



Planning, Development & Transportation Services

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580


970.416.2740
970.224.6134- fax
fcgov.com

MEMORANDUM

Date: August 20, 2013

To: Mayor Weitkunat and City Council

Thru: Darin A. Atteberry, City Manager 
Karen Cumbo, Director of Planning, Development & Transportation Services

From: Laurie Kadrich, Community Development & Neighborhood Services Director 

Re: **Item #35, TOD Overlay District Parking Requirements.**

Staff was asked by the City Manager to prepare a read-before memo with the following information:

1. What is the urgency in bringing this topic forward? Staff is responding to direction provided by Council during the July 9, 2013 Joint Work Session of the Planning and Zoning Board (P & Z) and Council during which an urgency to place a “stop gap” or “interim” measure in place to provide the P & Z with at least one method of evaluating multi-family project in the TOD for adequate parking requirements. No parking spaces are currently required in the TOD although the P & Z can look at whether the project is compatible. P & Z expressed concerns that compatibility is difficult to determine in these circumstances and suggested a study should be undertaken to provide more “tools” for the board in making decisions related to parking requirements in the TOD. Council agreed there is a concern and some suggested a moratorium on projects until a solution could be reached. A compromise of creating an interim measure was agree to and later vetted by P & Z in order to stay “ahead” of development pressures prior to having a more comprehensive plan.
 - The Land Use Code changes recommended tonight **sunset on September 13, 2014**, unless extended by the Council.
 - Staff is already working with the City’s parking consultant to provide analysis needed for developing a comprehensive approach to alternatives to consider in the TOD.
2. Staff agrees more public discussion is needed in developing a comprehensive strategy to emerging issues related to parking in the TOD. Input from the Transportation Board and the recently formed Parking Advisory Board will be very helpful. Staff intends to complete this during the extended study listed above.
3. Staff recommends that **Council adopt a minimum parking requirement of 60%** based on the extensive research conducted by staff, the market analysis completed in the TOD and the extensive discussions by the P & Z.

Item #35, TOD Overlay District Parking Requirements.

August 20, 2013

Page 2

- The P & Z have been discussing this topic during the following meetings and this item is really an extension of citizen input during the Student Housing Action Plan comments regarding the intensity of development on established single-family residential areas.
- April 12 2013 – Worksession Brainstorming TOD potential policy consideration
April 19, 2013 – MAX Flats PDP
May 10, 2013 – Worksession TOD Presentation (Lorson & team)
June 14, 2013 --Worksession TOD Continued (Lorson & Wilder)
July 9, 2013 – Joint Meeting with City Council
August 8, 2013 – Hearing LUC - TOD (Recommendation to City Council)

