

Future Development Projections

The following pages contain future development projections by geographic location within the project study area. The data forming these projections were compiled from local staff, review of the East River Planning Model, review of local plans' population projections, development project Traffic Impact Analysis (TIA) Reports, and other data. Each project was reviewed to understand its land use components (types and intensities) for purposes of estimating gross and net project trip generation.

Each project's "trip generation" is the number of vehicle trips that project will generate, or add to the background traffic stream. It is based on national standards data for trip rates per unit of a particular land use from the ITE Trip Generation Handbook. These ITE trip generation rates are incorporated into project TIA Reports, and were calculated for all other projects without TIA Reports. Some projects, depending on their location and development characteristics, also included a "multimodal trip" reduction, primarily for the presence of transit service.



Future Development Projections – Cont'd.

These data should be considered in the following context:

- ❖ Not every project will achieve full buildout, and not every project will even get built. Those that do may significantly change their land use mix or intensity in response to future market conditions or regulatory requirements.
- ❖ Development usually occurs slowly and steadily over time, not in one giant wave. This gives the region time and opportunity to monitor new growth and adjust accordingly.
- ❖ Local governments tend to “over-zone” land for development, often inflating carrying capacity calculations. The market and other growth constraints (such as water availability) will support only so much growth regardless of the “potential” for lands to develop.

The objective of this analysis is not to raise undue concerns over the amount of development that will occur, but rather to illustrate the amount of development that could occur over time. By defining the potential magnitude of the issue, the region can appropriately scale its planning efforts to address the transportation impacts of new growth before it occurs.



Town of Mt. Crested Butte Trip Generation

Town of Mt. Crested Butte Summer Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units/ GSF	Gross Trips	Net Trips
Lodge at Mountaineer Square			
Residential Condominium/Townhouse	95	557	271
Commercial	42,000	1,803	1,352
Subtotals		2,360	1,623
Solstice			
Residential Condominium/Townhouse	240	1,406	686
Commercial	10,000	429	901
Subtotals		1,835	1,587
100% North Village			
Single Family	188	1,799	641
Duplex, Row House , MF Units	417	2,444	594
Village Center Condo	462	2,707	660
Commercial	56,000	2,404	901
Town Hall/ Civic Uses	9,000	620	465
Post Office	3,000	87	65
Subtotals		10,061	3,327
Prospect Buildout			
Condominiums	138	809	394
Single Family	162	1,550	1,105
Subtotals		2,359	1,499
Other			
Civic Use	12,000	109	82
Cimarron	95	557	271
TC-1 Condo	60	352	171
Promontory	30	287	140
Subtotals		1,305	665
Totals		17,920	8,701

Source: Mountaineer Square North Traffic Impact Study

The Internal capture rate applied is 20%, the transit reduction rate applied is 5%, and the occupancy rate applied ranges from 65-100%. All applied reduction rates were used in the Mountaineer Square North Traffic Impact Study

Town of Mt. Crested Butte Winter Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units/GSF	Gross Trips	Net Trips
Lodge at Mountaineer Square			
Residential Condominium/Townhouse	95	557	230
Commercial	42,000	1,803	991
Subtotals		2,360	1,221
Solstice			
Residential Condominium/Townhouse	240	1,406	580
Commercial	10,000	429	279
Subtotals		1,835	859
100% North Village			
Single Family	188	1,799	1,196
Duplex, Row House , MF Units	417	2,444	1,008
Village Center Condo	462	2,707	1,117
Commercial	56,000	2,404	1,562
Town Hall/ Civic Uses	9,000	620	372
Post Office	3,000	87	52
Subtotals		10,061	5,308
Prospect Buildout			
Condominiums	138	809	334
Single Family	162	1,550	1,031
Subtotals		2,359	1,365
Other			
Civic Use	12,000	109	66
Cimarron	95	557	230
TC-1 Condo	60	352	145
Promontory	30	287	151
Subtotals		1,305	591
Totals		17,920	9,343

Source: Mountaineer Square North Traffic Impact Study

Internal capture rates applied range from 15-20%, transit reduction rates range from 10-25%, and the occupancy rate applied ranges from 75-100%. All applied reduction rates were used in the Mountaineer Square North Traffic Impact Study



