



COLORADO
Department of Transportation

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

December 13, 2023

SH24 / SH94 / Marksheffel
El Paso County

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

RE: Crossroads North Preliminary Plan - SP207

Dear Ryan,

I am in receipt of a request for comments pertaining to the Crossroads North Preliminary Plan. The ±44.34 parcel is comprised of parcels zoned M, I-2, and CR, all within the Commercial Airport Overlay District (CAD-O). The parcels are located southwest corner of intersections of Highway 24 and Marksheffel Road and is also located at the northwest corner of the intersection of Highway 24 and Highway 94, in El Paso County. A concurrent request to rezone 22.06 acres from the M (4.83 AC) and I-2 (17.23 AC) zones to the CR zoning district was submitted with this preliminary plan. Crossroads North Preliminary Plan includes 15 commercial lots, six (4) tracts for stormwater detention/water quality, public rights-of-way, transportation improvements including private roads, pedestrian facilities, utility infrastructure, landscape buffers, and landscaping.

Traffic

The Traffic Impact Study for Preliminary Plan - SP207 dated March 23, 2023 by Kimley-Horn and Associates, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The public improvements in this area are based on three developments: Regan Ranch, Crossroads Mixed Use and Crossroad North. The TIS takes into account all developments and had assigned auxiliary lane improvements to each of the three developments. The following auxiliary lane improvements are required with Crossroads North:

SH94 & Marksheffel - project is required to construct the following:

- Eastbound left turn - extend to 835 feet with a 225-foot taper.
- Westbound right turn - extend to 600 feet with a 225-foot taper.
- Southbound right turn - construct free right turn and provide 400' acceleration.

US24 & SH96 - project is required to construct the following:

- Eastbound US24 at SH94 - construct the third through auxiliary lane. This third through lane needs to continue for 1,200 feet plus provide a 660 beyond the signalized intersection. The existing right turn deceleration lane becomes the third through auxiliary prior to the intersection.



- Eastbound right turn onto SH94 - Construct new, free right turn lane to include 600-foot plus 225-foot onto eastbound SH-94.
- Eastbound right turn acceleration lane - CDOT acknowledges the acceleration lane is in compliance with the SHAC as it exists today. Given the addition of the third auxiliary lane and the significantly high volume of the right turn traffic onto SH94, please evaluate the length of the acceleration lanes, the merge point and if it is beneficial to safety and operations to construct a continuous accel/decel between US24 and Marksheffel. Revisions to the TIS to reflect that above are required.

Hydraulics

The Final Drainage Report for Crossroads North Preliminary Plan dated September 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- There does not appear to be any impacts to CDOT ROW. The early grading plan is draining away from SH24.
- It appears there may be utility conflicts at the proposed storm line at design point 32 (northeast corner of intersection of 24 and 94).
- Note that Highway 24 will be widened in this section in the future. Refer developer to the US24 PEL here... <https://www.codot.gov/projects/archived-project-sites/us-24-pel-study>

Environmental

- They look to be planting trees/shrubs along our ROW within the development. They have a 25' buffer between our ROW and the trees/shrubs. Not sure if this could increase/change wildlife crossings on 24 , but this area of US 24 is in the top 25% of wildlife hits in CDOT Region 2. Please evaluate and report back to CDOT.
- The US24 East PEL does suggest eventual interchange improvements at both Marksheffel and 24/94, plus potential lane widening, fyi.

Right of Way

- No comments at this time.

Access

Crossroads North Preliminary Plan 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 Marksheffel 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 coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- Three CDOT Access Permit will be required for this development.
 - ❖ SH24 connection with SH94/Newt-Meadowbrook Parkway
 - ❖ SH24 connection with Marksheffel Rd.
 - ❖ SH94 intersection connection with Marksheffel Rd.



- Roadway improvements will be required and detailed in the terms and conditions of each access permit.
- This is understood to be a phased project and each additional phase is required to update the access permitting to the site as they are met with the inclusion of the surrounding developments (Regan Ranch, Crossroads Mixed Use and Crossroad North).

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 719-251-7830 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 in Pueblo at (719)546-5732 or arthur.gonzales@state.co.us with any questions (email is best).

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

