

Alternative 1 (Summer)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily	Friday PM Peak		Daily	Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips

NORTH BASE

50% of lodging guests arrive on Friday *

310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	1.5	0.75	100%	0%	45	23	23	0
230 - Residential Condos	Penthouse Condos	15	rooms	1.5	0.75	100%	0%	23	11	11	0
265 - Timeshare	Fractional Ownership	10	units	1.5	0.75	100%	0%	15	8	8	0

Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates

310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13	
				Internal Capture				45%	149	12	6	6
				External Trips					182	14	7	7
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	8.92	0.70	49%	51%	268	21	10	11	
				Internal Capture				45%	120	9	5	5
				External Trips					147	12	6	6
230 - Residential Condos	Penthouse Condos	15	rooms	5.86	0.52	67%	33%	88	8	5	3	
				Internal Capture				45%	40	4	2	1
				External Trips					48	4	3	1
265 - Timeshare	Fractional Ownership	10	units	10.1	0.79	40%	60%	101	8	3	5	
				Internal Capture				45%	45	4	1	2
				External Trips					56	4	2	3
230 - Residential Condos	Residential Condos & Townhomes	52	units	5.86	0.52	67%	33%	305	27	18	9	
				Internal Capture				39%	119	11	7	3
				External Trips					186	16	11	5
220 - Apartment	Employee Housing	13	units	6.72	0.62	65%	35%	87	8	5	3	
				Internal Capture				39%	34	3	2	1
				External Trips					53	5	3	2
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49	
				Internal Capture				***	382	33	20	13
				External Trips					692	61	25	36
				Alternative Mode				12%	80	7	3	4
				External Vehicle Trips					612	54	22	32
				Pass-By				34%	208	18	8	11
External Roadway Trips					404	36	15	21				
Restaurant	**Hotel Accessory	1.8	ksf									
Bar	**Hotel Accessory	1.26	ksf									
Meeting Space	**Hotel Accessory	3.005	ksf									
Fitness Center/Spa	**Hotel Accessory	10.59	ksf									
Base Lodge		30	ksf	Winter Only								
431 - Miniature Golf Course	Miniature Golf Course	12	holes	3.30	0.33	33%	67%	40	4	1	3	
				Internal Capture				15%	6	0	0	0
				External Trips					34	4	1	2

RAW Trip Generation 2431 265 171 94

SOUTH BASE

230 - Residential Condos	Residential Condos	99	units	5.86	0.52	67%	33%	580	51	34	17	
				Internal Capture				39%	226	20	13	7
				External Trips					354	31	21	10

RAW Trip Generation 580 51 34 17

MID MOUNTAIN			
Base Lodge	15	ksf	Winter Only

ADDITIONAL RECREATION			
Outdoor Amphitheater	1500	seats	Special Events only - not typical

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	204	18	12	6
	Lodging	20%	157	13	6	6
	Emp. Apts.	24%	21	2	1	1
	Total Retail Internal Capture		382	33	20	13

Alternative Modes/Shuttle/Transit Services					
	Summer Dial-A-Ride	60	6	3	3
	Summer Dial-A-Ride Trip Reduction	-165	-16	-8	-8
	Water Taxi	-86	-16	-8	-8
	Shuttle Service	32	2	1	1
	Shuttle Service Trip Reduction	-59	-7	-4	-3
	Total Alternative Mode Trip Reduction	-218	-31	-16	-15

Total RAW Trip Generation	3011	317	205	111
Internal Capture	-1121	-94	-57	-39
Total External Trips	1891	222	149	73
Alternative Mode Reduction	-218	-31	-16	-15
Total External Vehicle Trips	1673	191	133	58
Pass-By Trips	-208	-18	-8	-11
Total External Roadway Trips	1464	173	125	47

*40 condo units, 20 with lock-offs

** Hotel definition includes accessory uses.

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

Alternative 1A (Summer)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily	Friday PM Peak		Daily	Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips

