MULTI-FAMILY PARKING DISCUSSION

TOWN COUNCIL
JUNE 6, 2023

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	• 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	• 2 parking spaces per unit
Downtown Multi-Family	• 1 space per unit	• 1.25 spaces per unit
Senior Multi-Family	• 1 space per unit • 1 space per employee max shift	• 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	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	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
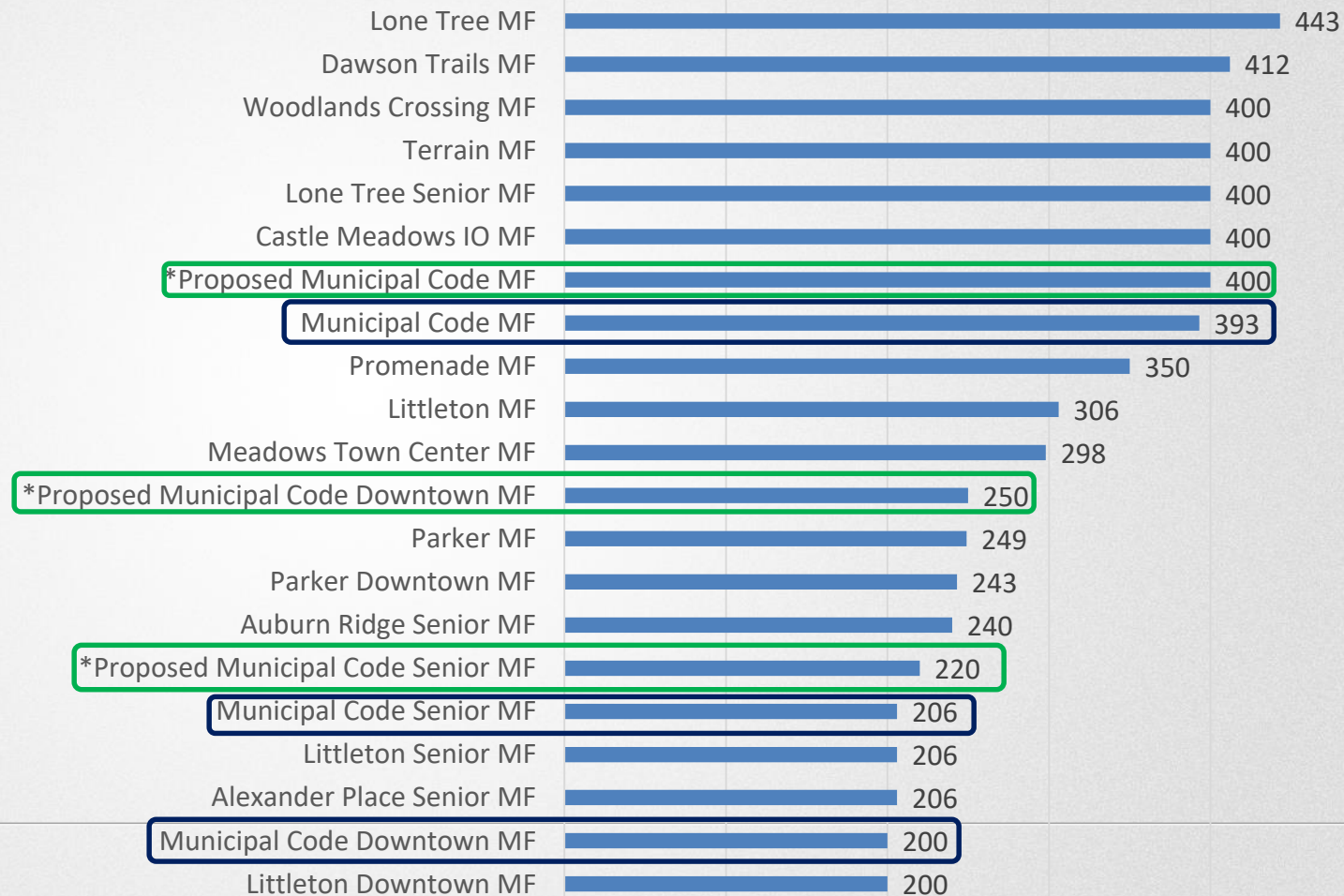
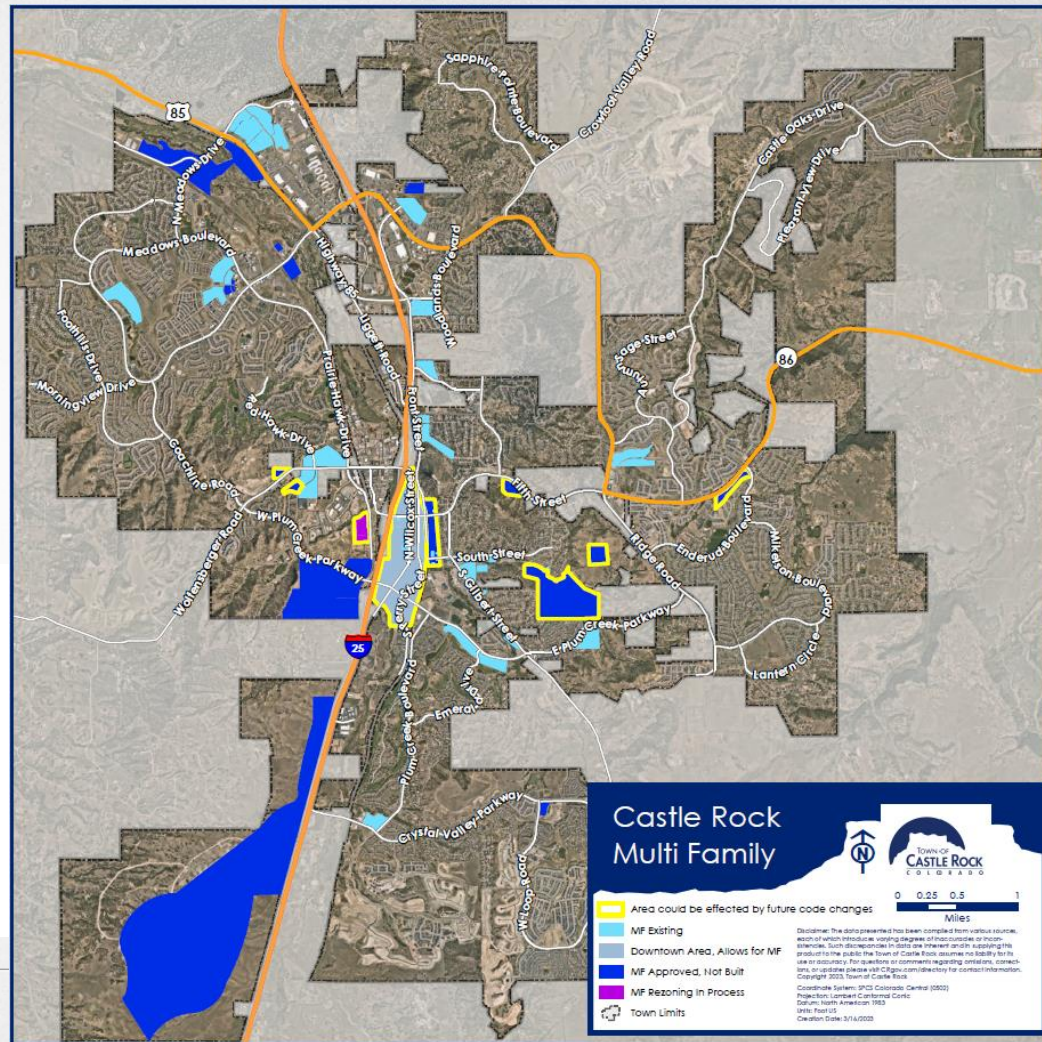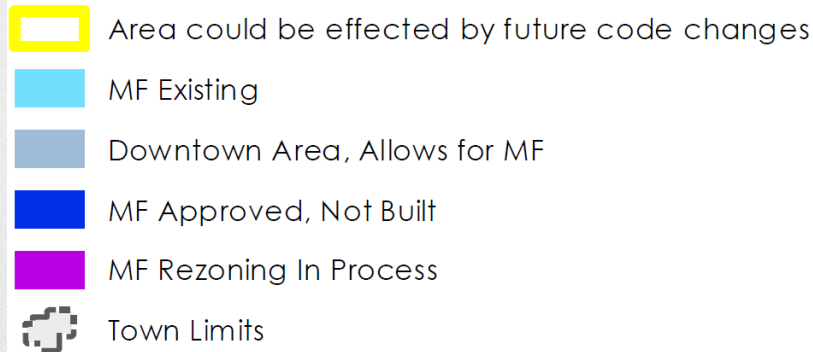|	Existing Parking Requirement	Proposed Change
Downtown Multi-Family	• 1 space per unit	1.25 spaces per unit
200-unit Example	200 spaces	250 spaces

