

MULTI-FAMILY PARKING DISCUSSION

TOWN COUNCIL
MARCH 21, 2023



REGULATIONS FOR MULTI-FAMILY PARKING

Municipal Code (Title 17.54 Off street Parking):

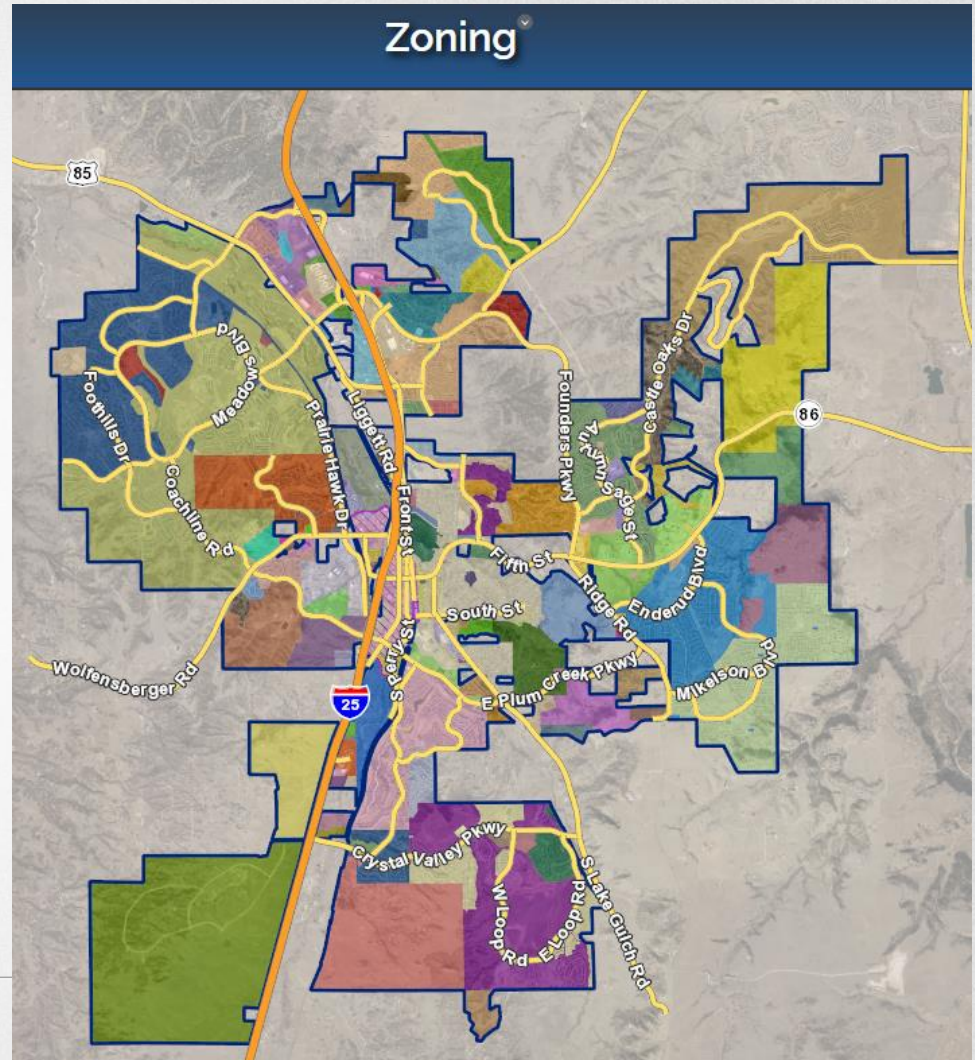
1. Municipal Code Multi-family
2. Municipal Code Senior Housing
3. Municipal Code Downtown






Planned Development (PDs) Plans:

