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October 27, 2021

Mr. Timothy Buschar
Director of Entitlement
Colorado Land Acquisition dba Aspen View Homes
Colorado Springs, Colorado 80921
Via email: tbuschar@asperviewhomes.net

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 57,460 total daily trips in the year 2040. Therefore, the project contributes (2,539/57,460) 7.9% of the total daily trips through the Powers Boulevard/Bradley Road intersection. Filing 3 specifically contributes 23.0% (198 DUs/861 DUs) of the project's daily trips or 1,043 daily trips to the intersection of Powers Boulevard and Bradley Road. This equates to a 1.82% fair share contribution towards future improvements to the Powers Boulevard/Bradley Road intersection. Please see Table 1 for fair share calculations for all seven Trails at Aspen Ridge Filings.

The findings from the February 2021 addendum that was revised in April 2021 should be considered valid for Filing 5 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.

Excellence by Design

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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.



Scott D. Barnhart

Scott D. Barnhart, P.E. #37447

10/27/2021

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

Date

Figure 1 - Vicinity Map

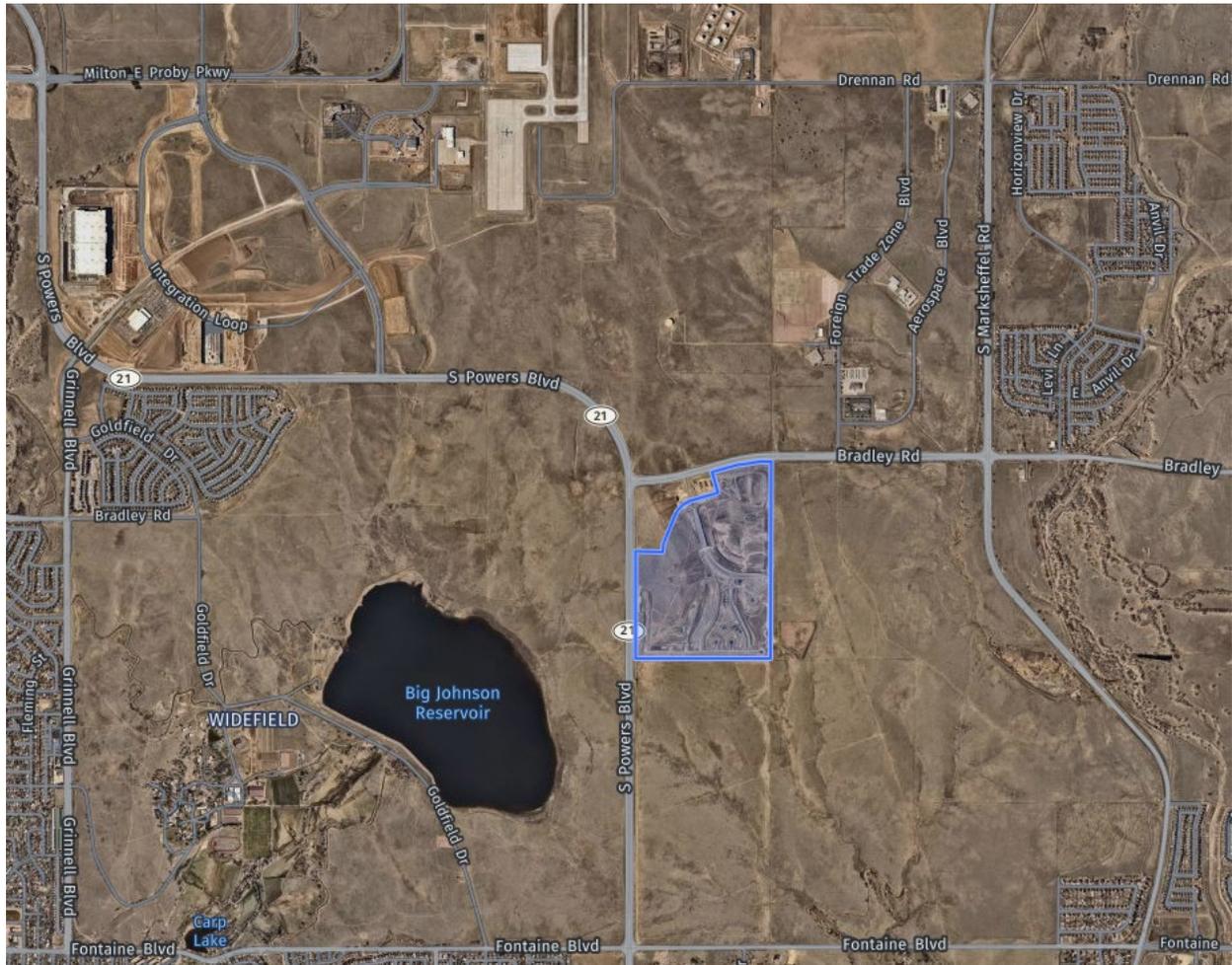


Table 1 - Fair Share Calculations

Parcel	Size (DU)	Daily Trips			% (DUs)
		Entry	Exit	Total	
Filing 1	181	912	912	1825	21.0%
Filing 2	98	494	494	988	11.4%
Filing 3	198	998	998	1996	23.0%
Filing 4	124	625	625	1250	14.4%
Filing 5	58	292.5	292.5	585	6.7%
Filing 6	78	393	393	786	9.1%
Filing 7	124	625	625	1250	14.4%
Total	861	4340	4340	8680	100.0%
Powers/Bradley Total Daily Trips:				57460	
TaR % Entry Trips				58.50%	
TaR % Exiting Trips				46%	
Powers/Bradley Intersection					
Parcel	Entry Trips	Exiting Trips	Total Trips	% Share	
Filing 1	534	420	953	1.66%	
Filing 2	289	227	516	0.90%	
Filing 3	584	459	1043	1.82%	
Filing 4	366	288	653	1.14%	
Filing 5	171	135	306	0.53%	
Filing 6	230	181	411	0.71%	
Filing 7	366	288	653	1.14%	
Total	2539	1996	4535	7.89%	