



COLORADO

Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo, CO 81008

March 30, 2023

SH24 / SH94 / Newt Dr.
El Paso County

Ryan Howser, Project Manager/Planner
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Crossroads Mixed Use Filing No. 2 - SF2238 & CDR232

Dear Kari,

I am in receipt of a request for comments pertaining to the Crossroads Mixed Use Filing No. 2 (Final Plat). The 12.016-acres use is proposed from the plat that implements the Crossroads Mixed Use Preliminary Plan (SP2011) for 2 commercial lots, and 1 tract for private roads, and 2 tracts for future development. The Final Plat includes two (2) commercial lots. Lot 1 CR zone (2.489 ac) and Lot 2 CR zone (0.794 ac). Tract A for private road public utility and improvements (0.896 ac) and future development of Tract B (2.815 ac), Tract C (5.022 ac). (Parcel ID No.: 5408305005). **For the purposes of this analysis, full buildout of Crossroads Mixed Use Filing #2 will include 10,000 square feet of retail, a 14,000 square foot pharmacy, 8,000 square feet of sit-down restaurant, 11,000 square feet of fast-food restaurant, and a 2,500 square foot coffee shop while Filing #1 was also included for evaluation which consists of 306 multifamily housing units.** The development mentioned is located at the southwest corner of the intersection of Highway 24G/SH94 and Newt Rd., in El Paso County.

Traffic

The Traffic Impact Study for Crossroads Mixed Use Filing No. 2 dated December 14, 2022 by Kimley-Horn and Associates, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

Table 8 of the traffic study shall be updated to include:

- Filing 1 shall provide the continuous southwest-bound accel-decel lane from Newt Dr to Peterson off-ramp along westbound Hwy 24.
- The additional Hwy 24 northeast-bound left turn storage lane at Newt Dr is to be provided by Meadowbrook Park and shall be built on the north side of the existing left turn lane.
- Filing 2 shall Provide the southwest-bound auxiliary through lane along Hwy 24 from the Marksheffel accel lane through the Newt Dr intersection;

The SH-94 and US-24 Improvement Exhibits in the appendix is need to be updated to the latest drawing.

Hydraulics

The Development Preliminary/Final Drainage Report for Crossroads Mixed Use No. 2 dated November 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:



Drainage Report:

- There appears to be additional contributing basins into the pond that are identified in the historic drainage reports that could impact pond sizing. Please clarify?

Access

This proposed development will impact CDOT infrastructure. My comment follows:

- SH24 and SH94 are Categorized as E-X (Expressway-Major Bypass) and in part no direct access is allowed to and from the state highway system. All vehicular access is required to be gained from the local roadway system (Meadowbrook PKWY., Newt Rd.).
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A CDOT Access Permit will be required for this development. The Access Permit included with he submittal has not been signed by the appropriate parties and is not accepted.
 - ❖ SH24 connection with SH94/Newt-Meadowbrook Parkway
- Roadway improvements will be required and detailed in the terms and conditions of the access permit.
- This is understood to be a phased development and each additional phase is required to update the access permitting to the site as they are met or under full build out.
- Right-of-way should be preserved for future interchange footprint at US 24 & Hwy 94 as shown in the PEL study and will impact most of lot 4, a significant portion of lot 5, and the landscape buffer of lot 6. Alternative footprint may be provided for review shifting the alignment to the east to avoid right of way impacts, (footprint shall be consistent with the PEL intent to separate Hwy 24 from conflicting movements). Lot information taken from provided Figure 12 of the Traffic Impact Study.

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. Gabe Martinez at 719-562-5519 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. Martinez.

Please contact me for any questions in Pueblo at (719)546-5732 or via email at Arthur.gonzales@state.co.us (email is best).

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Todd Frisbie, City of CS



Joshua Palmer, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning
& Commercial Development
Hall
Meyers
Whittlef/Biren
Stecklein
Martinez
Lancaster/Regalado/Guagliardo/file

