



COLORADO

Department of Transportation

Region 2

Traffic & Safety

I-25 / Palmer Ridge Road
El Paso County

November 13, 2024

Kylie Bagley, Planner (kyliebagley@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Monument Ridge East Preliminary Plan (SP241)

Kylie,

I am in receipt of a referral request for comments for the rezone of the Monument Ridge East residential development as well as the establishment of the metropolitan district. The development will be rezoned to include 59.48-acres (40.51-acres to RM-12-Residential Multi Dwellings and 18.97-acres to RS-6000-Residential Suburban). Current land use is vacant land of 71-acres. The development is rezoning into two portions designated as Northern Portion and Southern Portion of which the acreage will be broken down as such approximately 19.4 acres zoned CC (Commercial Community), approximately 1.86 acres, 0.28 acres (two locations) zoned C-1 (Commercial - Obsolete), approximately 6.13 acres zoned CS (Commercial Service) and approximately 13.7 acres zoned RS-20,000 (Residential Suburban). The Traffic Impact Study dated August 7, 2024, states approximately 342 total dwelling units are planned for the site, including 36 single-family lots on the east side of the planned extension of Misty Acres Boulevard and duplex, tri-plex, and four-plex dwelling units on the west side of the planned extension of Misty Acres Boulevard. Figure 2 of the study shows the site plan. Additionally, the northern portion of Monument Hill Road is planned to be removed and diverted through the development. The property has the tax schedule Nos. 7102200006, 7102200008, 7102200010, 7102200013, 7102201014 and 7102201001. The proposed subdivision of land is located in the West 1/2 of Section 2, and the West 1/2 of Section 11, Township 11 S, Range 67 W of the 6TH P.M. in El Paso County, Colorado.

CDOT's comments pertain to the overall development.

Environmental

The site and all submitted documents have been reviewed by CDOT Environmental Staff. Their comments are as follows:

- Reviewed and acknowledged Army of Engineers 404 Permit.
 - How are wetland impacts on CDOT property being avoided from construction impacts?
 - How are CDOT wetland impacts being avoided after development is completed?
- Review of the Bristle Cone Ecology Tech Assistance.
 - Effects Determination Concurrence
 - Concurred no impacts to PMJM. No concerns for PMJM or other T and E Species.
 - How will CDOT's wildlife exclusion fencing, deer guards, escape ramps, access gates be impacted from the proposed development actions?
- The Development plans have a new access from the I-25 Frontage road. This access is north of the existing deer guard (labeled as a Cattle Guard in the Plans). If the access, labeled as "Catch slop", is to be constructed, the new driveway would require a new deer guard (similar to the deer guard present) to prevent animals from entering the I-25 corridor.



- A new deer guard would need to be adequately sized in accordance to the new driveway width. The current placement of the deer guard was solely placed to access this property.
- Will the proposed development have the perimeter fenced? CDOT's I-25 / Frontage Road Escape Ramps allow animals to escape the transportation corridor. When animals use the ramps, and exit the interstate corridor, they could be trapped in the development.
- CDOT has a substantial wildlife underpass less than ½ mile south of the development. Perimeter fencing would restrict elk, deer and bear movement in the area. If perimeter fencing is included, CDOT suggests there be strategic openings in undeveloped areas to maintain animal passage.
- If there is fencing on the east side of the development area, animals will be trapped in the development.
- There should be Dark Skies compliant lighting as part of the development. This would reduce impacts to migrating deer and elk and maintain their extensive usage of a wildlife underpass ½ mile south of County Line Road.
 - Any development north of the wildlife crossing should look to incorporate dark sky compliant lighting and also minimize or avoid any break or gaps in the wildlife fence (deer guards may be required to control gaps in the wildlife fencing).

Traffic

The Traffic Impact Study for Monument Ridge East dated October 4, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- CDOT would not be taking an escrow for NBR at the NB off-ramp. Rather, we will require the construction of the NBR lane at buildout by the Monument Ridge East developer. The reimbursement could be an option from the future developments, such as the Travel Center in the SW corner of the interchange. This will need to be coordinated with El Paso County.

Revise the Traffic Impact Study and resubmit.

Hydraulics

The Master Development Drainage Plan & Preliminary Drainage Report for Monument Ridge East dated August 5, 2024 has been reviewed by a CDOT Hydraulics Engineer. Their comments are as follows:

- No comments.

Access

The submittals for Monument Ridge East have been reviewed by CDOT Access Management. Our comments remain the same.

- A CDOT Access Permit will be required for this development.
- Roadway improvements will be required and detailed in the terms and conditions of the access permit for improvements to the Interchange of I-25 and County Line Road/Palmer Divide Rd.
- 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 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 coordinate 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 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 at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Kari Parsons, El Paso County Planning (kariparsons@elpasoco.com)
Karapatrovic / Whittlef / Lyons / Roerkohl / Cosyleon
Meyers, Patrol 8
Lancaster / file



Wildlife Vehicle Collisions I-25 (GAP)

