



June 26, 2025

Mr. John Franzese, Construction Manager
 Summit Housing Group, Inc.
 2525 Palmer Street, Suite 1
 Missoula, MT 59808

**RE: Summit Housing Group – Affordable Housing, Granby, CO
 FHU Project No. 125400-05**

Dear Mr. Franzese:

Felsburg Holt & Ullevig (FHU) has completed an analysis of the trip making potential of your proposed 67-unit affordable housing development in Granby, Colorado. The site is located at the southwest corner of Pioneer Drive and Morris Drive approximately 1,000 feet west of US Highway 40. The site is proposed to have access driveways onto both Pioneer Drive and Morris Drive.

Trip Generation Calculations

FHU used the Institute of Transportation Engineers’ (ITE) publication *Trip Generation Manual, 11th Edition* (2021) to forecast vehicle-trips based on the development’s proposed land use type and intensity. This analysis for affordable housing used dwelling units as the independent variable and assumed that the development will provide income-restricted housing, as shown in **Table 1**. **Table 2** shows the estimated trip generation for the proposed site.

Table 1. ITE Trip Generation Rates

Land Use	Land Use Code	Daily Rate	AM Peak Hour			PM Peak Hour		
			Rate	In	Out	In	Out	Total
Affordable Housing	223	4.81	0.50	29%	71%	0.46	59%	41%

Table 2. Summit Affordable Housing Trip Generation

Land Use	LUC	Dwelling Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Affordable Housing	223	67	322	10	24	34	18	13	31
Project Total			322	10	24	34	18	13	31

With the construction of 67 affordable housing dwelling units, the expected trip generation is 322 vehicles per day, with approximately 34 trips during the AM peak hour and 31 trips during the PM peak hour. Given the location of the site, it is assumed that all traffic will travel south on Pioneer Drive and Morris Drive to their intersections with Ten Mile Drive. It is further assumed that the site-generated traffic will likely travel east along Ten Mile Drive and access the site via the intersection of US Highway 40 with Ten Mile Drive.

Conclusions

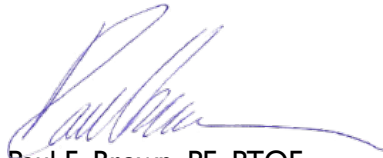
The study resulted in the following conclusions:

- The newly proposed Summit Housing Group Affordable Housing development in Granby, Colorado, is anticipated to generate 322 daily trips and approximately 34 trips during the AM peak hour and 31 trips during the PM peak hour.
- It is anticipated that all site traffic will use the intersection of US Highway 40 with Ten Mile Drive given the site's location in the surrounding roadway network.

Please let me know if you have any questions about this letter or need any additional information.

Sincerely,

FELSBURG HOLT & ULLEVIG

A handwritten signature in blue ink, appearing to read 'Paul F. Brown', with a long horizontal flourish extending to the right.

Paul F. Brown, PE, PTOE
Associate