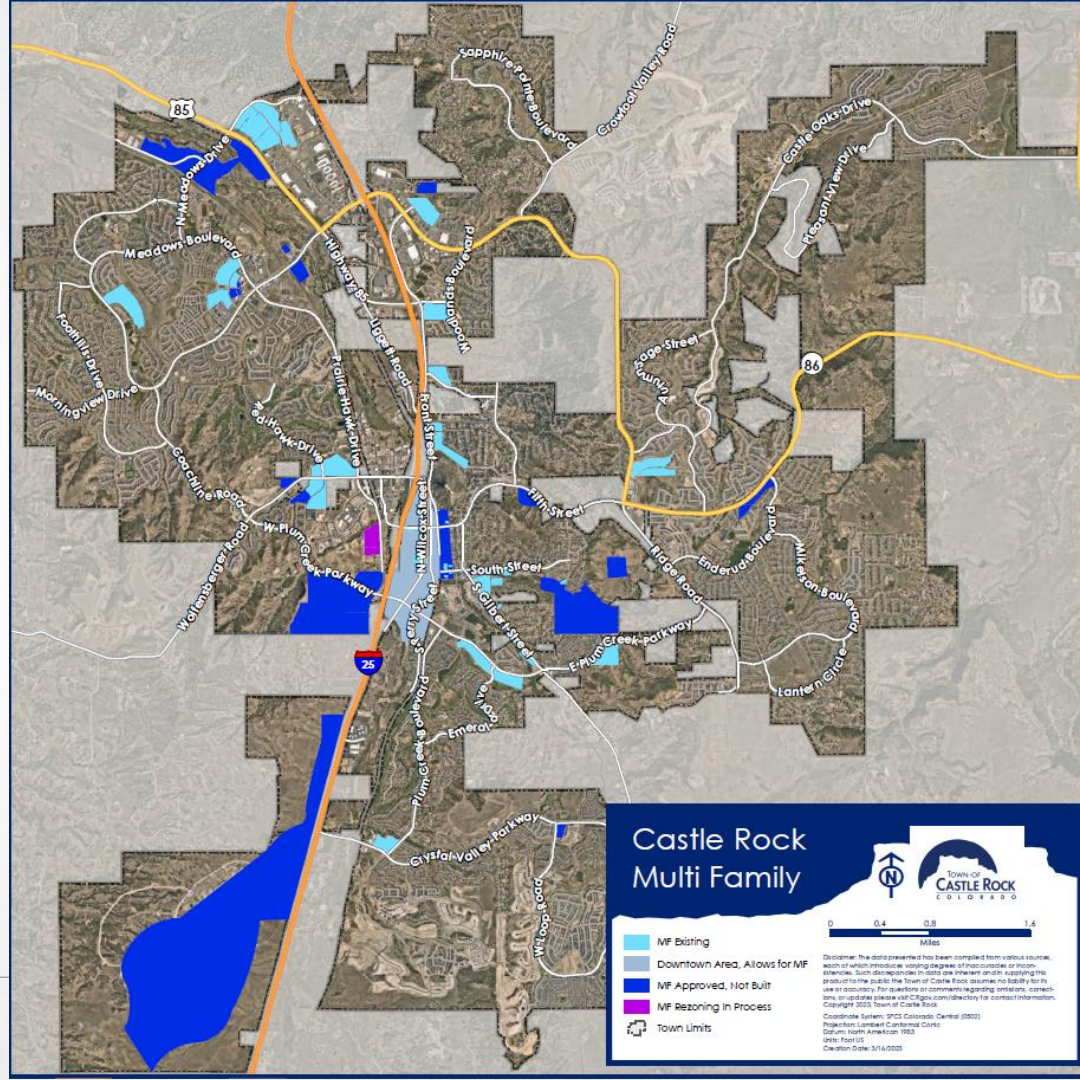
- | | |
|----------------------|------------------------|
| 1. Alexander Place | 5. Meadows Town Center |
| 2. Auburn Ridge | 6. Promenade |
| 3. Castle Meadows IO | 7. Terrain |
| 4. Dawson Trails | 8. Woodlands Crossing |

Online Zoning Map at
CRGov.com/Zoning

- Links to over 100 custom PD areas in Town



-  MF Existing
-  Downtown Area, Allows for MF
-  MF Approved, Not Built
-  MF Rezoning In Process
-  Town Limits



REGULATIONS FOR MULTI-FAMILY

Regulation	Required Parking per Unit	Other Parking Requirements
Municipal Code Multi-family	1 space per studio 1.5 space per 1-bedroom unit 2 space per 2 and 3-bedroom unit	1 space per 4 units for guest parking
Municipal Code Downtown Multi-family	1 space per unit	
Municipal Code Senior Multi-family	1 space per unit	1 space per employee maximum per shift
Alexander Place Senior multi-family	1 space per unit	1 space per employee maximum per shift
Auburn Ridge Senior multi-family	1 space per unit	1 space per 5 units for guest parking

