

25 Hotel Circle Apartments Conversion

Owner: Mountain Classic Real Estate
Agent: Consensus Planning
Traffic Engineer: Lee Engineering

Trip Generation Comparison	PEAK HOUR TRIPS			
	AM Peak		PM Peak	
	In	Out	In	Out
Apartments Re-Development + Restaurant	89	126	145	115
Previous Hotel + Restaurant Development	145	109	184	142
Difference	-56	17	-39	-27

Note: Previous development included 206 hotel rooms with on-site restaurant

Trip Generation Tables

Use	Units		TRIP GENERATION							PEAK HOUR TRIPS			
			Weekday	AM Peak			PM Peak			AM Peak		PM Peak	
			Trips	Rate	Enter	Exit	Rate	Enter	Exit	In	Out	In	Out
ITE 220 - Multifamily Housing (Low-Rise) Weekday, Peak Hour of Generator	206	Dwelling Units	1517	0.56	28%	72%	0.67	59%	41%	33	84	82	57

Notes:

Multifamily Housing Peak Hour of Generator
Daily Rate: Weekday
Fitted Curve: $T=7.56(X)-40.86$
AM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 7 AM and 9 AM
Average Rate: 0.56
PM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 4 PM and 6 PM
Average Rate: 0.67

*Average rates used for AM and PM Peak hours as R-Squared values for fitted curves not acceptable and average rates show higher generated trips

Use	Units		TRIP GENERATION							PEAK HOUR TRIPS			
			Weekday	AM Peak			PM Peak			AM Peak		PM Peak	
			Trips	Rate	Enter	Exit	Rate	Enter	Exit	In	Out	In	Out
ITE 310 - Hotel Weekday, Peak Hour of Generator	206	Rooms	2954	0.75	57%	43%	0.99	59%	41%	89	67	121	84

Notes:

Hotel Peak Hour of Generator
Daily Rate: Weekday
Average Rate: 14.34
AM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 7 AM and 9 AM
Average Rate: 0.43
PM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 4 PM and 6 PM
Average Rate: 0.44

*Average rates used as R-Squared values for fitted curves not acceptable and average rates show higher generated trips

Use	Units		TRIP GENERATION							PEAK HOUR TRIPS			
			Weekday	AM Peak			PM Peak			AM Peak		PM Peak	
			Trips	Rate	Enter	Exit	Rate	Enter	Exit	In	Out	In	Out
ITE 932 - High-Turnover (Sit-Down) Restaurant, Peak Hour of Generator	6.9	ksf	774	14.04	57%	43%	17.41	52%	48%	56	42	63	58

Notes:

High-Turnover (Sit Down) Restaurant Peak Hour of Generator
Daily Rate: Weekday
Average Rate: 112.18
AM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 7 AM and 9 AM
Average Rate: 14.04
PM Peak: Peak Hour of Adjacent Street Traffic, One Hour Between 4 PM and 6 PM
Average Rate: 17.41

*Average rates used as R-Squared values for fitted curves not acceptable and average rates show higher generated trips