

MEMORANDUM

Date: April 17, 2026
To: City of Colorado Springs
From: Hales Engineering



Subject: Colorado Springs Malone Polaris Trip Generation Study

UT26-3233

Introduction

This memorandum discusses the trip generation study completed for the proposed Malone Polaris dealership in Colorado Springs, Utah and provides a comparison between the proposed project and the existing land use. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the proposed development in Colorado Springs, Colorado

Background

The proposed dealership will be located northwest of the Delta Dr / Chelton Rd intersection in Colorado Springs, Colorado. The project includes the renovation of an existing auto parts store into a powersports dealership. Both the existing auto parts store and the new powersports dealership are anticipated to have the same building square footage of 6,860 square feet. The site plan for the proposed development is included in Appendix A.

Trip Generation

Trip generation for the existing land use and the new development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition, 2025)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is estimated that the existing auto parts store generates approximately 376 trips on an average weekday, including 18 trips during the morning peak hour, and 34 trips during the evening peak hour.

It is anticipated that the new powersports dealership will generate approximately 192 trips on the average weekday, including 14 trips during the morning peak hour, and 16 trips during the evening peak hour. Because ITE does not have data for powersports dealerships specifically, this study approximates the trip generation for powersports sales using ITE data from the new automobile sales land use. It is anticipated that trips generated from the powersports dealership may be less than new automobile sales and therefore these estimates may be higher than the actual trip generation.

Table 1: Trip Generation

Trip Generation Colorado Springs - Malone Polaris TGS								
Land Use ¹	# of Units	Unit Type	Trip Generation		New Trips			
			% In	% Out	In	Out	Total	
Weekday Daily								
Automobile Parts Sales (843)	6.9	KSF	50%	50%	188	188	376	
New, Automobile Sales (840)	6.9	KSF	50%	50%	96	96	192	
AM Peak Hour								
Automobile Parts Sales (843)	6.9	KSF	55%	45%	10	8	18	
New, Automobile Sales (840)	6.9	KSF	73%	27%	10	4	14	
PM Peak Hour								
Automobile Parts Sales (843)	6.9	KSF	48%	52%	16	18	34	
New, Automobile Sales (840)	6.9	KSF	40%	60%	6	10	16	

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.
SOURCE: Hales Engineering, April 2026

Because no ITE pass-by data is available for new auto dealerships and only 1 data point exists for pass-by rates for automobile parts sales, this study assumes no pass-by trip reductions for the existing or proposed land uses.

Comparison

From the trip generation calculations shown in Table 1, it is anticipated that the proposed powersports dealership will generate approximately 49% fewer daily trips, 22% fewer morning peak hour trips, and 53% less evening peak hour trips than the existing auto parts store. Considering the anticipated reductions in daily and peak hour trips, it is anticipated that the proposed development will have less of a traffic impact to the surrounding roadway network than the current land use.

