



# COLORADO

## Department of Transportation

Region 2 Permits  
5615 Wills Blvd.  
Pueblo, CO 81008

June 11, 2019

SH83  
El Paso County

Nina Ruiz, Project Manager/ Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

re: Monument Academy Site Dev Plan - PPR199 - Walden YMCA

Dear Nina,

I am in receipt of a referral request for comments in regard to the subject development. The development land usage is a multi-use development of 64.10-acres. The land usages are a middle/high school of (85,000-SF two phases), YMCA facility (40,000-SF future) and 20.75-acres of commercial developmental (2 tracts). Roadway connections are proposed to be at the intersection SH83/Walker Rd, SH83/and future interior road of Pinehurst Circle and Walker Rd./Road A. The site is located at the south east corner of the intersection at SH83 and Walker Rd. in El Paso County, Colorado. Comments from CDOT staff are as follows;

#### Access comments:

- a. All comments are subject to change upon review of additional information and revised Traffic Impact Studies.
- b. CDOT has been actively involved in this development through the El Paso County (EPC) review process and have met with the developer to discuss options. In an Early Assessment (EA) meeting, I relayed to the developer that CDOT Access Permits will be required and the details will be forthcoming. Further discussion with EPC will need to be had to determine the Category and usages of the internal roadway system proposed and their ownership.
- c. All roadway design criteria for the accesses to the State Highway System will need to conform to the standards and requirements of the State of Colorado, State Highway Access Code and relevant standards adopted by El Paso County.
- d. **Pinehurst Circle connection:** Discussion have been taking place for vehicular access, to connect a new leg of Pinehurst Circle via three options all with various peak traffic impacts. A right in/right out as shown on the site plan. The provided Traffic Impact Study (TIS) mentions other options a roundabout and an all way stop controlled intersection for connections to SH83. This connection will be at approximately 1800-feet from the intersection of Walker Rd. and SH83. A new TIS will need to be submitted with more detailed information and conceptual plans for review by CDOT. Further analysis and collaboration with EPC of the proposed concepts will be conducted once the determined the highest and best use of the site will require.
- e. Right of Way donation designated as future public right of way will need to take place to preserve the ultimate configuration of the future 4 lane principle arterial roadway along the west boundary of the development.
- f. Auxiliary Lane widening will be required to take place on SH83 for any of the options mentioned in the provided TIS. This will accommodate for the installation of northbound acceleration and southbound deceleration lanes. Further study is required and is dependent on the determination of the highest and best use.



- g. No left turning movements will be allowed at the proposed Pinehurst Circle connection to SH83. This option would require a centerline median to be installed to prohibit left turning traffic movements southbound.
- h. It is anticipated that El Paso County will be the ultimate owner of the proposed Pinehurst Circle extension, an Access Permit Application will be required for this connection from EPC with them being the Permittee and the developer being the Applicant.
- i. **Walker Rd/Road A connection:** Request for access is being proposed to make connection to Walker Rd., an EPC controlled roadway. The site plan shows connection to Walker Rd. via a newly proposed roadway, "Road A" with a roundabout circle. Conversations with the Developer and EPC also mention a "T" intersection or signal controlled intersection as stated in other versions of the TIS submittals.
- j. Special consideration will need to be taken in the design of the Walker Rd. and Road A intersection for the allowance of the re-alignment of Shannon Rd.
- k. CDOT requests EPC to require the installation of a roundabout as originally proposed in the site plan. The roundabout option would presumably be the best option and further study is needed.
- l. **SH83/Walker Rd. Intersection Improvements:** With undetermined options and further study being requested for the intersections of Pinehurst Circle/SH83 connection and the Road A/Walker Rd. connection, it is not feasible to fully understand the impacts and the effects of the additional traffic and roadway configurations at the existing SH83 and Walker Rd. intersection. The highest and best use has not been determined and will need to be evaluated once the revised TIS is submitted. It is anticipated that additional lane configurations will be required for this intersection and extensive intersection improvements will be required.
- m. The revised TIS will need to take into account the passing lane configuration to the north from SH83/Walker Rd. intersection as well.
- n. **Other considerations:**
- o. Alternative access for the AT&T/US parcel will be required to gain access from an internal roadway off of Road A. The existing access will need to be closed and reconstructed to the Department standards. This will need to be represented in the site plan.
- p. If determined that access is allowed to SH83/Pinehurst Circle, there shall not be any other allowance of access within that 1800-feet from the intersection of SH83/Walker Rd. and the proposed connection.
- q. Traffic Impacts from the existing development of Walden Preserve filing 4-7 will need to be added to the revised Traffic Impact Study.
- r. Five scenarios to include in the revised Traffic Impact Study being requested is:
  - 1. How the site functions with no Access of Pinehurst Circle to SH83 and how the traffic impacts the surrounding intersections with suggestions on how to treat.
  - 2. RI/RO impacts to SH83 from the connection of Pinehurst Circle.
  - 3. Roundabout circle at the connection of Pinehurst Circle and SH83
  - 4. Full study of a roundabout at Road A and the connection with Walker Rd.
  - 5. Full build out study complete with the highest and best use and traffic impacts to SH83 and Walker Rd. with the scenarios mentioned and suggestions on how to treat.
- s. CDOT requires that all escrow funds from previous Access Permits be fulfilled and worksheets be updated from previous Access Permit requirements with regard to AP#215017. CDOT requests that El Paso County withhold all Certificates of Occupancy for Walden Preserve and Monument Academy developments until such time this is fulfilled.