NORTH BASE											
<i>50% of lodging guests arrive on Friday *</i>											
310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	1.5	0.75	100%	0%	45	23	23	0
230 - Residential Condos	Penthouse Condos	15	rooms	1.5	0.75	100%	0%	23	11	11	0
265 - Timeshare	Fractional Ownership	10	units	1.5	0.75	100%	0%	15	8	8	0
<i>Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates</i>											
310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13
				Internal Capture		45%	149	12	6	6	
				External Trips		182	14	7	7		
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	8.92	0.70	49%	51%	268	21	10	11
				Internal Capture		45%	120	9	5	5	
				External Trips		147	12	6	6		
230 - Residential Condos	Penthouse Condos	15	rooms	5.86	0.52	67%	33%	88	8	5	3
				Internal Capture		45%	40	4	2	1	
				External Trips		48	4	3	1		
265 - Timeshare	Fractional Ownership	10	units	10.1	0.79	40%	60%	101	8	3	5
				Internal Capture		45%	45	4	1	2	
				External Trips		56	4	2	3		
230 - Residential Condos	Residential Condos & Townhomes	52	units	5.86	0.52	67%	33%	305	27	18	9
				Internal Capture		39%	119	11	7	3	
				External Trips		186	16	11	5		
220 - Apartment	Employee Housing	13	units	6.72	0.62	65%	35%	87	8	5	3
				Internal Capture		39%	34	3	2	1	
				External Trips		53	5	3	2		
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture		***	376	32	19	13	
				External Trips		697	62	26	36		
				Alternative Mode		12%	81	7	3	4	
				External Vehicle Trips		616	55	23	32		
				Pass-By		34%	210	19	8	11	
External Roadway Trips		407	36	15	21						
Restaurant	**Hotel Accessory	1.8	ksf								
Bar	**Hotel Accessory	1.26	ksf								
Meeting Space	**Hotel Accessory	3.005	ksf								
Fitness Center/Spa	**Hotel Accessory	10.59	ksf								
Base Lodge		30	ksf	Winter Only							
431 - Miniature Golf Course	Miniature Golf Course	12	holes	3.30	0.33	33%	67%	40	4	1	3
				Internal Capture		15%	6	0	0	0	
				External Trips		34	4	1	2		

RAW Trip Generation 2431 265 171 94

SOUTH BASE											
230 - Residential Condos	Residential Condos	95	units	5.86	0.52	67%	33%	557	49	33	16
				Internal Capture		39%	217	19	13	6	
				External Trips		340	30	20	10		

RAW Trip Generation 557 49 33 16

MID MOUNTAIN			
Base Lodge	15	ksf	Winter Only

ADDITIONAL RECREATION			
Outdoor Amphitheater	1500	seats	Special Events only - not typical

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	198	18	12	6
	Lodging	20%	157	13	6	6
	Emp. Apts.	24%	21	2	1	1
	Total Retail Internal Capture		376	32	19	13

Alternative Modes/Shuttle/Transit Services					
	Summer Dial-A-Ride	60	6	3	3
	Summer Dial-A-Ride Trip Reduction	-165	-16	-8	-8
	Water Taxi	-86	-16	-8	-8
	Shuttle Service	32	2	1	1
	Shuttle Service Trip Reduction	-59	-7	-4	-3
	Total Alternative Mode Trip Reduction	-218	-31	-16	-15

Total RAW Trip Generation	2988	315	204	111
Internal Capture	-1106	-93	-56	-38
Total External Trips	1882	221	148	73
Alternative Mode Reduction	-218	-31	-16	-15
Total External Vehicle Trips	1664	190	132	58
Pass-By Trips	-210	-19	-8	-11
Total External Roadway Trips	1454	172	125	47

*40 condo units, 20 with lock-offs

** Hotel definition includes accessory uses.

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

Alternative 4 (Summer)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out

NORTH BASE											
210 - Single Family Residential	Residential Lots	8	dwelling units	10	1.01	63%	37%	80	8	5	3
				Internal Capture		28%	22	2	1	1	
				External Trips		58	6	4	2		
820 - Shopping Center	Commercial	15	ksf	42.94	3.75	48%	52%	644	56	27	29
				Internal Capture		***	37	4	2	1	
				External Trips		607	53	25	28		
				Alternative Mode		5%	30	3	1	1	
				External Vehicle Trips		577	50	23	26		
				Pass-By		34%	196	17	8	9	
				External Roadway Trips		381	33	15	17		
RAW Trip Generation								724	64	32	32