REGULATIONS FOR MULTI-FAMILY

Regulation	Required Parking	Other Parking
Castle Meadows IO	2 spaces per unit	
Dawson Trails Multi-family	1 space per studio 1.5 space per 1-bedroom unit 2 space per 2 and 3-bedroom unit	20% of required space for guest parking
Meadows Town Center Multi-family	1 space per 1-bedroom unit 2 spaces per 2-bedroom unit 3 spaces per 3-bedroom unit	
Promenade Multi-family	Required parking is determined at Site Development Plan	
Terrain Multi-family	2 spaces per unit	
Woodlands Crossing Multi-family	2 spaces per unit	

Required Parking for 200-unit Example

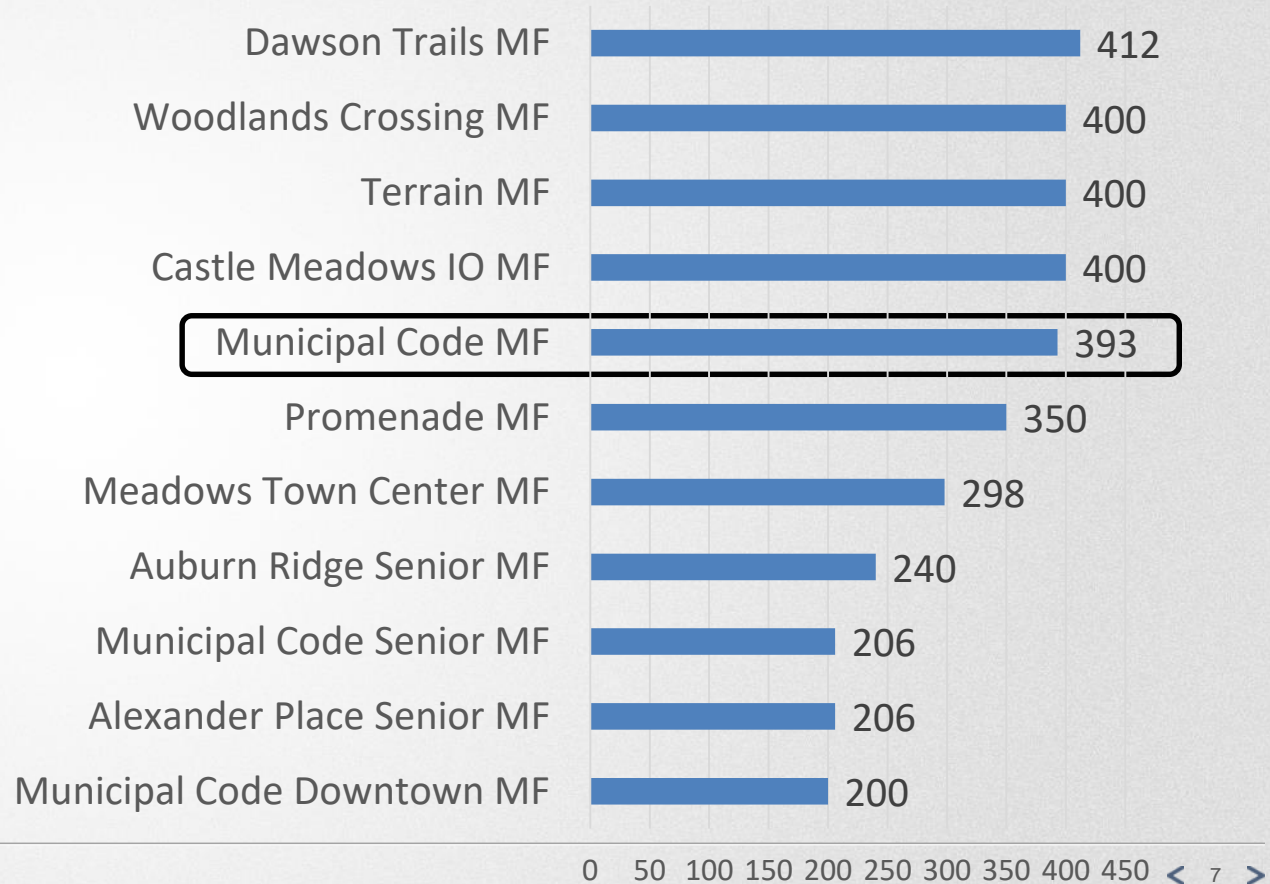
200-units Example:

