

December 19, 2024

Via E-Mail (Teresa.Guagliardo@state.co.us)
Teresa Guagliardo
Colorado Department of Transportation
5615 Wills Blvd, Ste A
Pueblo, CO 81008

RE: Southern Colorado Rail Park
PDZ Land Use Plan (PDZL-24-0006)
Annexation (ANEX-24-0013)

Teresa:

We are in receipt of the comments letter provided to Gabe Sevigny with Colorado Springs City Planning dated 12/12/2024 regarding the entitlement applications for the Southern Colorado Rail Park.

Traffic

It is acknowledged that an updated traffic report will be required prior to the development of phase 3 of the industrial park that considers Phases 3 and 4. It is also noted that the Powers Interchange is only a Draft Planning Stage and the future Powers Interchange may be at an alternative location. Further, it is understood that the new interchange is not designed or funded currently by CDOT and if it is found that the interchange or related improvements are required for this project, the improvements will be completed at the developer's expense.

Access

It is understood that CDOT Access Permits are required for each Phase of the project and that the relevant road improvements will be detailed in the permits.

Sincerely,

Ann Odom, Planner
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