SOUTH BASE											
210 - Single Family Residential	Residential Lots	8	dwelling units	10	1.01	63%	37%	80	8	5	3
				Internal Capture		28%	22	2	1	1	
				External Trips		58	6	4	2		
RAW Trip Generation								80	8	5	3

*** Retail Internal Capture							
		From		Daily	PM	PM In	PM Out
		Residential	23%	37	4	2	1
Total Retail Internal Capture				37	4	2	1

Total RAW Trip Generation	804	72	37	35
Internal Capture	-82	-8	-5	-3
Total External Trips	723	64	32	32
Alternative Mode Reduction 5%	-36	-3	-2	-2
Total External Vehicle Trips	686	61	30	31
Pass-By Trips	-196	-17	-8	-9
Total External Roadway Trips	490	44	22	22

*** Based on the number of trips internalized by the residential units that go to the retail use

Alternative 5 (Summer)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out
NORTH BASE											
50% of lodging guests arrive on Friday *											
310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates											
310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13
				Internal Capture		45%		149	12	6	6
				External Trips				182	14	7	7
230 - Residential Condos	Residential Condos	225	units	5.86	0.52	67%	33%	1319	117	78	39
				Internal Capture		39%		514	46	31	15
				External Trips				804	71	48	24
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture		***		406	36	23	13
				External Trips				667	58	22	36
				Alternative Mode		12%		80	7	3	4
				External Vehicle Trips				587	51	19	32
				Pass-By		34%		200	17	7	11
External Roadway Trips				387	34	13	21				
Base Lodge		30	ksf	Winter Only							
RAW Trip Generation								2779	265	165	101

SOUTH BASE											
210 - Single Family Residential	Residential Lots	16	units	10	1.01	63%	37%	160	16	10	6
				Internal Capture		39%		62	6	4	2
				External Trips				98	10	6	4
RAW Trip Generation								160	16	10	6

MID MOUNTAIN											
Base Lodge		15	ksf	Winter Only							

ADDITIONAL RECREATION											
Outdoor Amphitheater		1500	seats	Special Events only							

*** Retail Internal Capture											
				From		Daily	PM	PM In	PM Out		
				Residential	23%	340	31	20	10		
				Lodging	20%	66	5	3	3		
				Total Retail Internal Capture		406	36	23	13		

Alternative Modes/Shuttle/Transit Services											
				Summer Dial-A-Ride	60	6	3	3			
				Summer Dial-A-Ride Trip Reduction	-165	-16	-8	-8			
				Water Taxi	-86	-16	-8	-8			
				Shuttle Service	32	2	1	1			
				Shuttle Service Trip Reduction	-59	-7	-4	-3			
				Total Alternative Mode Trip Reduction	-218	-31	-16	-15			

Total RAW Trip Generation	2939	281	175	107
Internal Capture	-1131	-99	-63	-36
Total External Trips	1808	182	112	70
Alternative Mode Reduction	-218	-31	-16	-15
Total External Vehicle Trips	1590	151	96	55
Pass-By Trips	-200	-17	-7	-11
Total External Roadway Trips	1390	134	89	45

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

Alternative 6 (Summer)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out

NORTH BASE											
50% of lodging guests arrive on Friday *											
310 - Hotel	Hotel Rooms	25	occupied rooms	1.5	0.75	100%	0%	38	19	19	0
310 - Hotel	Condo/Hotel Rooms	13	occupied rooms	1.5	0.75	100%	0%	20	10	10	0
Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates											
310 - Hotel	Hotel Rooms	25	occupied rooms	8.92	0.70	49%	51%	223	18	9	9
				Internal Capture 45%				100	8	4	4
				External Trips				123	10	5	5
310 - Hotel	Condo/Hotel Rooms	12	occupied rooms	8.92	0.70	49%	51%	107	8	4	4
				Internal Capture 45%				48	4	2	2
				External Trips				59	5	2	2
230 - Residential Condos	Residential Condos	145	units	5.86	0.52	67%	33%	850	75	51	25
				Internal Capture 39%				331	29	20	10
				External Trips				518	46	31	15
220 - Apartment	Employee Housing	12	units	6.72	0.62	65%	35%	81	7	5	3
				Internal Capture 52%				42	4	3	1
				External Trips				39	4	2	1
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture ***				380	34	21	12
				External Trips				693	60	24	37
				Alternative Mode 12%				86	7	3	5
				External Vehicle Trips				607	53	21	32
				Pass-By 34%				206	18	7	11
External Roadway Trips				401	35	14	21				
Base Lodge		30	ksf	Winter Only							
RAW Trip Generation								2391	231	142	89

