

Air Quality Trip Rates

Alternative 1 and 3

Land Use	Density	URBEMIS Entry ¹	Fehr & Peers Daily Trip Rate	Adjusted Daily Trip Rate ²	
				Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³					
Hotel	38 rooms	Hotel Peak	1.5	1.31	1.29
Condo/hotel	30 units	Hotel Peak	1.5	1.31	1.29
Penthouse Condo	15 units	Townhouse/Condo Peak	1.5	1.30	1.29
Fractional Condos	10 units	Townhouse/Condo Peak	1.5	1.30	1.29
Skier Parking (winter only)					
Skier Parking (winter only)	400 spaces	Parking	2	n/a	1.72
Remaining 50% of lodging units, all residential units, and retail uses⁴					
Hotel	37 rooms	Hotel	8.92	4.27	3.46
Condo/hotel	30 units	Hotel	8.92	4.27	3.46
Penthouse Condo	15 units	Townhouse/Condo	5.86	3.08	3.01
Residential Condo/Townhome	151 units	Townhouse/Condo	5.86	3.08	3.01
Fractional Condos	10 units	Timeshare	10.1	4.90	3.88
Apartment	13 units	Apartment (low rise)	6.72	3.55	2.79
Shopping Center	25,000 sf	Strip Mall	42.94	16.83	16.77
Skier Drop Off (winter only)	100 skiers	Skier Drop Off	2.00	n/a	1.72
Golf Course (summer only)	12 holes	Golf Course	3.3	2.48	n/a

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ An average of 1.5 vehicles per unit was assumed

⁴ Analyzed using typical TRPA and ITE methodologies

Source: Harned pers. comm. B

Alternative 2 (Existing)

Land Use	Density	URBEMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
				Summer	Winter
Lodge and Maintenance	25,127	Racquetball/Health and General Office Building	100.90	n/a	n/a

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Daily trip rate calculated using the following equation: Square footage/total trips where square footage =

Source: Harned pers. comm. B

Alternative 4

Land Use	Density	URBEMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
				Summer	Winter
Residential Lots	16 Lots	Single Family Home	10	6.75	6.75
Commercial	15,000 sf	General Office Building	42.94	25.54	25.54

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

Source: Harned pers. comm. B

Alternative 5

Land Use	Density	URBEMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
				Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³					
Hotel	38 rooms	Hotel Peak	1.50	1.36	1.30
Skier Parking (winter only)					
Skier Parking (winter only)	400 spaces	Parking	2	n/a	1.73
Remaining 50% of lodging units, all residential units, and retail uses³					
Hotel	37 rooms	Hotel	1.50	3.47	3.48
Residential Condo/Townhome	225 units	Townhouse/Condo	5.86	3.08	3.08
Commercial	25,000 sf	Strip Mall	42.94	16.12	15.75
Apartment	12 units	Apartment (low rise)	6.72	n/a ⁴	2.79
Skier Drop Off (winter only)	100 skiers	Skier Drop Off	2.00	n/a	1.73
Residential Lots	16 Lots	Single Family Home	10.00	5.28	5.29

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Analyzed using typical TRPA and ITE methodologies

⁴ Summer VMT estimate for Alternative 5 does not include trips associated with the 12 workforce housing units.

These units were added to the design concept following the originally modeling completed by Fehr & Peers.

Source: Harned pers. comm. B

Alternative 6

Land Use	Density	URBEMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
				Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³					
Hotel	25 rooms	Hotel Peak	1.50	1.36	1.29
Condo/hotel	13 units	Hotel Peak	1.50	1.36	1.29
Skier Parking (winter only)					
Skier Parking (winter only)	400 spaces	Parking	2	n/a	1.72
Remaining 50% of lodging units, all residential units, and retail uses³					

Hotel	25 rooms	Hotel	8.92	4.23	3.44
Condo/hotel	12 units	Hotel	8.92	4.23	3.44
Residential Condo/Townhome	195 units	Townhouse/Condo	5.86	3.07	3.07
Apartment	12 units	Apartment (low rise)	6.72	2.78	2.78
Commercial	25,000 sf	Strip Mall	42.94	16.73	17.22
Skier Drop Off (winter only)	100 skiers	Skier Drop Off	2.00	n/a	1.72
Residential Lots	14 Lots	Single Family Home	10.00	5.22	5.22