114 1-bedrooms

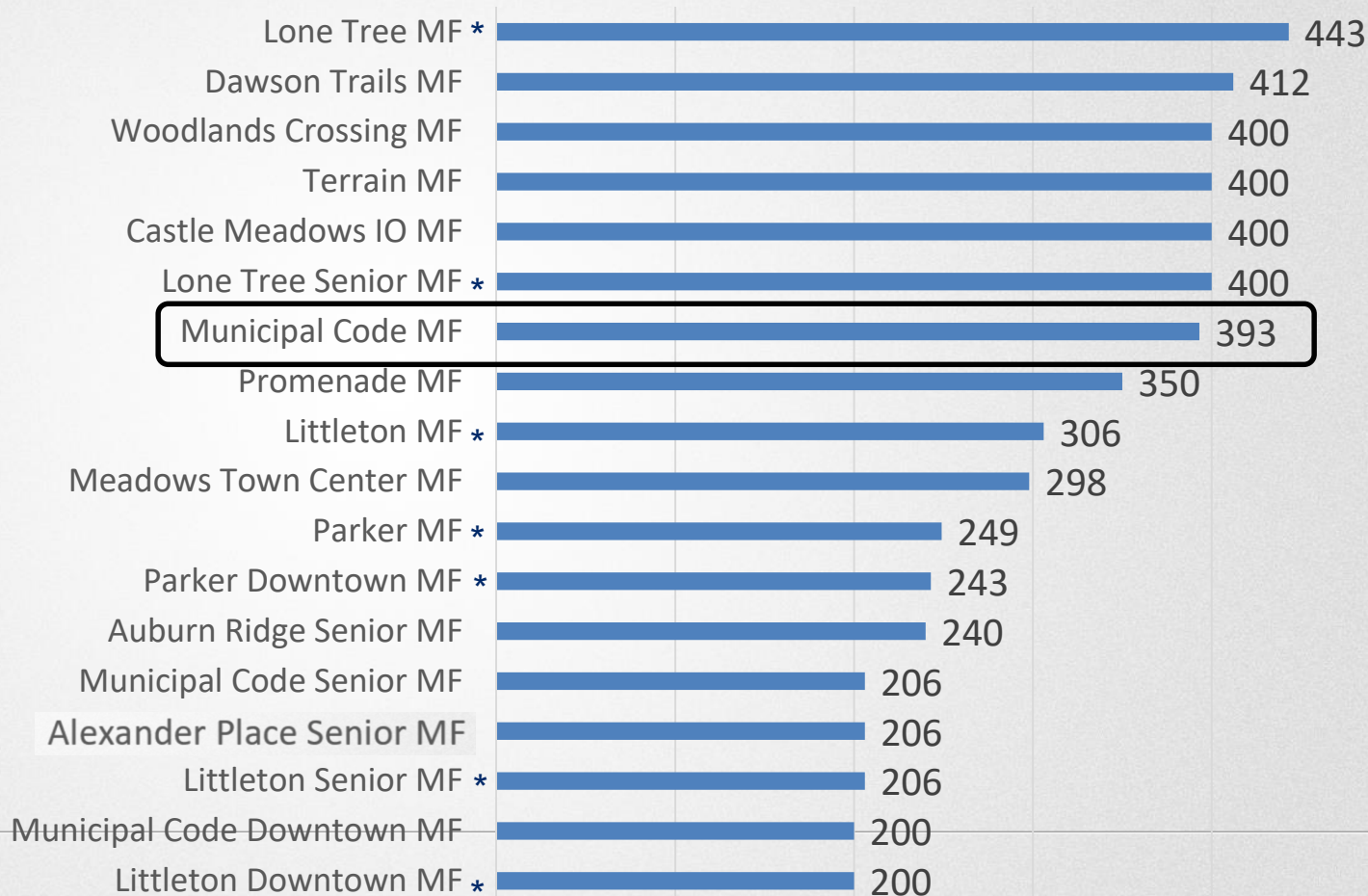
74 2-bedrooms

12 3-bedrooms

6 employees per
shift if senior MF



Required Parking for 200-unit Example



IS REQUIRED PARKING AVAILABLE FOR TENANTS?

