

MEMORANDUM

Date: October 8, 2009

To: Rob Brueck, Hauge Brueck Associates, LLC

From: Katy Cole, P.E., Fehr & Peers
Marissa Harned, Fehr & Peers

SUBJECT: Homewood Mountain Resort Existing Volumes and Trip Generation

RN08-0403

This memorandum addresses the trip generation, pass-by, and internal capture rates used in the analysis of the Homewood Mountain Resort (HMR). A discussion of both the summer and winter trip generation is provided.

EXISTING HOMEWOOD VOLUMES

The existing HMR consists of a small, day-use ski resort that primarily serves locals of the Lake Tahoe area. No lodging is available on site, so skiers must arrive in the morning and leave at the end of the day. During the summer, HMR is not in operation on a regular basis.

The Friday PM peak hour was analyzed for the summer and winter seasons. During the summer, the Friday PM peak hour is typically evaluated, as it is generally when peak traffic volumes occur on the roadways. Three analysis periods were considered for winter – Friday, Saturday, and Sunday. The Friday PM peak hour is expected to have the biggest change in operations compared to existing conditions and was therefore studied. A more detailed explanation of the selection process for the winter analysis period is provided in the Winter Trip Generation section of this memo.

Summer

The existing HMR does not have any regular summer uses on site. The Lake Tahoe Music Festival holds one or two concerts per summer at Homewood. Since the event only occurs twice a summer, at most, it was not included when analyzing the existing summer trip generation of the site.

Winter

Existing winter traffic volumes generated by HMR were developed using traffic counts and parking data collected by the applicant. The existing winter trip generation (shown in **Table 1**) was developed based on the following steps:

- 1.) Counts were collected by a consultant hired by the applicant at all of the driveways and access roads to HMR during the AM and PM peak periods on Saturday, December 30, 2006. The PM peak hour volumes at the driveways are shown in the table, as well as the total two-way volume during the count periods (8:15 – 10:00AM and 2:15-5:00PM).

- Residential Condos – 36 units
- Fractional Condos (Timeshares) - 20 units
- Townhomes – 16 units
- Apartment (Workforce Housing) – 13 units
- Retail – 25,000 square feet (CFA)*
- Miniature Golf Course – 12 holes
- North Base Lodge/Skier Services – 30,000 square feet (winter only)
- Outdoor Amphitheater – 1,500 seats (special events only – infrequent use)

South Base

- Residential Condos – 99 units
- Skier Services – 2,000 square feet (winter only)

Mid Mountain

- Day Lodge – 15,000 square feet (winter only)

* Note: The applicant has indicated the 25,000 square feet of commercial floor area (CFA) at the North Base may be reduced or split between the North Base and Mid Mountain Day Lodge. Further analysis will incorporate any changes.

Analysis Methodology

Trip generation estimates for HMR were developed through comprehensive evaluation of the variety of land uses within the resort, the internal interaction of these uses, and the interaction between the project and the surrounding community.

The foundation for summer trip generation calculations in this analysis is resort occupancy and the fluctuation or “turnover” of resort residents and guests. This study takes a conservative approach and assumes that 100% of the lodging units are occupied on peak weekends. Monday and Thursday occupancy rates are estimated at 50% with mid-week occupancies around 35%.

The following steps were taken to develop summer trip generation estimates for the proposed project:

- Based on the information discussed above, it was assumed that 50% of the lodging guests will arrive at the resort on Friday. To present a conservative analysis, it was further assumed that all 50% of the lodging guests will arrive during the PM peak hour. It was also estimated that an average of 1.5 vehicles will arrive per lodging unit.
- Trips were generated for the remaining 50% of lodging units and the residential units using typical TRPA and ITE trip generation rates. Trips were also generated for the retail uses using these rates.
- The North Base Lodge, Mid Mountain Day Lodge, and other skier services buildings are generally winter-only uses. Any summer operation of these uses is expected to be 100% internalized. The purpose of these uses is to accommodate skiers (in the winter) and resort guests.