

## Introduction

This memorandum discusses the trip generation study completed for the proposed developments in the Stagecoach area in Routt County, Colorado. A vicinity map of the proposed development area is shown in Figure 1.

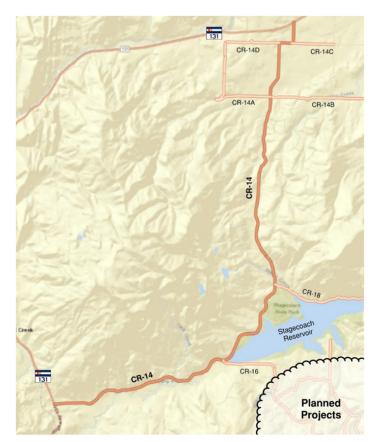


Figure 1: Vicinity map of the proposed development area in Routt County, Colorado

## Background

The proposed development area is located southwest of the CR-16 / CR-14 intersection in Routt County. The developments discussed in this memorandum include Landaulet Views, Stagecoach Tailwaters, and Stagecoach Mountain Resort, as well as other future homes in the area, as estimated under the direction of Routt County staff.

This study serves as an addendum to the Routt County CR-14 Traffic Study completed August 2024, with the purpose of recalculating trip generation for each development area with similar assumptions.

## **Trip Generation**

Trip generation for the developments were calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (11<sup>th</sup> Edition, 2021)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that all planned development will generate approximately 21,228 new trips on an average weekday, including 1,521 trips during the morning peak hour, and 2,163 trips during the evening peak hour.

Average pass-by reduction percentages for applicable land uses were taken from the ITE *Trip Generation* manual and applied accordingly. For land uses that did not have sufficient pass-by data with ITE but that are anticipated to have pass-by trips, the most similar land use data was applied. The trip subtotals for each individual development within the Stagecoach Areas are also calculated and included in Table 2 for quick reference. To maintain consistency between all developments, no internal capture reductions were applied for the purposes of this memorandum, though some internal capture is anticipated within and between developments in the Stagecoach area.

### **Proportionate Share**

Based on the total number of trips for each development, the proportion of each development's trip generation to the overall area trip generation was calculated. Since the evening peak hour is the highest of the two peak hours, the percentage calculations are based on the evening peak hour trip generation. A summary of each development and their proportion trips in the development area is included in Table 2.