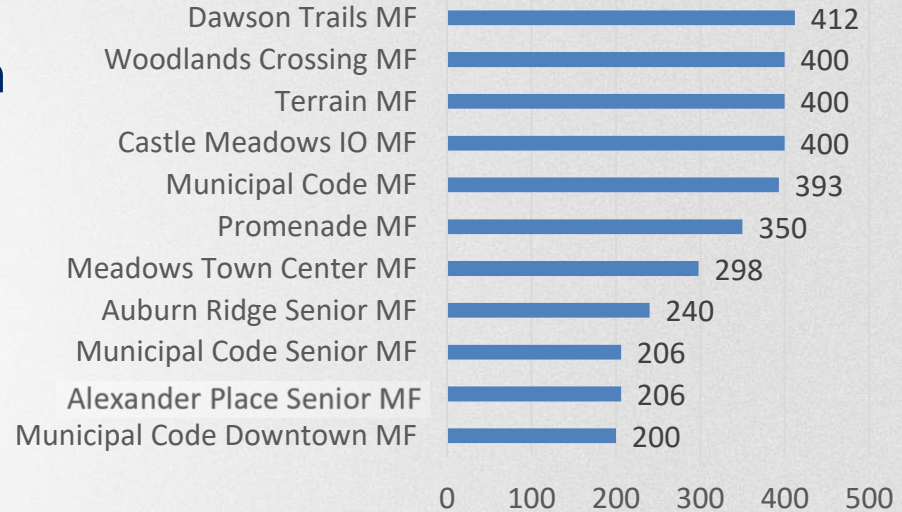
- Town Municipal Code does not regulate if required parking is included in cost of apartment rental
- Most surveyed apartment complexes in Town do include parking, some offer covered parking for additional fee (\$50/month)
- Unable to find a jurisdiction in Colorado that regulates how parking spaces are charged or included in rental fees

SUMMARY

- Town Municipal Code and 8 PDs regulate Multi-family Parking in Town
- Generally inline with surrounding areas
- Senior Multi-family and Downtowns regulate 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)

