



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits
5615 Wills Blvd.
Pueblo, CO 81008

October 22, 2019

SH85/87
City of Fountain

Kristy Martinez, Planning Supervisor
City of Fountain
116 S. Main Street
Fountain, CO 80817

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

RE: Riverbend Crossing Commons - Traffic Operational Review
River Bend Residential - SF1844 - SP187 - SF1843

Dear Kristy,

I am in receipt of a request for comments pertaining to the Riverbend Crossing Commons and the River Bend Residential site development for the City of Fountain Planning Dept. and El Paso County. CDOT understands that the developer plans to rezone, annex, subdivide demolish and rebuild the subject property and rebuild a newer shopping center in addition to the El Paso County 225-lot residential development directly adjacent to the west behind the Commons called River Bend Residential. The property will serve retail pads, fast food restaurants, exercise fitness bldg., sit in restaurants, parking and the residential subdivision previously mentioned. Comments are as follows:

Access:

- a. The developer is required to apply for a new Colorado Department of Transportation Access Permit. Access Permits are required at two intersection locations (SH85/87 and Main St., SH85/87 and Southmoore Drive) 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.
- b. CDOT has received an Access Permit Application for the SH85/87/Main St. intersection access and is accepted. CDOT Access to proceed with access process and documentation.
- c. CDOT has **not** received an Access Permit Application for the intersection connection of Southmoor Drive to SH85/87.
- d. Additional phases are expected for this development. Additional phase will be required to be reviewed as they come in and futher traffic operation requirements may be needed if warrants are met.
- e. No additional access will be allowed to the development from SH85/87 according the the unofficial Access Control Plan.
- f. Requirements from the Traffic Impact Study and easement requirements to the Alta Conoco outparcel will be emplimented in the terms and conditions of the Access Permit.



ROW: Easement comments have been fulfilled as of 09/20/19 due to recorded easement agreement.

Traffic Operations comments are fulfilled as of TIS dated 09/09/19, items from the TIS will be incorporated into the Access Permit.

CDOT Hydraulics: Comments have been fulfilled as of 01/09/19 and do not pose any impacts to CDOT facilities.

CDOT Environmental: Residential Comments:

- a. We do not have first-hand knowledge if there are black tailed prairie dogs on the residential property. The property needs to be evaluated for prairie dog colonies and further determination on the presence of Western Burrowing Owls on the property. An official survey using the Colorado Parks and Wildlife guidelines should be followed prior to construction.
- b. Before groundbreaking, the project needs to have bird surveys completed (by a qualified biologist) in accordance with the Migratory Bird Treaty Act of 1918- Tree Nesting and Ground Nesting bird surveys need to be completed prior to construction. Additional surveys for raptors need be included, given this property's proximity to Fountain Creek.
- c. Glad to see full spectrum detention in accordance with CDPHE and MS4.
- d. No analysis of State Listed Threatened and Endangered Species, Paleontological, Archaeological or Historic Resources on the property.
- e. Developer should give additional consideration to protecting proposed development's southern most features from future high water events and erosion from the Fountain Creek.

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 with any questions.

Sincerely,

Arthur Gonzales
Access Manager

Xc: Williams - City of Fountain
Irvine/Ruiz - El Paso County
Ferguson/Stecklein
Bauer
Nelson/Whittlef/Biren
Sword/Ausbun - file