			Routt Co	ounty CF	₹-14 TG	S						
	Land Use <sup>1</sup>	# of	Unit	Trip Gener			ation		Reductions		New Trip	s
	Land Use"	Units	Туре	Total	% In	% Out	In	Out	Pass-by	In	Out	Tota
/eekday Dai	ly Single-Family Detached Housing (210)	663	DU	5,752	50%	50%	2,876	2,876	0%	2,876	2,876	5,75
New Homes Landaulet Views	Single Failing Betached Heading (210)	000		5,752	0070	0070	2,876	2,876	0,0	2,876	2,876	5,75
	Single-Family Detached Housing (210)	5	DU	48	50%	50%	24	24	0%	24	24	48
	Single-Family Attached Housing (215) Multifamily Housing (Low-Rise) (220)	8 66	DU DU	58 500	50% 50%	50% 50%	29 250	29 250	0%	29 250	29 250	58 50
		00	00	606	0070	0070	303	303	0,0	303	303	60
	Single-Family Detached Housing (210)	90	DU	916	50%	50%	458	458	0%	458	458	91
Stagecoach Tailwaters	Single-Family Attached Housing (215)	106	DU	758	50%	50%	379	379	0%	379	379	75
	Multifamily Housing (Low-Rise) (220) Convenience Store (851)	4 3.5	DU KSF	28 2,668	50% 50%	50% 50%	14 1,334	14 1,334	0% 24%	14 1,014	14 1,014	28
	High-Turnover (Sit-Down) Restaurant (932)	4.0	KSF	430	50%	50%	215	215	43%	1,014	1,014	2,0
	Day Care Center (565)	2.0	KSF	96	50%	50%	48	48	0%	48	48	96
	Small Office Building (712)	4.0	KSF	58	50%	50%	29	29	0%	29	29	58
	Single-Family Detached Housing (210)	85	DU	4,954 870	50%	50%	2,477 435	2,477 435	0%	2,064 435	2,065 435	<b>4,1</b>
	Golf Course (430)	18	Holes	548	50%	50%	274	274	0%	274	274	54
	Single-Family Detached Housing (210)	612	DU	5,344	50%	50%	2,672	2,672	0%	2,672	2,672	5,3
	Snow Ski Area (466)	6	Lifts	1,755	50%	50%	878	877	0%	878	877	1,7
Stagecoach	Health/Fitness Club (492)	16.7	KSF	398	50%	50%	199	199	0%	199	199	39
Mountain Resort	Strip Retail Plaza, <40k (822) Fast Casual Restaurant (930)	4.0 10.5	KSF KSF	218 1.020	50% 50%	50% 50%	109 510	109 510	40% 43%	66 290	65 291	13 58
	Fine Dining Restaurant (931)	10.5	KSF	882	50%	50%	441	441	43 %	290	291	49
	Multifamily Housing (Mid-Rise) (221)	50	DU	228	50%	50%	114	114	0%	114	114	22
	Strip Retail Plaza, <40k (822)	12.0	KSF	654	50%	50%	327	327	40%	196	196	39
				11,917			5,959	5,958		5,371	5,370	10,7
M Peak Hou	GRAND TOTAL			23,229			11,615	11,614		10,614	10,614	21,2
	Single-Family Detached Housing (210)	663	DU	418	26%	74%	109	309	0%	109	309	41
New Homes				418			109	309		109	309	41
	Single-Family Detached Housing (210)	5	DU	6	26%	74%	2	4	0%	2	4	6
Landaulet Views	Single-Family Attached Housing (215)	8	DU DU	4	31%	69%	1	3	0%	1	3	4
VIEWS	Multifamily Housing (Low-Rise) (220)	66	DU	44 54	24%	76%	11 14	33 40	0%	11 14	33 40	44 54
	Single-Family Detached Housing (210)	90	DU	68	26%	74%	14	50	0%	14	50	68
Stagecoach Tailwaters	Single-Family Attached Housing (215)	106	DU	50	31%	69%	16	34	0%	16	34	5
	Multifamily Housing (Low-Rise) (220)	4	DU	2	24%	76%	0	2	0%	0	2	2
	Convenience Store (851)	3.5	KSF	220	50%	50%	110	110	24%	83	84	16
	High-Turnover (Sit-Down) Restaurant (932) Day Care Center (565)	4.0 2.0	KSF KSF	40 22	55% 53%	45% 47%	22 12	18 10	43% 0%	13 12	10 10	23
	Small Office Building (712)	4.0	KSF	8	82%	18%	7	10	0%	7	10	8
				410			185	225	•••	149	191	34
	Single-Family Detached Housing (210)	85	DU	66	26%	74%	17	49	0%	17	49	66
	Golf Course (430)	18	Holes	32	79%	21%	25	7	0%	25	7	32
	Single-Family Detached Housing (210) Snow Ski Area (466)	612 6	DU Lifts	388 148	26% 97%	74% 3%	101 144	287 4	0%	101 144	287 4	38 14
Stagecoach	Health/Fitness Club (492)	16.7	KSF	22	51%	49%	144	11	0%	144	11	22
Mountain	Strip Retail Plaza, <40k (822)	4.0	KSF	10	60%	40%	6	4	40%	4	2	6
Resort	Fast Casual Restaurant (930)	10.5	KSF	16	50%	50%	8	8	43%	4	5	9
	Fine Dining Restaurant (931)	10.5	KSF	8	50%	50%	4	4	0%	4	4	8
	Multifamily Housing (Mid-Rise) (221)	50	DU KSF	12 30	23% 60%	77% 40%	3 18	9 12	0% 40%	3 11	9 7	12
	Strip Retail Plaza, <40k (822)	12.0	KSF	30 732	60%	40%	337	395	40%	324	385	18 70
	GRAND TOTAL			1,614			645	969		596	925	1,5
M Peak Hou	-											
New Homes	Single-Family Detached Housing (210)	663	DU	590	63%	37%	372	218	0%	372	218	59
Landaulet Views	Single-Family Detached Housing (210)	5	DU	<b>590</b> 6	63%	37%	372 4	218 2	0%	372 4	218 2	<b>59</b>
	Single-Family Attached Housing (215)	8	DU	6	57%	43%	3	3	0%	3	3	6
	Multifamily Housing (Low-Rise) (220)	66	DU	50	63%	37%	32	18	0%	32	18	5
				62			39	23		39	23	62
Stagecoach Tailwaters	Single-Family Detached Housing (210)	90	DU	92	63%	37%	58	34	0%	58	34	92
	Single-Family Attached Housing (215) Multifamily Housing (Low-Rise) (220)	106 4	DU DU	60 4	57% 63%	43% 37%	34 3	26 1	0% 0%	34 3	26 1	60
	Convenience Store (851)	3.5	KSF	172	51%	49%	88	84	24%	67	64	13
	High-Turnover (Sit-Down) Restaurant (932)	4.0	KSF	38	61%	39%	23	15	43%	13	9	2
	Day Care Center (565)	2.0	KSF	24	47%	53%	11	13	0%	11	13	24
	Small Office Building (712)	4.0	KSF	10	34%	66%	3	7	0%	3	7	10
Stagecoach Mountain Resort	Single-Family Detached Housing (210)	85	DU	<b>400</b> 86	63%	37%	220 54	180 32	0%	189 54	154 32	34 86
	Golf Course (430)	85 18	Holes	86 54	63% 53%	37% 47%	54 29	32 25	0%	54 29	32	54
	Single-Family Detached Housing (210)	612	DU	546	63%	37%	344	202	0%	344	202	54
	Snow Ski Area (466)	6	Lifts	204	12%	88%	24	180	0%	24	180	20
	Health/Fitness Club (492)	16.7	KSF	58	57%	43%	33	25	0%	33	25	58
	Strip Retail Plaza, <40k (822)	4.0	KSF	42	50%	50%	21	21	40%	12	13	2
	Fast Casual Restaurant (930)	10.5 10.5	KSF	132	55%	45%	73	59	43% 44%	41 31	34	75
	Fine Dining Restaurant (931) Multifamily Housing (Mid-Rise) (221)	10.5 50	KSF DU	82 20	67% 61%	33% 39%	55 12	27 8	44%	31 12	15 8	4
			55	20	5170	3070						
	Strip Retail Plaza, <40k (822)	12.0	KSF	90	50%	50%	45	45	40%	27	27	54
	Strip Retail Plaza, <40k (822)	12.0	KSF	90 1,314	50%	50%	45 690	45 624	40%	27 607	27 561	1,1

Development	New Trips	% of Total		
New Homes	590	27.3%		
Landaulet Views	62	2.9%		
Stagecoach Tailwaters	343	15.9%		
Stagecoach Mountain Resort	1,168	54.0%		
TOTAL	2,163	-		

# Table 2: Proportionate Share of Evening Peak Hour Trips

If you have any questions regarding this memorandum, please contact us at 801.766.4343