



LSC TRANSPORTATION CONSULTANTS, INC.  
545 East Pikes Peak Avenue, Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

July 12, 2018

Cody Humphrey  
Director of Planning  
La Plata Communities  
1755 Telstar Drive, Suite 211  
Colorado Springs, CO 80920

RE: The Campus at Foothills Farm  
Colorado Springs, CO  
Trip Generation Technical Memorandum  
LSC #184690

Dear Cody:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation Technical Memorandum for the proposed amendment to The Farm Master Plan. The area of amendment is located northwest of the intersection of New Life Drive and Federal Drive in Colorado Springs, Colorado. This traffic technical memorandum is being prepared as part of the submittal to the City of Colorado Springs. It contains a trip generation estimate for the area proposed for amendment and a comparison to the trip generation estimate shown in the most recent traffic impact study completed for the same area and a comparison to a trip generation estimate based on existing land uses and future land uses shown on currently approved plans.

## **SITE LAND USE**

### **Approved Land Uses**

The Farm Master Plan is located north of New Life Drive between Interstate 25 and Voyager Parkway. The approved master plan has been attached. A traffic study for this area titled *Interquest North Classic Revision Colorado Springs, Colorado Traffic Impact Study* (TIS) was completed by Krager & Associates, Inc. in August 2005. Table 1 shows the land use assumed in the 2005 TIS for the areas south of the wetlands.

Since completion of that report, LSC completed a traffic technical memorandum for the portion of The Farm Master Plan located north of the wetlands area dated February 18, 2014. An extension of Federal Drive across the wetlands area shown in the 2005 TIS was not assumed in the 2014 memorandum and is no longer planned.

LSC has also recently prepared traffic technical memorandums for two residential parcels located north of New Life Drive between Federal Drive and Voyager Parkway identified as Parcel 1 on the approved Farm Master Plan. *The New Life & Voyager Apartments Continental 370 Fund LLC Traffic Technical Memorandum* dated May 12, 2016 assumed a 280-unit apartment development northeast of the intersection of Federal Drive and New Life Drive. *The Midtown Collection at Foothills Farm Traffic Technical Memorandum* dated May 19, 2017 assumed 83 lots for single-family homes northwest of the intersection of Voyager Parkway and New Life Drive.

The InterQuest Marketplace is located just south of The Farm. The PUD plan approved by The City of Colorado Springs August 21, 2014 includes a portion of the Farm Master Plan. Table 2 shows the approved and existing land uses within The InterQuest Marketplace. The approved PUD plan is attached.

### **Proposed Land Uses**

An amendment is proposed to the portion of The Farm Master Plan Area located south of the wetlands area. As shown on the approved master plan, an annexation agreement restricts the commercial and employment use for this area to 1,100,000 square feet. The amendment requests the allowable floor area be increased to 2,000,000 square feet. This area is planned to be developed with a mix of offices, hotels, restaurants, a gym, and residential uses. Table 2 shows the land uses assumed. A site plan is also attached. The residential uses in this area would be reduced from the maximum 720 units allowed by the approved master plan to 623 units (280 multi-family units in The Farm Apartments Filing No. 1, 83 single-family units in The Midtown Collection at Foothills Farm, and 260 multi-family units planned for the northwest corner of Federal/New Life).

### **TRIP GENERATION**

Estimates of the traffic volumes expected to be generated by the assumed uses within the amendment area were made using the nationally published trip generation rates found in *Trip Generation, 9<sup>th</sup> Edition, 2012 and 10<sup>th</sup> Edition, 2016* by the Institute of Transportation Engineers (ITE). Table 1 shows the trip generation estimates.

The total number of vehicle-trips generated by the land uses has been reduced to account for the internal vehicle-trips made within the site between land uses, without use of the external streets surrounding the site. Table 2 shows the number of internal trips assumed for each land use. The internal trip reduction is an estimate by LSC based on National Highway Cooperative Highway Research Program (NCHRP) Report 684 Enhancing Internal Trip Capture Estimation for Mixed-Use Developments. The results of the spreadsheet model are attached.

The land uses within The Farm Master Plan locations south of the wetlands area are projected to generate about 30,665 vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 1,543 vehicles would enter and 615 vehicles would exit the site.

During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 868 vehicles would enter and 1,217 vehicles would exit the site.

Table 2 also shows the trip generation estimate for this same area from the *Interquest North Classic Revision Colorado Springs, Colorado Traffic Impact Study* by Krager & Associates, Inc. dated August 2005. The currently proposed amendment land uses assumed for this same area are projected to generate about 12,279 more vehicles-trips per day than were estimated in the 2005 TIS. About 153 fewer entering vehicles and 75 more exiting vehicles are projected during the morning peak hour than was assumed in the 2005 TIA. About 285 more entering vehicles and 287 fewer exiting vehicles are projected during the afternoon peak hour than was assumed in the 2005 TIS.

Table 2 also contains a trip generation estimate for this same area based on the land uses shown in the InterQuest Marketplace PUD approved by the by The City of Colorado Springs August 21, 2014. The currently proposed amendment land uses assumed for this same area are projected to generate about 14,733 more vehicles-trips per day than would be estimated based on the currently approved plans. About 298 more entering vehicles and 177 more exiting vehicles are projected during the morning peak hour than would be estimated based on the currently approved plans. About 376 more entering vehicles and 74 more exiting vehicles are projected during the afternoon peak hour than would be estimated based on the currently approved plans.

\* \* \* \* \*

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E., PTOE  
Principal

JCH:KDF:bjwb

Enclosures: Tables 1-2  
The Farm Master Plan  
InterQuest Marketplace PUD  
The Campus at Foothills Farm Site Plan

