



COLORADO

Department of Transportation

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

December 10, 2020

SH 24 / SH94
El Paso County

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

RE: Crossroads North - CR201 - SH24. SH96 EPC

Dear Kari,

I am in receipt of a request for comments pertaining to the Crossroads North CR201 rezone of 25.18-acres. CDOT understand that the rezoned areas would be three separate project areas; the first area, named Meadowbrook Park, is located on the northeast corner of the US-24 and Newt Drive/SH-94 intersection, the second area, Crossroads North, is located within the triangle area between US-24, Marksheffel Road, and SH-94, and the third development area, Crossroads Mix Use, is located on the northwest corner of the US-24 and Newt Drive/SH-94 intersection. All three of these development areas are anticipated to include approximately 70 single-family detached housing units, a 18.28-acre public park, a 52,000 square foot movie theater, a 130,000 square foot free standing discount store, 44,942 square feet of retail space, a 7,200 square foot tire store, a 127,000 square foot home improvement store, a 114,000 square foot furniture store, 21,200 square feet of sit down restaurant space, 20,909 square feet of fast food restaurants, a 2,400 square foot coffee shop, and a gas station with 5,000 square foot convenience market. It is expected that buildout of these development areas would be completed in the next five years. The Crossroads-Meadowbrook development areas are proposed along the north and south sides of US-24 and in the area of SH94 in El Paso County, Colorado. Comments are as follows:

- CDOT Access Dept. has reviewed the submitted documents and my comments are as follows:
 - a. The developer is required to apply for a new Colorado Department of Transportation Access Permit. Access Permits are required at three intersection locations (SH24 and Newt Dr., SH24 and Marsheffel Rd., SH94 and Marksheffel Rd.) The change in land and access use rules apply as detailed in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use from vacant land to as described above.
 - b. Additional phases are expected for this development. Additional phase will be required to be reviewed as they come in and further traffic operation requirements may be needed if warrants are met.
 - c. No additional access will be allowed to the development from any of the surrounding State Highways and only allowed from the minor surrounding roadways.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated August 2020 by Kimly Horn and Associates, Inc. Their comments are as follows:

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- a. The existing peak hour traffic volumes are considerably less than pre-pandemic volumes. For instance, AM peak hour count in Jan 2020 shows 975 southbound and 428 northbound thru volumes at US 24 & Marksheffel intersection. In addition, eastbound was recorded at 340 vehicles, and 1225 vehicles were recorded for westbound thru. Westbound left was recorded at 305 vehicles and the southbound right was 657 vehicles. After comparing these numbers with that shown in Figure 5 the study has underestimated pre-COVID traffic. Based on additional counts found on the CDOT MS2 site <https://cdot.ms2soft.com/tcds/tsearch.asp?loc=Cdot&mod=> , it appears that in most cases the June 2 peak-hour counts should be factored 35% to reach pre-COVID volumes, with the exception of the Hwy 94 PM peak hour needing the 44% factor as stated in the study.
- b. Trip distribution as shown in Figures 8 and 9 seem to overweight distribution to/from the west and underweight distribution to/from the north by 10%.

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.

Please contact me in Pueblo at (719)546-5732 or (719)248-0905 with any questions.

Sincerely,



Arthur Gonzales
Access Manager

Xc: Ferguson
Bauer
Stecklein
Whittle/Biren
Sword/Regalado - file