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	1 space per unit 1 space per employee max shift	1.10 spaces per unit
200-unit Example	206 spaces	220 spaces

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Required Parking for 200-unit Example

Category	Value
Lone Tree MF	443
Dawson Trails MF	412
Woodlands Crossing MF	400
Terrain MF	400
Lone Tree Senior MF	400
Castle Meadows IO MF	400
*Proposed Municipal Code MF	400
Municipal Code MF	393
Promenade MF	350
Littleton MF	306
Meadows Town Center MF	298
*Proposed Municipal Code Downtown MF	250
Parker MF	249
Parker Downtown MF	243
Auburn Ridge Senior MF	240
*Proposed Municipal Code Senior MF	220
Municipal Code Senior MF	206
Littleton Senior MF	206
Alexander Place Senior MF	206
Municipal Code Downtown MF	200
Littleton Downtown MF	200

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

Area could be effected by future code changes

MF Existing

Downtown Area, Allows for MF

MF Approved, Not Built

MF Rezoning In Process

Town Limits

RECOMMENDATIONS

- Prepare an ordinance amending multi-family parking as follows:

	Existing Parking Requirement	Proposed Change
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 guest parking	• 2 parking spaces per unit
Downtown Multi-Family	• 1 space per unit	• 1.25 spaces per unit
Senior Multi-Family	• 1 space per unit • 1 space per employee max shift	• 1.10 spaces per unit

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POSSIBLE MOTIONS

Recommended Motion:

"I move to direct staff to prepare an ordinance amending the multi-family parking ratios in the Town Municipal Code to be:

      2 spaces per unit for Regular multi-family,

      1.25 spaces per unit for Downtown multi-family,

      and for 1.1 spaces per unit for Senior multi-family,

and bring back to Council for future consideration."

Alternative Motion:

"I move to direct staff to prepare an ordinance amending the multi-family parking ratios in the Town Municipal Code to be:

      _____spaces per unit for Regular multi-family,

      _____ spaces per unit for Downtown multi-family,

      and for ____ spaces per unit for Senior multi-family,

and bring back to Council for future consideration."