

Business	Weekday Employee Generated Trips
North Springs OB/Gyn	34
Vet Clinic	
Classic Dental	
Alligator Allrgy	
Totals	34
Assuming	
All visits consist of 2 trips, ingress and egress	
Assuming 21 business days/month on average (range is 20-22)	

ITE Code / Land Use					Size		Trip Generation R	
							Avg. Weekday	AMPEAR
Existing:								
#650 Free-Standing Emergency Room					14.8	KSF	24.94	1.12
#720 Medical/Dental Office Bldg					4.6	KSF	36.00	3.10
#640 Animal Hospital/Vet Clinic					6.0	KSF	21.50	3.64
Proposed:								
#220 Multi-Family Housing(Low-Rise) ²					232	DU	6.74	0.40
#N/A Leasing/Clubhouse ³					1	LS	30	4

¹ Source: "Trip Generation" Institute of Transportation Engineers, 11th Edition, 2021; KSF

² This code accounts for apartments of various sizes with average of 2.72 residents per dwell

³ This is an estimated value based on a staff of 2 employees seeing potential residents. Club

Avg. Trip Generated Per Weekday by Clients	Weekday Total Trips Generated
238.3578947	272.3578947
260	260
102.6315789	102.6315789
116.0421053	116.0421053
717.0315789	751.0315789

Table 1 - Trip Generation Estimate for Pine Apartments, Colorado Springs, CO

Rates ¹	Trips Generated								
	Average Weekday Trips	AM Peak-Hour (7 - 9)						PM	
		% Trips	Inbound Trips	% Trips	Outbound Trips	% Trips	Total	% Trips	Trips
1.52	369	50%	8.3	50%	8.3	17	46%	10	
3.93	166	79%	11.3	21%	3.0	14	30%	5	
3.53	129	67%	14.6	33%	7.2	22	40%	8	
0.51	1,564	24%	22.3	76%	70.5	93	63%	74	
4	30	24%	1.0	76%	3.0	4	63%	3	
Total Trips	2,257		57		92	149		117	

¹ = 1000 SF of gross floor area.
 parking unit (DU). This is considered conservative for this site's mix of one, two, and three bedroom
 house is restricted to site residents only.

Peak-Hour (4 - 6)			
Trips	Outbound		Total
	% Trips	Trips	
0.3	54%	12.1	22
5.4	70%	12.7	18
8.5	60%	12.7	21
4.5	37%	43.8	118
2.5	37%	1.5	4
101		83	184

apartments.

