

To: Arapahoe County – Planning Department

From: Galloway

Date: 4/06/22

Re: **Parking Reduction
Caliber at Copperleaf – FDP21-005**

Garrett Companies is requesting approval of 10% administrative reduction in the required parking for their 175-unit multi-family development in Copperleaf, reducing the quantity of required parking from 356 spaces to 323 spaces.

These 175 units are broken into one-, two- and three-bedroom units with the following distribution:

- 76 one-bedroom units
- 87 two-bedroom units
- 12 three-bedroom units

Garrett Companies approach to minimum parking counts has been formulated by applying a constant improvement practice in their operations over 14 years of owning and operating multi-family developments. Operating 56 developments in 17 states, Garrett has found the need to find an appropriate balance between the number of parking spaces available for tenants and the outside amenity that they provide their tenants. The result is that the optimum number of parking spaces needed is equivalent to ~1.75 spaces/ unit. This ratio allows them to provide amenities such as an outdoor pool with adjacent indoor community space, dog parks and covered/garage parking while still providing an ample number of surface parking spaces for their tenants and guests. At 1.75 spaces per unit, Garrett's internal minimum operating standard of 307 spaces is met by the 323 spaces provided. The 323 spaces provided also meets the adjusted minimum required of 321 spaces.

To help provide relative comparisons in parking standards, below is a list of nearby communities and their respective parking multi-family parking requirements:

Aurora: 1 sp/unit (175 sp) + 1 sp/5 units for guest parking (35 sp) = 210 spaces required

Denver: 1.25 sp/Unit, @175 Units = 219 spaces required

Brighton: 1 sp/1-bedroom unit, 1.5 sp/2-bedroom unit, 1.75 sp/3-bedroom unit
76 1-bedroom spaces + 130 2-bedroom spaces + 21 3-bedroom spaces = 227 spaces required

Arvada: 1.6 sp/1-bedroom unit, 2.1 sp/2-bedroom unit, 2.6 sp/3-bedroom unit.
122 1-bedroom spaces + 183 2-bedroom spaces + 30 3-bedroom spaces = 332 spaces required

Please let us know if you need any further information in order to allow for the requested 10% administrative reduction in the quantity of required parking.