SOUTH BASE											
230 - Residential Condos	Residential Condos	50	units	5.86	0.52	67%	33%	293	26	17	9
				Internal Capture 39%				114	10	7	3
				External Trips				179	16	11	5
210 - Single Family Residential	Residential Lots	14	units	10	1.01	63%	37%	140	14	9	5
				Internal Capture 39%				55	6	3	2
				External Trips				85	9	5	3
RAW Trip Generation								433	40	26	14

MID MOUNTAIN											
Base Lodge		15	ksf	Winter Only							

ADDITIONAL RECREATION											
Outdoor Amphitheater		1500	seats	Special Events only							

*** Retail Internal Capture											
				From		Daily	PM	PM In	PM Out		
				Residential	23%	295	27	18	9		
				Lodging	20%	66	5	3	3		
				Emp. Apts.	24%	19	2	1	1		
				Total Retail Internal Capture		380	34	21	12		

Alternative Modes/Shuttle/Transit Services											
				Summer Dial-A-Ride		60	6	3	3		
				Summer Dial-A-Ride Trip Reduction		-165	-16	-8	-8		
				Water Taxi		-86	-16	-8	-8		
				Shuttle Service		32	2	1	1		
				Shuttle Service Trip Reduction		-59	-7	-4	-3		
				Total Alternative Mode Trip Reduction		-218	-31	-16	-15		

Total RAW Trip Generation	2824	271	168	103
Internal Capture	-1071	-94	-60	-35
Total External Trips	1753	177	108	69
Alternative Mode Reduction	-218	-31	-16	-15
Total External Vehicle Trips	1535	146	92	54
Pass-By Trips	-206	-18	-7	-11
Total External Roadway Trips	1328	128	85	43

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

Alternatives 1 and 3 (Winter)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily	Friday PM Peak		Daily	Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips

NORTH BASE											
50% of lodging guests arrive on Friday *											
310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	1.5	0.75	100%	0%	45	23	23	0
230 - Residential Condos	Penthouse Condos	15	rooms	1.5	0.75	100%	0%	23	11	11	0
265 - Timeshare	Fractional Ownership	10	units	1.5	0.75	100%	0%	15	8	8	0
Skier Parking Spaces	Ski Resort	400	spaces	2.00	0.45	0%	100%	800	180	0	180
Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates											
310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13
				Internal Capture		55%	182	14	7	7	
				External Trips		149	12	6	6		
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	8.92	0.70	49%	51%	268	21	10	11
				Internal Capture		55%	147	12	6	6	
				External Trips		120	9	5	5		
230 - Residential Condos	Penthouse Condos	15	rooms	5.86	0.52	67%	33%	88	8	5	3
				Internal Capture		55%	48	4	3	1	
				External Trips		40	4	2	1		
265 - Timeshare	Fractional Ownership	10	units	10.1	0.79	40%	60%	101	8	3	5
				Internal Capture		55%	56	4	2	3	
				External Trips		45	4	1	2		
230 - Residential Condos	Residential Condos & Townhomes	52	units	5.86	0.52	67%	33%	305	27	18	9
				Internal Capture		39%	119	11	7	3	
				External Trips		186	16	11	5		
220 - Apartment	Employee Housing	13	units	6.72	0.62	65%	35%	87	8	5	3
				Internal Capture		52%	45	4	3	1	
				External Trips		42	4	3	1		
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture		***	382	33	20	13	
				External Trips		692	61	25	36		
				Alternative Mode		13%	89	8	3	5	
				External Vehicle Trips		603	53	22	31		
				Pass-By		34%	205	18	8	11	
External Roadway Trips		398	35	15	21						
Restaurant	**Hotel Accessory	1.8	ksf								
Bar	**Hotel Accessory	1.26	ksf								
Meeting Space	**Hotel Accessory	3.005	ksf								
Fitness Center/Spa	**Hotel Accessory	10.59	ksf								
Base Lodge		30	ksf	Internal Trips Only							
RAW Trip Generation								3192	441	169	272

