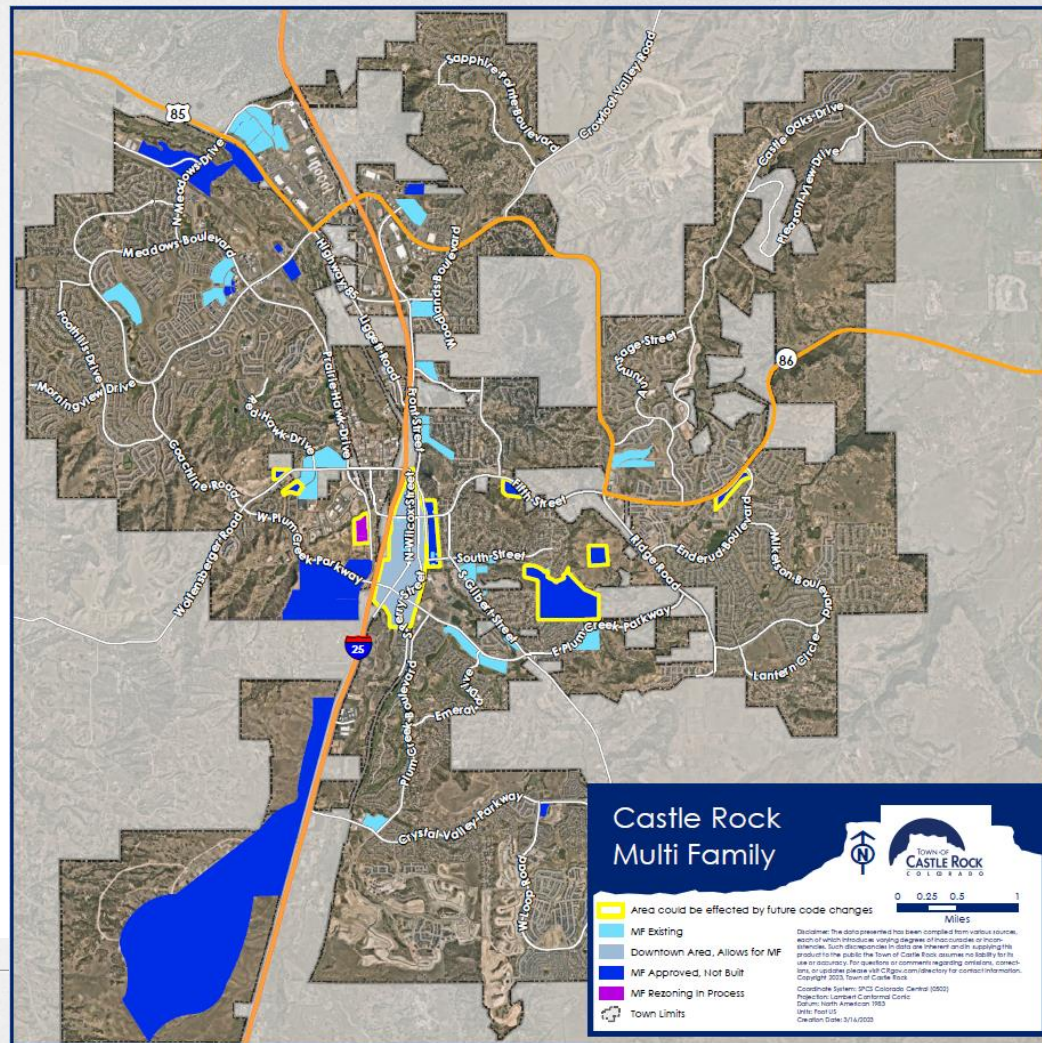
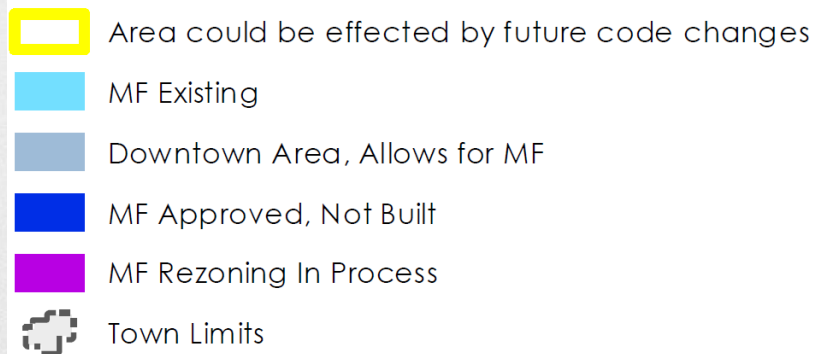


