



COLORADO

Department of Transportation

Region 2

Permits Unit
5615 Wills Blvd.
Pueblo CO 81008

January 14, 2019

SH 21
El Paso County

Nina Ruiz
El Paso County P&D
2880 International Circle, Ste. 110
Colorado Springs, CO 80910-3127

RE: Springs East at Waterview (EA-16-105_CS183_P-17-006_SF-16-017, SP-16-005, & SP 17-010); Preliminary Plan of Springs East Residential & Commercial Development - **REVISED**

Dear Nina:

I am in receipt of the subject plan referrals for the Waterview planned developments. The Department understands that this development is occurring within multiple phases; Springs East at Waterview is a planned 1579 multi-family residential development along with commercial and retail shopping spaces in the southeast quadrant of the intersection of the SH21/Powers Blvd. and Bradley Rd. Furthermore, with continued study of the impacts of the Waterview Sketch Plan and Painted Sky at Waterview multi-family developments located in the northeast quadrant of the intersection of Bradley Rd. and Grinnell St. that has traffic impacts to the signalized intersection of the SH21/Powers Blvd. and Grinnell St.

Previous Comments:

CDOT understands the County is supplying multiple developments under separate names, however, utilizing the same transportation firms (LSC Transportation Consultants Inc.) "Master Traffic Impact Study" to account for portions of the development. The Department has submitted our comments dated November 28, 2017 for file SKP-16-002 and it appears an outdated March 30, 2017 LSC Transportation "Master Traffic Impact Study" has been submitted for review. Going forward, Department requests a single Traffic Impact Study for the entire Waterview development be submitted to our office for review.

Revised Comments:

CDOT Access and Operations has reviewed an updated/revised Traffic Impact Study (TIS), dated 08/24/2018 and comments are as follows:

Access:

- The change in surrounding land use by the addition of the proposed phases of the development will require the development to apply for a State Highway Access Permit for the connection to Bradley at SH21/Powers Blvd. as stated in the State Highway Access Code, Volume 2, Regulation 601-1, March 2002 - section 2 (2.6) Change in land use and access use (1-9).
- Future modifications to the intersection may be required.
- PEL studies have shown a grade separated interchange to be installed in the future at the Intersection of Bradley Rd and SH21/Powers Blvd. Area of influence will need to be taken into account for the future access of the development to the north and south on Bradley Rd.

Traffic Operation:

- Page 6 states that the southbound left turn lane on Powers Blvd can be restriped as dual left turn lanes, however there is no road surface for such restripe; a 150-ft long raised median exists at that location. This will need to be mitigated by the development, with approval of the Department through the Access Permitting Process.



- Bradley Road has been restriped for dual westbound left turn lanes when the signal was installed. Incorrect in the TIS.
- The 2040 assumption of a six-lane Powers Blvd at Bradley overlooks the cost comparison of an interchange versus widening three miles of highway particularly with ADTs only at 40,000. The study should include an interchange alternative of 2040 traffic. Update info needed.
- Figure 19 depicts the long-term Bradley Road lane configuration east of Powers Blvd. It is clear from the drawing that the future eastbound left turn lanes for the future north side access will conflict with the future northbound ramp intersection. Mitigation required.
- Therefore, a revised Traffic Impact Study is required.

Hydraulic review:

- CDOT Region 2 Hydraulic Unit has reviewed the September 24, 2017 subject Final Drainage Report from Dakota Springs Engineering and has no comment.

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. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 546-5732 with any questions.

Sincerely,

Arthur Gonzales
Access Manager

Xc: Jeff Hodsdon, LSC Transportation Consultants, Inc.
Andrew/Stecklien
Bauer
Nelson/Biren
Sword/Ausbun -file

