November 6, 2019 CPW RNO RE: 18th and Gaylord Cruise Apartments Parking Reduction Request,

Meeting Notes with Jon Bocina (Owner), Michael Henry,Brad Cameron, Mike Untiedt, Kathy Janak, V Zoe Gannon, Paula Singer, Jo Untiedt, Dixie Trimble (call in with Jo)

The owner of the Cruise Apartments (a 61-unit apartment located on the SW corner of 18th and Gaylord) explained there are currently 61 parking spaces of which tenants pay $30-$35 per month for a parking space. The parking is located on the west side of the building on the alley (22 spaces) and directly across the alley (on Vine Street) is a parcel that has 39 parking spaces all set aside for The Cruise.

The owner is proposing a 9-12 unit condo development on the Vine Street parcel and as part of that development include the required 1 space per unit parking for the condo units and another 10+ spaces for The Cruise residents. The existing 22 spaces attached to The Cruise would be reduced to 3 ride share spaces and one would be lost to trash collection – making 19 parking on- site and the remaining 10+in the parking on Vine in the condo complex

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The owner explained there is currently one unrented space at the Cruise and 12 unrented at the Vine Street lot. Many comments were made that neighbors see people parking on the street and going to The Cruise suggesting people park on street rather than pay for parking.

We asked the owner the current inventory of cars for the property and he did not know that information.

The neighbors explained the current concerns:

1. Many residence of this complex park on the street – likely because there are 2+ cars per household or they do not want to pay for parking.
2. The required parking for the Cruise (with or without the reduction in parking) is carried by the lot on Vine. If Vine Street is developed how will there be assurance the parking agreement will remain if one of the properties are sold or one becomes HOA/ownership the other a rental? This does not seem feasible or likely even with a deed restriction.
3. The parking on 20th,, Vine, Race and Gaylord are negatively impacted by the parking issues due to five major multifamily units on Gaylord that have been built in the last few years Many homes in this are do not have off-street parking and rely on street parking. Residents from these streets expressed concerns about how parking has become an “issue” – not available near their homes. They spoke of “loosing” a place if they leave their home – some are older residents and without parking near their home creates a livability issue. This parking mess is negatively impacting the livability of this neighborhood
4. The owner did not have information about the design of the building, affordable unit availability, etc

It was the consensus of this meeting that CPW RNO would not be supporting the proposal. It was suggested that neighbors write letters and send to

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