SOUTH BASE											
230 - Residential Condos	Residential Condos	99	units	5.86	0.52	67%	33%	580	51	34	17
				Internal Capture		39%	226	20	13	7	
				External Trips		354	31	21	10		
RAW Trip Generation								580	51	34	17

MID MOUNTAIN			
Base Lodge	15	ksf	Internal Trips Only

ADDITIONAL RECREATION			
Outdoor Amphitheater	1500	seats	Summer Only

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	204	18	12	6
	Lodging	20%	157	13	6	6
	Emp. Apts.	24%	21	2	1	1
	Total Retail Internal Capture		382	33	20	13

Alternative Modes/Shuttle/Transit Services						
	Winter Dial-A-Ride	125	20	10	10	
	Winter Dial-A-Ride Trip Reduction	-453	-110	-55	-55	
	Shuttle Service	32	2	1	1	
	Shuttle Service Trip Reduction	-59	-7	-4	-3	
	Total Alternative Mode Trip Reduction		-355	-95	-48	-47

Skier Drop Off/Pick Up										
Skiers	100	skiers	2	1	0.5	0.5	200	100	50	50

Total RAW Trip Generation	3972	593	254	339
Internal Capture	-1205	-102	-60	-42
Total External Trips	2767	491	194	297
Alternative Mode Reduction	-355	-95	-48	-47
Total External Vehicle Trips	2412	396	146	250
Pass-By Trips	-205	-18	-8	-11
Total External Roadway Trips	2207	378	138	239
Existing Homewood Trips	2535	472	115	357
Total Net New Project Trips	-328	-94	23	-118

*40 condo units, 20 with lock-offs

** Hotel definition includes accessory uses.

*** Based on local household information

Alternative 1A (Winter)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily	Friday PM Peak		Daily	Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips

NORTH BASE											
<i>50% of lodging guests arrive on Friday *</i>											
310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	1.5	0.75	100%	0%	45	23	23	0
230 - Residential Condos	Penthouse Condos	15	rooms	1.5	0.75	100%	0%	23	11	11	0
265 - Timeshare	Fractional Ownership	10	units	1.5	0.75	100%	0%	15	8	8	0
<i>All occupied day skier parking spaces vacate during PM peak hour</i>											
Skier Parking Spaces	Ski Resort	400	spaces	2.00	0.45	0%	100%	800	180	0	180
<i>Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates</i>											
310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13
				Internal Capture		55%	182	14	7	7	
				External Trips		149	12	6	6		
310 - Hotel	*2-bedroom condo/hotel	30	occupied rooms	8.92	0.70	49%	51%	268	21	10	11
				Internal Capture		55%	147	12	6	6	
				External Trips		120	9	5	5		
230 - Residential Condos	Penthouse Condos	15	rooms	5.86	0.52	67%	33%	88	8	5	3
				Internal Capture		55%	48	4	3	1	
				External Trips		40	4	2	1		
265 - Timeshare	Fractional Ownership	10	units	10.1	0.79	40%	60%	101	8	3	5
				Internal Capture		55%	56	4	2	3	
				External Trips		45	4	1	2		
230 - Residential Condos	Residential Condos & Townhomes	52	units	5.86	0.52	67%	33%	305	27	18	9
				Internal Capture		39%	119	11	7	3	
				External Trips		186	16	11	5		
220 - Apartment	Employee Housing	13	units	6.72	0.62	65%	35%	87	8	5	3
				Internal Capture		52%	45	4	3	1	
				External Trips		42	4	3	1		
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture		***	376	32	19	13	
				External Trips		697	62	26	36		
				Alternative Mode		13%	90	8	3	5	
				External Vehicle Trips		607	54	22	31		
				Pass-By		34%	207	18	8	11	
External Roadway Trips		401	35	15	21						
Restaurant	**Hotel Accessory	1.8	ksf								
Bar	**Hotel Accessory	1.26	ksf								
Meeting Space	**Hotel Accessory	3.005	ksf								
Fitness Center/Spa	**Hotel Accessory	10.59	ksf								
Base Lodge		30	ksf	Internal Trips Only							

