STUDENT HOUSING PARKING ISSUE: QUESTIONS AND BACKGROUND

Student Housing Action Plan Process

JULY, 2012

City of Fort Collins

Question for Discussion:

1. Is sufficient parking being provided by multi-family (student housing) developments?

2. Are <u>new projects</u> causing spillover parking in neighborhoods?

3. How should the City balance the need to minimize parking impacts (social and environmental) while still addressing parking demand?

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Too Much Parking

- unsightly "sea of asphalt"

- encourages driving over transit, bicycling, walking

- contributes to poorer air and water quality

- decline in property investment

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Insufficient Parking

- Spillover into neighborhoods

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City Plan Policies

- *Policy LIV 30.4 – Reduce Visual Impacts of Parking*

- *Policy LIV 30.6 – Reduce Land Devoted to Surface Parking Lots*

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West Central Neighborhoods Plan Policies

- *PK 1: The provision of adequate parking...within the context of the City's Congestion Management Plan's goals...is critical to maintaining the character of the West Central Neighborhoods.*

- *PK 3: Overflow parking from Colorado State University, shopping areas, and events at Rolland Moore Park along residential streets should be limited to the extent practical to permit reasonable access to street parking for area residents.*

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Land Use Code Parking Requirements

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit
One or less	1.5
Two	1.75
Three	2.0
Four and above	2.5

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Transit Oriented Development Overlay Zone (TOD)

- No minimum parking requirements for residential uses

- Purpose is to encourage infill and redevelopment that relies on high frequency transit

- Despite no minimums, parking has still been provided in every residential project approved to date

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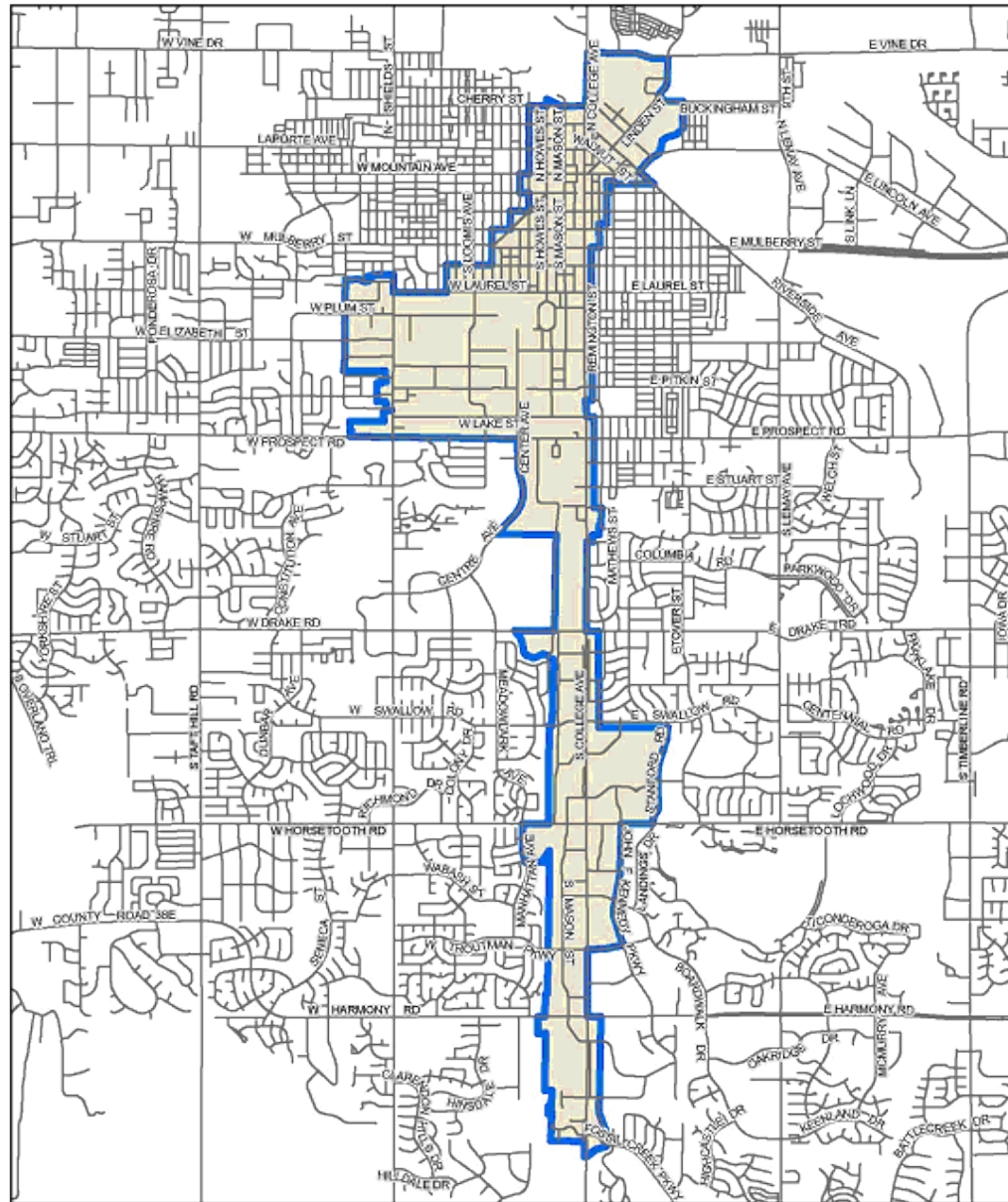
TOD Overlay

