



COLORADO

Department of Transportation

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

February 28, 2023

SH 21A/Bradley Road
City of Colorado Springs

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

RE: Veterans Victory (aka-Villages at Waterview North) {DEPN-23-0002; SUBD-23-0008}

Dear Gabe,

I am in receipt of a referral request for comments for Veterans Victory (aka-Villages at Waterview North). **The approximate 40-acer Veterans Victory is part of the 116-acre proposed site development plan of Villages at Waterview North Sketch Plan that includes industrial, commercial, and residential land uses. The approximate 39.94 acres is planned for high-density residential uses with a maximum of 1,000 dwelling units.** About 21.6 acres are planned for medium-density residential uses with a maximum of 190 dwelling units. About 16.5 acres are planned for community commercial uses. This TIA assumes these parcels will be developed with about 125,000 square feet of general retail floor space. About 28.19 acres are planned for regional commercial uses. This TIA assumes these parcels will be developed with 325,000 square feet of industrial park floor space, 30,000 square feet of general office space and 22,000 square feet of medical office space. The site is located at the north-east quadrant of the intersection of SH21A and Bradley Rd. in in El Paso County. After review of all documentation, we have the following comments:

Traffic

The Preliminary Traffic Impact and Access Analysis report dated October 27, 2022 and combined with the Preliminary TIS dated June 27, 2021 for the Villages at Waterview North have been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The following conditions are a requirement for the Notice to Proceed and are agreed upon in TIS (Table 4):
 - a) An additional left turn lane from southbound SH21A/Powers Blvd. to eastbound Bradley Rd. is required to be installed. This requirement creates a southbound dual left traffic movement at the intersection of SH21/Bradley Rd. The construction plans will require adjustment to the existing traffic signal, extending the arm to cover the additional southbound left turn lane. The Development Engineering team will need to confirm that the existing traffic signal pole and caisson can support a longer arm. Otherwise, the entire signal pole will need replaced with the access permit.
 - b) An additional right turn lane from northbound SH21/Powers Blvd. to eastbound Bradley Rd. shall be required. This requirement creates a northbound dual right turn traffic movement. Northbound right turning traffic lanes from SH21/Powers Blvd onto eastbound Bradley Rd. shall be signalized controlled. This additional lane requires the roadway widening of this turning movement per the State Highway Access Code.



- c) The northbound right turn lane along SH21 to eastbound Bradley Rd. shall be extended further south to allow for additional queuing for the dual right turn movement onto eastbound Bradley Rd. from SH21a/Powers Blvd.
- d) The westbound to northbound free right turn acceleration lane from Bradley Rd. onto SH21/Powers Blvd. shall be extended to the north to allow for additional merging traffic; refer to CDOT access code for proper acceleration lane length and taper.
- e) A collection of escrow funds shall be required for the developments fair share percentage for future intersection/interchange improvements.

Hydraulics

The Final Drainage Report for Veterans Victory, Villages at Waterview North dated December 15, 2022 by Kimley Horn has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No further comments
- A final signed and sealed approved Hydraulics report will be a condition of the Notice to Proceed of the Access Permit.

Environmental

The submittal package has been reviewed by a CDOT Environmental Engineer. Their comments follow:

- No direct impacts to CDOT infrastructure/environment.

Access

This development will impact CDOT infrastructure. My comments follow:

- 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 coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- **A new or updated CDOT Access Permit is required for this development.**
- Veterans Victory and the Villages at Waterview are required to coordination with The City of Colorado Springs Engineering to determine Permittee/Applicant requirements for the Access Application to CDOT.
- **Roadway improvements are required by this development and will be detailed in the Access Permitting process with CDOT.**
- **CDOT Access concurs Figure 4 roadway improvements required by this development.**
- **CDOT requests additional right-of-way dedication/reservation along Bradley Road and SH21A/Powers Boulevard for the required improvements and or the future SH21/Bradley Rd. Interchange. This will be a requirement of the access permit.**
- **Future right-of-way dedication/reservations shall be recorded as part of the City of Colorado Springs Platting process or recorded in coordination with CDOT Right of Way Department and documented in the Access Permitting process.**
- **Any future filing or development phases of the subject area will require additional reviews to determine future improvements required by additional traffic counts and new development as determined by the State Highway Access Code. As a phased project or multiple filings additional access permits will be required.**
- **The Permittee and future developments shall provide the Department with appropriate access restriction deeds, "A-Line Deeds" with exhibits along State Highway 21A/Powers**

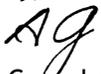
- Boulevard north along the property boundary and along Bradley Road east extending to Legacy Hill Drive.**
- **The Bradley Road and Legacy Hill Drive intersection may be required to be converted to a RI/RO in the future if traffic challenges/issues arise, or future traffic warrants are met to close this proposed full-movement intersection. At that time an Intersection Control Evaluation will be done to determine the best alternative.**
 - There will be no direct access from the north/south traveling roadway sections of SH21A/Powers Boulevard to the westerly boundary of the Villages at Waterview North development. The only access points will be from local roadways off Bradley Road onto Legacy Hill Drive at the proposed signalized intersection with Bradley Road, approximately 550 feet to the east.
 - **Various utilities have been determined with the roadway improvement area and the Developers/Permittee will be required to coordinate for the relocation of these utilities.**

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. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from CDOT. If the project involves construction of new or work to existing utilities within CDOT right-of-way the project shall apply for a CDOT utility permit, no utility work within the right-of-way is allowed without a permit. The permit may take 1 week to 1 month depending on the schedule and complexity. Utility permit applications will be submitted online only.
- Utility permitting and work shall not be allowed until a valid Access Permit is in place. For more information on obtaining utility permit can also be obtained by contacting Mr. Ausbun.

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: Joshua Palmer, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development
Hall
Meyers
Whittlef/Biren
Stecklein
Ausbun
Regalado/Guagliardo/file

