

April 14, 2022

Routt County  
Public Works Dept.  
136 6<sup>th</sup> Street, Suite 103  
Steamboat Springs, CO 80487



Re: Heritage Village, Trip Generation Letter

To whom it may concern,

The purpose of this letter is to outline the trip generation for the proposed single-family and duplex residential lot subdivision for Heritage Village which is located in Parcels A, B, C, and F1 of the Heritage Park Subdivision. See Figure 1 for the vicinity map.

## Project Description

The proposed improvements include 20 single-family residential lots and 3 duplex residential lots for a total of 26 residential units. These will replace the 2 existing soccer fields on parcels A and B and the approved residential uses from Heritage Park Filing 3 on parcels C and D. Filing 3 included 3 duplex residential lots on parcel D and 4 single family residential lots on parcel C for a total of 10 residential units.

## Trip Generation

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10<sup>th</sup> edition was used to determine the existing and proposed trips for the development. The trip calculations were based on dwelling units for the single-family and duplex lots and number of fields for the soccer complex. The ITE trip rates are applicable to soccer games on full or half size fields. We also included a trip generation for kids' soccer which are played on small fields with 4 versus 4 player arrangement. There are no established ITE rates for kids' soccer fields. Therefore, we made assumptions based on our understanding of the recent kids' soccer program. We assumed the two large fields would be used as 5 smaller fields in the peak PM hour with the PM peak hour being 4 -6pm. Each smaller field is assumed to have 12 players (8 on the field and 4 substitutes on the sideline) on average and that there will be two sets of games back-to-back, so the unit is 24 trips per smaller field assuming one trip per kid on average. See Table 1 below for the trip generation summary.

The following trip generation summary table includes the Potential Trips based on the current PUD Approvals. The current approvals include open space on Parcels A and B that are used as soccer fields. The current approvals on Parcels C and D include 10 single family residential units. The table also include the Proposed Trips based on the proposed 26 residential units and removal of the soccer fields on Parcel A and B.

**Table 1 - Trip Generation Summary**

CODE	DESCRIPTION	UNIT	ITE TRIP RATES*			POTENTIAL TRIPS (Based on current PUD Approvals)				PROPOSED TRIPS			
			WEEKDAY	AM	PM	UNITS	WEEKDAY	AM	PM	UNITS	WEEKDAY	AM	PM
210	SINGLE-FAMILY	DWELLING UNIT	9.44	0.75	1	10	94	8	10	26	246	20	26
488	SOCCER COMPLEX (full or half size fields)	SOCCER FIELD	71.33	1.12	16.43	2	143	3	N/A	0	0	0	0
	KIDS SOCCER	SOCCER FIELD	24	N/A	12	5	120	N/A	60	0	0	0	0
TOTAL							357	11	70		246	20	26

\* From the ITE Trip Generation Rates - 10th EDITION.  
Kids' soccer was based on judgement and knowledge of typical schedule in recent years.

## Potential Traffic

The original Heritage Park PUD included approval for installation of lights on the soccer fields. These lights have not been installed. However, if the Parcel A and B soccer fields were to remain then the utilization of the fields would continue to grow. It was envisioned that the fields would ultimately be in use by youth and adult soccer programs from approximately 4-10 pm. This is what is represented in the above table. The kid's soccer would take place during the 4-6 pm peak hour.

The existing soccer fields with potential future use that takes into account adult and kids' soccer will generate approximately 263 daily trips, 60 peak hourly trips in the PM, and 3 peak hourly trips in the AM. The majority of the trips come to and from the City of Steamboat Springs.

The approved residential lots on parcels C and D from Filing 3 to amend the Heritage Park Subdivision PUD have not been built nor platted. These approved residential uses will generate approximately 94 daily trips, 10 peak hourly trips in the PM, and 8 peak hourly trips in the AM. The majority of the trips come to and from the City of Steamboat Springs.

## Proposed Traffic

The proposed single family and duplex residential use will generate approximately 246 daily trips, 26 peak hourly trips in the PM, and 20 peak hourly trips in the AM. The majority of the trips come to and from the City of Steamboat Springs.

## Conclusions

The proposed change from soccer fields to single family and duplex residential will result in a decrease in daily and PM peak hour trips on the days that the soccer fields are in use. The AM peak hour trips will increase from 11 to 20 trips. The soccer field use, including age groups and schedules, will fluctuate. Therefore, the associated trips and traffic for the soccer field use presented in this letter are approximate in nature and include potential growth should the soccer fields remain.

