



June 22, 2023

SH 094A MP 6.01  
City of Colorado Springs/EPC

Ryan Houser, Project Manager/Planner II  
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El Paso County

RE: CS232\_ABTR Storage CS Rezone/ABTR Storage CS Site Development  
415 N Franceville Coal Mine Rd, Colorado Springs, CO 80929

Dear Ryan,

I am in receipt of a referral request for ABTR Storage Rezone located at 415 N Franceville Coal Mine Rd, on the southeast corner of the intersection of state highway 94A (NR-A) and Franceville Coal Mine Rd in El Paso County. They are proposing to operate 1,000 parking space outdoor RV, Boat and Vehicle storage on ±20 acres and plan is to add gravel/asphalt millings to the undeveloped site. Proposed access to the site is via a single driveway on local road Franceville Coal Mine Road approximately 1,230-feet south from SH 94. No direct access is proposed to SH 94. The property has the tax schedule No. 4400000521 & 4400000565 currently owned by Athio Properties LLC. After review of submittals we have the following comments:

### TRAFFIC

The Traffic Impact Study for ABTR Storage dated May 18, 2023 has been reviewed by the CDOT Traffic Unit, their comments are as follows:

- The development proposes building 1,000 RV parking spaces at the 38.5-acre parcel with access to a local road- 1,230 ft from 94A. 94A is classified as NR-A and has a posted speed of 65 mph. The existing 94A AM and PM peak traffic is relatively high: EBT- 957/367 and WBT- 508/781. The proposed improvement is EBR deceleration lane of 800 ft (following the SHAC). The study suggests that NBR acceleration lane (treshold 50 vph), NBL acceleration lane (safety warranted), or WBL deceleration lane (treshold 10 vph) are not needed. The study also shows future planned capacity improvements at 94A near the site. However, the site attracts/produces mostly larger vehicles (RVs and vehicles trailing boats). The site plan shows parking spaces that are 25 to 50 ft long. All criteria in SHAC are based on automobile operations and performance. SHAC requires using passenger car equivalents: PCE of 2 for 20-40 ft vehicles and 3 for vehicles 40 ft and longer. Even though capacity improvements exist in plans, operations and safety need to be preserved.
- Please revise the Traffic Impact Study and submit to CDOT for a re-review:
  - Synchro Input: 2% heavy vehicles are used. Even at the RV/boat storage access itself, only 2% of trucks are expected- Update it to the actual expected percentage.
  - SHAC: "A left turn acceleration lane may be required if it would be a benefit to the safety and operation of the roadway or as determined by subsection 3.5. A left turn acceleration lane is generally not required where; the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn



ingress movements to any other access. Note that the site generates NBL ~20 PCE in the AM and ~40 PCE in the PM peak.

- These large vehicles with subpar performance need to accelerate from a STOP condition to 65 mph, without causing rear ends or broadside crashes at the intersection of state highway 094A and Franceville Coal Mine Rd. CDOT is requiring a NBL acceleration lane improvement to avoid creating a safety or operational issue.

## HYDRAULICS

A Drainage Report, Study or Letter for ABTR Storage has not been submitted. Hydraulic comments are as follows:

- Provide a Hydraulic Analysis. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.

## ACCESS

The submittals for ABTR Storage received May 25, 2023 have been reviewed by CDOT Access Management. Our comments are as follows:

- 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 more than 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 is required.
- A CDOT Access Permit will be required for this development to record the existing undocumented access and track roadway modifications/improvements that will be required and detailed in the terms and conditions of the access permit.
- No direct access to state highway 094A shall be granted.
- Request review of Hydraulic Analysis.

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 Adam Lancaster at (719) 562-5540 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. Lancaster.

If you have questions please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Assistant Access Manager

xc: Lancaster/file

