



April 28, 2022

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

**Subject: Trails at Aspen Ridge Filing 4 Trip Generation Comparison Letter  
 PCD File No. SF-21-024**

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 (PUDSP-21-003). Filing 4 was analyzed as Filing 6 in the February 2021 and April 2021 reports. The proposed number of single-family dwelling units in Filing 4 remains 124. The findings from the February 2021 addendum that was revised in April 2021 are still valid for the entirety of the project as the number of units in Filing 4, formerly known as Filing 6 remains the same.

Trails at Aspen Ridge will also 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 (2,539/24,250) 18.7% of the total daily trips through the Powers Boulevard/Bradley Road intersection. The fair share contribution of each of the six Trails at Aspen Ridge filings is broken down in Table 1, below.

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

Parcel	Powers/Bradley Intersection			% Share	
	Entry Trips	Exiting Trips	Total Trips		
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	1.65%	\$ 20,850.00
Filing 7	366	288	653	2.69%	\$ 36,647.53
<b>Total</b>	<b>2539</b>	<b>1996</b>	<b>4535</b>		

\* Update the TIS to include the phasing schedule, and track etc. (Items listed 2-6) detailed by the email correspondence CDOT sent on 9/23/21. Include discussion of turn lane improvements listed in in same CDOT email.

Filing 4 contributes 2.69% towards the cost of intersection improvements at Powers Boulevard/Bradley Road intersection. With a total estimated cost of \$1,360,692.26 for the intersection improvements, Filing 4's fair share is \$36,647.53.

The findings from the February 2021 addendum that was revised in April 2021 should be considered valid for Filing 4 since the number of dwelling units has not changed.

**Excellence by Design**

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.

**Traffic Engineer's Statement**

The attached traffic report and supporting information were prepared under my responsible charge and they comply with the standard of care as is consistent with the standard of care, said report was prepared in general performance with the criteria established by the County for traffic reports.

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

April 28, 2022

Date

**Developer's Statement**

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

  
\_\_\_\_\_  
Tim Buschar, COO

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

9/27/22  
Date

