September 17, 2026

Ms. Teresa Guagliardo
Colorado Department of Transportation
Region 2 Division of Traffic and Safety
5615 Wills Boulevard, Suite A
Pueblo, Colorado 81008

Re: Chick-Fil-A Powers and Palmer Park
CDOT Comment Response Letter
El Paso County, Colorado

Dear Ms. Guagliardo:

Thank you for the traffic impact study and other discipline review comments provided on August 14, 2025 for the Chick-Fil-A Powers and Palmer Park project proposed to be located on the southeast corner of Palmer Park Boulevard and Powers Boulevard in El Paso County, Colorado. The purpose of this letter is to provide responses to the access and traffic comments to assist CDOT with review of the updated traffic impact study.

COMMENTS AND COMMENT RESPONSES

Traffic

Traffic Comment #1:
El Paso County plans to relocate the signalized access on Palmer Park to the east of the existing access; CDOT has agreed to collect and hold escrow for the project.

Response: The updated study has evaluated the relocation of the signal in the 2045 background and total conditions.

Traffic Comment #2
The fair share contribution is $35,260 for this application and is based on 2045 entering traffic volumes and site distributed trips at the existing signalized access.

Response: It is Kimley-Horn's understanding that the existing Palmer Park signal at the access is outside of CDOT right of way and is within El Paso County's jurisdiction. Proportional Road Impact Fees will be contributed to El Paso County as the site is developed. Additional coordination may be needed with El Paso County to determine the appropriate impact fees.

Access

Access Comment #1:
A CDOT Access Permit will be required for this development for the proposed Palmer Park signal. As part of the access permit, the escrow in the amount of $35,260 will be collected for future intersection improvements.

Response: It is understood that a CDOT access permit will be required due to the traffic volumes added to the Palmer Park Boulevard and Powers Boulevard intersection. It is Kimley-Horn's understanding that the proposed Palmer Park signal at the realignment with Waynoka Road is outside of CDOT right of way and is within

El Paso County's jurisdiction. Proportional Road Impact Fees will be contributed to El Paso County as the site is developed. Additional coordination may be needed with El Paso County to determine the appropriate impact fees

We appreciate your review and comments provided to the traffic study and application documents as well as your willingness for continued coordination on this project. If there are any questions or if anything else is needed, please feel free to contact us.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, PE
Project Manager – Traffic