



January 11, 2024

Mr. Charlie McLean
ARCO Murray, Inc
South Tower
999 18th Street, Suite 2110
Denver, Colorado 80202

Re: Aerospace Business Center – Traffic Compliance Letter
Northeast Corner Building A
Colorado Springs, Colorado

Dear Mr. McLean:

This traffic study letter documents a trip generation comparison to identify conformance with an original traffic impact study for the Colorado Centre Addition No. 3 Annexation 32-acre undeveloped site located on the northwest corner of Bradley Road and Foreign Trade Zone Boulevard intersection in Colorado Springs, Colorado. The Aerospace Business Center is planned to be developed in the next 10 years to occupy the same 32 acres as the Colorado Centre Addition No.3 Annexation. However, the first building being proposed is Building A located in the northeast corner of the overall development area. Building A is anticipated to include 84,750 square feet of industrial use.

ACCESS

Regional access to Aerospace Business Center Building A will be provided by Interstate 25 (I-25), US-24, State Highway 21 (SH-21), SH-16, and SH-94. Primary access will be provided by Powers Boulevard (SH-21) and Marksheffel Road. Direct access to Building A will be provided by a full movement access on the west leg of the Aerospace Boulevard and Foreign Trade Zone Boulevard intersection and from a full movement access located approximately 700 feet north of Aerospace Boulevard along Foreign Trade Zone Boulevard.

TRIP GENERATION

The proposed development containing Building A was studied within the *Colorado Centre Addition No. 3 Annexation Traffic Study* prepared by Kimley-Horn in January 2024. The original traffic study included a gas station with 10 passenger fueling positions and four (4) truck fueling positions, 50,000 square feet of retail uses, 80,000 square feet of office space, 234,750 square feet of light industrial uses, and a 4,300 square foot restaurant for the overall development plan. The current proposal of Building A was evaluated as Phase 1 in the original traffic study with the same 84,750 square foot industrial building in the northeast corner of the overall development. Applicable documents from the original traffic study are attached.

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For the original and current proposal for the same development area, the trip generation was based on ITE Trip Generation, 11th Edition fitted-curve equations for General Light Industrial (ITE Code 110) land use. The following **Table 1** summarizes

¹ Institute of Transportation Engineers, *Trip Generation: An Information Report*, Eleventh Edition, Washington DC, 2021.

the anticipated trip generation for Building A within the Aerospace Business Center compared to the trip generation from the previously studied Colorado Centre Addition No. 3 Annexation development for the same area. Trip generation calculations and applicable documents from original traffic study are attached.

Table 1 –Trip Generation Comparison

Use and Size	Daily Vehicle Trips	Weekday Vehicle Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Original Traffic Study – Colorado Centre No. 3 Annexation (Same Development Area)							
General Light Industrial (ITE 110) 84,750 SF	370	54	7	61	4	32	36
Current Proposal – Aerospace Business Center Building A							
General Light Industrial (ITE 110) 84,750 SF	370	54	7	61	4	32	36
Net Difference in Trips	0	0	0	0	0	0	0

As summarized in **Table 1**, the current proposal for Building A within the future Aerospace Business Center is proposed to provide 84,750 square feet of industrial use which is the same square footage originally studied in the Colorado Centre Addition No. 3 Annexation development traffic study. Therefore, the original development area and the current development proposal are both anticipated to generate 370 daily weekday trips, with 61 trips occurring during morning peak hour and 36 trips occurring during the afternoon peak hour. This identifies that the current proposal is in traffic compliance with the original traffic study for the same development area and land use.

