

MEMORANDUM

Date: November 26, 2024
To: Routt County
From: Hales Engineering



Subject: Routt County Stagecoach Area Trip Generation Study

UT24-2741

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 (11th 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.

Table 1: Trip Generation
Routt County CR-14 TGS

1. Land Use Code from the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021.

SOURCE: Hales Engineering, November 2024

Table 2: Proportionate Share of Evening Peak Hour Trips

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	-

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