

CASTLE ROCK DEVELOPMENT COMPANY

March 13, 2023

Ms. Tara Vargish
Director of Development Services
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

RE: Parking Summary for Meadows Filing 20

Dear Tara,

Per our discussions over the past couple of weeks I am providing you a summary of how parking is governed in The Meadows Filing 20 (“Town Center”). It is important to note that Town Center is the only portion of The Meadows community that has specific parking criteria. Off-street parking is required for everything outside of the Town Center and the number and size of all required parking spaces are subject to the applicable Town of Castle Rock (the “Town”) regulations at the time of Site Development Plan (SDP) review.

Town Center History

The Town Center was designed as a mixed-use development with commercial and residential uses integrated within the development plan. The overall design was based on traditional neighborhood development principles and includes high levels of pedestrian connectivity, pocket parks, on-street parking, minimal building setbacks, buildings pushed towards the street along Mercantile Street and off-street parking located behind buildings. The goal was to give a person the ability to run errands, have lunch, drop their child off at the orthodontist all while not needing to move their car.

Meadows PD Parking Ratios and Joint Parking Easements

Parking ratios in the Town Center are governed by The Meadows PD Zoning Regulations, Fourth Amendment (“Meadows PD”). Section 8.2 is referenced below and details the parking ratio each multi-family residential and non-residential use are required to meet. All single-family residential projects within the Town Center are required to provide off-street parking per the Town’s regulations.

- **The Meadows PD Zoning Regulations, Fourth Amendment – Approved April 14, 2003**

Section 8.2 Town Center. Off-street parking for the TC Neighborhood Use Area shall be provided in accordance with the parking ratios provided at Table VIIIA. On-street parking within 300’ of a proposed use may be counted to meet

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the parking requirements for retail and other non-residential uses. Assignment of on-street parking shall be allocated at the time of approval of the Final PD Site Plan.

**TABLE VIIIA
PARKING REQUIREMENTS**

| USE | PARKING SPACE REQUIREMENTS |
|-----------------------------|--|
| Multi-Family Dwelling Units | One space per bedroom |
| Retail | One space for each 250 s.f. of useable retail floor area |
| Restaurant | One space per each 100 s.f. of dining space floor area |
| Hotel/Motel | One space for each guest room |
| Office | One space per 330 s.f. of useable office space |
| Civic/Institutional Uses | One space for each 330 s.f. of floor area |

About half of the approved, non-residential SDPs within the Town Center allocate on-street parking to meet the parking requirements outlined in the Meadows PD, however most of the required parking for the individual SDPs is accounted for using off-street parking integral to the individual site. The on-street parking allocation is reviewed with Town Staff during the SDP review process and Castle Rock Development Company (“CRDC”) tracks which SDP the on-street spaces are associated with. The on-street spaces are not reserved parking for the individual SDPs or individual uses in the Town Center and are available for anyone to use.

In addition to the requirements outlined in the Meadows PD, all non-residential uses within the Town Center are subject to the Declaration of Covenants and Joint Easements for The Meadows Town Center, recorded August 4, 2017 (the “Joint Parking Easement”). This document grants a reciprocal access and parking easement for the purpose of vehicular and pedestrian access, ingress to and egress from each lot and for customer, employee & business owner vehicular parking within the off-street parking lots located behind and around the commercial buildings. Parking requirements for each individual SDP are not reduced because of the Joint Parking Easement, but rather the easement allows for non-residential, off-street parking to be utilized by Town Center visitors during all hours of business as many of the existing Town Center uses have peak parking demands that occur at different times. Attached for your ease of reference is a map of the existing, non-residential, off-street parking lots in Town Center.

Existing Multi-Family Projects in Town Center

We recently reached out to the leasing offices for the existing multi-family projects within Town Center to get an understanding of how they regulate parking for their tenants. The following is a summary of the operational information provided:

- **Talus Flats (Mercantile Street & Bilberry Street)** – Utilizes both surface parking and covered parking. Surface parking is complimentary, and every leaseholder receives a parking space. If there are two people on the lease for a

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one-bedroom unit, both residents receive a parking space. The Talus Flats lot is open space parking meaning guests and tenants can utilize parking stalls on a first come first serve basis. The leasing representative mentioned some tenants who live on the east side of the building park on Future Street for easier access into their individual units.

- **Springs at Castle Rock (Bilberry Street & Viridian Drive)** – Utilizes both surface parking and covered parking. Surface parking is complimentary, and every leaseholder receives a parking space. The Springs at Castle Rock surface parking is open space parking meaning guests and tenants can utilize parking stalls on a first come first serve basis. The leasing representative mentioned some tenants park on Elegant Street and Celestial Avenue.
- **Avalon Castle Rock at the Meadows (Coriander Street & Vindaloo Drive)** – The Avalon predominately uses covered parking as each building includes attached garages. There is some surface parking available throughout the site, but this is primarily used as guest parking.

During the Public Hearing process for the Avalon project (formerly known as Meadows Luxury Apartments), residents in the Tyler Park neighborhood along Coriander Street expressed concerns that this project would utilize the street parking along Coriander Street for tenants and their guests. In direct response to this concern the project developer added additional off-street, surface parking to their site plan and the Town added 'No Parking' signs to certain portions of Coriander Street.

Summary and Recommendations

The parking for multi-family and non-residential uses within Meadows Town Center follows the requirements of the Meadows PD and is further supported by the Joint Parking Easement that benefits the existing and future non-residential uses.

To improve the utilization of the non-residential parking lots within Town Center, CRDC is willing to create and install parking maps/informational signs alerting visitors to the fact they are allowed to utilize any of the off-street, non-residential parking lots while visiting Town Center.

An additional option would be to coordinate with the Town to install 2-Hour parking signs along the public rights-of-way for Ambrosia Street, Mercantile Street and Future Street. This would help ensure that tenants of the multi-family projects are not occupying on-street parking in these areas for extended periods of time.

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If you have any questions regarding this summary of the parking within Town Center please feel free to contact me directly at (303) 394-5139.

Sincerely,

A handwritten signature in dark ink, appearing to read "RCHanisch", written over the printed name.

R.C. Hanisch

Vice President of Land Development

Att. Existing Off-Street Parking Areas Exhibit



Meadows Filing 20 - Town Center
Existing Off-Street Parking Areas
As of March 13, 2023