CONCLUSION

In summary, the current proposal for Building A within the future Aerospace Business Center is expected to generate the same trips previously evaluated for the same development area in the original traffic study for the Colorado Centre Addition No. 3 Annexation. Therefore, the project is believed to be in traffic compliance with the *Colorado Centre Addition No. 3 Annexation Traffic Study* completed in January 2024. Consistent with the original traffic study, northbound left turn lanes will need to be provided at both project accesses along Foreign Trade Zone Boulevard while an R1-1 “STOP” sign should be provided on the eastbound exiting approaches at both of these accesses. If you have any questions or require anything further, please feel free to call me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey R. Planck, P.E.
 Project Traffic Engineer



Conceptual Site Plan

AEROSPACE BUSINESS CENTER

NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

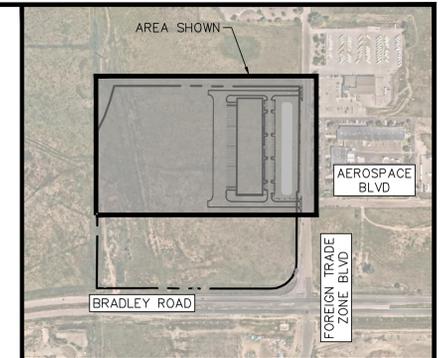
PROPOSED LOT 1 & 2 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK FILING NO. 2, NO.3 SUBDIVISION

KEY NOTES

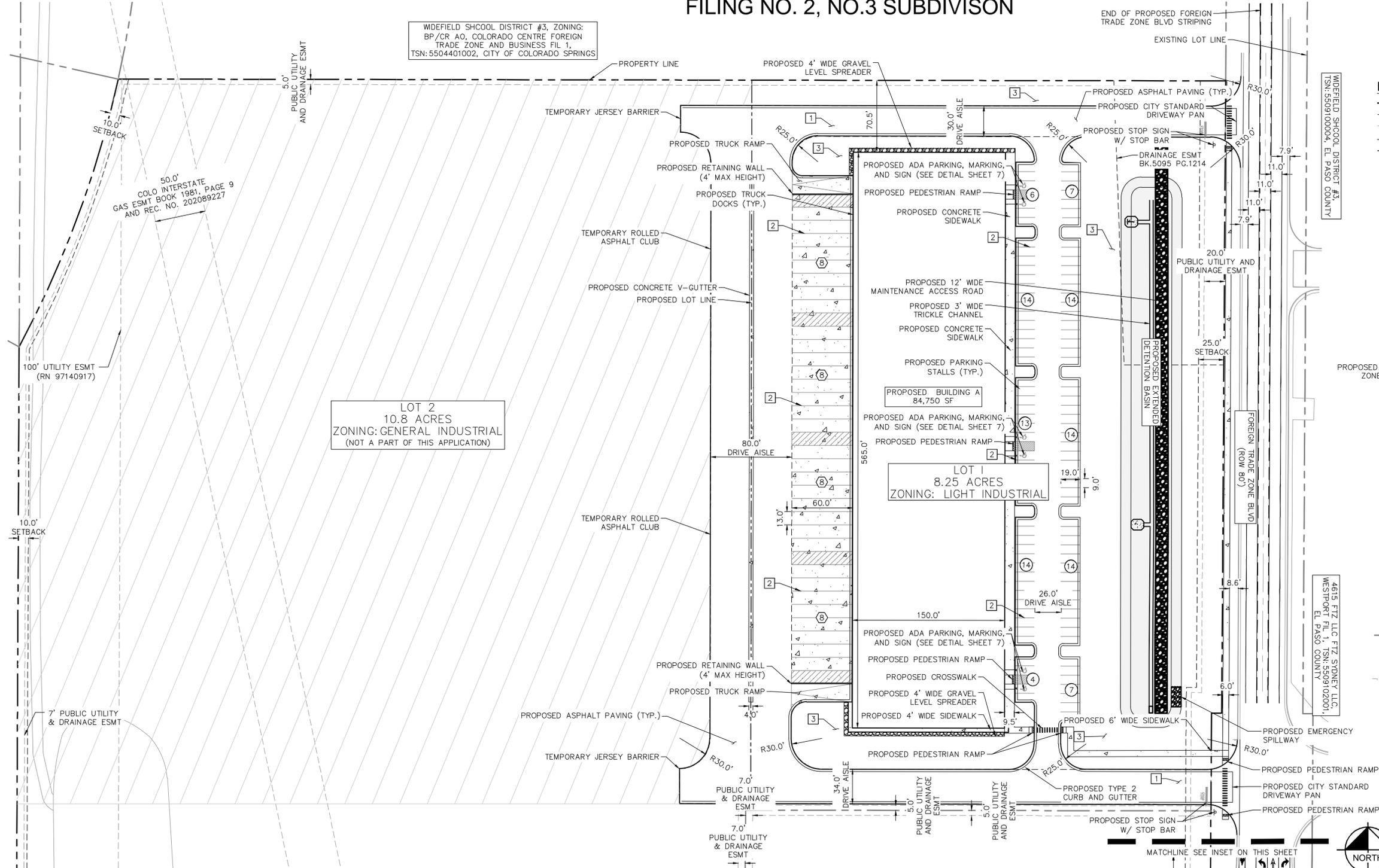
- 1 PROPOSED STANDARD DRIVEWAY WITH DETACHED WALK PER COLORADO SPRINGS STANDARD DRAWING D-168
- 2 PROPOSED 4" WIDE PARKING STRIPE (TYP.)
- 3 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)

