

February 25, 2022

Lauren Cely
Senior Housing Developer
Boulder County Housing Authority
3400 Broadway
Boulder CO 80304

RE: Parking Study – Kestrel Housing

Dear Lauren:

Pursuant to your request, the Fox Tuttle Transportation Group (FTTG) has conducted a study of parking utilization at the Kestrel Affordable Housing site (Kestrel) in the City of Louisville, on W Hecla Drive to the west of Courtesy Road/SH 42 and to the north of E South Boulder Road. This study was performed on Thursday, February 10th, 2022, where parking utilization data was collected every two hours between 5am and 8pm.

Kestrel in Lafayette is an affordable housing site with 200 distinct housing units, including a mix of one-, two-, and three-bedroom housing units without age restriction and a structure providing over 70 housing units for residents 55 and over.

A summary of the housing unit counts for one-, two-, and three-bedroom units for multifamily and senior apartments at Kestrel is provided in **Table 1** below:

Table 1: Unit Mix Comparison

Unit Counts	No. of Beds	Total No. of Units	Total
55 and Over	1	46	71
	2	25	
Mixed Age	1	61	129
	2	38	
	3	30	

Kestrel has over 300 parking spaces in several parking lots as well as street parking on E Hecla Drive, W Hecla Drive, N Kestrel Lane and S Kestrel Lane. To accommodate a parking utilization study of this size, Kestrel was divided into parking zones associated with different street blocks and on-site parking lots. **Figure 1** shows the parking zones and is attached to this document.

Parking counts were performed by Fox Tuttle on Thursday, February 10th, 2022. **Table 2** below details the parking supply and the parking observed for each zone, during each time periods studied on Thursday, February 10th, 2022.

Table 2: Parking Counts

Zone Designation	Parking Supply	Parking Demand							
		5am-6am	7am-8am	9am-10am	11am-12am	1pm-2pm	3pm-4pm	5pm-6pm	7pm-8pm
A	21	8	8	4	4	6	6	13	8
B	14	11	10	7	7	6	6	6	8
C	22	12	11	7	10	9	3	11	12
D	34	12	12	11	12	10	9	11	11
E	57	53	49	45	37	40	39	43	52
F	28	9	8	6	7	9	5	5	3
1	18	13	12	7	8	7	6	7	8
2	9	4	4	3	2	2	2	4	5
3	5	3	3	2	2	1	3	5	4
4	16	13	11	12	12	12	10	10	11
5	12	10	10	10	8	8	8	9	11
6	23	20	19	12	14	10	6	15	18
7	28	15	12	9	7	10	8	7	11
8	18	12	11	7	5	9	6	7	9
TOTAL	305	195	180	142	135	139	117	153	171

Table 3 below details the parking supply and parking utilization percentages for each zone, during each time period studied. Parking use in the Kestrel Housing center varies throughout the day, with the highest general utilization rate in Zone E (the structured parking lot dedicated to age 55 and over housing). The parking utilization for the majority of the zones, most times of the day is 50% of the parking supply or less. Consequently, at most times of the day, the demand for parking across Kestrel was 50% or less than the parking required in the Planned Unit Development (PUD).

Table 3: Parking Utilization

Zone Designation	Parking Supply	Parking Utilization							
		5am-6am	7am-8am	9am-10am	11am-12am	1pm-2pm	3pm-4pm	5pm-6pm	7pm-8pm
A	21	38%	38%	19%	19%	29%	29%	62%	38%
B	14	79%	71%	50%	50%	43%	43%	43%	57%
C	22	55%	50%	32%	45%	41%	14%	50%	55%
D	34	35%	35%	32%	35%	29%	26%	32%	32%
E	57	93%	86%	79%	65%	70%	68%	75%	91%
F	28	32%	29%	21%	25%	32%	18%	18%	11%
1	18	72%	67%	39%	44%	39%	33%	39%	44%
2	9	44%	44%	33%	22%	22%	22%	44%	56%
3	5	60%	60%	40%	40%	20%	60%	100%	80%
4	16	81%	69%	75%	75%	75%	63%	63%	69%
5	12	83%	83%	83%	67%	67%	67%	75%	92%
6	23	87%	83%	52%	61%	43%	26%	65%	78%
7	28	54%	43%	32%	25%	36%	29%	25%	39%
8	18	67%	61%	39%	28%	50%	33%	39%	50%
TOTAL	305	64%	59%	47%	44%	46%	38%	50%	56%

A comparison of the total housing units at Kestrel, and the parking counts (see **Table 2**), result in the parking ratios (cars to units) shown below in **Table 4**. The ratios include vehicles parked on-street and in the parking lots.