Town of Crested Butte Trip Generation

Town of Crested Butte Summer Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
Residential Units			
Single Family/Duplex	108	1,770	982
Townhouse/Condo	6	57	33
Apts/mobile homes/other	77	774	429
Second Homes			
Single Family/Duplex	28	155	55
Townhouse/Condo	6	32	12
Visitor Accommodations			
Single Family/Duplex	5	86	30
Townhouse/Condo	9	94	33
Hotel/Lodge	40	615	220
Totals	279	3,583	1,793

Source: Town of Crested Butte

Occupancy rates range from 65-100% and a transit reduction rate of 5% was applied to all units

Town of Crested Butte Winter Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
Residential Units			
Single Family/Duplex	108	1,770	879
Townhouse/Condo	6	57	30
Apts/mobile homes/other	77	774	384
Second Homes			
Single Family/Duplex	28	155	56
Townhouse/Condo	6	32	12
Visitor Accommodations			
Single Family/Duplex	5	86	31
Townhouse/Condo	9	94	34
Hotel/Lodge	40	615	227
Totals	279	3,583	1,652

Source: Town of Crested Butte

Occupancy rates range from 75-100% and a transit reduction rate of 15% was applied to all units



Town of Crested Butte Trip Generation: Foothills Annexation

Town of Crested Butte Foothills Annexation Summer Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
Multi Family	269	1,576	973
Single Family	111	1,062	656
Totals	380	2,639	1,629

Source: Town of Crested Butte

Occupancy rates range from 65-100% and a transit reduction rate of 5% was applied to all units

Town of Crested Butte Foothills Annexation Winter Trip Generation			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
Multi Family	269	1,576	1,005
Single Family	111	1,062	677
Totals	380	2,639	1,682

Source: Town of Crested Butte

Occupancy rates range from 75-100% and a transit reduction rate of 15% was applied to all units



Crested Butte Outlying Development Trip Generation

Crested Butte Outlying Development (Including CB South)			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
Single Family	1,299	5,101	5,101
Totals	1,299	5,101	5,101

Source: Town of Crested Butte



City of Gunnison Trip Generation: West Neighborhood

West Gunnison Neighborhood			
Land Use Data		Trip Generation	
Land Use Category	Units/ GSF	Gross Trips	Net Trips
Single Family Residential	85	813	691
Planned Unit Development	50	375	319
Mixed Use Professional - Residential	7	41	31
Mixed Residential	814	4,770	4,055
Mixed Use Commercial - Residential	7	41	31
Village Center Specialty Retail	20,000	813	488
Highway Frontage Commercial	111,000	4,764	4,050
Mixed Use Professional (assume office	71,000	236	189
Totals		11,854	9,852

Source: West Gunnison Neighborhood Traffic Impact Study

A multimodal trip reduction ranging from 15-40% was applied to all units



City of Gunnison Trip Generation:

Gunnison Rising

Gunnison Rising			
Land Use Data	Trip Generation		
Land Use Category	Units/ GSF	Gross Trips	Net Trips
Single Family Detached Housing	1,012	9,685	9,685
Residential Condominium/Townhouse	628	3,680	3,680
Campground/Recreational Vehicle Park	400	1,600	1,600
Shopping Center	233,400	10,018	10,018
Business Park	688,700	8,788	8,788
Equestrian Center (1)	20	23	23
Subtotals		29,464	29,464

Source: Gunnison Rising Neighborhood Traffic Impact Study



City of Gunnison Trip Generation: Gunnison Residential Infill Development

Gunnison Residential Infill Development			
Land Use Data		Trip Generation	
Land Use Category	Units	Gross Trips	Net Trips
R1	177	1,694	1,694
R1M	115	1,101	1,101
R2	156	1,493	1,493
R2M	372	3,560	3,560
R3	442	4,230	4,230
Rural Residential	13	124	124
PUD R1M	0	0	0
PUD R2	0	0	0
PUD R3	0	0	0
Totals		12,202	12,202

Source: City of Gunnison