GENERAL NOTES

- 1. THE DETAILS OF THE SIGNING AND STRIPPING WILL BE ACCESSED DURING THE CONSTRUCTION PLAN REVIEW.



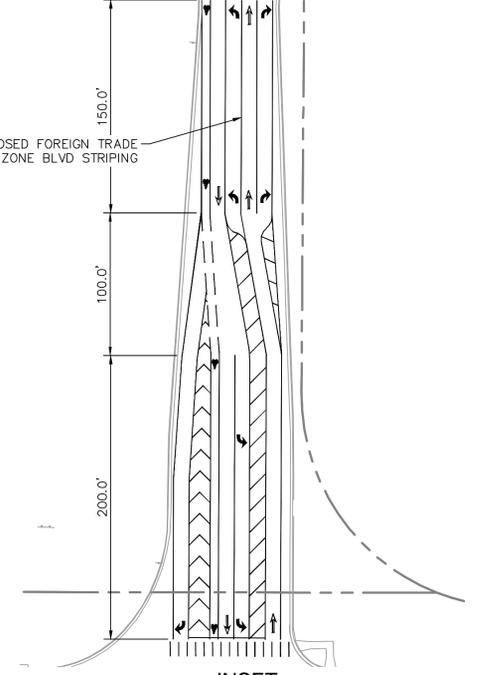
KEY MAP
1" = 500'



- #### LEGEND
- PROPERTY LINE
 - - - SETBACK
 - - - EASEMENT LINE
 - - - EXISTING LOT LINE
 - - - PROPOSED LOT LINE

- PROPOSED SIDEWALK
- PROPOSED DETENTION POND
- PHASE II

- PARKING COUNTS
- TRUCK DOCKS

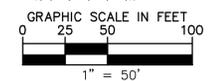


INSET
SCALE: 1" = 60'

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



SITE PLAN
SHEET 3 OF XX

PROJECT NAME - CITY FILE NO. AR DP XX-XXXX

K:\ss_chil15877602_aerospace business center\CADD\plansheets\DP_DP_SP.dwg Dec 28, 2023 10:25am

Original Traffic Study Documents

Colorado Centre Addition No. 3 Annexation

Colorado Springs, Colorado

Prepared for
Advance Concrete, Inc.
5720 Observation Court
Colorado Springs, Colorado 80916



Prepared by
Kimley-Horn and Associates, Inc.
2 North Nevada Avenue
Suite 900
Colorado Springs, Colorado 80903
(719) 453-0180

January 2024

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Table 1 – Colorado Centre Addition No. 3 Annexation Traffic Generation