RAW Trip Generation 3192 441 169 272

SOUTH BASE											
230 - Residential Condos	Residential Condos	95	units	5.86	0.52	67%	33%	557	49	33	16
				Internal Capture		39%	217	19	13	6	
				External Trips		340	30	20	10		

RAW Trip Generation 557 49 33 16

MID MOUNTAIN			
Base Lodge	15	ksf	Internal Trips Only

ADDITIONAL RECREATION			
Outdoor Amphitheater	1500	seats	Summer Only

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	198	18	12	6
	Lodging	20%	157	13	6	6
	Emp. Apts.	24%	21	2	1	1
	Total Retail Internal Capture		376	32	19	13

Alternative Modes/Shuttle/Transit Services						
	Winter Dial-A-Ride	125	20	10	10	
	Winter Dial-A-Ride Trip Reduction	-453	-110	-55	-55	
	Shuttle Service	32	2	1	1	
	Shuttle Service Trip Reduction	-59	-7	-4	-3	
	Total Alternative Mode Trip Reduction		-355	-95	-48	-47

Skier Drop Off/Pick Up										
Skiers	100	skiers	2	1	0.5	0.5	200	100	50	50

Total RAW Trip Generation	3948	591	253	338
Internal Capture	-1190	-100	-59	-41
Total External Trips	2758	490	193	297
Alternative Mode Reduction	-355	-95	-48	-47
Total External Vehicle Trips	2403	395	145	250
Pass-By Trips	-207	-18	-8	-11
Total External Roadway Trips	2196	377	138	239
Existing Homewood Trips	2535	472	115	357
Total Net New Project Trips	-339	-95	23	-118

*40 condo units, 20 with lock-offs

** Hotel definition includes accessory uses.

*** Based on local household information

Alternative 4 (Winter)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out

NORTH BASE											
210 - Single Family Residential	Residential Lots	8	dwelling units	10	1.01	63%	37%	80	8	5	3
				Internal Capture		28%	22	2	1	1	
				External Trips		58	6	4	2		
820 - Shopping Center	Commercial	15	ksf	42.94	3.75	48%	52%	644	56	27	29
				Internal Capture		***	37	4	2	1	
				External Trips		607	53	25	28		
				Alternative Mode		5%	30	3	1	1	
				External Vehicle Trips		577	50	23	26		
				Pass-By		34%	196	17	8	9	
External Roadway Trips		381	33	15	17						
RAW Trip Generation								724	64	32	32

SOUTH BASE											
210 - Single Family Residential	Residential Lots	8	dwelling units	10	1.01	63%	37%	80	8	5	3
				Internal Capture		28%	22	2	1	1	
				External Trips		58	6	4	2		
RAW Trip Generation								80	8	5	3

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	37	4	2	1
Total Retail Internal Capture			37	4	2	1

Total RAW Trip Generation	804	72	37	35
Internal Capture	-82	-8	-5	-3
Total External Trips	723	64	32	32
Alternative Mode Reduction 5%	-36	-3	-2	-2
Total External Vehicle Trips	686	61	30	31
Pass-By Trips	-196	-17	-8	-9
Total External Roadway Trips	490	44	22	22
Existing Homewood Trips	2535	472	115	357
Total Net New Project Trips	-2045	-428	-93	-335

