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Mr. Timothy Buschar  
Colorado Land Acquisition dba Aspen View Homes  
Colorado Springs, Colorado 80921  
Via email: [tbuschar@aspenviewhomes.net](mailto:tbuschar@aspenviewhomes.net)

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

Dear Mr. Buschar,

## Executive Summary

Matrix Design Group (Matrix) submitted a traffic impact study addendum to El Paso County dated February 2, 2021 analyzing the impacts for the entirety of the Trails at Aspen Ridge development. This letter compares the trip generation for the updated proposed 198 dwelling units to the original trip generation for 195 dwelling units in Filing 3. In our professional opinion, the increase in the daily, morning peak hour, and afternoon peak hour site-generated trips are so small that there will be no discernible change in traffic operations or level of service (LOS) as a result of the 3 additional dwelling units. The findings from the February 2021 addendum remain valid for the updated concept plan.

## Previous Trip Generation

The proposed Trails at Aspen Ridge residential development is in the vicinity of intersection of Bradley Road and Powers Boulevard in El Paso County, Colorado. The vicinity map from Matrix's February 2021 addendum is reproduced as Figure 1. Trip generation from this study consisted of 852 single family dwelling units, ITE land use code 210. The original trip generation for Filing 3, shows that 1,922 total daily trips, 143 morning peak hour trips, and 193 afternoon peak hour trips will be generated.

## Updated Trip Generation

The updated proposal consists of 198 single family dwelling units in Filing 3. Using these new quantities, we calculated that the site will now generate 1,950 total daily trips, 145 morning peak hour trips, and 195 afternoon peak hour trips, which is an increase of 28, 2, and 2, respectively. Table 2 shows the new daily, morning peak hour, and afternoon peak hour trip generation. Once this small increase in trips is split between inbound and outbound and then distributed through the roadway network, the increase in movement counts for any one of the study area intersections is negligible.

## Conclusion

It is our professional opinion that the small increase in traffic volumes to any particular movement for the study area intersections will cause no change in the traffic operations or LOS for the study area intersections. The findings from the February 2021 addendum should be considered valid for this updated housing unit total for Filing 3.

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

*Excellence by Design*

Anniston, AL | Atlanta, GA | Colorado Springs, CO | Denver, CO | Niceville, FL | Parsons, KS | Phoenix, AZ  
Sacramento, CA | Tamuning, GUAM | Texarkana, TX | Washington, DC

*Figure 1 - Vicinity Map from February 2021 Addendum*



**TRAILS AT ASPEN RIDGE**  
PLANNED UNIT DEVELOPMENT  
TRAFFIC IMPACT STUDY

**FIGURE 1**  
Vicinity Map

Table 1 - Trip Generation from February 2021 Addendum

Parcel Name	Size (ac)	DU/KSF	Land Use Code – Land Use Description	AM VEHICLE TRIPS			PM VEHICLE TRIPS			DAILY VEHICLE TRIPS		
				Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
Single Family Residential												
Filing 1	181	181	210 - Single-Family Detached Housing	33	100	133	113	66	179	897	897	1794
Filing 2	98	98	210(1) - Single-Family Detached Housing	19	56	75	63	37	100	510	510	1020
Filing 3	195	195	210(2) - Single-Family Detached Housing	36	107	143	122	71	193	961	961	1922
Filing 4	132	132	210(3) - Single-Family Detached Housing	25	74	99	84	49	133	671	671	1342
Filing 5	140	140	210(4) - Single-Family Detached Housing	26	78	104	88	52	140	709	709	1418
Filing 6	106	106	210(5) - Single-Family Detached Housing	20	60	80	68	40	108	549	549	1098
TOTAL SINGLE-FAMILY DU			SINGLE-FAMILY RESIDENTIAL TRIPS	159	475	634	538	315	853	4297	4297	8594
TOTAL PEAK HOUR TRIPS				159	475	634	538	315	853	4297	4297	8594

Table 2 - Updated Trip Generation for Filing 3

PROJECT DETAILS									
Project Name:	Trails at Aspen Ridge Filing 3			Type of Project:	Residential Development				
Project No:	20.886.028			City:	El Paso County				
Country:	United States			Built-up Area(Sq.ft):					
Analyst Name:	Scott Barnhart			Clients Name:	COLA dba Aspen View Homes				
Date:	3/31/2021			ZIP/Postal Code:					
State/Province:	Colorado			No. of Scenarios:	3				
Analysis Region:									
SCENARIO SUMMARY									
Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Estimated New Vehicle Trips			
						Entry	Exit	Total	
Scenario - 1	Daily Vehicle Trips	1	1	0		975	975	1950	
Scenario - 2	AM Vehicle Trips	1	1	0		36	109	145	
Scenario - 3	PM Vehicle Trips	1	1	0		123	72	195	