ave. **Trip distributions should be adjusted accordingly, please revise.**
 - Existing southbound traffic at Powers & Galley on Figure 3 does not match the traffic counted in the appendix. **Please revise**
 - It is requested that the Galley Rd approach to Powers Blvd be reconfigured to accommodate the short-term projected queue lengths. **Please add the adjustment.**
 - Ultimate access to the UMB Bank at 5910 Galley Rd and vacant lot at 5840 Galley Rd will be closed and will need to be relocated to Paonia St when the Powers & Galley interchange is built through. The 36-foot Access and Utility Easement should be placed constructed as such as part of this development. **This will be a requirement of the Access Permit.**



- **CDOT Hydraulics Engineer has reviewed the Hydraulic Study dated May 2019 by Nolye and Associates, Inc., Mark Heine PE. Their comments are as follows:**
 - I've reviewed the development plans. The proposed development drains from NW to SE away from Powers and into a detention pond that eventually outfalls into Sand Creek. There will be no impacts to Powers.
 - The development package included a reference to a previous development plan, completed in 1996, that did show runoff outfalling into ditches alongside Powers. I took a look on Google Earth just to make sure there were no issues. The commercial developments that are outfalling into this ditch have riprap rundowns into the ditch and the ditch along Powers is riprap lined as well.

Additionally,

- 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.
- 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

Arthur Gonzales
R2 - Access Manager

Xc: Ferguson
Bauer
Stecklein/Lyons
Whittlef/Biren
Sword/Regalado/file

