



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety

SH085A (NR-A) / Venetucci Blvd / B St  
El Paso County

December 23, 2024

Kari Parsons, Planner ([kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com))  
El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Venture on Venetucci Apartments Site Development Plan (PPR2444)  
Venture on Venetucci Filing No. 1 (SF2431)

Scott,

I am in receipt of a referral request for comments for Venture on Venetucci Apartments Site Development Plan and Venture on Venetucci Filing No. 1. The proposed development is located north of Academy Boulevard and west of Venetucci Boulevard in El Paso County. The development is proposed to consist of 336 rental units with 10 multi-family buildings. The submittals for Venture on Venetucci have been reviewed by CDOT. Our comments are as follows:

### Traffic

- The comment from CDOT's comments letter dated June 26, 2024 has not been addressed. That comment was:
  - Distribution (Figure 6): Traffic using B St is underestimated considering the existing AADT. Assume 10% entering/exiting trips West of intersection #2 and 15% North, and 15% East of intersection #1. The remaining 60% of entering/exiting trips would be from/to South through Academy Blvd. Use this distribution for both AM and PM peaks.

**Update TIS to address the above comment and resubmit for review.**

### Hydraulics

- No comments on the apartment complex plans. The site does not impact CDOT ROW and proposed runoff is directed to a proposed pond.
- On the Access plans for Venetucci and B St
  - Plan Comments
    - The Construction Drawings include access plan drawings. These were printed prior to the drainage memo, do these need to be revised?
    - The drainage memo indicates that the project is greater than 1 acre, is a SWMP required for this site? Currently, no BMPs are shown.

**Address the above comments and resubmit documents as necessary.**

### Environmental

- No 128 or clearances required for this unless ROW is required from CDOT.

### Access

- A CDOT access permit application has been submitted for this development and is currently under review.



Please contact me at (719) 248-0318 or [teresa.guagliardo@state.co.us](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*  
Teresa Guagliardo  
CDOT R2 Access Management

Xc: Meyers, Patrol 53  
Lancaster / file

