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June 20, 2022

ACCEPTED for FILE Engineering Review 07/28/2022 12:32:14 PM dsdnijkamp EPC Planning & Community Development Department

Mr. Timothy Buschar Director of Entitlement Colorado Land Acquisition dba Aspen View Homes Colorado Springs, Colorado 80921 Via email: <u>tbuschar@aspenviewhomes.net</u>

Subject: Trails at Aspen Ridge Filing 3 Trip Generation Comparison Letter

Dear Mr. Buschar,

Matrix Design Group (Matrix) submitted a traffic impact study addendum to El Paso County dated February 2, 2021 and revised April 16, 2021 analyzing the impacts for the entirety of the Trails at Aspen Ridge development. The total number of dwelling units for the entire project remains 861 single family dwelling units. The development is now split into 7 filings instead of the 6 filings shown in the PUDSP. Filing 3 contains 198 of the 861 dwelling units. The findings from the February 2021 addendum that was revised in April 2021 are still valid for the entirety of the project as the total number of units remains the same.

Trails at Aspen Ridge will contribute trips to the Powers Boulevard/Bradley Road intersection that will require improvements in the future. The project will contribute 58.5% of its incoming trips and 46% of its outgoing trips to the Powers Boulevard/Bradley Road in the horizon year of 2040. This equates to 2,539 daily inbound trips and 1,996 outbound daily trips for a total of 4,535 daily trips through the intersection. The intersection will have 24,250 new daily trips in the year 2040. Therefore, the project contributes (4,535/24,250) 18.7% of the new daily trips through the Powers Boulevard/Bradley Road intersection. The fair share contribution for each of the six Trails at Aspen Ridge filings is broken down in Table 1, below.

	Powers/Bradley Intersection						
Parcel	Entry Trips	Exiting Trips	Total Trips	% Share			
Filing 1	534	420	953		3.93%	\$	53,487.82
Filing 2	289	227	516		2.13%	\$	28,966.21
Filing 3	584	459	1043		4.30%	\$	58,518.78
Filing 4	366	288	653		2.69%	\$	36,647.53
Filing 5	171	135	306		1.26%	\$	17,151.04
Filing 6	230	181	411		1.69%	\$	23,043.97
Filing 7	366	288	653		2.69%	\$	36,647.53
Total	2539	1996	4535		1 8.70%	\$2	254,462.88

Table 1 – Trails at Aspen Ridge Filing Contributions to Powers/Bradley Intersection

Filing 3 contributes 2.13% towards the cost of intersection improvements at the Powers Boulevard/Bradley Road intersection. With a total estimate cost of \$1,360,692.26 for the intersection improvements, Filing 3's fair share contribution is \$58,518.78.

The findings from the February 2021 addendum that was revised in April 2021 should be considered valid for Filing 3 since the total number of dwelling units has not changed.



Please let me know if you have any questions at Scott.Barnhart@matrixdesigngroup.com or (719) 575-0100. Thank you.

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Traffic Engineer's Statement The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

37447 Scott D. Barnhart, P.E. #37447

June 20, 2022 Date

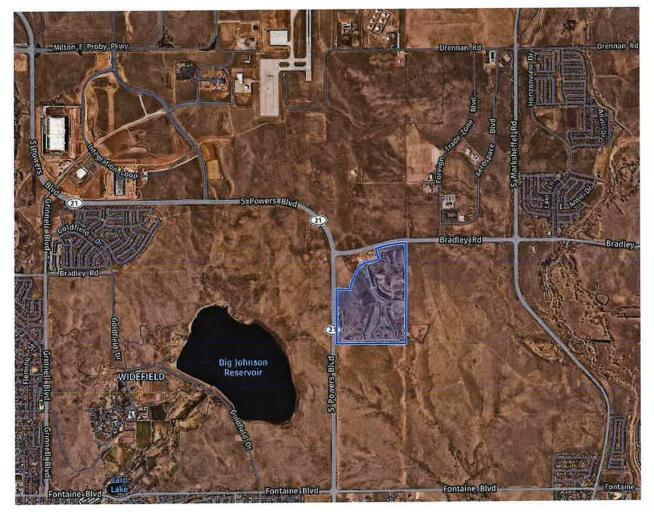
Developer's Statement I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Tim Buschar

Director of Entitlement Colorado Land Acquisition dba Aspen View Homes 555 Middle Creek Parkway, Suite 500 Colorado Springs, CO 80921



Figure 1 - Vicinity Map



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