MEMORANDUM

To: Craft Civil Design

From: Cassie Slade, PE, PTOE
Kaelin Hawkins

Date: October 27, 2026

Project: Centennial Drive Affordable Housing – Louisville, CO

Subject: Trip Generation Letter

The Fox Tuttle Transportation Group, LLC (Fox Tuttle) has completed a transportation analysis for the affordable housing project located on a vacant parcel northeast of Centennial Drive in Louisville, Colorado. The proposed development is planned to consist of 52 affordable residential units for seniors with 40 on-site parking spaces. The project site is generally bound by Centennial Drive to the west, the Colorado and Southern Railroad to the east, and commercial land uses to the north and the south. A vicinity map of the proposed project property is shown on **Figure 1**.



Figure 1. Vicinity Map

Surrounding land uses include a mix of existing single-family and multifamily residential uses, Louisville Middle School, retail businesses, office space, light industrial developments, open space and recreational amenities such as Centennial Park, Cottonwood Park, and the regional trail network.

Access to the proposed property will be provided via shared cross-access connections through adjacent properties, utilizing two (2) existing access points on Centennial Drive as shown in . One access point is located along the north side of the development, while the other is located along the south side. Both access locations are anticipated to operate as full movement, side-street stop-controlled intersections.

The purpose of this traffic assessement is to estimate and document the anticipated trip generation associated with the affordable housing development and evaluate whether it will result in a significant increase in traffic.

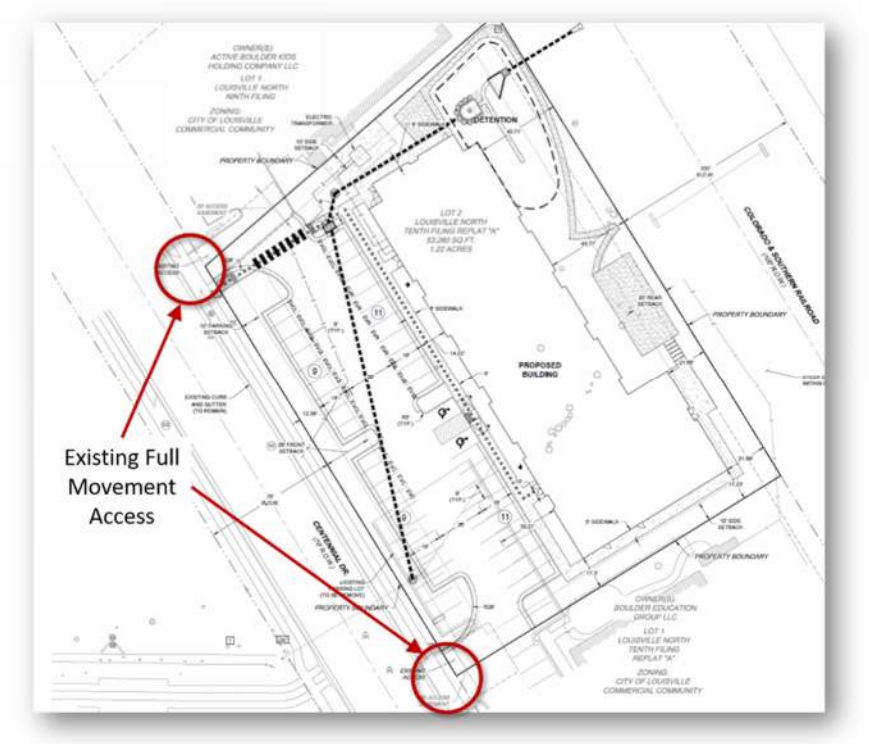


Figure 2. Concept and Access Plan

Existing Roadway Network

The study area boundaries are based on the amount of traffic to be generated by the project and potential impact to the existing roadway network. The primary public roadways that serve the project site are discussed in the following text and illustrated in **Figure 1**.

Centennial Drive is a two-lane, undivided collector roadway that extends north from South Boulder Road and serves the surrounding residential area. The roadway provides access to adjacent neighborhoods, parks, schools, and recreational facilities. The posted speed limit is 30 miles per hour (mph). Centennial Drive will serve as the primary north/south access route to the project site.

