

August 10, 2021

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

**Subject: Trails at Aspen Ridge Filing 3 Trip Generation Comparison Letter
PCD File No. SF-21-022**

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 (Trails at Aspen Ridge; PUDSP-21-003). 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.

Traffic Signal Monitoring

Per the conditions of approval for the PUDSP Amendment (PUDSP 213 and Board of County Commissioners Resolution 21-220), the developer is responsible for providing an updated traffic signal warrant analysis at the intersection of Bradley Road and Legacy Hill Drive to the El Paso County Planning and Community Development Department and the Department of Public Works for review within one year of recording or upon buildout of Trails at Aspen Ridge Filing No. 2, whichever occurs first. If the signal does not meet warrants at that time, the analysis will be updated every six months thereafter unless otherwise changed in writing by the County Engineer. When signal warrants are met, and upon direction from the County Engineer, the improvements to the intersection shall be fully collateralized within one month, and construction started on the improvements within six (6) months. The construction plans for the traffic signal and been approved and can be found as PCD File No. CDR-20-010.


Excellence by Design

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.

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

August 10, 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

Tim Buschar, Director

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

8/16/21
Date

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