



# Department of Housing & Human Services

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## PARKING STUDY OF SIMILAR AFFORDABLE HOUSING DEVELOPMENTS IN BOULDER COUNTY.

BCHA conducted a parking count at two of our developments in Lafayette, Josephine Commons and Aspinwall, to inform appropriate parking ratios proposed at future BCHA developments. By comparison, the Lafayette developments are suburban in nature and have less access to public transportation and bike and pedestrian infrastructure than is available at the Superior TOD site. BCHA’s newest affordable housing project – The Spoke on Coffman in Longmont, on target to open in Spring 2022 – features a creative shared-use agreement for the parking garage and was approved for a reduced parking ratio of 0.5 cars/1 unit, see attached letter from the City of Longmont. Upon completion, a similar parking count will be conducted at The Spoke, providing further data to substantiate reduced parking ratios.

A summary of the unit type and mix for each Josephine Commons, Aspinwall, and The Spoke on Coffman is below:

### Unit Mix Comparison

Building Type	Units	1 Bed	2 Bed	3 Bed	4 Bed
Josephine Commons Senior	74	44	30		
Aspinwall Multifamily	72	22	26	22	2
The Spoke on Coffman	73	59	10	4	

*A parking study of our Kestrel development in Lafayette is underway.*

BCHA staff counted cars parked within the Josephine Commons and Aspinwall developments as well as along Dounce Street, the public right of way that offers on-street parking that is proximal to the developments. The parking count was taken every two hours between 7:00 AM and 7:00 PM on July 21, 22, 24, and 25, 2015, a Tuesday, Wednesday, Friday, and Saturday, respectively.

### Parking Counts

Josephine Commons	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	7:00 PM
Tuesday – July 21	52	44	52	51	46	49	60
Wednesday – July 22	43	49	65	37	50	45	48
Friday – July 24	75	51	49	52	41	66	58
Saturday – July 25	51	42	43	43	46	52	45
Aspinwall							
Tuesday – July 21	53	46	37	27	35	38	44
Wednesday – July 22	52	37	35	31	30	35	32
Friday – July 24	50	37	34	30	35	42	50
Saturday – July 25	63	52	39	44	34	42	47

Based on the total units of Josephine Commons and Aspinwall, the above parking counts result in the parking ratios (cars to units) below. At only one time, at Josephine Commons, did the ratio reach a 1:1 ratio of one car parked per unit. It is important to note, Josephine Commons has a higher parking ratio than Aspinwall, because Meals on Wheels begins breakfast and lunch

preparation starting at 7:00am Monday through Friday at Josephine Commons. The program, hosted at the Josephine Commons dining hall, is also open to the broader community, again increasing the number of cars on site weekdays during lunch hours.

**Ratios of Parked Cars/Unit**

Development	7:00 AM	9:00 AM	11:00 AM	1:00 PM	3:00 PM	5:00 PM	7:00 PM
<b>Josephine Commons</b>							
Tuesday – July 21	0.70	0.59	0.70	0.69	0.64	0.68	0.83
Wednesday – July 22	0.58	0.66	0.88	0.50	0.69	0.63	0.67
Friday – July 24	1.01	0.69	0.66	0.72	0.57	0.92	0.81
Saturday – July 25	0.69	0.57	0.58	0.60	0.64	0.72	0.63
<b>Aspinwall</b>							
Tuesday – July 21	0.74	0.64	0.51	0.38	0.49	0.53	0.61
Wednesday - July 22	0.72	0.51	0.49	0.43	0.42	0.49	0.44
Friday - July 24	0.69	0.51	0.47	0.42	0.49	0.58	0.69
Saturday - July 25	0.88	0.72	0.54	0.61	0.47	0.58	0.65

One of BCHA’s goals for affordable housing is to take a multi-modal approach to transportation by providing alternative means of transportation for residents. This includes providing Neighborhood EcoPasses, bike sharing opportunities, bike maintenance stations, secure bike storage, car share programs, and EV and electric bike charging stations. In conclusion, based on parking usage at BCHA’s suburban developments in Lafayette and BCHA’s multi-modal approach, a reduced parking ratio of .5 cars to 1 unit at the Superior TOD site will adequately serve the residents of the affordable housing development.



## CITY OF LONGMONT | Planning and Development Services

July 23, 2020

Enterprise Neighborhood Partners IX, LLLP  
Wincopin Circle LLLP, and its successor and assigns  
c/o Enterprise Housing Credit Investments, LLC  
70 Corporate Center, 11000 Broken Land Parkway, Suite 700  
Columbia, MD 21044  
Attn: Andrew Gorman

Coffman Place LLC  
P.O. Box 471  
Boulder, CO 80306  
Attn: Justin Lightfield  
Email: [lightfield@bouldercounty.org](mailto:lightfield@bouldercounty.org)

Re: The Spoke on Coffman, 518 Coffman Street, Longmont, CO 80501

Ladies and Gentlemen:

This office has zoning authority over the property described above (the "Property"). According to applicable zoning ordinances and regulations and amendments thereto, as currently in effect, the Property is currently within the MU-D (Mixed Use – Downtown) zoning district. There are no existing zoning violations associated with the Property.

The proposed use of the Property with a four story multifamily residential building with 73 dwelling units and a four and one-half story parking structure with approximately 9,016 square feet of first floor commercial and 262 parking spaces are permitted uses in the MU-D zone, subject to use specific and development standards.

The proposed use of the Property will comply with applicable zoning and use conditions, restrictions and requirements. Proposed improvements on the Property will comply with applicable building setback, building area, building height, and parking requirements.

Current building dimensional standards (building height and setback) for the MU-D district are included in Longmont Municipal Code (LMC) section 15.03.030.D. Building height is a maximum of 4 stories. Floor area ratios are not applicable. Building setbacks include:

- Front setback maximum of between 0 and 20 feet from the front property lines along Coffman Street and 6<sup>th</sup> Avenue;
- Side setback of 0 feet from the side property line adjacent to the property to the south;
- Rear setback of 0 feet from the rear property line adjacent to the alley.

Current parking requirements are included in LMC section 15.05.080. Based on the current proposal of 73 affordable multi-family dwellings units comprising 59 one-bedroom units, 10 two-bedroom units, and 4 three-bedroom units, the minimum residential parking requirement if all units comply with the City affordable housing standards is 73 parking spaces. An administrative modification has been approved to allocate 36 residential parking spaces within the project's parking garage for the 73 affordable dwelling units. The 36 residential parking spaces will be reserved for residents at all times. Additional parking spaces within the parking garage will be available for shared use parking during weekday evenings (5pm to 7:30am), weekends and holidays. Based on the current proposal of approximately 9,016 square feet of commercial space, including approximately 2,593 square feet for a café/restaurant use, and approximately 6,423 square feet for office use, the maximum commercial parking requirement is 57 parking spaces.

In addition, there is a proposed four party parking agreement between Boulder County Housing Authority, Boulder County, Longmont Downtown Development Authority, and RLET Properties for construction of a 262 space parking structure. The attached document provides details regarding the proposed parking allocation among parties.

Sincerely,

*Brien Schumacher*

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