Traffic Operations comments:

- a. Comments are from the review of Traffic Impact Study dated March 14, 2019, done by LSC Transportation Consultants, Inc.
- b. The traffic impact study is only carried along Hwy 83 to 15% of hourly capacity, (1700 vph is single-direction capacity). The State Highway Access Code recommends analysis to 5% of capacity (85 vph). At a minimum the study should address the intersection of Hwy 83 of Hogden Rd for the phase 1&2 development.



- c. The NCHRP 684 Internal Capture Estimate were not attached as indicated in Table 1.
- d. The northbound Hwy 83 left turn deceleration lane approaching Hwy 105/Walker Rd. needs to be extended to provide the required storage and deceleration length to meet State Highway Access Code.
- e. The eastbound left turn volume on the Synchro analysis for Short-Term Total Traffic AM Peak Hour does not match Figure 11a.
- f. CDOT does agree with the westbound left turn phasing for short term traffic, however the eastbound left should remain permissive only. CDOT typically utilizes 13-second minimum split for left turn phasing, 15-16 seconds for minor street minimum split. Yellow times should be determined according to approach speed, (ITE formula). Typical red time is 2 seconds.
- g. The study needs to include queueing report for the Hwy 83 & Walker Rd intersection.
- h. CDOT is currently desining a passing lane project immediately north of the intersection of Hwy 83 & 105/Walker Rd.; the 2040 geometry should provide two NB thru lanes by utilizing the two NB receiving lanes provided by the passing lane project.
- i. A portion of Tract B along Hwy 83 will need to be preserved for future right-of-way to accommodate northbound double left and 4-laning of Hwy 83.

Hydraulic comments:

- a. Drainage Report/Grading Plans, Discrepancy in culvert size under US 83 between drainage report and grading and erosion plan. Please verify size. Drainage plans show as 24" and pond sheet in grading plan shows 18" .
- b. Drainage Report/Grading Plan, Pond M3 - Pond spillway elevation given on pond sheet, but grading does not reflect spillway. At the height show, this pond exceeds 10' in height and could be classified as a jurisdictional dam. Please show grading of spillway to avoid this. Also, please provide detail of spillway and material used. Use of UDFCD spillway design guidance recommended.
- c. Drainage Report, understanding that Pond M3 is designed to discharge at historic rates, please confirm the culvert crossing US 83 is sized properly to handle flows from the pond outlet along with the additional flows from the roadside ditches.
- d. Drainage Report, Forebay size required = .011 ac-ft., size provided in UD-BMP spreadsheet = 0.005, reviewer calculated = .007. Please increase forebay size to meet minimum required.
- e. Grading and Erosion Plan, show grading of channel that drains to Pond M3 (channel M2.3A).

Additionally,

- a. 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.
- b. 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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,

Arthur Gonzales  
R2 - Access Manager



re: Monument Academy Site Dev Plan - PPR199 - Walden YMCA - SITE

SH 83  
El Paso County

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.  
Andrew/Stecklein  
Bauer  
Whittlef/Biren  
Sword/Ausbun - file

