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October 17, 2018

Ms. Lonna Thelen, Principal Planner
City of Colorado Springs Land Use Review
30 S. Nevada Avenue
Colorado Springs, CO 80903

Re: Peak Innovation Park Concept Plan
Purpose and Review Criteria Overview

Ms. Thelen,

On behalf of the Colorado Springs Airport, we are pleased to submit the Peak Innovation Park Concept Plan. The purpose of the Peak Innovation Park Concept Plan application is to amend the Colorado Springs Airport Business Park Concept Plan approved on July 27, 2006 and to provide flexibility for the Colorado Springs Airport as development opportunities occur.

The Peak Innovation Park is located south of the Colorado Springs Airport at Powers Boulevard and Milton E. Proby Parkway in Colorado Springs, Colorado. The Park is bounded by the area of land to the east and north of Powers Boulevard, south of Milton E. Proby Parkway, and on both southern sides of Runway 17L/35R. The boundary of the Park also encompasses an area of land just north of Milton E. Proby Parkway and west of the Milton E. Proby Parkway loop. The Park contains approximately 900 acres of land. Primary access to the Park will be by way of Powers Boulevard and Milton E. Proby Parkway.

The Concept Plan lays out Use Areas for development which allow flexibility and yet protects the general health, welfare, safety and convenience for visitors and employees to the Colorado Springs Airport. At the same time the Concept Plan provides future services for nearby neighborhoods and employment to those in vicinity and the greater Colorado Springs area.

The land contained within this Concept Plan boundary is zoned APD (Airport Planned Development). All uses currently permitted under the APD zone district in the Colorado Springs Zoning Code apply to this Concept Plan and are reflected in Use Areas 1 & 2. Use Area 3 is reserved for Low Density Recreation and Open Space. No change of permitted uses are being submitted with this Concept Plan and square

footages will be determined based upon carrying capacities for transportation, water and wastewater during the Development Plan process for each new user.

As the Park builds out, each Development Plan will include final reports and designs to ensure efficient traffic circulation, parking, loading, and service/pedestrian areas promoting safety and convenience throughout the park.

As we move through the referral process, please feel free to contact me with any questions or comments at 303-704-8880.

Sincerely,

A handwritten signature in black ink, appearing to read "John Wolforth", with a long horizontal flourish extending to the right.

John Wolforth
Urban Frontier, LLC