Table 1  
Trip Generation Estimate  
The Campus at Foothill Farms

| Land Use Code   | Land Use Description                | Trip Generation Units    | Trip Generation Rates <sup>(1)</sup> |                   |                     |                         | Total Trips Generated |                     |                         |                   | Total "External" Trips Generated |                         |                   |                     | Daily Internal Trips |       |     |       |       |
|---|-------------------------------------|--------------------------|--------------------------------------|-------------------|---------------------|-------------------------|-----------------------|---------------------|-------------------------|-------------------|----------------------------------|-------------------------|-------------------|---------------------|----------------------|-------|-----|-------|-------|
|   |                                     |                          | Average Weekday Traffic              | Morning Peak Hour | Afternoon Peak Hour | Average Weekday Traffic | Morning Peak Hour     | Afternoon Peak Hour | Average Weekday Traffic | Morning Peak Hour | Afternoon Peak Hour              | Average Weekday Traffic | Morning Peak Hour | Afternoon Peak Hour |                      |       |     |       |       |
| <b>The Farm (South of Wetlands) Trip Generation Estimate Based on the Current (2018) Existing, Currently Proposed, and Anticipated Future Land Uses</b> |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| <b>Area of the currently proposed amendment to The Farm Master Plan</b>   |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| <b>Existing</b>   |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| 330   | Resort Hotel <sup>(2)</sup>         | 306 Rooms                | 5.70                                 | 0.23              | 0.09                | 0.18                    | 0.23                  | 0.23                | 1,745                   | 71                | 27                               | 54                      | 72                | 15%                 | 1,483                | 60    | 23  | 46    | 61    |
| <b>Future</b>   |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| 710   | General Office Building             | 1,466 KSF <sup>(3)</sup> | 9.79                                 | 0.82              | 0.13                | 0.16                    | 0.52                  | 14,347              | 1,208                   | 197               | 233                              | 759                     | 4%                | 13,773              | 1,160                | 189   | 224 | 729   |       |
| 932   | High-Turnover (Sit-Down) Restaurant | 18.18 KSF                | 112.18                               | 5.47              | 4.47                | 6.06                    | 3.71                  | 2,039               | 99                      | 81                | 110                              | 67                      | 15%               | 1,734               | 84                   | 69    | 94  | 57    |       |
| 930   | Fast Casual Restaurant              | 23.18 KSF                | 315.17                               | 1.39              | 0.68                | 7.77                    | 6.36                  | 7,306               | 32                      | 16                | 180                              | 147                     | 15%               | 6,210               | 27                   | 13    | 153 | 125   |       |
| 492   | Health/Fitness Club                 | 26 KSF                   | 38.70                                | 0.67              | 0.64                | 1.97                    | 1.48                  | 1,006               | 17                      | 17                | 51                               | 39                      | 15%               | 855                 | 14                   | 14    | 43  | 33    |       |
| 310   | Hotel                               | 210 Rooms                | 8.36                                 | 0.28              | 0.19                | 0.31                    | 0.29                  | 1,756               | 58                      | 40                | 64                               | 62                      | 15%               | 1,492               | 49                   | 34    | 55  | 52    |       |
| 220   | Multifamily Housing (Low-Rise)      | 260 DU                   | 7.32                                 | 0.11              | 0.35                | 0.35                    | 0.21                  | 1,903               | 28                      | 92                | 92                               | 54                      | 15%               | 1,618               | 23                   | 78    | 78  | 46    |       |
| 820   | Shopping Center                     | 5 KSF                    | 156.80                               | 19.13             | 11.73               | 5.68                    | 6.16                  | 784                 | 96                      | 59                | 28                               | 31                      | 15%               | 666                 | 81                   | 50    | 24  | 26    |       |
| Subtotal  |                                     |                          | 29,141                               | 1,538             | 502                 | 759                     | 1,159                 |                     |                         |                   |                                  |                         |                   |                     | 26,348               | 1,438 | 447 | 671   | 1,068 |
| <b>Approved Residential Uses Northeast of Federal/New Life</b>  |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| 210   | Single Family Detached Housing      | 83 DU <sup>(4)</sup>     | 9.44                                 | 0.19              | 0.56                | 0.62                    | 0.37                  | 784                 | 15                      | 46                | 52                               | 30                      | 0%                | 784                 | 15                   | 46    | 52  | 30    |       |
| 220   | Multifamily Housing (Low-Rise)      | 280 DU                   | 7.32                                 | 0.11              | 0.35                | 0.35                    | 0.21                  | 2,050               | 30                      | 99                | 99                               | 58                      | 0%                | 2,050               | 30                   | 99    | 99  | 58    |       |
| Subtotal  |                                     |                          | 2,834                                | 45                | 145                 | 151                     | 88                    |                     |                         |                   |                                  |                         |                   |                     | 2,834                | 45    | 145 | 151   | 88    |
| Total   |                                     |                          | 33,720                               | 1,653             | 675                 | 963                     | 1,319                 |                     |                         |                   |                                  |                         |                   |                     | 30,665               | 1,543 | 615 | 868   | 1,217 |
| <b>The Farm (South of Wetlands) Trip Generation Estimate Based on the Approved Master Plan for The Farm (Limitation of 1.1M square feet)</b>            |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| 220   | Multifamily Housing (Low-Rise)      | 720 DU                   | 7.32                                 | 0.11              | 0.35                | 0.35                    | 0.21                  | 5,270               | 76                      | 255               | 254                              | 149                     | 0%                | 5,270               | 76                   | 255   | 254 | 149   |       |
| 330   | Resort Hotel                        | 306 Rooms                | 5.70                                 | 0.23              | 0.09                | 0.18                    | 0.23                  | 1,745               | 71                      | 27                | 54                               | 72                      | 0%                | 1,745               | 71                   | 27    | 54  | 72    |       |
| 310   | Hotel                               | 130 Rooms                | 8.36                                 | 0.28              | 0.19                | 0.31                    | 0.29                  | 1,087               | 36                      | 25                | 40                               | 38                      | 0%                | 1,087               | 36                   | 25    | 40  | 38    |       |
| 750   | Office Park                         | 686 KSF                  | 11.42                                | 1.55              | 0.19                | 0.21                    | 1.29                  | 7,830               | 1,062                   | 131               | 144                              | 884                     | 0%                | 7,830               | 1,062                | 131   | 144 | 884   |       |
| Subtotal  |                                     |                          | 15,932                               | 1,245             | 438                 | 492                     | 1,143                 |                     |                         |                   |                                  |                         |                   |                     | 15,932               | 1,245 | 438 | 492   | 1,143 |
| Change in Trip Generation Estimate  |                                     |                          | 17,787                               | 408               | 236                 | 472                     | 176                   |                     |                         |                   |                                  |                         |                   |                     | 14,733               | 298   | 177 | 376   | 74    |
| <b>The Farm (South of Wetlands) Trip Generation Estimate Based on the "Interquest North Classic Revision Traffic Impact Analysis"<sup>(5)</sup></b>     |                                     |                          |                                      |                   |                     |                         |                       |                     |                         |                   |                                  |                         |                   |                     |                      |       |     |       |       |
| 220   | Apartment                           | 700 DU                   | 6.72                                 | 0.10              | 0.41                | 0.40                    | 0.22                  | 4,704               | 71                      | 286               | 282                              | 152                     | 0%                | 4,704               | 71                   | 286   | 282 | 152   |       |
| 310   | Hotel                               | 300 Rooms                | 8.17                                 | 0.34              | 0.22                | 0.31                    | 0.28                  | 2,451               | 102                     | 66                | 94                               | 83                      | 0%                | 2,451               | 102                  | 66    | 94  | 83    |       |
| 750   | Office Park                         | 983 KSF                  | 11.42                                | 1.55              | 0.19                | 0.21                    | 1.29                  | 11,231              | 1,523                   | 188               | 207                              | 1,269                   | 0%                | 11,231              | 1,523                | 188   | 207 | 1,269 |       |
| Total   |                                     |                          | 18,386                               | 1,696             | 540                 | 583                     | 1,504                 |                     |                         |                   |                                  |                         |                   |                     | 18,386               | 1,696 | 540 | 583   | 1,504 |
| Change in Trip Generation Estimate  |                                     |                          | 15,334                               | -43               | 135                 | 380                     | -185                  |                     |                         |                   |                                  |                         |                   |                     | 12,279               | -153  | 75  | 285   | -287  |

Notes:

- (1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)
- (2) The Resort Hotel average weekday traffic trip generation rate is an estimate by LSC
- (3) KSF = thousand square feet of floor area
- (4) DU = dwelling unit
- (5) Source: "Interquest North Classic Revision Colorado Springs, Colorado Traffic Impact Study" Krager and Associates, Inc. December 2004

