MEMORANDUM

To: Rural Homes Colorado

From: Cassie Slade, PE, PTOE

Date: October 16, 2026

Project: Kestral Lot 12 Housing – Louisville, CO

Subject: Trip Generation Letter

The Fox Tuttle Transportation Group has completed a transportation analysis for the proposed development of the property located on the southeast corner of Hecla Street and Luke Street in the Kestral neighborhood in Louisville, Colorado as shown in the vicinity map in **Figure 1**. The Kestral Lot 12 project plans to construct 17 affordable, deed-restricted units and provide 23 parking spaces. Each unit will offer three bedrooms. Access will be provided by a local street that connects to Kaylix Avenue on the east and extends an existing drive aisle from N. Kaylix Lane, as shown in **Figure 2**. The site is currently vacant and part of the Kestral master plan. Surrounding the site are single-family homes, multifamily homes, a RV Storage business, and the Christopher Plaza Shopping Center.

The purpose of this "trip generation memo" is to determine how many vehicular trips would be generated by the proposed project.



Figure 1. Vicinity Map

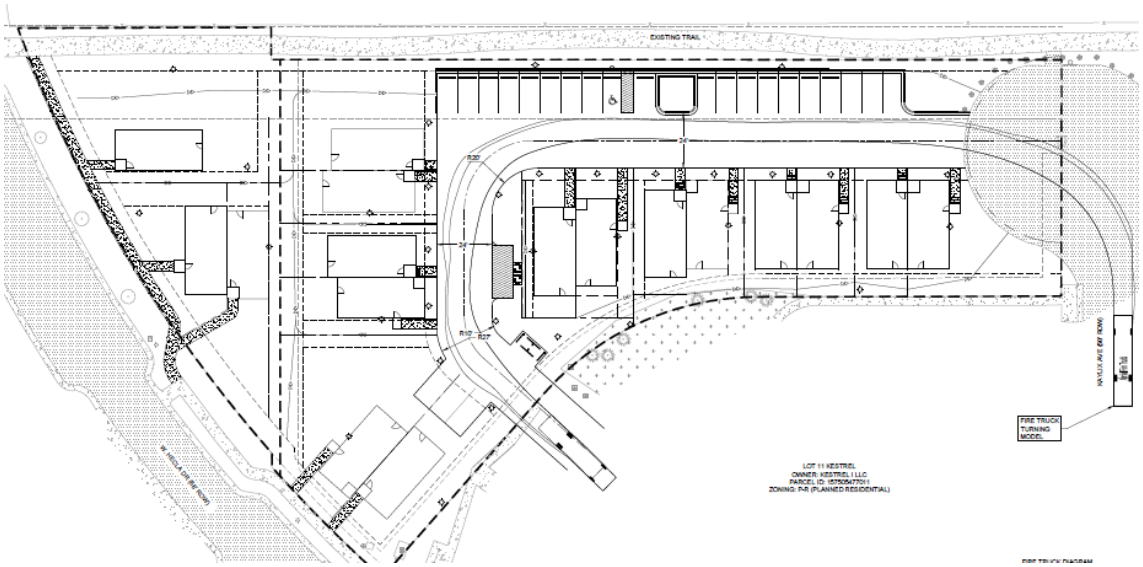


Figure 2. Project Concept Plan

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.

State Highway 42 is a two-lane north/south major arterial that provides local and regional access through the City of Louisville. This roadway connects residential neighborhoods to local commercial centers, the Indian Peaks Golf Course, the City of Lafayette, and Northwest Parkway. The posted speed limit is 40 miles per hour (mph) near the site. State Highway 42 currently serves approximately 20,520 vehicles per day (vpd) just south of Baseline Road. This highway is a CDOT facility (SH 42A) that is designated as NR-A (Non-Rural Arterial).

Paschal Drive is a two-lane east-west collector that currently serves the Indian Peaks and Kestral residential neighborhoods and provides access to State Highway 42. Paschal Drive leads to Waneka Reservoir, a popular park for City and County residents. Paschal Drive currently serves approximately 1,540 vpd just west of the highway.

W. Helca Drive is a north-south, two-lane local roadway. Helca Drive travels between Paschal Drive and State Highway 42, providing access to the Kestral community and linking to the Indian Peaks community to the north.

Kaylix Avenue is a two-lane collector running north-south along the east edge of the project site. Portions of this roadway are built from Paschal Drive and from Helca Drive, with a future connection through the RV Storage property.

Existing Multi-Modal Amenities

There are sidewalks along both sides of the roadways within the immediate vicinity of Kestral Lot 12. State Highway 42 provides a detached 8-foot multi-use path on the west side of the roadway.

The study roadways also provide on-street bike facilities. State Highway 42 and Paschal Drive have 6-foot bike lanes in both directions. W. Helca Drive does not have designated bike facilities, however, people biking are permitted to share the roadway with people driving.

Currently, the project area is served by RTD and there is one bus route that has stops near the project site. Route 228 (A and F) travels between the US 36 & Flatiron Station in Broomfield park-n-ride and Arapahoe Avenue in Lafayette. The bus connects Louisville, Lafayette, Superior, and Broomfield.

Trip Generation

To estimate the future volume of trips associated with the Kestral Lot 12 project, 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 category was multiplied by the trip rate for the daily, AM peak hour, and PM peak hour to approximate the projected traffic. **Table 1** summarizes the estimated total vehicle trips for the project based on ITE rates.

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 #223 - Affordable Housing	17	DU	4.81	82	41	41	0.36	6	2	4	0.46	8	5	3

Source : ITE Trip Generation 12th Edition, 2025.

It was estimated that the proposed Kestral Lot 12 project will generate 82 vehicle trips per day (vpd) with six vehicles per hour (vph) in the AM peak hour and eight vph in the PM peak hour.

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

Conclusions

The Kestral Lot 12 project proposes 17 affordable, deed-restricted, three-bedroom housing units with 23 parking spaces. Site access will be provided by a local street connecting to Kaylix Avenue and by an extension of the existing drive aisle from N. Kaylix Lane. Based on ITE trip-generation rates, the project is estimated to generate 82 vehicle trips per day, including six vehicle trips during the AM peak hour and eight vehicle trips during the PM peak hour. These estimates document the anticipated level of vehicular activity associated with the proposed development. It is anticipated that the existing roadway network can support the additional traffic associated with Kestral Lot 12, especially since the area was master planned for housing and the proposed density.

Hopefully, the contents of this memorandum are helpful. If you have any questions, please give me a call.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Cassie Slade, P.E., PTOR
Principal