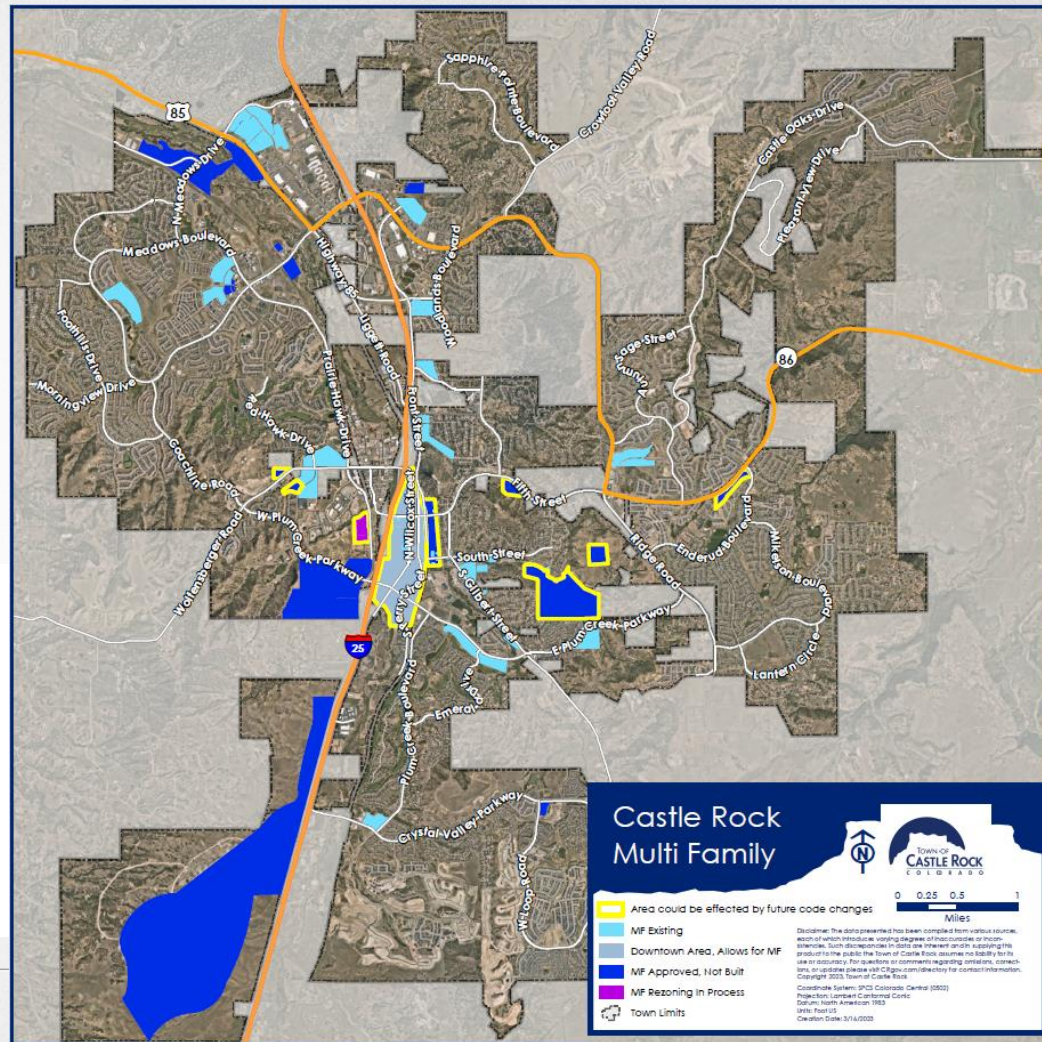
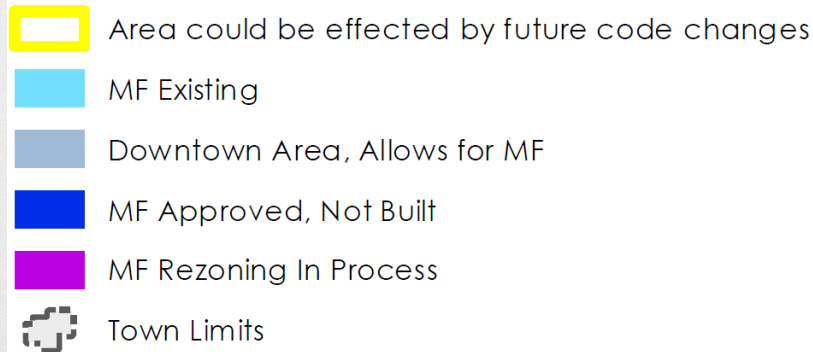
Required Parking for 200-unit Example



DOWNTOWN PARKING

- 2010 – Downtown Overlay District adopted
 - Added variety of uses, including multi-family residential uses to Downtown
 - Zero parking requirement for all uses downtown
- 2018 – Downtown Overlay District modified to require parking
 - Multi-family requires 1 parking space per unit
 - 6-9 months of outreach meetings, study sessions, and open houses with downtown stakeholders
 - National studies recommendations for MF ranged from 0.5 spaces per unit to 1.85 spaces per unit.
 - Average downtown parking requirement was 1 space per unit

Areas highlighted in yellow could be affected by a future code change to multi-family parking regulations.



RECOMMENDATIONS

If Town Council directs staff to propose changes to the Town's multi-family parking requirements, staff recommends:

- Engaging with the multi-family development community to better understand the impacts of a proposed change.
- Conducting additional research for multi-family parking trends and needs. Council direction needed for which area to focus on, or all:
 - multi-family (non-age-restricted);
 - age-restricted parking needs; and/or
 - downtown-specific multi-family parking needs.

POSSIBLE MOTIONS

“I move to direct staff to engage the multi-family development community related to (pick area of interest: regular multi-family, senior multi-family, and/or downtown multifamily) and bring back feedback and a recommendation for changes to the parking standards”

“I move to direct staff to bring back an ordinance that changes the Municipal Code for (pick area of interest: regular multi-family, senior multi-family, and/or downtown multifamily) to ___X___ spaces per unit, for Council consideration.”



QUESTIONS & DISCUSSION

**Additional Presentation on
Meadows Town Center Parking**