Source: LSC Transportation Consultants, Inc

| Table 2<br>Land Use Tabulation & Comparison<br>The Campus at foothill Farms   |  |                        |      |                         |  |                         |                                    |                        |                   |                         |       |       |       |
|---|--|------------------------|------|-------------------------|--|-------------------------|------------------------------------|------------------------|-------------------|-------------------------|-------|-------|-------|
| Land Uses Assumed in the "Interquest North Traffic Impact Analysis" and the "Interquest North Classic Revision Traffic Impact Analysis" |  |                        |      |                         | Land Uses Shown on the Approved InterQuest Marketplace PUD Plan & The Farm Master Plan |                         |                                    |                        |                   |                         |       |       |       |
| Source  | Land Use   | Floor Area<br>Quantity | Unit | Other Units<br>Quantity | Parcel   | Land Use                | Source                             | Floor Area<br>Quantity | Unit              | Other Units<br>Quantity |       |       |       |
| (1)   | Interquest North:<br>Multiplex Movie Theater         | 839,191                | KSF  | 2,460                   | Seats  | A                       | Theater                            | (3)                    | 47,419            | KSF                     | 2,300 | Seats |       |
|   |  | 6,673                  | KSF  | ...                     | ...  | B                       | Restaurant                         |                        | 6,673             | KSF                     | ...   | ...   |       |
|   |  | 8,575                  | KSF  | ...                     | ...  | C                       | Restaurant                         |                        | 8,575             | KSF                     | ...   | ...   |       |
|   |  | 7,918                  | KSF  | ...                     | ...  | D                       | Restaurant                         |                        | 7,918             | KSF                     | ...   | ...   |       |
|   |  | 4,96                   | KSF  | ...                     | ...  | E                       | Hotel                              |                        | 4,96              | KSF                     | ...   | ...   |       |
|   |  | 104,203                | KSF  | ...                     | 180  | Rooms                   | F                                  |                        | Commercial Center | 104,203                 | KSF   | 180   | Rooms |
|   |  | 48,379                 | KSF  | ...                     | ...  | G                       | Restaurant                         |                        | 48,379            | KSF                     | ...   | ...   |       |
|   |  | 219,888                | KSF  | ...                     | ...  | H                       | Commercial Center                  |                        | 219,888           | KSF                     | ...   | ...   |       |
|   |  | 4,958                  | KSF  | ...                     | ...  | I                       | Gas Station With Convenience Store |                        | 4,958             | KSF                     | ...   | ...   |       |
|   |  | 9,66                   | KSF  | ...                     | ...  | J                       | Commercial Center                  |                        | 9,66              | KSF                     | ...   | ...   |       |
| (2)   | The Farm (Commercial and Employment):<br>Office Park | 983,451                | KSF  | ...                     | ...  | K                       | Automobile Care Center             | (3)                    | 4,721             | KSF                     | ...   | ...   |       |
|   |  | ...                    | ...  | ...                     | L  | Restaurant              | 5,28                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | M  | Bank                    | 4,437                              |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | N  | Restaurant              | 4,437                              |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | O  | Bank/Restaurant         | 7,3                                |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | P  | Restaurant              | 3,8                                |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | Q  | Restaurant              | 4,721                              |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | R  | Commercial Center       | 15,815                             |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | S  | Commercial Center       | 14,77                              |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | ...  | ...                     | 3,789                              |                        | KSF               | ...                     | ...   |       |       |
| (3)   | The Farm (Residential):<br>Apartments                | 1,083                  | KSF  | ...                     | 306  | Rooms                   | A                                  | Highway Commercial     | Subtotal          | 1,014                   | KSF   | 264   | DU    |
|   |  | ...                    | ...  | ...                     | B  | Community Commercial    | 1,280                              | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | C  | Neighborhood Commercial | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | D  | Other                   | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | E  | Highway Commercial      | 26                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | F  | Community Commercial    | 46                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | G  | Neighborhood Commercial | 46                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | H  | Other                   | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | I  | Highway Commercial      | 60                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | J  | Community Commercial    | 125,56                             | KSF                    |                   | ...                     | ...   |       |       |
| (4)   | Interquest Marketplace & The Farm Combined Totals:   | 1,923                  | KSF  | 2,450                   | Seats  | (4)                     | Highway Commercial                 | Subtotal               | 2,883             | KSF                     | 2,300 | Seats |       |
|   |  | ...                    | ...  | ...                     | (5)  | Community Commercial    | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (6)  | Neighborhood Commercial | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (7)  | Other                   | 26                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (8)  | Highway Commercial      | 46                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (9)  | Community Commercial    | 46                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (10)   | Neighborhood Commercial | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (11)   | Other                   | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (12)   | Highway Commercial      | 60                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (13)   | Community Commercial    | 125,56                             |                        | KSF               | ...                     | ...   |       |       |
| (5)   | The Farm (Residential):<br>Apartments                | 700                    | DU   | ...                     | 720  | DU                      | (4)                                | Highway Commercial     | Subtotal          | 2,000                   | KSF   | 816   | Rooms |
|   |  | ...                    | ...  | ...                     | (5)  | Community Commercial    | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (6)  | Neighborhood Commercial | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (7)  | Other                   | 26                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (8)  | Highway Commercial      | 46                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (9)  | Community Commercial    | 46                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (10)   | Neighborhood Commercial | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (11)   | Other                   | 9,09                               | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (12)   | Highway Commercial      | 60                                 | KSF                    |                   | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (13)   | Community Commercial    | 125,56                             | KSF                    |                   | ...                     | ...   |       |       |
| (6)   | The Farm (Residential):<br>Apartments                | 1,923                  | KSF  | 2,450                   | Seats  | (4)                     | Highway Commercial                 | Subtotal               | 2,883             | KSF                     | 2,300 | Seats |       |
|   |  | ...                    | ...  | ...                     | (5)  | Community Commercial    | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (6)  | Neighborhood Commercial | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (7)  | Other                   | 26                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (8)  | Highway Commercial      | 46                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (9)  | Community Commercial    | 46                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (10)   | Neighborhood Commercial | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (11)   | Other                   | 9,09                               |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (12)   | Highway Commercial      | 60                                 |                        | KSF               | ...                     | ...   |       |       |
|   |  | ...                    | ...  | ...                     | (13)   | Community Commercial    | 125,56                             |                        | KSF               | ...                     | ...   |       |       |

Notes:  
 (1) Source: "Interquest North Colorado Springs, Colorado Traffic Impact Study" Kruger and Associates, Inc. August 2005  
 (2) Source: "Interquest North Classic Revision Colorado Springs, Colorado Traffic Impact Study" Kruger and Associates, Inc. December 2004  
 (3) Source: Interquest Marketplace PUD Plan Approved August 21, 2014  
 (4) Source: "New Life & Voyager Apartments Traffic Technical Memorandum" by LSC May 12, 2016  
 (5) Source: "Midtown Collection at Foothill Farm Traffic Technical Memorandum" by LSC May 18, 2017  
 (6) KSF = thousand square feet of floor area  
 (7) DU = dwelling unit  
 (8) DU = vehicle parking position  
 (9) DU = dwelling unit  
 Source: LSC Transportation Consultants, Inc.

| NCHRP 684 Internal Trip Capture Estimation Tool |                                 |               |                                      |
|---|---------------------------------|---------------|--------------------------------------|
| Project Name:                                   | The Farm South of Wetlands Area | Organization: | LSC Transportation Consultants, Inc. |
| Project Location:                               | New Life/Voyager                | Performed By: | KDF                                  |
| Scenario Description:                           | Buildout                        | Date:         | 7/12/2018                            |
| Analysis Year:                                  | 2040                            | Checked By:   |                                      |
| Analysis Period:                                | AM Street Peak Hour             | Date:         |                                      |

| Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate) |   |          |       |                                      |          |         |
|--|---|----------|-------|--------------------------------------|----------|---------|
| Land Use   | Development Data (For Information Only) |          |       | Estimated Vehicle-Trips <sup>3</sup> |          |         |
|  | ITE LUCs <sup>1</sup>                   | Quantity | Units | Total                                | Entering | Exiting |
| Office   |   |          |       | 1,405                                | 1,208    | 197     |
| Retail   |   |          |       | 155                                  | 96       | 59      |
| Restaurant   |   |          |       | 228                                  | 131      | 97      |
| Cinema/Entertainment   |   |          |       | 0                                    | 0        | 0       |
| Residential  |   |          |       | 310                                  | 73       | 237     |
| Hotel  |   |          |       | 196                                  | 129      | 67      |
| All Other Land Uses <sup>2</sup>   |   |          |       | 34                                   | 17       | 17      |
|  |   |          |       | 2,328                                | 1,654    | 674     |

