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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 12th, 2021
County File: OAR-21-002

Re: Peak Technology Campus Development Plan

To: City of Colorado Springs Lonna Thelen (Lonna.Thelen@coloradosprings.gov)

Planning Division

No comments at this time.

Engineering Division

PCD-Engineering, in consultation with the County Engineer, has the following comments:

Traffic/Transportation:

1. Regarding traffic impacts of this project on El Paso County roads, including Grinnell Blvd., Fontaine Blvd., and Bradley Road, clarification should be made in the Letter of Conformance that this proposed project was identified in the Phase II trip generation provided in the Master TIS dated May 2020, not Phase I. County Staff understands that an updated Master TIS is in progress and requests notification and to review the updated study when it is complete.
2. Note: The "Additional Special Conditions" provided by the County Engineer in August 2020 in association with an access permit for the intersection at Grinnell Boulevard at State Highway 21 (Powers Blvd) were specific to the Amazon Distribution Centers ("Project Jungle" (67,000 SF) and "Project Rodeo" (4.2 million SF)). Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render that permit void, requiring a new application to El Paso County for work in the right-of-way and access permits to be submitted for review.

Drainage:

1. This project does not appear to directly impact any County drainage infrastructure.

-- Jeff Rice - 719-520-7877

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