Conclusions

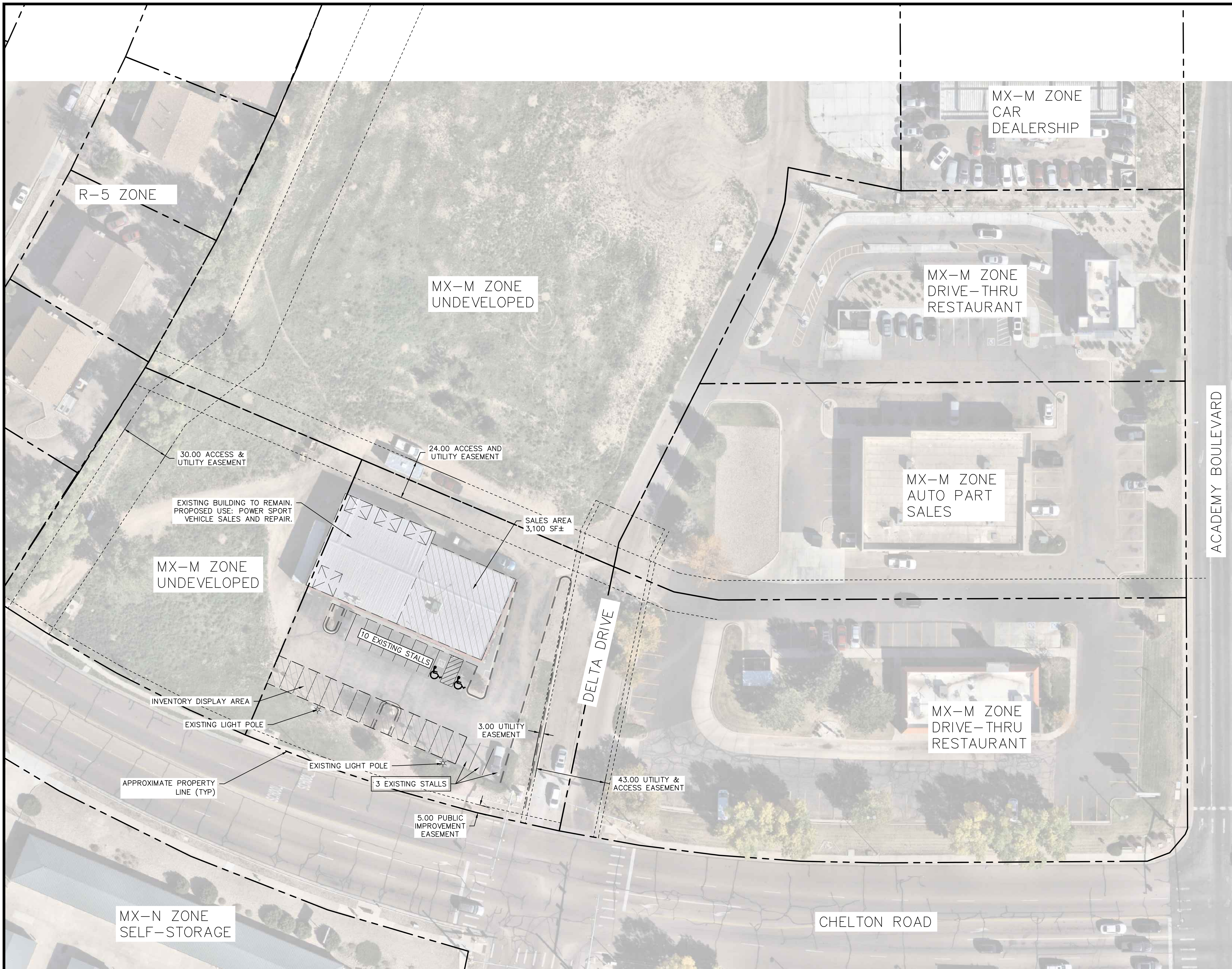
The findings of this study are as follows:

- The proposed development includes the renovation of an auto parts store into a powersports dealership.
- The existing auto parts store is estimated to generate 376 trips on an average weekday, including 18 trips during the morning peak hour, and 34 trips during the evening peak hour.
- The proposed powersports dealership is anticipated to generate 192 trips on the average weekday, including 14 trips during the morning peak hour and 16 trips during the evening peak hour.
- The proposed development is anticipated to generate approximately 49% fewer daily trips, 22% fewer morning peak hour trips, and 52% less evening peak hour trips than the existing auto parts store.
- Overall, the proposed powersports dealership is anticipated to generate less trips than the existing auto parts store and result in less impact to the surrounding roadway network.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

EXISTING EASEMENT

BUILDING DATA

ZONE: MX-M (MIXED-USE MEDIUM SCALE)

PARKING TABULATION

REQUIRED: 1 PER 350 SQFT OF INDOOR SALES AREA; PLUS 1 PER SERVICE BAY

REQUIRED: 13 STALLS (3,100 SF/350 + 4 DOORS=13 STALLS)

PROVIDED: 13 STALLS
2 ADA STALLS

1" = 30'
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: LR CHECKED BY: CJ

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**KARL MALONE POLARIS
SITE PLAN**

1883 S CHELTON ROAD, COLORADO SPRINGS, CO 80906

SHEET: **C-1**

DATE: 4/2/2026

PRELIMINARY