COLORADO
Department of Transportation
Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

July 25, 2024

SH 21B / Omaha Ave.
El Paso County

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

RE: 5810 Omaha Blvd. – Dutch Bros Coffee Shop

Dear Lacey,

I am in receipt of a planning referral request for comments in regard to the proposed Dutch Bros Coffee Shop at the location of 5810 Omaha Blvd. The project is to demolish the existing gas station, convenience store, and car wash for construction of a new 950-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements will include asphalt paving and parking lot striping, a double drive-through lane with stacking for up to 26 vehicles, a bypass lane, interior and perimeter landscaping, and a trash and recycling enclosure. The Dutch Bros Coffee building will include an additional service window on the north side of the building to serve walk-up patrons. Surface parking for twelve (12) vehicles is proposed. The project site is located at 5180 Omaha Boulevard in Colorado Springs with parcel number 5406304025 and consists of 26,869 square feet of developed land with an existing building on site. The development is located on the NE corner of the intersection of SH21B and Omaha Blvd. in El Paso County. CDOT staff has the following comments:

Traffic

The Traffic Impact Study dated April 1, 2024 by Hales Engineering has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- The applicant should be aware that the intersection of Palmer Park / Access Road will not remain a full movement signalized access. With the development north of Palmer Park, the intersection will initially be converted to a right in/out when Wynoka Rd is extended to its platted location. The extension of Wynoka Rd to Palmer will likely require signalization of the intersection. Timing is unknown.

Hydraulics

- No Comments

ROW, Environmental

- No Comments

Access

This development impacts CDOT Access and CDOT infrastructure. My comment are as follows:

- A CDOT Access Permit is required for this development due to the close proximity of the development to the State Highway.
- Escrow break down will need to be provide for the Fair Share Escrow Amount of the developments contributions to intersection improvments at SH21B and Omaha Blvd. and SH21B and Palmer Park Blvd. Please update the Traffic Impact Study to reflect this escrow breakdown.
- 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.

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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,

AG

Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file