| Table 2-A: Mode Split and Vehicle Occupancy Estimates |                        |           |                 |                        |           |                 |
|---|------------------------|-----------|-----------------|------------------------|-----------|-----------------|
| Land Use  | Entering Trips         |           |                 | Exiting Trips          |           |                 |
|   | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized | Veh. Occ. <sup>4</sup> | % Transit | % Non-Motorized |
| Office  |                        |           |                 |                        |           |                 |
| Retail  |                        |           |                 |                        |           |                 |
| Restaurant  |                        |           |                 |                        |           |                 |
| Cinema/Entertainment                                  |                        |           |                 |                        |           |                 |
| Residential   |                        |           |                 |                        |           |                 |
| Hotel   |                        |           |                 |                        |           |                 |
| All Other Land Uses <sup>2</sup>                      |                        |           |                 |                        |           |                 |

| Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance) |                  |        |            |                      |             |       |
|---|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)   | Destination (To) |        |            |                      |             |       |
|   | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office  |                  |        |            |                      |             |       |
| Retail  |                  |        |            |                      |             |       |
| Restaurant  |                  |        |            |                      |             |       |
| Cinema/Entertainment  |                  |        |            |                      |             |       |
| Residential   |                  |        |            |                      |             |       |
| Hotel   |                  |        |            |                      |             |       |

| Table 4-A: Internal Person-Trip Origin-Destination Matrix* |                  |        |            |                      |             |       |
|--|------------------|--------|------------|----------------------|-------------|-------|
| Origin (From)  | Destination (To) |        |            |                      |             |       |
|  | Office           | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office   |                  | 31     | 30         | 0                    | 0           | 0     |
| Retail   | 17               |        | 8          | 0                    | 1           | 0     |
| Restaurant   | 30               | 8      |            | 0                    | 4           | 3     |
| Cinema/Entertainment                                       | 0                | 0      | 0          |                      | 0           | 0     |
| Residential  | 5                | 2      | 26         | 0                    |             | 0     |
| Hotel  | 36               | 4      | 6          | 0                    | 0           |       |

| Table 5-A: Computations Summary           |       |          |         |
|---|-------|----------|---------|
|   | Total | Entering | Exiting |
| All Person-Trips                          | 2,328 | 1,654    | 674     |
| Internal Capture Percentage               | 18%   | 13%      | 31%     |
| External Vehicle-Trips <sup>5</sup>       | 1,906 | 1,443    | 463     |
| External Transit-Trips <sup>6</sup>       | 0     | 0        | 0       |
| External Non-Motorized Trips <sup>6</sup> | 0     | 0        | 0       |

| Table 6-A: Internal Trip Capture Percentages by Land Use |                |               |
|--|----------------|---------------|
| Land Use   | Entering Trips | Exiting Trips |
| Office   | 7%             | 31%           |
| Retail   | 47%            | 44%           |
| Restaurant   | 53%            | 46%           |
| Cinema/Entertainment                                     | N/A            | N/A           |
| Residential  | 7%             | 14%           |
| Hotel  | 2%             | 69%           |

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

<sup>3</sup>Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

<sup>4</sup>Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

<sup>5</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

<sup>6</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

FIGURE 7





**LEGEND**

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- DEVELOPED COMMERCIAL
- FUTURE COMMUNITY CENTER AND GATHERING PLACE
- SCHOOL SITE
- OPEN SPACE / WETLANDS
- PARK
- COMMUNITY TRAILS
- TIER 2 CITY TRAIL
- TRAIL AND PARK AMENITIES

**THE CAMPUS**  
AT FOOTHILLS FARM

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**DHW DESIGN**  
AIR FORCE ACADEMY NOT IN CITY LIMITS

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February 27, 2018

FIGURE 7



**MASTER PLAN HISTORY SUMMARY**

| YEAR | APPROVED CHANGES TO MASTER PLAN  |
|------|--|
| 2004 | Approval of first Master Plan  |
| 2006 | A portion of the property was re-zoned PUD   |
| 2008 | Amendment to eliminate the school site   |
| 2011 | Amendment to change the use of Parcel 6, Compassion International Site   |
| 2011 | Amendment to reduce density, eliminate the collector street crossing Black Squirrel Creek and allow existing ponds to remain, and add a 15 acre school site        |
| 2014 | Amendment to realign Ridgeline Drive, identify trails and park lands, modify residential uses north of Black Squirrel Creek, and relocate the 15 acre school site. |
| 2016 | New life drive alignment adjustment  |
| 2017 | Amendment to update parks and trails.  |

**NOTES**

- THE OVERALL DENSITY OF THE FARM MASTER PLAN SHALL BE A MAXIMUM OF 1.66 UNITS PER ACRE. THE MAXIMUM DENSITY LOCATED WITHIN EACH PARCEL SHALL NOT BE EXCEEDED.
- THE 100 YEAR FLOODPLAIN LINE, WETLANDS LOCATIONS AND FRESHWATER/BRIDGE CROSSING LOCATIONS SHALL BE SHOWN WITHIN THE OPEN SPACE BOUNDARIES OF THE MASTER PLAN. MORE SPECIFIC DELINEATION OF THESE CONSTRAINTS TO DEVELOPMENT SHALL BE SHOWN ON DEVELOPMENT PLANS FOR THE INDIVIDUAL PARCELS.
- DEVELOPER AND CITY AGREE TO SHARE THE COST OF A PEDIESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IN THE VICINITY OF THE SOUTHWEST CORNER OF THE PROPOSED COMMERCIAL OFFICE AND HOTEL. THE TRUCKING OF FILL FROM THE CITY IS SUBJECT TO CITY COUNCIL APPROVAL. THE BRIDGE WILL BE INSTALLED PRIOR TO THE OPENING OF THE ELEMENTARY SCHOOL ON PARCEL 3.
- MINOR CHANGES TO TRAIL ALIGNMENTS DO NOT CONSTITUTE A PLAN AMENDMENT.
- HOTEL SITE OF PARCEL 2 AND ALL OF PARCEL 6 HAVE BEEN IDENTIFIED.
- MAXIMUM 1,200,000 SQUARE FEET OF COMMERCIAL AND EMPLOYMENT USE IS ALLOWED PER THE AGREEMENT WITH COMPASSION INTERNATIONAL.
- TRAIL AND PARK AMENITIES WILL BE DESIGNED ALONG WITH ADDITIONAL DEVELOPMENT APPLICATIONS.
- PROVIDE A CONNECTION BETWEEN RIDGELINE DRIVE AND WIDE CREEK PARKWAY WITH NO DRIVEWAY ACCESS SHOWN. IT IS ACCEPTABLE FOR THAT ROUTE TO BE INDIRECT AS IT PROCEEDS THROUGH TA, OR, OR.

**VICINITY MAP**

**LEGEND**

|  |  |
|--|--|
|  | 30 AC RESIDENTIAL<br>12-24 DU / AC       |
|  | 34.13 AC RESIDENTIAL<br>3.5-7.99 DU / AC |
|  | 113.88 AC RESIDENTIAL<br>2-3.49 DU / AC  |
|  | 97.9 AC REGIONAL COMMERCIAL              |
|  | 9.5 AC OFFICE                            |
|  | 15.0 AC SCHOOL                           |
|  | 4.67 AC ACTIVITY CENTER                  |
|  | 114.83 AC OPEN SPACE                     |
|  | 17.80 AC AREA FOR PARK CREDIT            |
|  | 20.23 AC COMMUNITY OPEN SPACE            |

TRAIL & PARK AMENITIES

IMPLEMENTED AREAS OF MASTER PLAN

BLACK SQUIRREL TRAIL (TIER 2)

TRAIL CORRIDOR (COMMUNITY TRAIL)

**LEGAL DESCRIPTION: VOYAGER STRIP**

A PARCEL OF LAND BEING A PORTION OF SECTION 17 AND SECTION 20, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 20102215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "R15 328287" AND AT THE SOUTHERLY END BY CENTER QUARTER OF SECTION 17 BY A 3% INCH ALUMINUM CAP STAMPED "PLS 325975" IS ASSUMED TO BEAR S89°18'17.2" E A DISTANCE OF 603.70 FEET.

