



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

August 28, 2023

SH 21A / Grinnell
El Paso County

Lekishia Bellamy, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Outlook at Powers - SE Quadrant of SH21/Grinnell

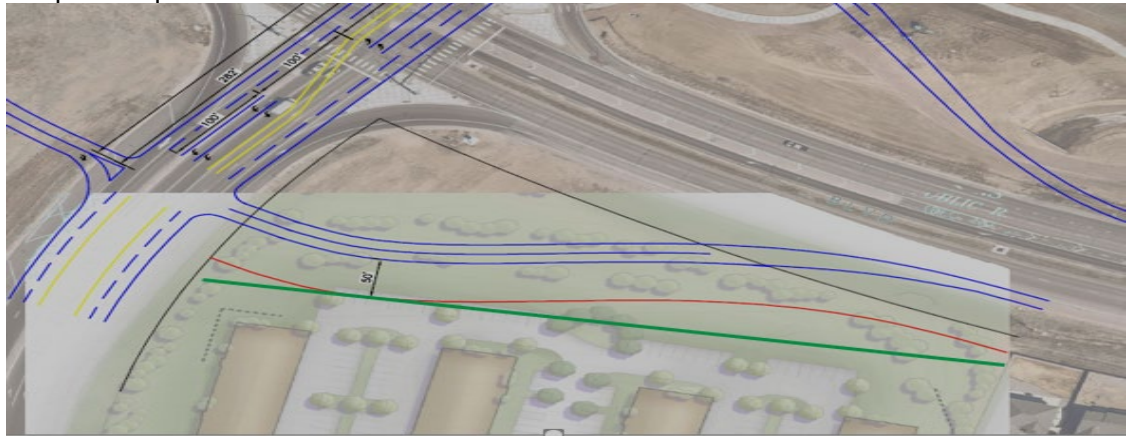
Dear Lekishia,

I am in receipt of a referral request for comments for The Outlook at Powers & Grinnell Filing No. 1 on 16.57-acres for 318 to 350-multi-family dwelling unit apartments with 10-multi-family buildings, with 20-40 units per building. A rezone of the property to RM-30 is requested to facilitate development of the property for multi-family apartments, which are a permitted use in the RM-30 zone, up to a density of 30 DU/AC; as well as in the CAD-O and subzone APZ-2 provided it is outside of the 65dBA Day-Night (DNL) noise contour. ACCESS AND CIRCULATION is proposed and will be provided by Powers Boulevard and Grinnell Boulevard, with direct access provided by a full movement access along Goldfield Drive to align with Escanaba Drive in EPC. CDOT Staff comments follow:

Traffic

The Traffic Impact Study for DHI-Waterview dated May 2022 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- To provide for the maximum amount of flexibility regarding the future interchange, CDOT Traffic request the ROW dedication for future public roadway infrastructure be designed and planned for by El Paso County. The Green line in the drawing below is approximate footprint required.



- No further other Traffic comments.

Hydraulics:

The Final Drainage Report for the Outlook Powers & Grinnell dated May 8, 2023 by Evergreen Development Services has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

Plan Comments Construction:

- Plans Sheet 8 - The proposed storm line shows a 48" RCP connecting to the existing system under Powers. The existing storm is dual 8x3 CBCs. Confirm there will be no backups upstream of Powers as a result of making a smaller connection downstream. Pipe upstream of BP1 is not shown in the profile.

Report Comments:

- Page 9, Section VI.A - How is the connection made from the dual 8x3 CBCs to the 48" RCP? Confirm there will be no backups upstream of Powers as a result of making a smaller connection downstream.

Environmental

- CDOT Environmental comments will be forthcoming.

Access

The Outlook at Powers and Grinnell's development will impact CDOT infrastructure. My comment follows:

- SH21A/Powers Blvd. is Categorized as F-W (Freeway) the approximate mile marker for this development is at MM136.60, left near the intersection of SH21a and Grinnell Blvd. and no direct access will be allowed to SH21A from the development.
- 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.
- In preparation of the future interchange CDOT State Highway Access Code requires an offset from a lesser street or crossroad to be 550-ft from the from the radius point of any ramp touch down curve. This is partly the reasoning for Access to be gained from Gold Field Drive.
- Access Permit will be required for this development.
- Right of Way dedication for future public road is required for the future interchange ramps and is being requested to El Paso County. If allowed during platting CDOT will not this in the Access Permit.

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. Adam Lancaster at (719) 562-5540 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. Lancaster.



Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,

Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

