

MEMORANDUM

To: City of Steamboat Springs Planning & Community Development Department

From: Cassie Slade, PE, PTOE

Date: February 23, 2026

Project: Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4

Subject: Traffic Impact Study Waiver Request

The Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4 project proposes to construct a building for industrial uses on the vacant property located on the north end of the business park, across from Steamboat Detailing, on the south side of Copper Ridge Circle. The project location is shown in **Figure 1**.

It is understood that the 12,000 square foot building will include manufacturing and warehousing. There will be 16 parking spaces within the proposed surface lot.

It is requested that the requirement for a traffic impact study be waived since the estimated future traffic from the proposed development project is expected to have insignificant impact to the adjacent and surrounding transportation system. Additionally, the roadway network within and to the Copper Ridge Business Park was built to include traffic associated with this property.

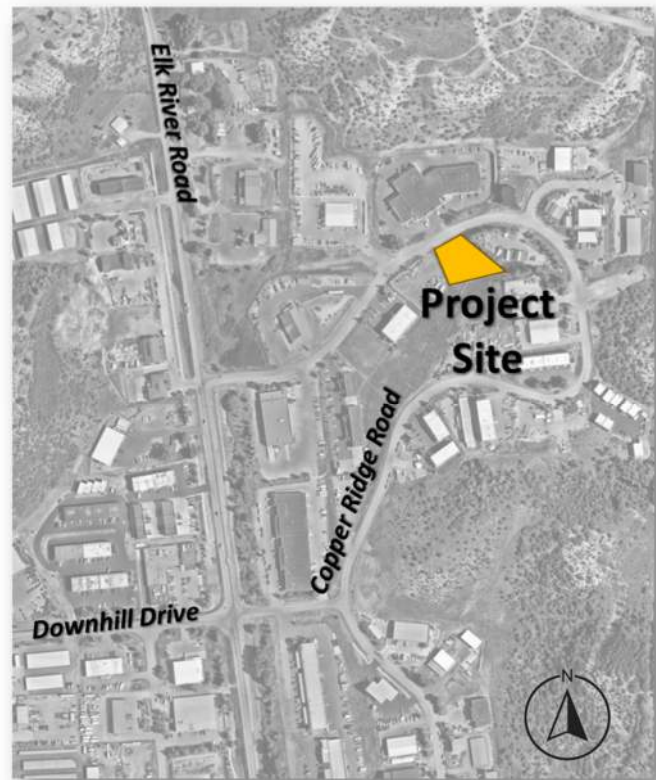


Figure 1. Vicinity Map

Existing Multi-Modal Amenities***Pedestrian and Bicycle***

There is a continuous sidewalk on the south side of US 40, both sides of Elk River Road, south side of Goassard Parkway, and short segments on the north side of US 40 and west side of Downhill Drive.

Near the study area, the Yampa River Core Trail is located on the south side of Yampa Street. This trail extends approximately seven (7) miles between Dougherty Road (east end of town) and Lagoon Court. This highly utilized trail provides access to downtown, various parks, and connects to many other trails.

Elk River Road provides on-street bike lanes in each direction that lead to on-street bike lanes and a multi-use path along US 40 that lead into downtown Steamboat Springs. People that walk or bike typically utilize the trail system in this area to get to their destination. Bicyclists are permitted to ride with traffic on the collector and local streets, as well as the shoulders of US 40.

Transit

The Steamboat Springs Transit (SST) provides a free transit service throughout the City of Steamboat Springs that links downtown, the ski town area, and the west area. The routes and frequencies change per summer and winter seasons. The closest bus stop to the Copper Ridge Business Park site is at the intersection of Lincoln Avenue (US 40) and Elk River Road. The employees and visitors of the proposed project can take advantage of the transit service with the nearby bus stops being serviced by local and regional routes.

The Main Line and Night Line circulate through the entire City from the west end, through downtown, to the ski area and condominiums. The Regional Line connects Steamboat Springs to nearby cities of Hayden, Milner, and Craig. Transit services link the residential areas to the ski resort, commercial centers, hospital, recreational areas, schools, and business offices.

Trip Generation

To estimate the future volume of trips associated with the development of Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4, the anticipated land use was multiplied by the trip data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*¹. The most applicable land use categories for previous and proposed land uses were multiplied by the trip rate for the daily, AM peak hour, and PM peak hour to approximate the existing and proposed traffic, as well as compare the difference. It is understood that 1,500 square feet will be warehousing and the remaining 10,500 square feet will be used for manufacturing and the associated office.

Table 1 summarizes the estimated total vehicle trips for the project based on ITE rates for the existing and proposed land uses, as well as a comparison of trips. For conservative purposes, there were no adjustments made for multi-modal users.

¹ *Trip Generation Manual*. 12th Edition. Institute of Transportation Engineers. Washington, DC. 2025.

Table 1. Trip Generation Estimate

Land Use	Size	Unit	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
ITE #150: Warehouse	1.5	KSF	1.38	2	1	1	0.12	0	0	0	0.15	0	0	0
ITE #140: Manufacturing	10.5	KSF	4.27	45	23	22	0.51	5	4	1	0.63	7	2	5
Total Trips for Proposed Project			47	24	23		5	4	1		7	2	5	

Source: ITE Trip Generation Manual and Handbook, 12th Edition, 2025.

It was calculated that the proposed development of Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4 will generate up to 47 new vehicle trips per day (vpd) with five (5) trips in the AM peak hour and seven (7) vehicles in the PM peak hour. It is likely there will be some non-auto travel to and from the site by employees due to the close proximity to bus stops and multi-modal facilities, which would reduce the trip volume.

Steamboat Springs Requirements

City of Steamboat Springs *Engineering Standards – Chapter 6 Traffic Impact Study Criteria* states that the requirement to provide any traffic study can be waived if the following conditions are met:

1. The average trip generation of the proposed project is less than 30 trips in the peak hour.
2. Located in an area with planned road improvements or identified potential lane additions.
3. Developments increasing the number of residential units by 10.

The Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4 project does not warrant the need for a trip generation letter or traffic study due to the following reasons in response to the above listed triggers:

1. The trip generation was calculated to be less than 30 trips per peak hour.
2. The roadway network within and into the Copper Ridge Business Park was built to accommodate traffic from this property. There are planned improvements at the intersection of Elk River Road at Downhill Drive that are triggered by developments that are located west of Elk River Road.
3. This is a non-residential project and not added any dwelling units.

Based on the proposed land use and associated trip generation of the Lot 1 Copper Ridge Business Park Subdivision, Filing No. 4 project, a waiver for a traffic impact study is requested based on the requirements and guidance of the City standards. It is not anticipated that any roadway or intersection improvements will be needed to accommodate the proposed warehouse and manufacturing space due to the minimal amount of traffic that has already been accounted for in roadway plans of the Copper Ridge Business Park.

/CRS