**COMMENCING AT** THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

**THENCE S44°32'37.6" E**, A DISTANCE OF 190.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN NORTHGATE RETAIL FILING NO. 2, RECORDED UNDER RECEPTION NO. 20071262, SAID POINT BEING THE POINT OF BEGINNING;

**THENCE S0°07'31.1" W**, HAVING A DELTA OF 24°30'50.7" A RADIUS OF 205.00 FEET AND A DISTANCE OF 87.71 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 3;

**THENCE ON SAID WESTERLY RIGHT OF WAY LINE** THE FOLLOWING THREE (3) COURSES:

- S0°11'32.1" W, A DISTANCE OF 16.78 FEET TO A POINT OF CURVE;
- S0°00'00.0" W, A DISTANCE OF 326.80 FEET TO A POINT OF TANGENT;
- S0°07'31.1" W, A DISTANCE OF 1382.40 FEET TO THE NORTHWEST CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE OFFICE/WAREHOUSE CENTER FILING NO. 1, RECORDED UNDER RECEPTION NO. 089951542.

**THENCE CONTINUING S0°03'18.1" E**, ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN SAID OFFICE/WAREHOUSE CENTER FILING NO. 1, A DISTANCE OF 122.39 FEET, TO THE NORTHERLY CORNER OF TRACT 7 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2, RECORDED UNDER RECEPTION NO. 081607659, ON THE WESTERLY BOUNDARY OF SAID TRACT 7, A DISTANCE OF 170.61 FEET TO A POINT ON THE WEST LINE OF THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

**THENCE NORTH 01°01'27.1" W**, ON THE WEST LINE SAID, NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 737.17 FEET, TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

**THENCE N0°01'13.1" W**, ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1280.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.817 ACRES.

**LEGAL DESCRIPTION: VOYAGER STRIP**

A PARCEL OF LAND BEING A PORTION OF SECTION 17 AND SECTION 20, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 20102215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "R15 328287" AND AT THE SOUTHERLY END BY CENTER QUARTER OF SECTION 17 BY A 3% INCH ALUMINUM CAP STAMPED "PLS 325975" IS ASSUMED TO BEAR S89°18'17.2" E A DISTANCE OF 603.70 FEET.

**COMMENCING AT** THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

**THENCE S44°32'37.6" E**, A DISTANCE OF 190.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGELINE DRIVE AS PLATTED IN NORTHGATE RETAIL FILING NO. 2, RECORDED UNDER RECEPTION NO. 20071262, SAID POINT BEING THE POINT OF BEGINNING;

**THENCE S0°07'31.1" W**, HAVING A DELTA OF 24°30'50.7" A RADIUS OF 205.00 FEET AND A DISTANCE OF 87.71 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 3;

**THENCE ON SAID WESTERLY RIGHT OF WAY LINE** THE FOLLOWING THREE (3) COURSES:

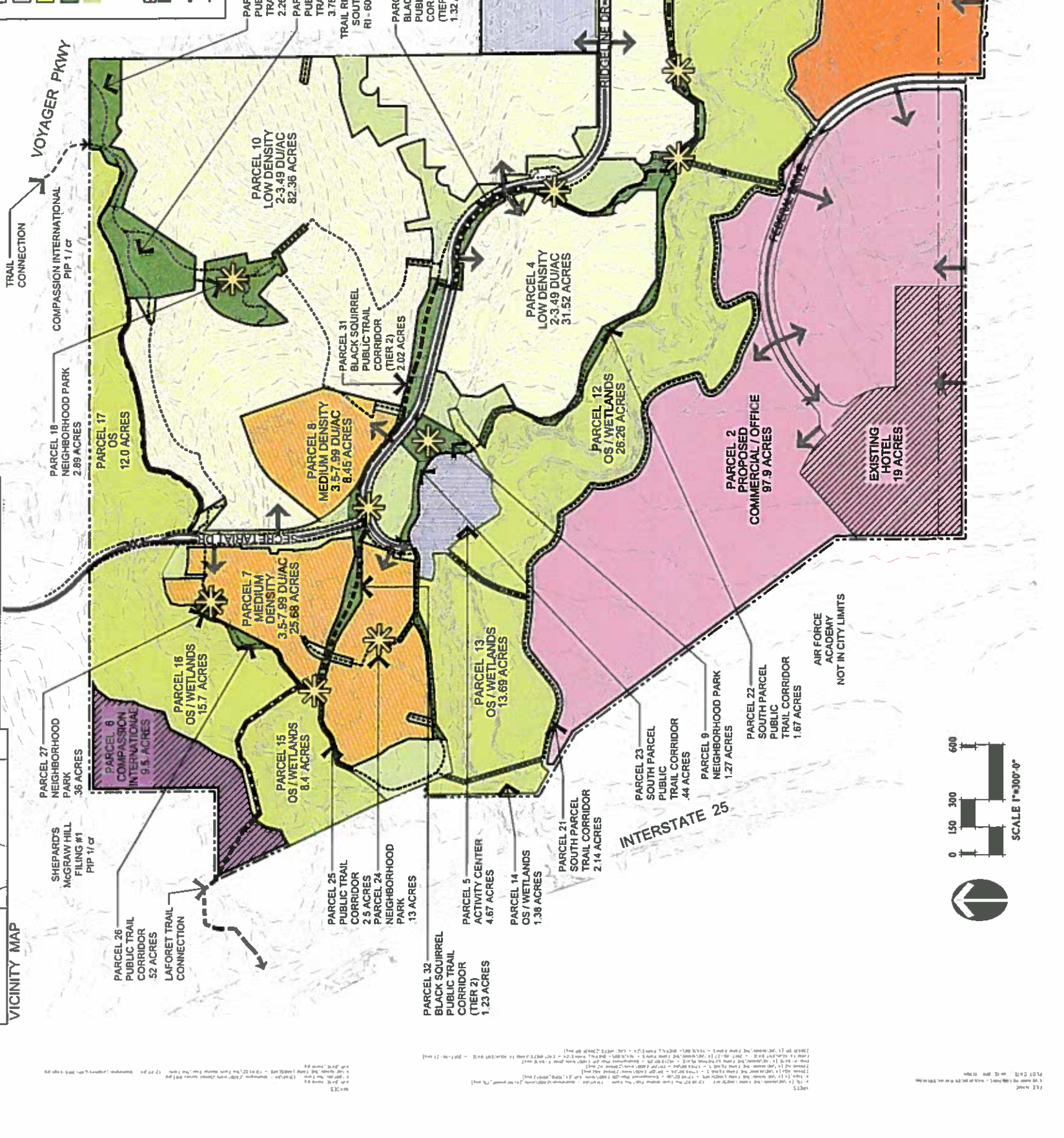
- S0°11'32.1" W, A DISTANCE OF 16.78 FEET TO A POINT OF CURVE;
- S0°00'00.0" W, A DISTANCE OF 326.80 FEET TO A POINT OF TANGENT;
- S0°07'31.1" W, A DISTANCE OF 1382.40 FEET TO THE NORTHWEST CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE OFFICE/WAREHOUSE CENTER FILING NO. 1, RECORDED UNDER RECEPTION NO. 089951542.