South Boulder Road is generally a four-lane east-west principal arterial that provides local and regional access through the City of Louisville. The roadway provides regional connectivity between Boulder, Louisville, and Lafayette while also serving adjacent residential neighborhoods, commercial centers, parks, and schools. Within the vicinity of the project site, the posted speed limit is 35 mph. South Boulder Road serves approximately 20,660 vehicles per day (vpd) just west of Centennial Drive per the Colorado Department of Transportation (CDOT) Traffic Count Data System in Year 2025. This roadway will serve as the primary east/west access to the project site.

Existing Multi-Modal Amenities

Pedestrian accommodations in the vicinity of the study area include sidewalks along both sides of Centennial Drive and South Boulder Road, as well as throughout nearby residential and commercial developments. Marked crosswalks are provided at key pedestrian crossing locations, including the intersection of South Boulder Road at Centennial Drive and the trail crossing on Centennial Drive for the Highline Lateral Trail.

The Highline Lateral Trail is a regional multi-use trail that provides pedestrian and bicycle connectivity throughout Louisville, linking residential areas, parks, open space, and other regional trail facilities. It is located just north of the project site.

Bicycle facilities in the study area include on-street bicycle facilities along South Boulder Road and Centennial Drive. In addition to on-street facilities, the surrounding transportation network includes multi-use trails and paved pathways that support connectivity throughout the surrounding area.

Transit service in the vicinity of the study area is provided by the Regional Transportation District (RTD). The primary transit service near the South Boulder Road and Centennial Drive intersection is RTD Route DASH, which operates along South Boulder Road and provides regional connections between Boulder, Louisville, Lafayette, and the US 36 corridor. Additional transit service is provided by RTD Route 228 (A and F), which operates between the US 36 & Flatiron Station Park-n-Ride in Broomfield and Arapahoe Avenue in Lafayette. Route 228 serves Louisville, Lafayette, Superior, and Broomfield, providing connections to regional employment centers, schools, commercial destinations, and other RTD transit services.

Trip Generation

To establish the volume of trips associated with the proposed Centennial Drive Housing project, the data contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*[1] was applied to the most applicable land use category. The trip rates for "Affordable Housing – Senior", ITE Code 223, were applied. The proposed project is expected to experience mostly new trips, known as 'primary trips', as discussed below:

> Primary Trips. These trips are made specifically to visit the site and are considered "new" trips. Primary trips would not have been made if the proposed project had not existed. Therefore, this is the only trip type that increases the total number of trips made on a regional basis.
>
> Non-Auto Trips. These trips are those that are completed by walking, biking, or transit. The surrounding pedestrian and bicycle amenities encourage residents, employees, customers, and

[1] Trip Generation Manual, 12th Edition, Institute of Transportation Engineers, 2025.

visitors to make non-auto trips to/from the Centennial Drive Housing development. For conservative purposes, a non-auto reduction was not applied.

The applicable ITE trip rates were multiplied by the proposed 50 dwelling units to estimate trip volumes. The calculated trip generation is summarized on **Table 1** for weekday daily, weekday AM, and weekday PM periods.

Table 1. Trip Generation Estimate

			Weekday											
			Average Daily				AM Peak Hour				PM Peak Hour			
Land Use	Size	Unit	Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
ITE 223 - Affordable Housing (Senior)	52	DU	2.93	152	76	76	0.33	17	10	7	0.17	9	5	4
Total New Trips				***152***	***76***	***76***		***17***	***10***	***7***		***9***	***5***	***4***

Sources: ITE Trip Generation 12th Edition, 2025. Daily trip rate extrapolated from relationship between peak hours and daily rates for Affordable Housing - Income Limits.

It was estimated that the proposed Centennial Drive Housing project will generate 152 vehicle trips per day (vpd) with 17 vehicles per hour (vph) in the AM peak hour and nine (9) vph in the PM peak hour.

Conclusions

The Centennial Drive Housing project proposes 52 affordable residential units for seniors with 40 parking spaces. Site access will be provided via two (2) existing driveways on Centennial Drive, located on the north and south side of the proposed development via cross-access into adjacent properties. Based on ITE trip generation rates, the project is estimated to generate 152 vehicle trips per day, including 17 vehicle trips during the AM peak hour and nine (9) vehicle trips during the PM peak hour. It is anticipated that the project traffic will be minimal and should not result in significant operational impacts. The existing roadway network is expected to adequately support the additional traffic associated with the Centennial Drive Housing project.

Fox Tuttle hopes the contents of this trip generation analysis are helpful. Please let us know if you have any questions.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC

Cassie Slade

Cassie Slade, P.E., PTOE
Principal