

June 11, 2025

Rhetoric LLC
 20 Boulder Crescent Street
 Colorado Springs, CO 80903

RE: Rhetoric Self Storage – Traffic Conformance Letter

Matrix Design Group (Matrix) is pleased to provide this letter analyzing the traffic impact of the proposed Rhetoric Self Storage development, located on the southwest corner of Sterling Ranch Road and Marksheffel Road. This traffic conformance letter is prepared based on the *Rhetoric Subdivision Traffic Impact Analysis* prepared by LSC in March 2024. The study originally planned for a 4.74-acre mini-warehouse with a floor area ratio (FAR) of 0.30 and a 16.36-acre industrial park, in addition to the existing asphalt and recycling facility. The latest site plan for Rhetoric Self Storage maintains the 4.74-acre parcel size but increases the FAR to 0.42, resulting in approximately 86.2 KSF of storage space. Table 1 below compares the trip generation estimates from the 2024 study with those expected under the updated development plan.

Table 1: Trip Generation Comparison

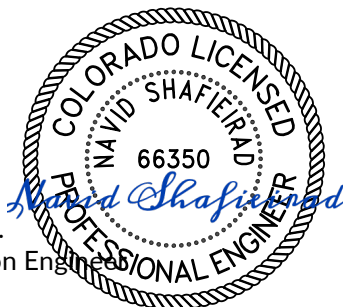
TRIP GENERATION COMPARISON											
2024 Study (The Entire Development)											
ITE Code-Land Use	Area (Acres)	Floor Area Ratio	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Asphalt and Concrete Recycling	7.7	--	10	8	18	8	9	17	71	71	142
151-Mini-Warehouse	4.74	0.3	3	2	5	4	5	9	43	44	87
130-Industrial Park	16.36	0.3	59	14	73	16	57	73	362	363	725
Total			72	24	96	28	71	99	476	478	954
Rhetoric Self-Storage (Current Traffic Letter)											
ITE Code-Land Use	Area (Acres)	Floor Area Ratio	AM			PM			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
151-Mini-Warehouse	4.74	0.42	5	3	8	6	7	13	63	63	126
Difference			-67	-21	-88	-22	-64	-86	-413	-415	-828

As shown in Table 1 above, although the number of trips expected to be generated by the self-storage facility has slightly increased, the overall trip generation remains well below the levels analyzed in the 2024 Traffic Impact Study (TIS). Therefore, Matrix confirms that the findings of the 2024 TIS remain valid at this stage of the project.

Please feel free to contact me at (719) 575 0100 or at navid.shafieirad@matrixdesigngroup.com should you have any questions.

Regards,

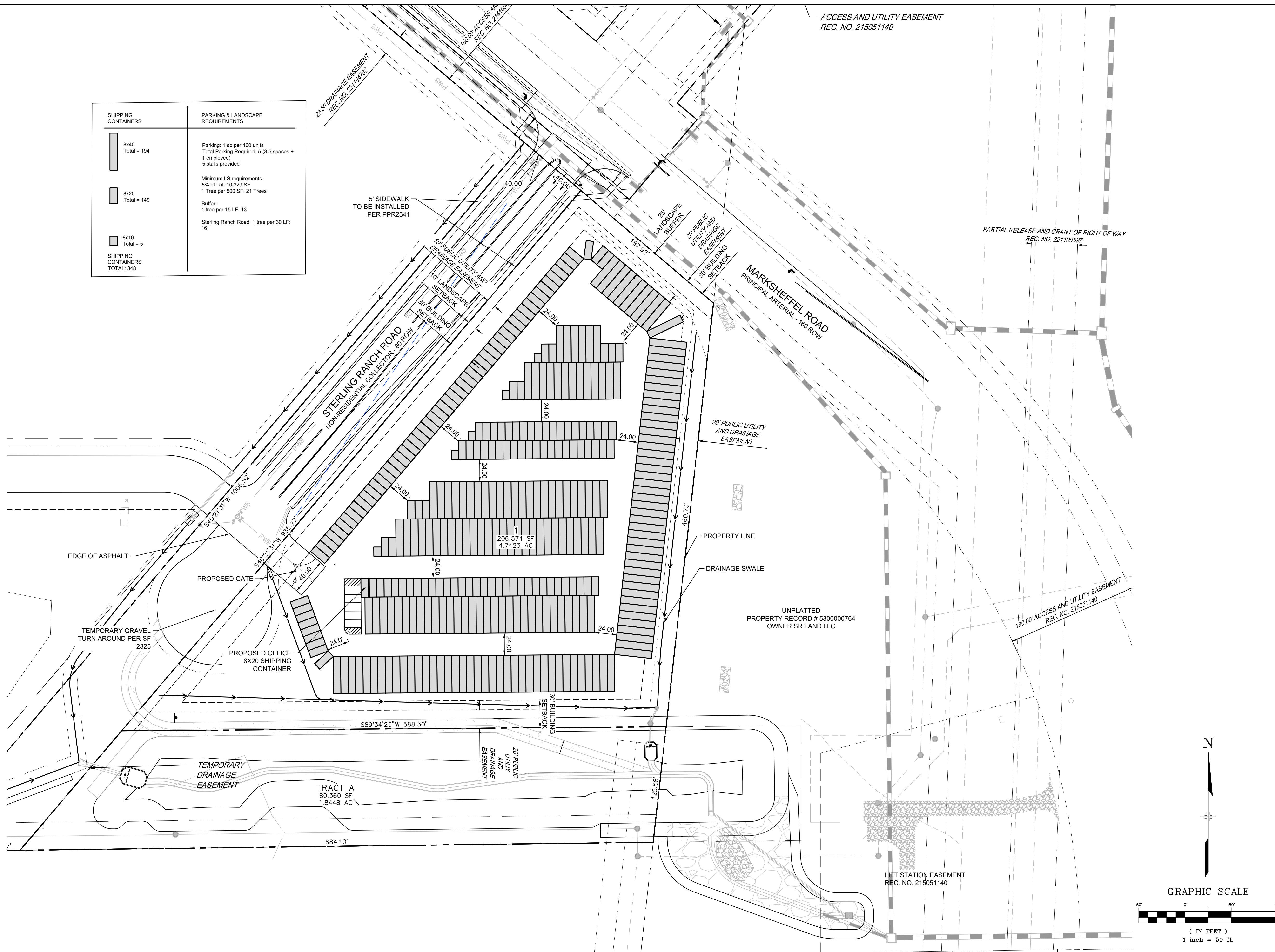
Navid Shafieirad, PE.
 Senior Transportation Engineer