**THENCE CONTINUING S0°03'18.1" E**, ON THE WESTERLY RIGHT OF WAY LINE OF VOYAGER PARKWAY AS PLATTED IN SAID OFFICE/WAREHOUSE CENTER FILING NO. 1, A DISTANCE OF 122.39 FEET, TO THE NORTHERLY CORNER OF TRACT 7 AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2, RECORDED UNDER RECEPTION NO. 081607659, ON THE WESTERLY BOUNDARY OF SAID TRACT 7, A DISTANCE OF 170.61 FEET TO A POINT ON THE WEST LINE OF THE WESTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

**THENCE NORTH 01°01'27.1" W**, ON THE WEST LINE SAID, NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 737.17 FEET, TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, BEING ALSO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

**THENCE N0°01'13.1" W**, ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1280.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.817 ACRES.



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ARCHITECTS

**THE FARM**

MASTER PLAN

COLORADO SPRINGS, COLORADO

PROJECT NUMBER: 13140  
DATE: 01-12-2018

DESIGNED BY: DR/AMI  
CHECKED BY: DR/AMI  
REVISIONS:

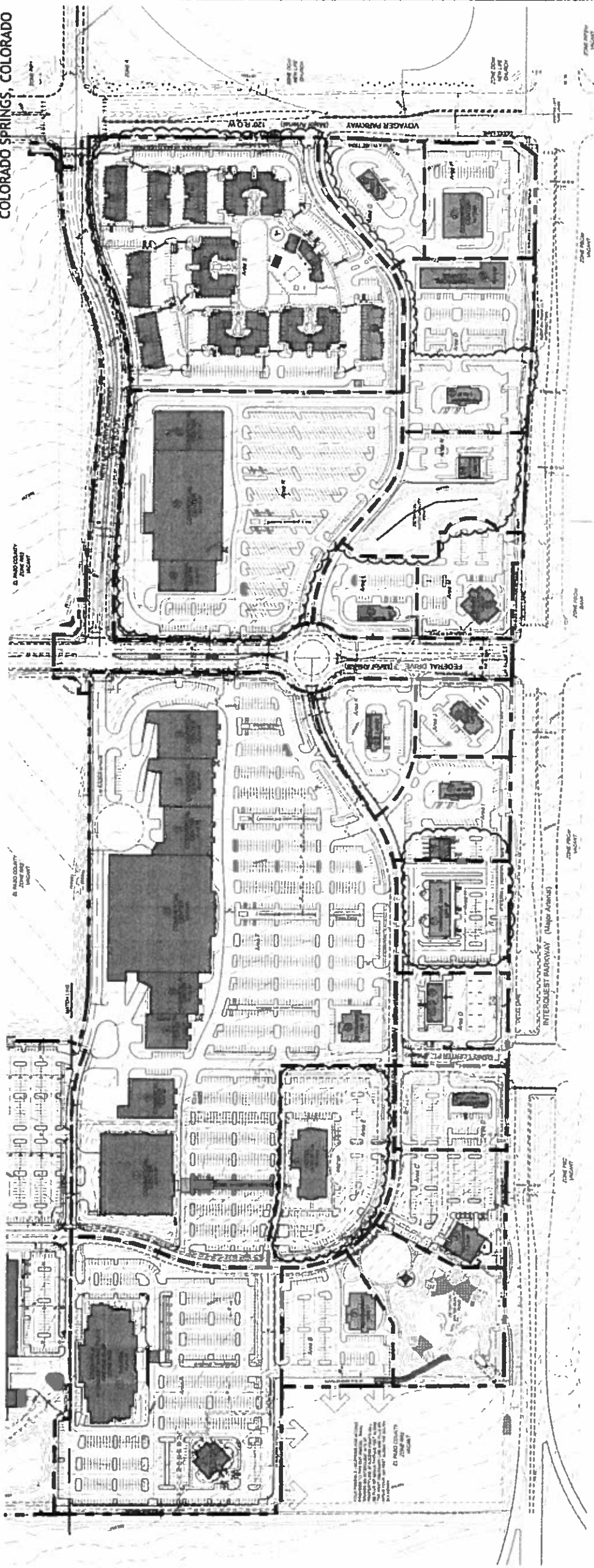
JOB DESCRIPTION:  
AMENDED MASTER PLAN





# InterQuest Marketplace

COLORADO SPRINGS, COLORADO

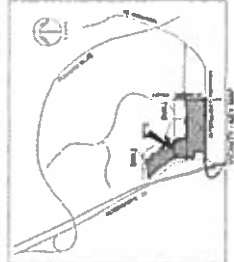


**LAND USE AREAS WITH PARKING RATIO**

| Area | Area (sq ft) | Parking Ratio | Parking (sq ft) | Total Area (sq ft) |
|------|--------------|---------------|-----------------|--------------------|
| 1    | 1,000,000    | 0.75          | 750,000         | 1,750,000          |
| 2    | 1,500,000    | 0.75          | 1,125,000       | 2,625,000          |
| 3    | 2,000,000    | 0.75          | 1,500,000       | 3,500,000          |
| 4    | 2,500,000    | 0.75          | 1,875,000       | 4,375,000          |
| 5    | 3,000,000    | 0.75          | 2,250,000       | 5,250,000          |
| 6    | 3,500,000    | 0.75          | 2,625,000       | 6,125,000          |
| 7    | 4,000,000    | 0.75          | 3,000,000       | 7,000,000          |
| 8    | 4,500,000    | 0.75          | 3,375,000       | 7,875,000          |
| 9    | 5,000,000    | 0.75          | 3,750,000       | 8,750,000          |
| 10   | 5,500,000    | 0.75          | 4,125,000       | 9,625,000          |
| 11   | 6,000,000    | 0.75          | 4,500,000       | 10,500,000         |
| 12   | 6,500,000    | 0.75          | 4,875,000       | 11,375,000         |
| 13   | 7,000,000    | 0.75          | 5,250,000       | 12,250,000         |
| 14   | 7,500,000    | 0.75          | 5,625,000       | 13,125,000         |
| 15   | 8,000,000    | 0.75          | 6,000,000       | 14,000,000         |
| 16   | 8,500,000    | 0.75          | 6,375,000       | 14,875,000         |
| 17   | 9,000,000    | 0.75          | 6,750,000       | 15,750,000         |
| 18   | 9,500,000    | 0.75          | 7,125,000       | 16,625,000         |
| 19   | 10,000,000   | 0.75          | 7,500,000       | 17,500,000         |
| 20   | 10,500,000   | 0.75          | 7,875,000       | 18,375,000         |
| 21   | 11,000,000   | 0.75          | 8,250,000       | 19,250,000         |
| 22   | 11,500,000   | 0.75          | 8,625,000       | 20,125,000         |
| 23   | 12,000,000   | 0.75          | 9,000,000       | 21,000,000         |
| 24   | 12,500,000   | 0.75          | 9,375,000       | 21,875,000         |
| 25   | 13,000,000   | 0.75          | 9,750,000       | 22,750,000         |
| 26   | 13,500,000   | 0.75          | 10,125,000      | 23,625,000         |
| 27   | 14,000,000   | 0.75          | 10,500,000      | 24,500,000         |
| 28   | 14,500,000   | 0.75          | 10,875,000      | 25,375,000         |
| 29   | 15,000,000   | 0.75          | 11,250,000      | 26,250,000         |
| 30   | 15,500,000   | 0.75          | 11,625,000      | 27,125,000         |
| 31   | 16,000,000   | 0.75          | 12,000,000      | 28,000,000         |
| 32   | 16,500,000   | 0.75          | 12,375,000      | 28,875,000         |
| 33   | 17,000,000   | 0.75          | 12,750,000      | 29,750,000         |
| 34   | 17,500,000   | 0.75          | 13,125,000      | 30,625,000         |
| 35   | 18,000,000   | 0.75          | 13,500,000      | 31,500,000         |
| 36   | 18,500,000   | 0.75          | 13,875,000      | 32,375,000         |
| 37   | 19,000,000   | 0.75          | 14,250,000      | 33,250,000         |
| 38   | 19,500,000   | 0.75          | 14,625,000      | 34,125,000         |
| 39   | 20,000,000   | 0.75          | 15,000,000      | 35,000,000         |
| 40   | 20,500,000   | 0.75          | 15,375,000      | 35,875,000         |
| 41   | 21,000,000   | 0.75          | 15,750,000      | 36,750,000         |
| 42   | 21,500,000   | 0.75          | 16,125,000      | 37,625,000         |
