

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											
<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		***	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 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 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