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Analyzed using typical TRPA and ITE methodologies

Source: Harned pers. comm. B

Climate Change Trip Rates

Alternative 1 and 3

Land Use	URBEMIS Entry ¹	Fehr & Peers Daily Trip Rate	Adjusted Daily Trip Rate ²	
			Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³				
Hotel	Hotel Peak	1.5	1.50	1.50
Condo/hotel	Hotel Peak	1.5	1.50	1.50
Penthouse Condo	Townhouse/Condo Peak	1.5	1.50	1.50
Fractional Condos	Townhouse/Condo Peak	1.5	1.50	1.50
Skier Parking (winter only)				
Skier Parking (winter only)		2.00	n/a	2.00
Remaining 50% of lodging units, all residential units, and retail uses⁴				
Hotel	Hotel	8.92	4.91	3.00
Condo/hotel	Hotel	8.92	4.91	3.00
Penthouse Condo	Townhouse/Condo	5.86	3.54	3.57
Residential Condo/Townhome	Townhouse/Condo	5.86	3.54	3.57
Fractional Condos	Timeshare	10.1	5.60	6.00
Apartment	Apartment (low rise)	6.72	4.09	3.24
Shopping Center	Strip Mall	42.94	19.35	19.47
Skier Drop Off (winter only)	Skier Drop Off	2.00	n/a	2.00
Golf Course (summer only)	Golf Course	3.3	2.81	n/a

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ An average of 1.5 vehicles per unit was assumed

⁴ Analyzed using typical TRPA and ITE methodologies

Source: Harned pers. comm. A and B

Alternative 2 (Existing)

Land Use	URBEMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
			Summer	Winter
Lodge and Maintenance	Racquetball/Health and General Office Building	100.90	n/a	n/a

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Daily trip rate calculated using the following equation: Square footage/total trips where square footage = 21, 243 and total trips = 2,535

Source: Harned pers. comm. A and B

Alternative 4

Land Use	URBMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
			Summer	Winter
Residential Lots	Single Family Home	10	7.25	7.25
Commercial	General Office Building	42.94	27.4	27.4

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

Source: Harned pers. comm. A and B

Alternative 5

Land Use	URBMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
			Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³				
Hotel	Hotel Peak	1.50	1.50	1.50
Skier Parking (winter only)				
Skier Parking (winter only)	Parking	2.00	n/a	2.00
Remaining 50% of lodging units, all residential units, and retail uses³				
Hotel	Hotel	8.92	4.92	4.03
Residential Condo/Townhome	Townhouse/Condo	5.86	3.58	3.57
Commercial	Strip Mall	42.94	18.67	18.23
Apartment	Apartment (low rise)	6.72	n/a ⁴	3.24
Skier Drop Off (winter only)	Skier Drop Off	2.00	n/a	2.00
Residential Lots	Single Family Home	10.00	6.13	6.13

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Analyzed using typical TRPA and ITE methodologies

⁴ Summer VMT estimate for Alternative 5 does not include trips associated with the 12 workforce housing units.

These units were added to the design concept following the originally modeling completed by Fehr & Peers.

Source: Harned pers. comm. A and B

Alternative 6

Land Use	URBMIS Entry ¹	Daily Trip Rate	Adjusted Daily Trip Rate ²	
			Summer	Winter
50% of lodging guests arrive Friday during the PM Peak Hour³				
Hotel	Hotel Peak	1.50	1.50	1.50
Condo/hotel	Hotel Peak	1.50	1.50	1.50
Skier Parking (winter only)				
Skier Parking (winter only)	Parking	2.00	n/a	2.00
Remaining 50% of lodging units, all residential units, and retail uses³				
Hotel	Hotel	8.92	4.92	4.00

Condo/hotel	Hotel	8.92	4.92	4.00
Residential Condo/Townhome	Townhouse/Condo	5.86	3.57	3.57
Apartment	Apartment (low rise)	6.72	3.24	3.24
Commercial	Strip Mall	42.94	19.47	20.03
Skier Drop Off (winter only)	Skier Drop Off	2.00	n/a	2.00
Residential Lots	Single Family Home	10.00	6.07	6.07

Notes

¹ URBEMIS Entry for modeling purposes only

² Accounts for internal capture, pass-by (strip mall only), and alternative transportation reductions.

³ Analyzed using typical TRPA and ITE methodologies

Source: Harned pers. comm. A and B