| 43   | 22,000,000   | 0.75          | 16,500,000      | 38,500,000         |
| 44   | 22,500,000   | 0.75          | 16,875,000      | 39,375,000         |
| 45   | 23,000,000   | 0.75          | 17,250,000      | 40,250,000         |
| 46   | 23,500,000   | 0.75          | 17,625,000      | 41,125,000         |
| 47   | 24,000,000   | 0.75          | 18,000,000      | 42,000,000         |
| 48   | 24,500,000   | 0.75          | 18,375,000      | 42,875,000         |
| 49   | 25,000,000   | 0.75          | 18,750,000      | 43,750,000         |
| 50   | 25,500,000   | 0.75          | 19,125,000      | 44,625,000         |
| 51   | 26,000,000   | 0.75          | 19,500,000      | 45,500,000         |
| 52   | 26,500,000   | 0.75          | 19,875,000      | 46,375,000         |
| 53   | 27,000,000   | 0.75          | 20,250,000      | 47,250,000         |
| 54   | 27,500,000   | 0.75          | 20,625,000      | 48,125,000         |
| 55   | 28,000,000   | 0.75          | 21,000,000      | 49,000,000         |
| 56   | 28,500,000   | 0.75          | 21,375,000      | 49,875,000         |
| 57   | 29,000,000   | 0.75          | 21,750,000      | 50,750,000         |
| 58   | 29,500,000   | 0.75          | 22,125,000      | 51,625,000         |
| 59   | 30,000,000   | 0.75          | 22,500,000      | 52,500,000         |
| 60   | 30,500,000   | 0.75          | 22,875,000      | 53,375,000         |
| 61   | 31,000,000   | 0.75          | 23,250,000      | 54,250,000         |
| 62   | 31,500,000   | 0.75          | 23,625,000      | 55,125,000         |
| 63   | 32,000,000   | 0.75          | 24,000,000      | 56,000,000         |
| 64   | 32,500,000   | 0.75          | 24,375,000      | 56,875,000         |
| 65   | 33,000,000   | 0.75          | 24,750,000      | 57,750,000         |
| 66   | 33,500,000   | 0.75          | 25,125,000      | 58,625,000         |
| 67   | 34,000,000   | 0.75          | 25,500,000      | 59,500,000         |
| 68   | 34,500,000   | 0.75          | 25,875,000      | 60,375,000         |
| 69   | 35,000,000   | 0.75          | 26,250,000      | 61,250,000         |
| 70   | 35,500,000   | 0.75          | 26,625,000      | 62,125,000         |
| 71   | 36,000,000   | 0.75          | 27,000,000      | 63,000,000         |
| 72   | 36,500,000   | 0.75          | 27,375,000      | 63,875,000         |
| 73   | 37,000,000   | 0.75          | 27,750,000      | 64,750,000         |
| 74   | 37,500,000   | 0.75          | 28,125,000      | 65,625,000         |
| 75   | 38,000,000   | 0.75          | 28,500,000      | 66,500,000         |
| 76   | 38,500,000   | 0.75          | 28,875,000      | 67,375,000         |
| 77   | 39,000,000   | 0.75          | 29,250,000      | 68,250,000         |
| 78   | 39,500,000   | 0.75          | 29,625,000      | 69,125,000         |
| 79   | 40,000,000   | 0.75          | 30,000,000      | 70,000,000         |
| 80   | 40,500,000   | 0.75          | 30,375,000      | 70,875,000         |
| 81   | 41,000,000   | 0.75          | 30,750,000      | 71,750,000         |
| 82   | 41,500,000   | 0.75          | 31,125,000      | 72,625,000         |
| 83   | 42,000,000   | 0.75          | 31,500,000      | 73,500,000         |
| 84   | 42,500,000   | 0.75          | 31,875,000      | 74,375,000         |
| 85   | 43,000,000   | 0.75          | 32,250,000      | 75,250,000         |
| 86   | 43,500,000   | 0.75          | 32,625,000      | 76,125,000         |
| 87   | 44,000,000   | 0.75          | 33,000,000      | 77,000,000         |
| 88   | 44,500,000   | 0.75          | 33,375,000      | 77,875,000         |
| 89   | 45,000,000   | 0.75          | 33,750,000      | 78,750,000         |
| 90   | 45,500,000   | 0.75          | 34,125,000      | 79,625,000         |
| 91   | 46,000,000   | 0.75          | 34,500,000      | 80,500,000         |
| 92   | 46,500,000   | 0.75          | 34,875,000      | 81,375,000         |
| 93   | 47,000,000   | 0.75          | 35,250,000      | 82,250,000         |
| 94   | 47,500,000   | 0.75          | 35,625,000      | 83,125,000         |
| 95   | 48,000,000   | 0.75          | 36,000,000      | 84,000,000         |
| 96   | 48,500,000   | 0.75          | 36,375,000      | 84,875,000         |
| 97   | 49,000,000   | 0.75          | 36,750,000      | 85,750,000         |
| 98   | 49,500,000   | 0.75          | 37,125,000      | 86,625,000         |
| 99   | 50,000,000   | 0.75          | 37,500,000      | 87,500,000         |
| 100  | 50,500,000   | 0.75          | 37,875,000      | 88,375,000         |

**LEGEND**

- Existing Building Footprint
- Proposed Building Footprint
- Proposed Parking
- Proposed Driveway
- Proposed Walkway
- Proposed Stormwater Management
- Proposed Utility
- Proposed Easement
- Proposed Right-of-Way
- Proposed Boundary
- Proposed Survey