**Minimum Parking Requirements
in the
Transit Oriented Development (TOD)
Overlay Zone**

City Council Meeting

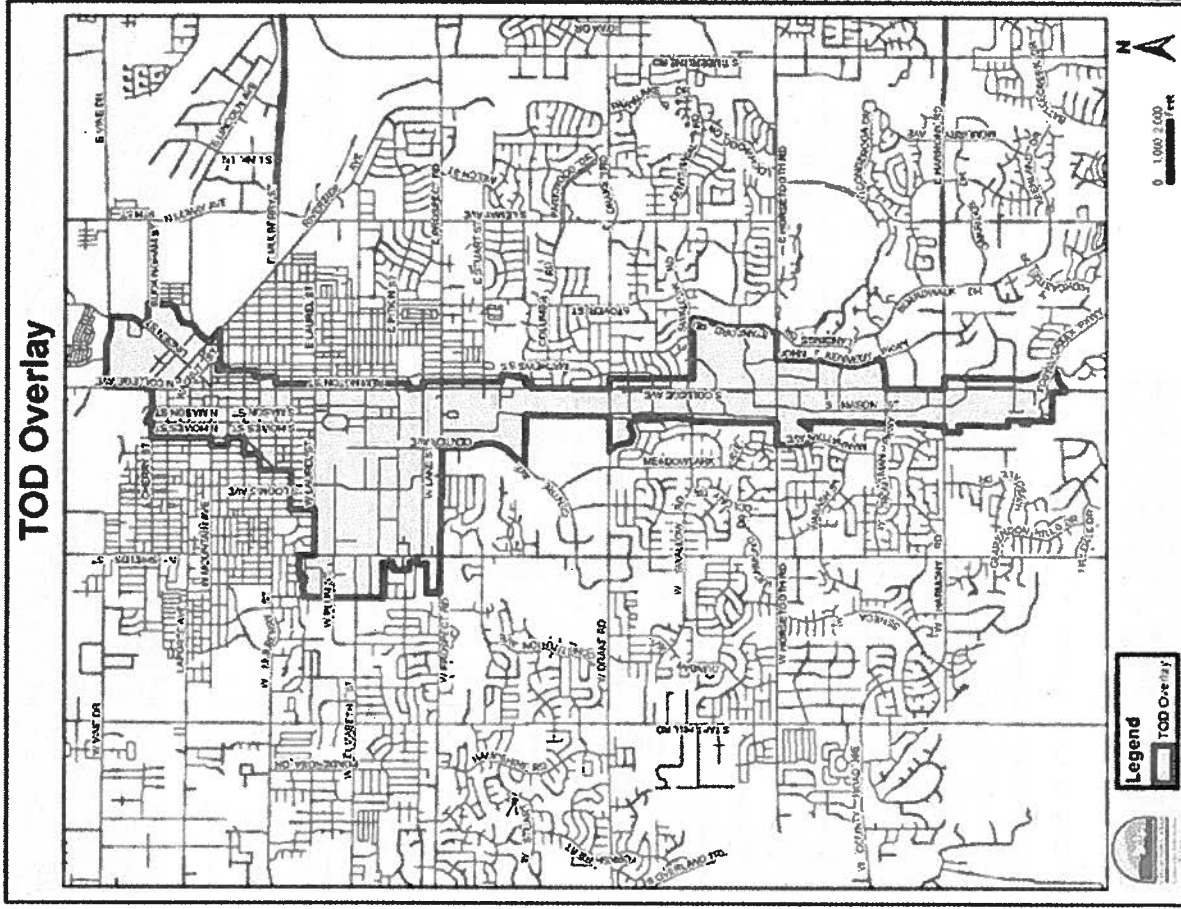
August 20, 2013

Background

July 9, 2013:

P&Z-CC Joint Work Session

Direction to create minimum parking requirements in the TOD Overlay but maintain vision for TOD.



Analysis of TOD Projects

Parking Analysis of Projects in the Transit-Oriented Development (TOD) Overlay Zone

Projects in the TOD Overlay Zone	Bedrooms	Parking Provided	Ratio of Parking Spaces to Bedrooms	Parking Required if Outside TOD	Ratio of Parking Spaces to Bedrooms
The Summit (Choice Center)*	676	217	32.1%	471	70%
Ram's Crossing K2	140	47	33.6%	191	136%
Legacy Senior Apts*	112	52	46.4%	118	105%
318 W Myrtle	17	8	47.1%	13	76%
Pura Vida Place	100	49	49.0%	90	90%
Sherwood Forts	9	5	55.6%	6	67%
Flats at the Oval	98	57	58.2%	83	85%
Carriage House Apts*	90	58	64.4%	95	106%
District at Campus West*	658	461	70.1%	431	66%
Willow Street Lofts	46	36	78.3%	42	91%
Penny Flats	280	260	92.9%	255	91%
		Average	57.0%	Average	89%

*under construction

Average of Ratio of Parking Provided, and Ratio of Parking Required if Outside the TOD	73.2%
--	-------

Analysis of TOD Projects

Parking Analysis of Projects in the Transit-Oriented Development (TOD) Overlay Zone

Projects in the TOD Overlay Zone	Bedrooms	Parking Provided	Ratio of Parking Spaces to Bedrooms	Parking Required If Outside TOD	Ratio of Parking Spaces to Bedrooms
The Summit (Choice Center)*	676	217	32.1%	471	70%
Ram's Crossing K2	140	47	33.6%	191	136%
Legacy Senior Apts*	112	52	46.4%	118	105%
318 W Myrtle	17	8	47.1%	13	76%
Pura Vida Place	100	49	49.0%	90	90%
Sherwood Forts	9	5	55.6%	6	67%
Flats at the Oval	98	57	58.2%	83	85%
Carriage House Apts*	89	58	65.2%	94	106%
District at Campus West*	658	461	70.1%	431	66%
Willow Street Lofts	46	36	78.3%	42	91%
Penny Flats	280	260	93.0%	255	91%
		Average	57.1%	Average	89%
		w/o outliers	58.7%	w/o outliers	79%

*under construction

Average of Ratio of Parking Provided, and Ratio of Parking Required if Outside the TOD	73.2%
w/o outliers	69.1%

Other Communities' TOD Parking

Community	Districts	Parking Requirements
Boulder, CO	MU-4; RH-7	0 – 1 space per DU
Aurora, CO	TOD	0.5 – 1 space per DU
Lakewood, CO	Mixed-use Transit	1 – 2 spaces per DU
Eugene, OR	Citywide (TOD: Development standards only.)	Min. 1 space per DU (-25% by right; -50% mixed-use)
Portland, OR	“Served by Transit”	>30 DUs: 0 min. 31-40 DUs: 0.2 per DU 41-50 DUs: 0.25 per DU 51+ DUs: 0.33 per DU
Denver, CO	Urban Center (TOD = 110% Max)	Min 0.75 spaces per DU

Planning and Zoning Board

August 8, 2013 – Discussion

- City Plan vision for TOD and infill/redevelopment.
- Spillover impacts on neighborhoods.
- City's interim condition without MAX.
- Creative and comprehensive solutions.
- Deliberation of minimum parking ratios.

Planning and Zoning Board

Recommendations

- Require minimum parking ratio of 60% - 70% (final number to be decided by Council) with Alternative Compliance option. To sunset in 1 year.
- Fund a comprehensive parking plan for the TOD Overlay with public outreach to be completed before the ordinance sunsets.

Questions for Council Consideration

1. Does Council agree with the recommendation to create a minimum parking requirement with an alternative compliance option in the TOD Overlay Zone?
2. If so, what parking ratio should be applied?
 - P&Z recommended between 60% - 70%.
 - Staff recommends 60%.

Thank you.