Table 4: Ratios of Parked Cars/Unit

	Parking Ratios							
	5am-6am	7am-8am	9am-10am	11am-12am	1pm-2pm	3pm-4pm	5pm-6pm	7pm-8pm
TOTAL	0.98	0.90	0.71	0.68	0.70	0.59	0.77	0.86

These parking ratios are all less than 1.0 parking spaces per unit. During the two morning time periods, and at the end of the day, the parking ratios are the highest (0.98, 0.90 and 0.86 respectively). During the rest of the day, the parking ratios vary between 0.59 and 0.77. These parking ratios are similar to those identified in the parking studies performed for the Josephine Commons and the Aspinwall housing sites in 2015.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Cowern".

Bill Cowern

Senior Associate

FOX TUTTLE TRANSPORTATION GROUP, LLC

Attachments:

Figure 1 – Parking Study Zone Map

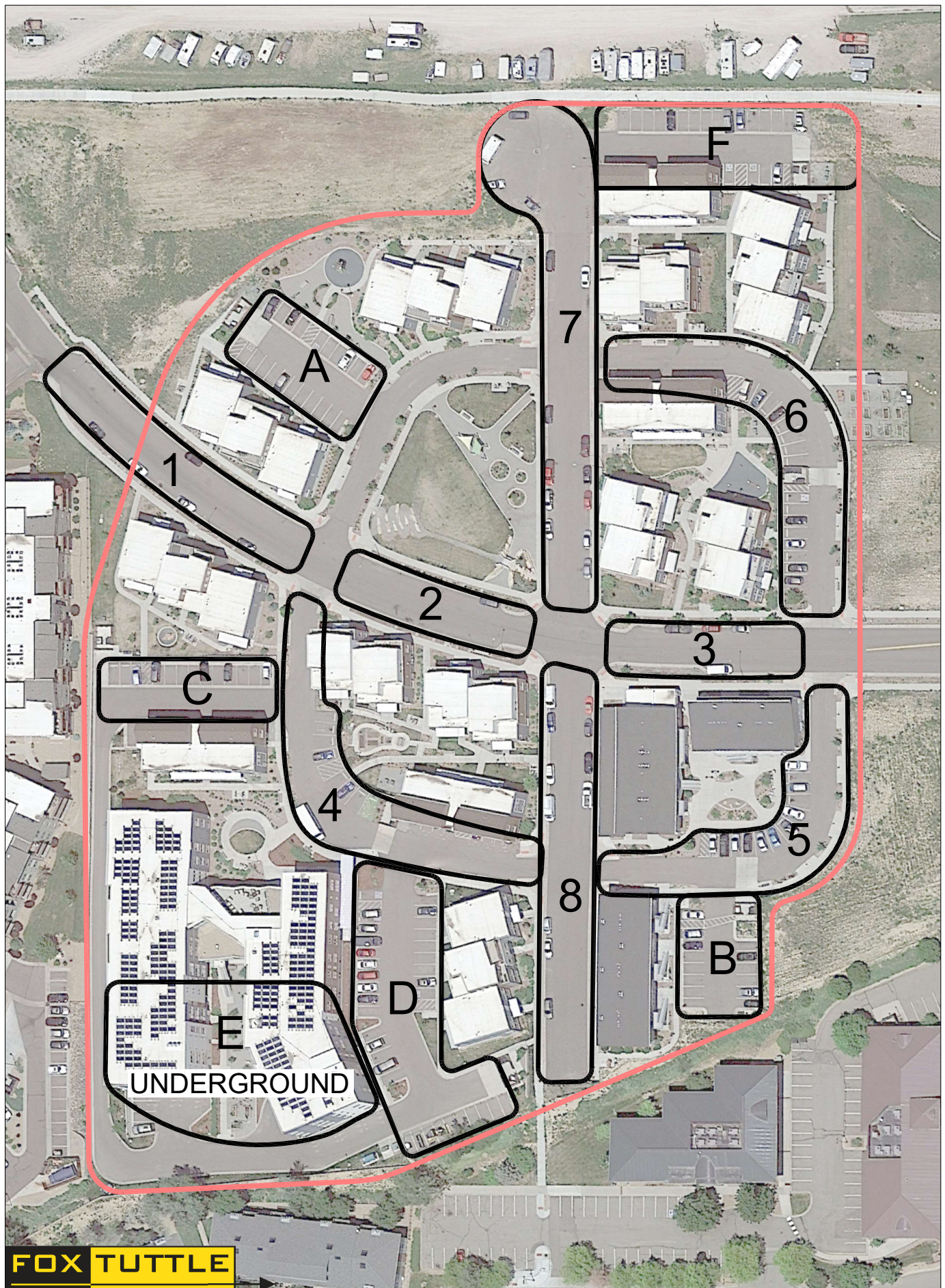


Figure 1
Kestrel Housing - Parking Study Zones

