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March 23, 2022

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 5 Trip Generation Comparison Letter
PCD File No. SF-21-38**

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 5 contains 58 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 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 2,561 daily inbound trips and 2,014 outbound daily trips for a total of 4,575 daily trips through the intersection. The intersection will have 57,460 total daily trips in the year 2040. Therefore, the project contributes (2,561/57,460) 7.9% of the total daily trips through the Powers Boulevard/Bradley Road intersection. Filing 5 specifically contributes 7% of the project's daily trips or 306 daily trips to the intersection of Powers Boulevard and Bradley Road. This equates to a 0.53% fair share contribution towards future improvements to the Powers Boulevard/Bradley Road intersection.

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.

Colorado Land Acquisition (COLA) has a development and cost reimbursement agreement in place with the adjacent commercial property owners for the design and construction of Frontside Drive. A copy of this agreement is attached to this letter.

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

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Figure 1 - Vicinity Map

