



COLORADO

Department of Transportation

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

May 5, 2021

SH 24G
El Paso County

Petra Rangel, Administrative Tech III (petrarangel@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Liberty Tree Site Development Plan_PPR2018 - CON1965

Dear Petra,

I am in receipt of a referral request for comments for Liberty Tree Site Development Plan on Highway 24G. Liberty Tree Site Development Plan involves a request for the immediate construction of a new parking lot, street access, and subsequent 11 classroom and storage/locker room additions to the existing school building. This site is currently a public charter elementary school which was open in 2019 for kindergarten through 8th grade, and is located west on Eastonville Road at the intersection of Eastonville Road and Motley Road off Highway 54G and Judge Orr Road in El Paso County, Colorado. The property has the tax schedule No. 4232302001 and is currently zoned RR-5 on 10.71 acres. After review of all documentation, we have the following comments:

Traffic

A CDOT Traffic Engineer has reviewed the Traffic Impact Study dated January 2021 for the Liberty Tree Academy development and has the following comments:

- For your information: The trip distribution only considers residential generation and overlooks the impact of employment centers. A portion of traffic will drop off a student and head to work in the AM and come from work to pick-up a student in the PM. Based on existing development, a predominance of traffic to/from residential generators would be from the west. Traffic to/from employment centers would be to/from the south and east. Looking at the implied existing traffic volumes at Eastonville Rd and Judge Orr Rd, daily traffic travels 2:1 east versus south in the AM with a similar return pattern in the PM. While Eastonville Rd is a shorter route to Woodmen Rd, the lower speed limit and additional stop controlled intersections diverts traffic over to Hwy 24 particularly if their destination is southwest of Woodmen Road such as Peterson AFB.
- CDOT estimates from the implied existing traffic pattern that 15% of trip generation travels through the intersection of Hwy 24 & Judge Orr Rd. The combined Phase 1 & Phase 2 development generates 456 vehicles per day (228 in & out) at the intersection. The estimated 2019 ADT of Judge Orr west of Hwy 24 is 3024. **A State Highway Access Permit would not be required for the change in use, 20% increase in traffic rule per State Highway Access Code §2.6(3).**



- The AM peak would generate 98 vehicles per hour at the intersection, (54 vph in & 44 vph out). The traffic study **will not be required to include** the intersection of Hwy 24 & Judge Orr Road (SHAC §2.3(5)(a)).
- Applying 60% of generated traffic at Hwy 24 & Judge Orr Rd to the southwest on Hwy 24 (SHAC §2.3(4)(g)), the additional peak-hour eastbound right turn movement would be 76 vehicles per hour. The State Highway Access Category for Hwy 24 at Judge Orr is Category E-X. The State Highway Access Code §3.7(4)(c) requires installation of right turn acceleration lane for any access with a projected right turn volume greater than 10 vehicles per hour. However, this requirement reverts to El Paso County (SHAC §2.6(6)) when it is determined that a cumulative change in use has occurred.
- Employment centers should be considered in the trip distribution, comments are for design and future recommendation purposes only.

Hydraulics

CDOT Hydraulics Engineer has reviewed the Drainage Report dated January 2021 and Grading & Erosion Control Plan dated December 2020 for Liberty Tree Academy and has the following comments:

- No impact to CDOT facilities. The project drains to a private detention pond that discharges to an existing swale that does not cross CDOT right-of-way until 0.8 miles south at Highway 24. The detention pond releases at historic rates.

Access

Approval to allow the Liberty Tree Site Development will impact CDOT infrastructure. My comment follows:

- A State Highway Access Permit is not required at this time for the connection of Judge Orr Rd. to SH24G by El Paso County. Moving forward we will continue to add the additional traffic to this intersection for this and additional development along this roadway.
- Details comments below will be incorporated into the requirements under the Access Permit Terms and Conditions. This requirement reverts to El Paso County (SHAC §2.6(6)) when it is determined that a change in use has occurred to implement the addition of the right turn lane from Bulleted point 4 above in Traffic review to add the a right turn lane or escrow dollars to be put toward the development of the right turn lane.
- No improvements are required as part of this development as EPC determination of no change in use. CDOT will keep investigating the corridor and intersection for opportunities to implement the required construction of escrows.

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 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 or (719) 248-0905 with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 Access Manager

Xc: Jennifer Irvine/Jeff Rice, El Paso County
Ferguson
Bauer
Whittlef/Biren
Stecklein
Ausbun
Vigil/Regalado/file