*** Based on the number of trips internalized by the residential units that go to the retail use

Alternative 5 (Winter)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out

NORTH BASE											
<i>50% of lodging guests arrive on Friday *</i>											
310 - Hotel	Hotel Rooms	38	occupied rooms	1.5	0.75	100%	0%	57	29	29	0
Skier Parking Spaces	Ski Resort	400	spaces	2	0.45	0%	100%	800	180	0	180
<i>Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates</i>											
310 - Hotel	Hotel Rooms	37	occupied rooms	8.92	0.70	49%	51%	330	26	13	13
				Internal Capture		55%	182	14	7	7	
				External Trips		149	12	6	6		
230 - Residential Condos	Residential Condos	225	units	5.86	0.52	67%	33%	1319	117	78	39
				Internal Capture		39%	514	46	31	15	
				External Trips		804	71	48	24		
220 - Apartment	Employee Housing	12	units	6.72	0.62	65%	35%	81	7	5	3
				Internal Capture		52%	42	4	3	1	
				External Trips		39	4	2	1		
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture		***	425	38	24	14	
				External Trips		648	56	21	35		
				Alternative Mode		13%	82	7	3	4	
				External Vehicle Trips		566	49	18	31		
				Pass-By		34%	192	17	6	10	
External Roadway Trips		373	32	12	20						
Base Lodge		30	ksf	Internal Trips Only							
RAW Trip Generation								2860	273	169	103

SOUTH BASE											
210 - Single Family Residential	Residential Lots	16	units	10	1.01	63%	37%	160	16	10	6
				Internal Capture		39%	62	6	4	2	
				External Trips		98	10	6	4		
RAW Trip Generation								160	16	10	6

MID MOUNTAIN											
Base Lodge		15	ksf	Internal Trips Only							

ADDITIONAL RECREATION											
Outdoor Amphitheater		1500	seats	Summer Only							

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	340	31	20	10
	Lodging	20%	66	5	3	3
	Emp. Apts.	24%	19	2	1	1
Total Retail Internal Capture			425	38	24	14

Alternative Modes/Shuttle/Transit Services					
	Winter Dial-A-Ride	125	20	10	10
	Winter Dial-A-Ride Trip Reduction	-453	-110	-55	-55
	Shuttle Service	32	2	1	1
	Shuttle Service Trip Reduction	-59	-7	-4	-3
Total Alternative Mode Trip Reduction		-355	-95	-48	-47

Skier Drop Off/Pick Up										
Skiers	100	skiers	2	1	0.5	0.5	200	100	50	50

Total RAW Trip Generation	4020	569	230	339
Internal Capture	-1225	-108	-68	-40
Total External Trips	2794	461	161	300
Alternative Mode Reduction	-355	-95	-48	-47
Total External Vehicle Trips	2439	366	113	253
Pass-By Trips	-192	-17	-6	-10
Total External Roadway Trips	2247	349	107	242
Existing Homewood Trips	2535	472	115	357
Total Net New Project Trips	-288	-123	-8	-115

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

Alternative 6 (Winter)

ITE Land Use & Code	Project Land Use	Density	Measure	Daily		Friday PM Peak		Daily		Friday PM Peak	
				Rate	Rate	In	Out	Trips	Trips	In	Out

NORTH BASE											
<i>50% of lodging guests arrive on Friday *</i>											
310 - Hotel	Hotel Rooms	25	occupied rooms	1.5	0.75	100%	0%	38	19	19	0
310 - Hotel	Condo/Hotel Rooms	13	occupied rooms	1.5	0.75	100%	0%	20	10	10	0
Skier Parking Spaces	Ski Resort	400	spaces	2	0.45	0%	100%	800	180	0	180
<i>Remaining 50% of lodging units, residential units, and retail use analyzed using typical TRPA and ITE trip generation rates</i>											
310 - Hotel	Hotel Rooms	25	occupied rooms	8.92	0.70	49%	51%	223	18	9	9
				Internal Capture 55%				123	10	5	5
				External Trips				100	8	4	4
310 - Hotel	Condo/Hotel Rooms	12	occupied rooms	8.92	0.70	49%	51%	107	8	4	4
				Internal Capture 55%				59	5	2	2
				External Trips				48	4	2	2
230 - Residential Condos	Residential Condos	145	units	5.86	0.52	67%	33%	850	75	51	25
				Internal Capture 39%				331	29	20	10
				External Trips				518	46	31	15
220 - Apartment	Employee Housing	12	units	6.72	0.62	65%	35%	81	7	5	3
				Internal Capture 52%				42	4	3	1
				External Trips				39	4	2	1
820 - Shopping Center	Commercial	25	ksf	42.94	3.75	48%	52%	1074	94	45	49
				Internal Capture ***				361	32	20	12
				External Trips				712	62	25	37
				Alternative Mode 13%				92	8	3	5
				External Vehicle Trips				620	54	22	32
				Pass-By 34%				211	18	7	11
External Roadway Trips				409	36	14	21				
Base Lodge		30	ksf	Internal Trips Only							

