



March 31, 2022

Response:
Addressed.

PUDSP-22-005

Mr. Jim Byers
 Vice President
 Challenger Homes
 8605 Explorer Drive, Suite 250
 Colorado Springs, Colorado 80920

**Subject: Falcon Highlands Sketch Plan Amendment Trip Generation Comparison Letter
 PCD File No. SKP 214**

Response:
Addressed.

PUD/Preliminary Plan

Dear Mr. Byers,

Matrix Design Group (Matrix) submitted a traffic impact study to El Paso County dated March 14, 2022 (SKP-21-004) analyzing the impacts for Filing 3 of the Falcon Highlands development. The traffic study submitted on March 14, 2022 assumed 395 single-family detached dwelling units. The sketch plan amendment will only have 380 single-family detached dwelling units, so less traffic will be generated than originally envisioned.

The trip generation summary from the traffic impact study submitted on March 14, 2022 is as shown in Table 1.

Table 1 - Filing 3 Trip Generation Summary

ITE Code	Land Use	Size	Units	Weekday Daily			AM Peak Hour			PM Peak Hour		
				Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
210	Single-Family Detached Housing	395	Dwelling Units	1840	1840	3680	71	214	285	239	141	380

The updated trip generation summary is shown in Table 2, below.

Table 2 - Sketch Plan Amendment Trip Generation Summary

Sketch Plan Amendment

Response:
Addressed.

ITE Code	Land Use	Size	Units	Weekday Daily			AM Peak Hour			PM Peak Hour		
				Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
210	Single-Family Detached Housing	380	Dwelling Units	1723	1723	3446	65	186	251	220	129	349

The findings from the Filing 3 traffic impact study should be considered valid for the Sketch Plan Amendment since the drop in traffic volumes is not enough to impact the findings.

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