ACCEPTED for FILE
Engineering Review

11/12/2025 11:19:23 AM
 Charlene Durham, P.E.,
 Principal Engineer
 EPC Department of Public Works

FILE LOCATION: S:\24.1690.001 RHETORIC SDP\SD0 CADD\505 EXHIBITS\CONCEPT04.DWG



SHIPPING CONTAINERS	PARKING & LANDSCAPE REQUIREMENTS
<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> <div>8x40 Total = 194</div> </div>	Parking: 1 sp per 100 units Total Parking Required: 5 (3.5 spaces + 1 employee) 5 stalls provided Minimum LS requirements: 5% of Lot: 10,329 SF 1 Tree per 500 SF: 21 Trees Buffer: 1 tree per 15 LF: 13 Sterling Ranch Road: 1 tree per 30 LF: 16
<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> <div>8x20 Total = 149</div> </div>	
<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></div> <div>8x10 Total = 5</div> </div>	
SHIPPING CONTAINERS TOTAL: 348	

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
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OWNER/DEVELOPER:
Colorado Concrete Crushing LLC
 20 S. Boulder, Suite 100
 Colorado Springs, CO 80903
 CLIENT PHONE (719)964-0064

APPROVAL:

VICINITY MAP:

PROJECT:
**RHETORIC SELF STORAGE
 SITE DEVELOPMENT PLAN**
 EL PASO COUNTY, COLORADO
 MAY 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO: 24.1690.001
 DRAWN BY: JS
 CHECKED BY: JA
 APPROVED BY: JA

SHEET TITLE:

SITE PLAN

SP01

 SHEET 2 OF 8

CITY FILE NO.:

**Table 2
Potential Future Trip Generation Estimate
Rhetoric Subdivision**

Lot	ITE Code	ITE Land Use	Area (Acres)	Floor Area Ratio	Trip Generation Unit		Daily	Trip Generation Rates ⁽¹⁾				Total Trip Generated				
					Quantity	Unit		AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour	
								In	Out	In	Out		In	Out	In	Out
Initial Trip Generation Estimate⁽²⁾																
2	---	Asphalt and Concrete Recycling	7.70	---	---	---	---	---	---	---	---	142	10	8	8	9
Additional Trip Generation Estimate Based on Potential Future Land Uses																
1	151	Mini-Warehouse	4.74	0.3	60 KSF ⁽³⁾	1.45	0.05	0.04	0.07	0.08	87	3	2	4	5	
2	130	Industrial Park	16.36	0.3	215 KSF	3.37	0.28	0.06	0.07	0.27	725	59	14	16	57	
												812	62	16	20	62
Total												954	72	24	28	71

Notes:

(1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)

(2) See Table 1

(3) KSF = thousand square feet of floor area

Source: LSC Transportation Consultants, Inc.

Mar-24