RAW Trip Generation 2391 231 142 89

SOUTH BASE											
230 - Residential Condos	Residential Condos	50	units	5.86	0.52	67%	33%	293	26	17	9
				Internal Capture 39%				114	10	7	3
				External Trips				179	16	11	5
210 - Single Family Residential	Residential Lots	14	units	10	1.01	63%	37%	140	14	9	5
				Internal Capture 39%				55	6	3	2
				External Trips				85	9	5	3

RAW Trip Generation 433 40 26 14

MID MOUNTAIN											
Base Lodge		15	ksf	Internal Trips Only							

ADDITIONAL RECREATION											
Outdoor Amphitheater		1500	seats	Summer Only							

*** Retail Internal Capture						
	From		Daily	PM	PM In	PM Out
	Residential	23%	295	27	18	9
	Lodging	20%	66	5	3	3
	Emp. Apts.	24%	19	2	1	1
Total Retail Internal Capture			361	32	20	12

Alternative Modes/Shuttle/Transit Services						
	Winter Dial-A-Ride		125	20	10	10
	Winter Dial-A-Ride Trip Reduction		-453	-110	-55	-55
	Shuttle Service		32	2	1	1
	Shuttle Service Trip Reduction		-59	-7	-4	-3
Total Alternative Mode Trip Reduction			-355	-95	-48	-47

Skier Drop Off/Pick Up										
Skiers	100	skiers	2	1	0.5	0.5	200	100	50	50

Total RAW Trip Generation	3824	551	218	333
Internal Capture	-1085	-95	-60	-35
Total External Trips	2739	456	158	298
Alternative Mode Reduction	-355	-95	-48	-47
Total External Vehicle Trips	2384	361	110	251
Pass-By Trips	-211	-18	-7	-11
Total External Roadway Trips	2173	343	103	240
Existing Homewood Trips	2535	472	115	357
Total Net New Project Trips	-362	-129	-12	-117

*** Based on the number of trips internalized by the residential and lodging units that go to the retail use

skier drop off/pick up
 194 in ←
 194 out →

TABLE 7: HMR Existing Winter Traffic Generation and VMT

	Daily	AM Peak Hour		PM Peak Hour			
		In	Out	In	Out		
Trip Generation Analysis							
Observed Traffic Volume (12/30/06)		420	123	194	550		
Total 2-Way Volume in Count Periods (8:15-10:00 AM, 2:15-5:00 PM)	2,347						
Ski Area Parking Count on Date of Count	789						
10th Highest Ski Area Parking Count	807						
Ratio	1.02						
Estimated Traffic Volume on Date of Peak Ski Area Parking Count	2,394	428	125	198	561		
Ratio of Total Daily Traffic to Traffic During Count Period	1.79						
Total Daily Traffic on Peak Ski Day	4,281						
Traffic Generated by Other Land Uses in Count Area							
<u>Trip Generation Rate</u> ⁽¹⁾							
Permanently Occupied	10.1	0.19	0.56	0.64	0.37		
Recreational Homes	3.16	0.11	0.15	0.14	0.17		
<u>Number of Residences</u> <u>% of Total</u> ⁽²⁾							
Permanently Occupied	24%	14	141	3	8	9	5
Recreational Homes	76%	44	139	5	7	6	7
Total		58	280	8	15	15	12
Total Estimated Traffic Generation of Existing Ski Area	4,001	420	110	183	549		
Vehicle-Miles of Travel Analysis							
Estimated Employee Vehicle-Trips							
Total Employees Onsite on Peak Day	235						
Percent Commuting by Non-Auto Modes	20%						
Average Vehicle Occupancy	1.26						
Total Employee Round-Trips	149	Average Trip					
Total Employee One-Way Vehicle-Trips	298	Length in Miles ⁽³⁾		Total VMT			
Skier One-Way Vehicle-Trips	3,703	3.97		1,183			
Total		6.23		23,068			
				24,251			
Source 1: US Census for Homewood block groups.							
Source 2: ITE Trip Generation Manual, 7th Edition							

day skiers out
 550 - 194 = 356 out →
 356 / 789 = 0.45