MULTI-FAMILY RESIDENTIAL PARKING SPACE REQUIREMENTS: AMENDING TABLE 64-1 OF SECTION 17.54.040 OF THE CASTLE ROCK MUNICIPAL CODE

TOWN COUNCIL
JUNE 20, 2023



Areas highlighted in yellow would be affected by this code change to multi-family parking regulations.

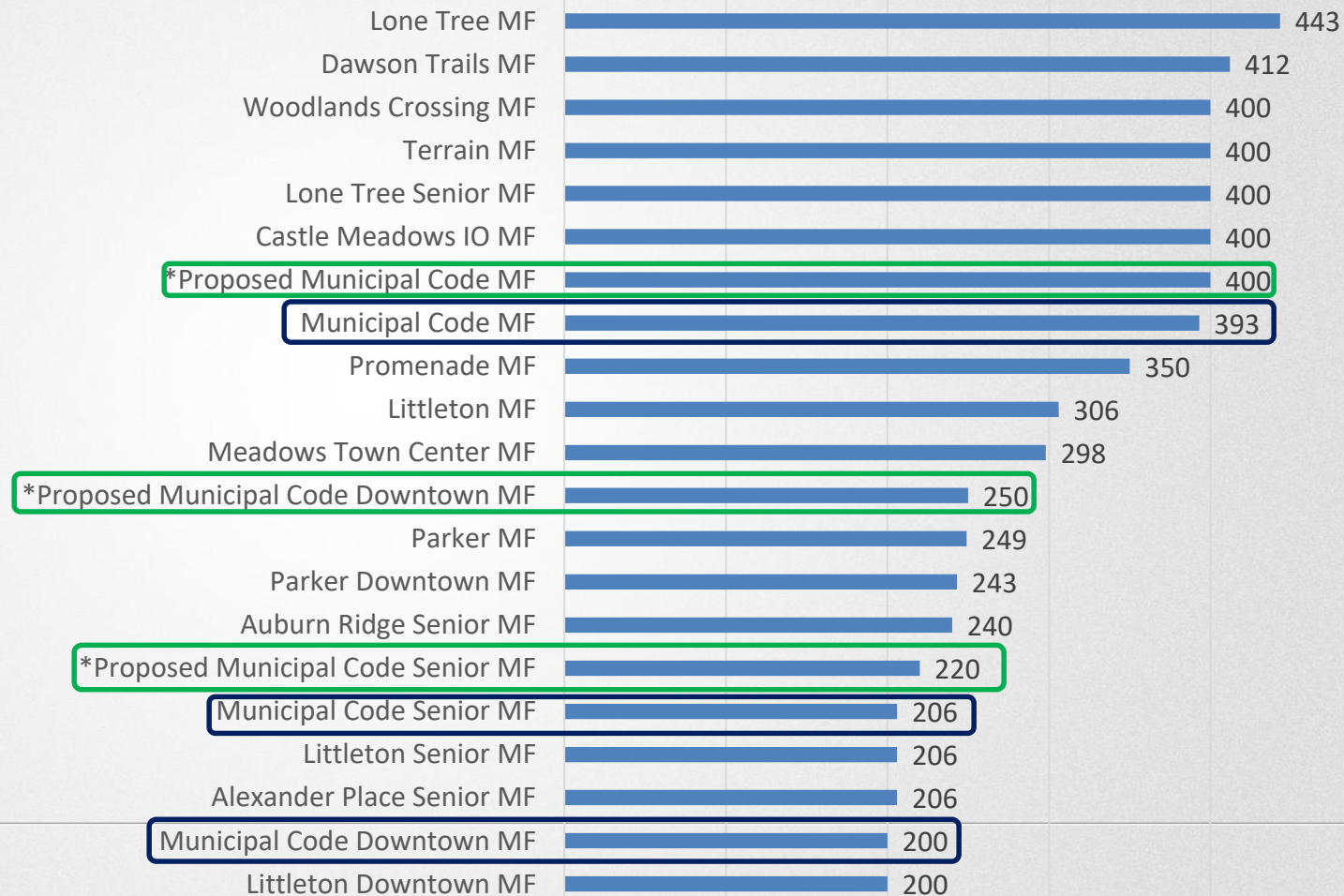


RECOMMENDATION

- Amending multi-family parking section of Table 64-1 as follows:

	Existing Parking Requirement	Proposed Change
Multi-Family	<ul style="list-style-type: none">1 space per studio1.5 space per 1-bedroom unit2 space per 2 and 3-bedroom unit1 space per 4 units guest parking	<ul style="list-style-type: none">2 parking spaces per unit
Downtown Multi-Family	<ul style="list-style-type: none">1 space per unit	<ul style="list-style-type: none">1.25 spaces per unit
Senior Multi-Family	<ul style="list-style-type: none">1 space per unit1 space per employee max shift	<ul style="list-style-type: none">1.10 spaces per unit

Required Parking for 200-unit Example



MOTIONS

Recommended Motion:

“I move to approve the ordinance, as introduced by title.”

Alternative Motions:

“I move to approve the ordinance, as introduced by title, with the following conditions _____.”

“I move to continue the this item to the Town Council meeting on [date], 2023, at [time].”



QUESTIONS

MULTI-FAMILY PARKING

Town Municipal Code and 8 PDs regulate Multi-family Parking in Town

- Generally inline with surrounding areas
- Senior and Downtown required fewer parking spaces
- Changes to the Town's Municipal Code parking regulations will not affect PD areas that are vested: Castle Meadows IO (2035), Dawson Trails (2052), Meadows (2028), Promenade (2035), and Terrain (2028)

	Existing Parking Requirement	Proposed Change
Multi-Family	<ul style="list-style-type: none">• 1 space per studio• 1.5 space per 1-bedroom unit• 2 space per 2 and 3-bedroom unit• 1 space per 4 units guest parking	<ul style="list-style-type: none">• 2 parking spaces per unit
Downtown Multi-Family	<ul style="list-style-type: none">• 1 space per unit	<ul style="list-style-type: none">• 1.25 spaces per unit
Senior Multi-Family	<ul style="list-style-type: none">• 1 space per unit• 1 space per employee max shift	<ul style="list-style-type: none">• 1.10 spaces per unit

REGULAR MULTI-FAMILY PARKING

- Regular Multi-family parking currently based on number of bedrooms
- Developers indicate they need between 1.25 to 1.5 spaces per unit, generally run a 5% vacancy
- Due to past discussions and community concerns on parking, recommending increasing to 2 space per unit

	Existing Parking Requirement	Proposed Change
Multi-Family	<ul style="list-style-type: none">• 1 space per studio• 1.5 space per 1-bedroom unit• 2 space per 2 and 3-bedroom unit• 1 space per 4 units guest parking	<ul style="list-style-type: none">• 2 parking spaces per unit
200-unit Example	393 spaces	400 spaces

DOWNTOWN MULTI-FAMILY PARKING

- Downtown Multi-family parking currently based on number of units
- No real comparable downtown without transit, although Uber & Lyft are becoming more popular
- Research encouraged reducing parking, generally between 1 to 1.5 spaces per unit, to increase redevelopment in downtowns
- Residents are aware of parking availability when they move to downtown setting
- Due to past discussions and community concerns on parking, recommending increasing to 1.25 spaces per unit

	Existing Parking Requirement	Proposed Change
Downtown Multi-Family	<ul style="list-style-type: none">• 1 space per unit	1.25 spaces per unit
200-unit Example	200 spaces	250 spaces

SENIOR MULTI-FAMILY PARKING

- Senior Multi-family parking currently based on number of units plus employees
- Seniors utilize senior rideshare options, including Uber & Lyft
- Senior research shows tenants with 1 to 0 cars, ratios generally between 1 to 1.5 spaces per unit
- Due to past discussions on parking, staff is recommending increasing to 1.10 spaces per unit

	Existing Parking Requirement	Proposed Change
Senior Multi-Family	<ul style="list-style-type: none">• 1 space per unit• 1 space per employee max shift	1.10 spaces per unit
200-unit Example	206 spaces	220 spaces