



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

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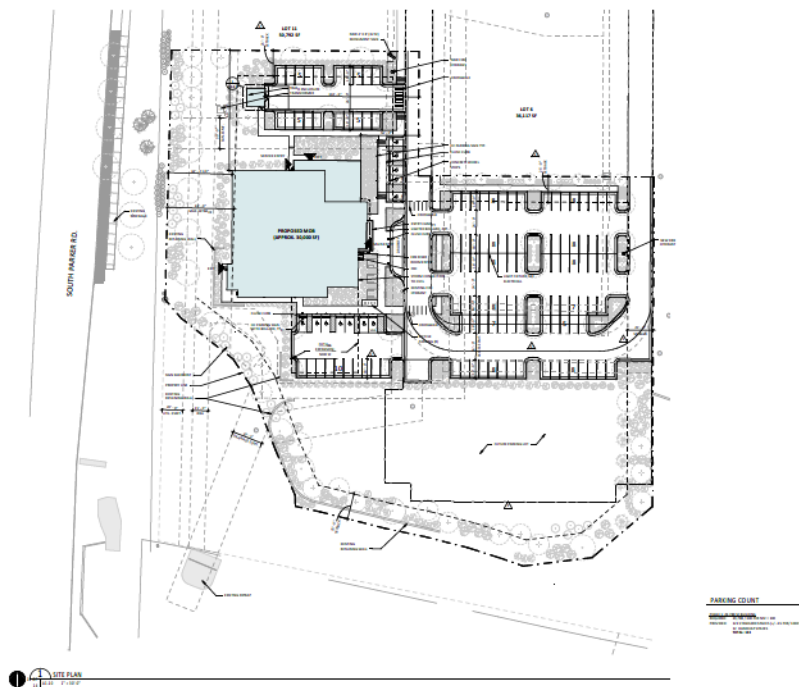
April 2, 2024

Keith Fronczak, AIA | Associate
BOULDER ASSOCIATES
1426 Pearl St Ste 300
Boulder, CO 80302

RE: Letter of Conformance
Parker Pointe

Dear Mr. Fronczak:

Pursuant to your request, I have reviewed the proposed development of a 30,000 square foot Medical Office building and its conformance to the Parker Pointe Traffic Impact Study prepared by this firm dated February 2, 2024. The building is proposed to be located in the southern portion of the site. The site plan is shown below.





The trip generation worksheet from the February 2024 study is shown below. Note that a 30,000 square foot Medical Office is identified in the trip generation worksheet as a proposed use.

Trip Generation Worksheet								
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
720	Medical Office	KSF	30	36.00	2.45	0.65	1.18	2.75
				1080	74	20	35	83
934	Fast-Food McDonald's	KSF	4.8	467.48	22.75	21.86	17.18	15.85
				2242	109	105	82	76
945	Gas Station w/Convenience Store	Fueling Positions	8	265.12	8.03	8.03	9.21	9.21
				2121	64	64	74	74
912	Bank	KSF	5	100.36	5.77	4.18	10.50	10.50
				502	29	21	53	53
565	Day Care	KSF	5	47.62	5.83	5.17	5.23	5.89
				238	29	26	26	29
941	Quick Lube Vehicle Stop	Service Positions	2	40.00	2.01	0.99	2.72	2.13
				80	4	2	5	4
945	Fast-Food	KSF	4	467.48	22.75	21.86	17.18	15.85
				1870	91	87	69	63
948	Car-Wash	Tunnels	1				39.00	39.00
							39	39
945	Coffee/Donut Shop w/Drive Thru	KSF	2	533.67	43.80	42.08	19.50	19.50
				1067	88	84	39	39
Total Trips				9200	487	409	422	460



Based on the analysis herein and in my professional opinion the proposed use of a medical office building is in compliance with the February 2024 Parker Pointe Traffic Impact Study. No changes to the roadway configuration and/or proposed layout of the roadways as presented in the TIS are occasioned by the proposed use of a medical office building.

Should you have any questions or need additional information please call me on 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 a 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.