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Phase I (2025)							
Light Industrial (ITE 110) 84,750 Square Feet	370	54	7	61	4	32	36
Full Buildout (2030)							
Light Industrial (ITE 110) 234,750 Square Feet	934	143	20	163	9	65	74
Office Building (ITE 710) 80,000 Square Feet	956	121	17	138	23	115	138
Strip Retail (ITE 822) – 50,000 Square Feet	2,722	71	47	118	165	164	329
Fast-Casual Restaurant (ITE 930) – 4,300 Square Feet	418	3	3	6	30	24	54
Gas Station w/ Convenience (ITE 945)– 10 Fueling Positions	3,458	158	158	316	134	135	269
Truck Stop (ITE 950) 4 Fueling Positions	896	27	29	56	33	29	62
Total Project Trips	9,384	523	274	798	395	531	926
Total Trips with Internal Capture	8,522	499	250	749	340	476	816

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns, existing and anticipated surrounding demographic information, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site back to the original source. The project trip distribution for the Phase I development is illustrated in **Figure 7**.and for the full buildout is illustrated in **Figure 8**.

4.3 Traffic Assignment

Colorado Centre Addition No. 3 Annexation traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the development shown in **Table 1**. Traffic assignment is shown in **Figure 9** for Lot 5 and **Figure 10** for Lot 4.

Project Colorado Centre Addition No. 3 Annexation (Phase I)
 Subject Trip Generation for General Light Industrial
 Designed by MAG Date January 05, 2024 Job No. 096951003
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Fitted Curve Equations

Land Use Code - General Light Industrial (110)

Independent Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 84,750

X = 84.8

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (100 Series Page 32)

Average Weekday	Directional Distribution:	88% ent.	12% exit.
$T = 0.68(X) + 3.81$	T = 61	Average Vehicle Trip Ends	
$T = 0.68 * 85 + 3.81$	54 entering	7	exiting
	54 + 7 = 61		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (100 Series Page 33)

Average Weekday	Directional Distribution:	14% ent.	86% exit.
$\ln(T) = 0.72 \ln(X) + 0.38$	T = 36	Average Vehicle Trip Ends	
$\ln(T) = 0.72 * \ln(85) + 0.38$	4 entering	31	exiting
	4 + 32 = 36		

Weekday (100 Series Page 31)

Daily Weekday	Directional Distribution:	50% entering, 50% exiting	
$T = 3.76(X) + 50.47$	T = 370	Average Vehicle Trip Ends	
$(T) = 3.76 * 84.75 + 50.47$	185 entering	185	exiting
	185 + 185 = 370		

Trip Generation Worksheets

Project Aerospace Business Center Building A
 Subject Trip Generation for General Light Industrial
 Designed by MAG Date January 08, 2024 Job No. 196776002
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 11th Edition, Fitted Curve Equations

Land Use Code - General Light Industrial (110)

Independent Variable - 1000 Square Feet Gross Floor Feet (X)

Gross Floor Area = 84,750

X = 84.8

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (100 Series Page 32)

Average Weekday	Directional Distribution:	88% ent.	12% exit.
$T = 0.68(X) + 3.81$	T = 61	Average Vehicle Trip Ends	
$T = 0.68 * 85 + 3.81$	54 entering	7	exiting
	54 + 7 = 61		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (100 Series Page 33)

Average Weekday	Directional Distribution:	14% ent.	86% exit.
$\ln(T) = 0.72 \ln(X) + 0.38$	T = 36	Average Vehicle Trip Ends	
$\ln(T) = 0.72 * \ln(85) + 0.38$	4 entering	31	exiting
	4 + 32 = 36		

Weekday (100 Series Page 31)

Daily Weekday	Directional Distribution:	50% entering, 50% exiting	
$T = 3.76 (X) + 50.47$	T = 370	Average Vehicle Trip Ends	
$(T) = 3.76 * 84.75 + 50.47$	185 entering	185	exiting
	185 + 185 = 370		