Legend
☐ TOD Overlay

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Additional Code Considerations

- <u>Compatibility standards</u>: decision-maker can set conditions on locations and number of off-street parking spaces

- <u>Increase in occupancy limits:</u> decision-maker can require applicant to adjust "parking areas" (rental houses have specific numeric standard of .75 spaces per tenant)

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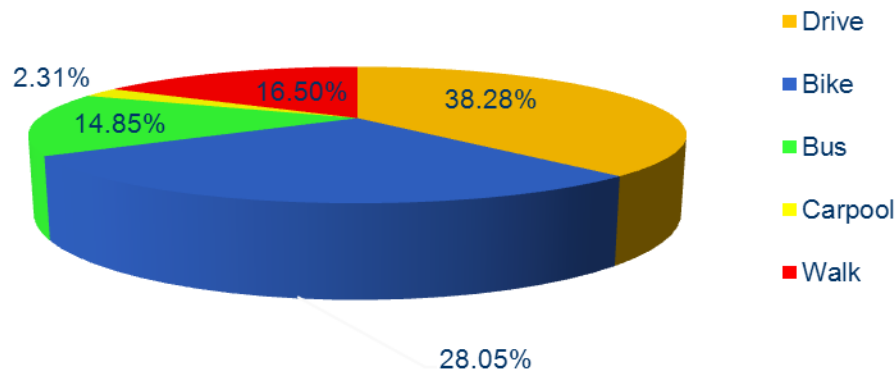Fort Collins

Rental Housing Survey Results - 2011

Did you bring a car to campus?

Yes- 81%

No-19%

2,249 random sample
313 respondents
14% response rate

Most frequent method for commuting to campus

- Drive
- Bike
- Bus
- Carpool
- Walk

2.31%
14.85%
16.50%
38.28%
28.05%

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Parking - Current Development Review Projects (Citywide)

Dwelling Units	Bedrooms	Parking Spaces
1,704	4,024	3,356

Averages:
- 1.97 spaces per unit
- .83 spaces per bedroom

Parking - Current Development Review Projects (West Central Neighborhoods Area)

Dwelling Units	Bedrooms	Parking Spaces
513	1,478	1,191

Averages:
- 2.3 spaces per unit
- .81 spaces per bedroom

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List of Specific Projects

Project	Units	Bedrooms	Parking Spaces	Spaces/Unit
Choice Center*	219	676	336	0.5
Pura Vida*	52	100	49	0.5
The Grove	218	612	495	0.8
The District @ CSU*	193	677	495	0.7
Aspen Heights	221	712	759	1.1
Hellenic Plaza*	39	83	91	1.1
1409 W. Elizabeth Lofts	27	51	63	1.2
*Within TOD (no min. parking required				

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Defining the Problem

- Resident complaints:
  - "Non-resident parking in front of my house"
  - "Can't get a parking space anywhere on my block"

- Distinguish between spillover parking from:
  - Commuters to CSU
  - Students and visitors from student housing

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Verification of the Problem

- § Field data: occupancy counts of student housing complexes and surrounding neighborhoods

- § Anecdotal evidence : where do residents observe the problem

Parking Plan: Upcoming Strategies

- Residential permit parking program

- Transportation Impact Study to include parking assessment

- Parking impact fee

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Questions

- Where do you see high levels of <u>non-resident</u> parking in single family neighborhoods?

- Are these parked vehicles from nearby multi-family student housing

- What are possible solutions?

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