

Re: Request for Comment - Tierra Azul PUD Preliminary Development Plan

2 messages

Roussin - CDOT, Daniel <daniel.roussin@state.co.us>

Mon, Feb 27, 2023 at 4:51 PM

To: Deacon Aspinwall <daspinwall@ci.alamosa.co.us>

Cc: "Reider - CDOT, Randee" <randee.reider@state.co.us>

Deacon - Hope things are well for you. Randee asked me to comment on this development.

This development is a big development (412 Units, Tierra Azul PUD Preliminary Development Plan) of residential development (single family residences, townhomes, apartment complexes). This doesn't have any direct access to the state highway system. However, it is likely to require an access permit for their phasing of the permit due to more than likely 20% traffic impacts at SH 160 at South Craft. I would suggest a pre-application meeting with the applicant and the City to go over access permit requirements. This project will require a Level 3 traffic assessment.

If you have any questions, please let me know.

thanks

Dan

Dan Roussin
Program Administrator
Access Management Unit
Traffic and Safety Engineering Branch



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On Tue, Feb 21, 2023 at 4:27 PM Reider - CDOT, Randee <randee.reider@state.co.us> wrote:

Thank you,
Randee Reider

Region 5 Permits Program Manager



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From: **Deacon Aspinwall** <daspinwall@ci.alamosa.co.us>

Date: Fri, Feb 17, 2023 at 11:43 AM
Subject: Request for Comment - Tierra Azul PUD Preliminary Development Pla
To: Reider - CDOT, Randee <randee.reider@state.co.us>
Cc: planning <planning@ci.alamosa.co.us>

Happy Friday, Randee!
Hope all is well!

We're seeking agency comments for a Preliminary Development Plan for the Tierra Azul Planned Unit Development. This is a proposed multi-phase, mixed residential-use neighborhood consisting of single family dwellings, townhome clusters, 8-plex medium density multifamily, 30-plex medium-high density multifamily units, and an amenity space/clubhouse with up to 440 units.

Attached is our standard referral letter and the referral packet, which contains the project narrative, plan set, fiscal impact study, and traffic impact analysis. Please return any comments by March 10th. Their first public hearing is slated for March 29th at 6pm in Council Chambers before Planning Commission.

Thanks in advance!
Deacon

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Deacon Aspinwall
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Deacon Aspinwall <daspinwall@ci.alamosa.co.us>
To: "Roussin - CDOT, Daniel" <daniel.roussin@state.co.us>
Cc: "Reider - CDOT, Randee" <randee.reider@state.co.us>

Tue, Feb 28, 2023 at 8:28 AM

Hey Dan!

I appreciate the comments. I have a couple of follow-up questions that I suspect the applicant may ask.

-Can you provide a link about what is required in a level 3 assessment? I did find the blurb on the [access permits page](#), but I was wondering if there was more elsewhere.

-Is the information in the TIS included in the packet sufficient for determining the access permitting requirements?

-With the phasing of this project proposed at 25 years, what are some factors we should be cognizant of? Are you saying that each phase will need its own access permit?

Thanks again! I suspect we'd want to get through the preliminary approvals first before we start working on the CDOT requirements, but I really appreciate the review and comments at this stage.

All the best,
Deacon

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