**InterQuest**  
**InterQuest Marketplace LLC**  
**Amendment to PUD Plan**  
**COLORADO SPRINGS, COLORADO**

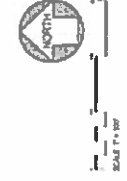
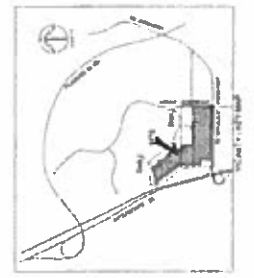
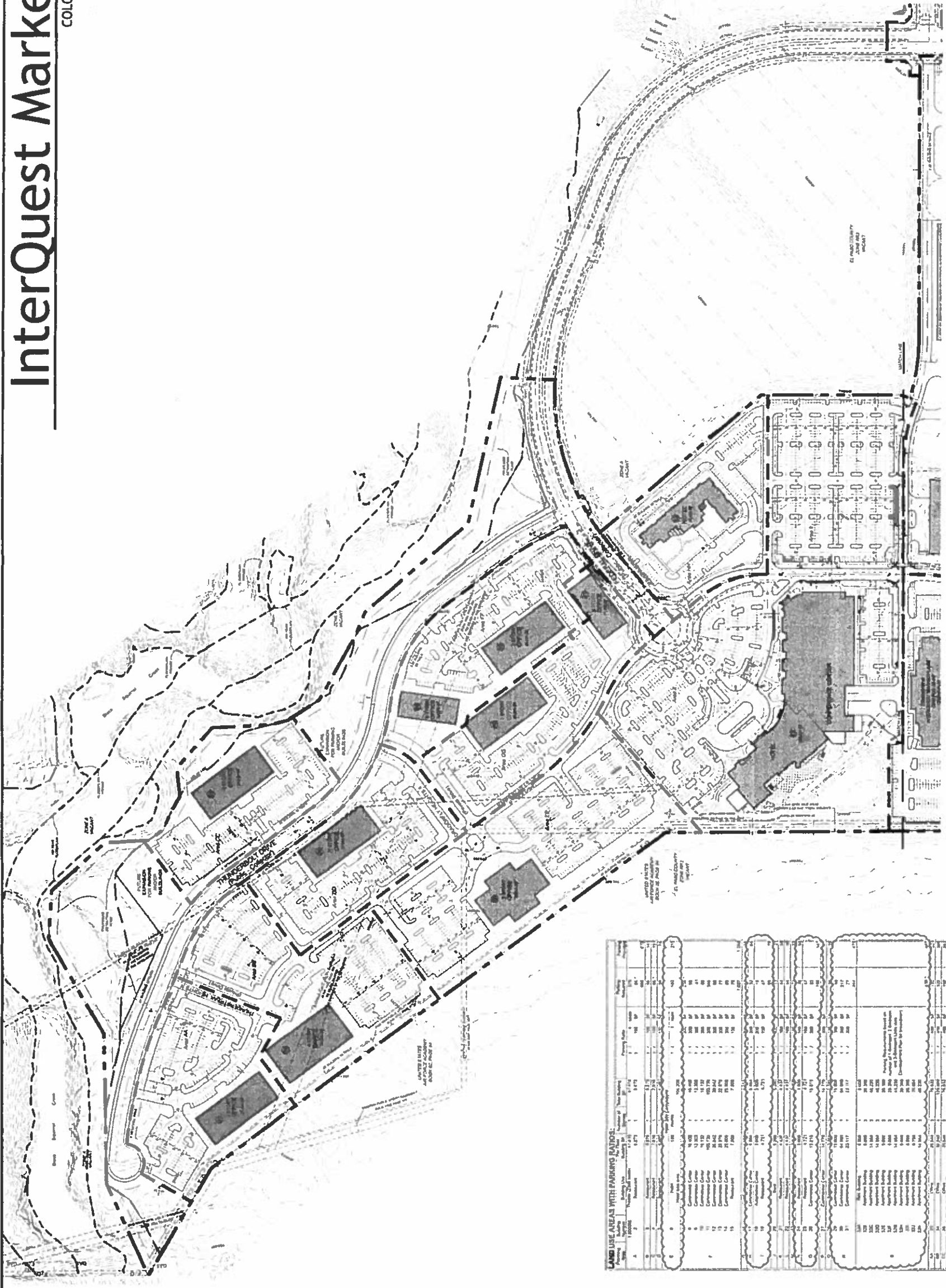
APPROVED  
 07/18/2011  
 BY CITY OF COLORADO SPRINGS

THIS PLAN IS THE PROPERTY OF INTERQUEST MARKETPLACE LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF INTERQUEST MARKETPLACE LLC.



# InterQuest Marketplace

COLORADO SPRINGS, COLORADO



**LEGEND**

- Property Area Boundary
- Site Boundary
- Proposed Building Footprint
- Proposed Parking Lot
- Proposed Drive
- Proposed Sidewalk
- Proposed Utility
- Proposed Stormwater Management
- Proposed Retention Wall
- Proposed Erosion Control
- Proposed Tree
- Proposed Planting
- Proposed Light Pole
- Proposed Sign
- Proposed Fencing
- Proposed Security
- Proposed Other

**LAND USE AREAS WITH PARKING RATIO**

| Area | Area (sq ft) | Parking Ratio | Total Parking |
|------|--------------|---------------|---------------|
| 1    | 1,000,000    | 1.0           | 1,000,000     |
| 2    | 2,000,000    | 2.0           | 4,000,000     |
| 3    | 3,000,000    | 3.0           | 9,000,000     |
| 4    | 4,000,000    | 4.0           | 16,000,000    |
| 5    | 5,000,000    | 5.0           | 25,000,000    |
| 6    | 6,000,000    | 6.0           | 36,000,000    |
| 7    | 7,000,000    | 7.0           | 49,000,000    |
| 8    | 8,000,000    | 8.0           | 64,000,000    |
| 9    | 9,000,000    | 9.0           | 81,000,000    |
| 10   | 10,000,000   | 10.0          | 100,000,000   |
| 11   | 11,000,000   | 11.0          | 121,000,000   |
| 12   | 12,000,000   | 12.0          | 144,000,000   |
| 13   | 13,000,000   | 13.0          | 169,000,000   |
| 14   | 14,000,000   | 14.0          | 196,000,000   |
| 15   | 15,000,000   | 15.0          | 225,000,000   |
| 16   | 16,000,000   | 16.0          | 256,000,000   |
| 17   | 17,000,000   | 17.0          | 289,000,000   |
| 18   | 18,000,000   | 18.0          | 324,000,000   |
| 19   | 19,000,000   | 19.0          | 361,000,000   |
| 20   | 20,000,000   | 20.0          | 400,000,000   |
| 21   | 21,000,000   | 21.0          | 441,000,000   |
| 22   | 22,000,000   | 22.0          | 484,000,000   |
| 23   | 23,000,000   | 23.0          | 529,000,000   |
| 24   | 24,000,000   | 24.0          | 576,000,000   |
| 25   | 25,000,000   | 25.0          | 625,000,000   |
| 26   | 26,000,000   | 26.0          | 676,000,000   |
| 27   | 27,000,000   | 27.0          | 729,000,000   |
| 28   | 28,000,000   | 28.0          | 784,000,000   |
| 29   | 29,000,000   | 29.0          | 841,000,000   |
| 30   | 30,000,000   | 30.0          | 900,000,000   |
| 31   | 31,000,000   | 31.0          | 961,000,000   |
| 32   | 32,000,000   | 32.0          | 1,024,000,000 |
| 33   | 33,000,000   | 33.0          | 1,089,000,000 |
| 34   | 34,000,000   | 34.0          | 1,156,000,000 |
| 35   | 35,000,000   | 35.0          | 1,225,000,000 |
| 36   | 36,000,000   | 36.0          | 1,296,000,000 |
| 37   | 37,000,000   | 37.0          | 1,369,000,000 |
| 38   | 38,000,000   | 38.0          | 1,444,000,000 |
| 39   | 39,000,000   | 39.0          | 1,521,000,000 |
| 40   | 40,000,000   | 40.0          | 1,600,000,000 |
| 41   | 41,000,000   | 41.0          | 1,681,000,000 |
| 42   | 42,000,000   | 42.0          | 1,764,000,000 |
| 43   | 43,000,000   | 43.0          | 1,849,000,000 |
| 44   | 44,000,000   | 44.0          | 1,936,000,000 |
| 45   | 45,000,000   | 45.0          | 2,025,000,000 |
| 46   | 46,000,000   | 46.0          | 2,116,000,000 |
| 47   | 47,000,000   | 47.0          | 2,209,000,000 |
| 48   | 48,000,000   | 48.0          | 2,304,000,000 |
| 49   | 49,000,000   | 49.0          | 2,401,000,000 |
| 50   | 50,000,000   | 50.0          | 2,500,000,000 |

**InterQuest**  
**Amendment to PUD Plan**  
**COLORADO SPRINGS, COLORADO**

INTERQUEST MARKETPLACE LLC  
 111 E. Teller, Suite 222  
 Colorado Springs, CO 80902  
 APPROVED  
 11/11/2011

BY: [Signature]  
 DATE: 11/11/2011

MADE BEER, OR ASSOCIATES  
 1118 Teller, Suite 202  
 Colorado Springs, CO 80902

PREPARED BY:  
 INTERQUEST MARKETPLACE LLC  
 111 E. Teller, Suite 222  
 Colorado Springs, CO 80902

CITY FILE NO: CPC-PUP-08-0017-AM-11

**FIGURE 7**