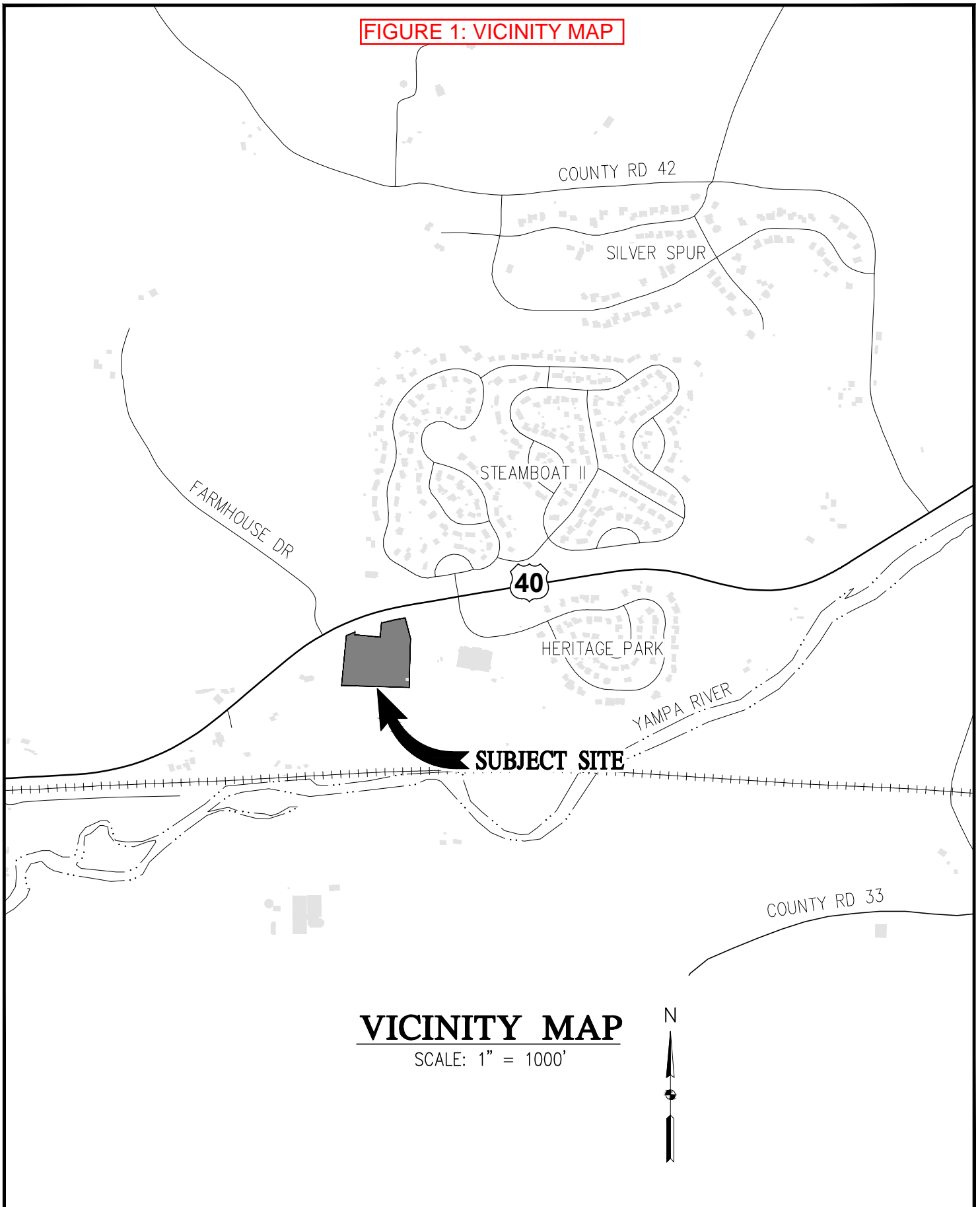
Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Rundall", with a stylized, flowing script.

Chris Rundall, PE  
Division Manager

Attachments: Figure 1 – Vicinity Map  
Figure 2 – Site Plan

FIGURE 1: VICINITY MAP



C:\CO20219 Heritage Park Parcel A&B\Drawings\20219 VIC MAP.dwg, 1/10/2022 3:27:43 PM, Steve Batchelder

<div> <b>Engineering - Planning - Surveying</b></div> <div>112 N RUBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403 P. 303.940.9966 • F. 303.940.9969 • www.basellnecorp.com</div>	<b>LINDON'S LTD.</b>		DESIGNED BY	INITIAL SUBMITTAL	1/10/22
	UNINCORPORATED		SMB	DRAWING SIZE	8.5" X 11"
	HERITAGE PARK		DRAWN BY	SURVEY FIRM	N/A
	PARCELS A & B		SMB	JOB NO.	C020219
	VICINITY MAP		CHECKED BY	DRAWING NAME	20219 VIC MAP.dwg
		ROUTT COUNTY	CSR	SHEET	1 OF 1
					C1



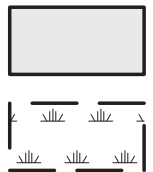
C:\CO20219 Heritage Park Parcel A&B\Drawings\20219 CONCEPT SITE BASE\_3-23-22.dwg, 3/31/2022 2:44:21 PM, Travis Stephens

FIGURE 2: SITE PLAN



LEGEND

EXISTING LINETYPES  
PROPOSED LINETYPES  
LOT LINE  
EASEMENT



ASPHALT PAVING  
WETLANDS

1  
C2 C2

CONCEPTUAL SITE PLAN

GRAPHIC SCALE  
(IN FEET)  
1 INCH = 40 FT

SITE PLAN NOTES:

- LOTS 12-14 ARE PROPOSED AS DUPLEX LOTS.  
ALL OTHER LOTS SHALL BE SINGLE FAMILY LOTS.

**BASELINE**  
Engineering • Planning • Surveying

169 HILLTOP PKWY, SUITE 204 • STEAMBOAT SPRINGS, CO 80477  
P. 970.679.925 • F. 303.940.9859 • www.baselinecorp.com

DESIGNED BY  
SMB  
DRAWN BY  
SMB  
CHECKED BY  
CSR

DATE  
PREPARED BY

REVISION DESCRIPTION

ROUTT COUNTY

LINDON'S LTD  
HERITAGE VILLAGE  
HERITAGE PARK SUBDIVISION  
CONCEPTUAL SITE PLAN

UNINCORPORATED

PREPARED UNDER THE DIRECT  
SUPERVISION OF

CONCEPTUAL  
NOT FOR  
CONSTRUCTION

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL 3/31/22  
DRAWING SIZE 24" X 36"  
SURVEY FIRM N/A  
SURVEY DATE  
JOB NO. C020219  
DRAWING NAME  
20219 CONCEPT SITE BASE\_3-23-22.dwg  
SHEET 2 OF 3

C2