



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Registered Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Mobile: 303-594-4132
Email: john@atceng.com

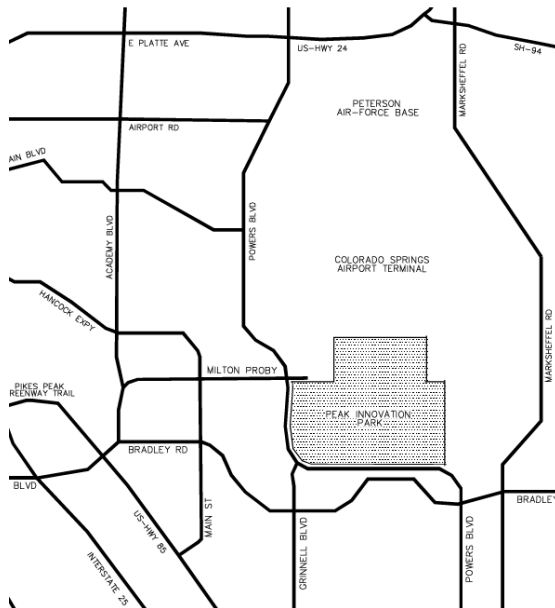
December 3, 2020

Mr. Cody Wilson
Intergroup Architects
2000 W. Littleton Blvd.
Littleton, CO 80120

RE: Letter of Conformance
Peak Innovation Park – Colorado Springs

Dear Mr. Wilson:

Pursuant to your request, I have reviewed the proposed development Flywheel Business Park located in the Peak Innovation Park its conformance to the Master Traffic Impact Study for Peak Innovation Park prepared by Kimley-Horn in May 2020. A vicinity map is presented in Figure 1.



The Peak Technology Campus consists of four buildings located within Planning Area 11 of the Peak Innovation Park. Figure two shows the Planning Areas. Figure 3 shows the overall site plan of Peak Technology Campus on the southeast corner of Peak Innovation Pkwy. (named Cresterra Pkwy. on Figure 3) and Embraer Heights.

Only one of the four is to be constructed at this time. The other three are conceptual. The building to be constructed is 50,000 square feet. The other three are one at 40,000 square feet and the two at 60,000 square feet each. The total of the four buildings is 210,000 square feet.

Figure 1 Vicinity Map

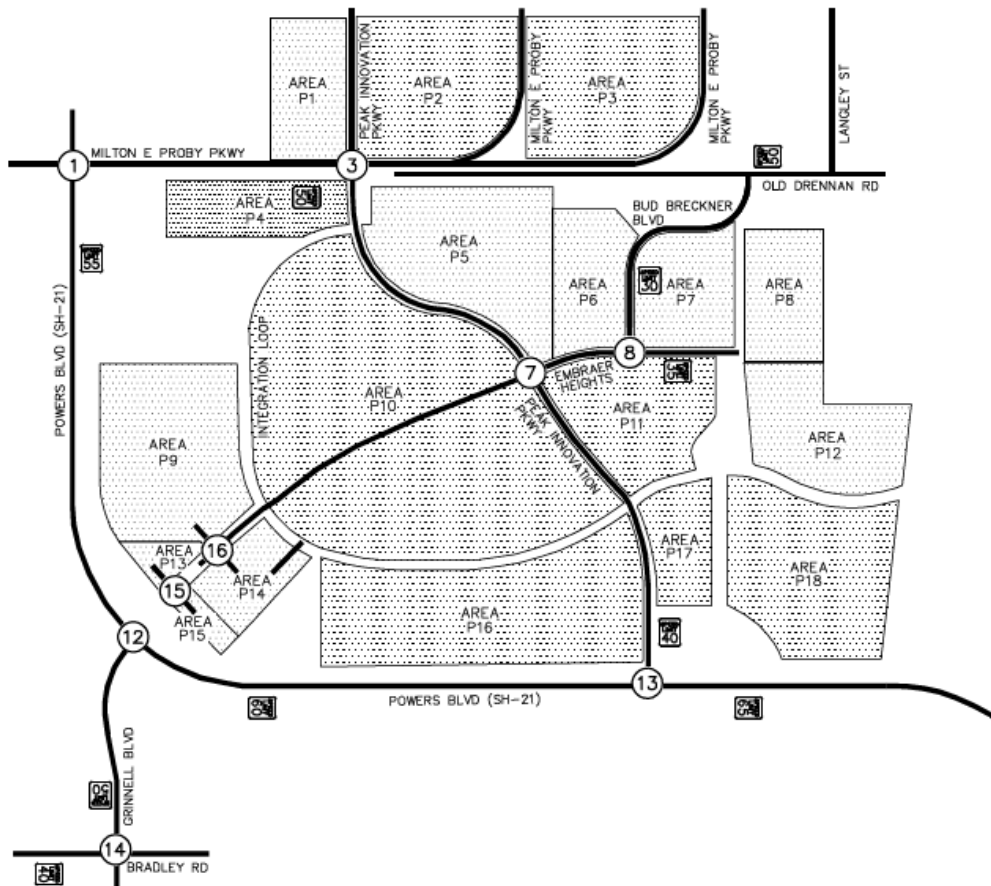


Figure 2 Planning Areas



Figure 3 Site Plan and Location



According to the Master Traffic Impact Study, Planning Area 11 is slated to contain 375,000 square feet of Office Park (ITE Land Use Code 750). The proposed development plan with 210,000 of office park use is clearly below the 375,000 square feet of programmed development in the planning area and leaves space for an additional 165,000 square feet of office park use on the east side.

Note that the adjacent roadways and intersections are in place and providing connections to the arterial streets, Milton E. Proby Pkwy to the north and S. Powers Blvd. to the south. Cresterra Parkway (aka Peak Innovation Parkway) is a fully developed 4-lane parkway.

Based on the findings contained herein, it is my professional opinion the Peak Technology Campus development plan is in conformance with the Master Traffic Impact Study for the Peak Innovation Park and that no further analysis or improvements to the adjacent streets and intersections are necessary to maintain an acceptable operating condition and level of service during the peak hours of operation.

Should you have any questions or need additional information please call me at 303-703-9112. Thank you for the opportunity to be of service.

Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal



ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.

Jmwa/me