

20TH AVENUE

VINE STREET

**PARKING ANALYSIS**

**PROPERTY DESCRIPTION**

- 1899 GAYLORD STREET
- AHJ: CITY & COUNTY OF DENVER
- EXISTING BUILDING
- NO CHANGE TO EXISTING BUILDING

**APARTMENT BUILDING**

- EXISTING BUILDING
  - 1899 GAYLORD STREET = 61 DWELLING UNITS
- ON-SITE PARKING PROVIDED PER PLAN: 20 STALLS
  - VAN ACCESSIBLE = 1 STALL
  - STANDARD ACCESSIBLE = 1 STALL
  - STANDARD = 14 STALLS
  - COMPACT = 1 STALL
  - CAR SHARE = 3 STALL

**PROPOSED OFF-SITE PARKING**

- 12 OF 21 STALLS PROVIDED ON PROPOSED 1890 VINE ZONE LOT DEVELOPMENT, INCLUDING 1 COMPACT STALL, SHALL BE USED TO MEET PARKING REQUIREMENTS OF ADJACENT CRUISE APARTMENT BUILDING ON ZONE LOT AT 1899 GAYLORD STREET
- PARKING ANALYSIS FOR 1890 VINE SHALL BE PROVIDED IN A SEPARATE SUBMITTAL

**REQUIRED PARKING**

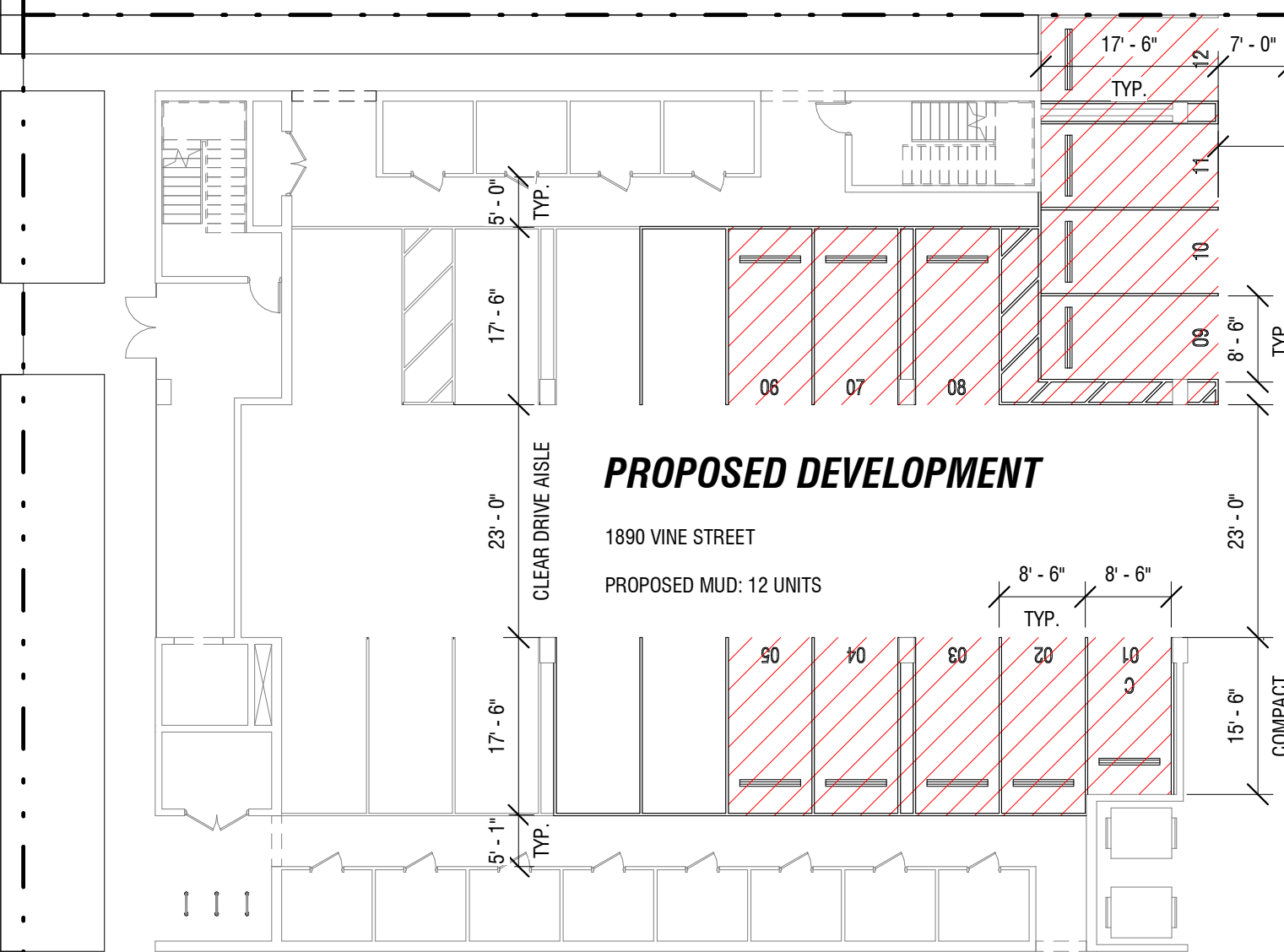
**DZC SECTION 6.4.4: (1) PARKING STALL PER DWELLING UNIT = 61 PARKING STALLS REQUIRED**

**REDUCTIONS ALLOWED RE: DZC 10.4.5.3:**

- PROXIMITY TO MULTI-MODAL TRANSPORTATION:**
  - ANY PRIMARY USE LOCATED ON A ZONE LOT HAVING ITS NEAREST POINT WITHIN 1/4 MILE OF THE OUTER BOUNDARY OF A RAIL TRANSIT STATION PLATFORM OR 1/4 MILE OF AN ENHANCED TRANSIT CORRIDOR AS DEFINED IN BLUEPRINT DENVER 25% REDUCTION IN THE TOTAL NUMBER OF REQUIRED VEHICLE PARKING SPACES = **46 PARKING STALLS**
- ON-SITE CAR SHARING:**
  - WHERE AN ACTIVE CAR-SHARING PROGRAM IS AVAILABLE IN THE SAME BUILDING OR ON THE SAME ZONE LOT AS THAT PRIMARY USE AND IS MADE AVAILABLE TO THE RESIDENTS IN THE SAME BUILDING WHERE THE RESIDENTIAL UNITS ARE LOCATED
  - 5 REQUIRED VEHICLE PARKING SPACES REDUCED FOR EACH 1 CAR SHARE SPACE PROVIDED
  - (3) PROPOSED SPACES = 15 SPACE REDUCTION = **31 PARKING STALLS**

**PARKING REDUCTION LIMITATIONS**

- DZC 10.4.5.3.A.4: THE TOTAL NUMBER OF VEHICLE PARKING SPACES REQUIRED ON A ZONE LOT SHALL NOT BE REDUCED BY MORE THAN 50% UNDER ANY ONE OR COMBINATION OF PERMITTED REDUCTIONS.
- DZC 10.4.5.3.A.5: A REQUEST FOR GREATER THAN A 25% REDUCTION IN THE REQUIRED AMOUNT OF PARKING SHALL BE REVIEWED ACCORDING TO SECTION 12.4.2, ZONING PERMIT REVIEW WITH INFORMATIONAL NOTICE.

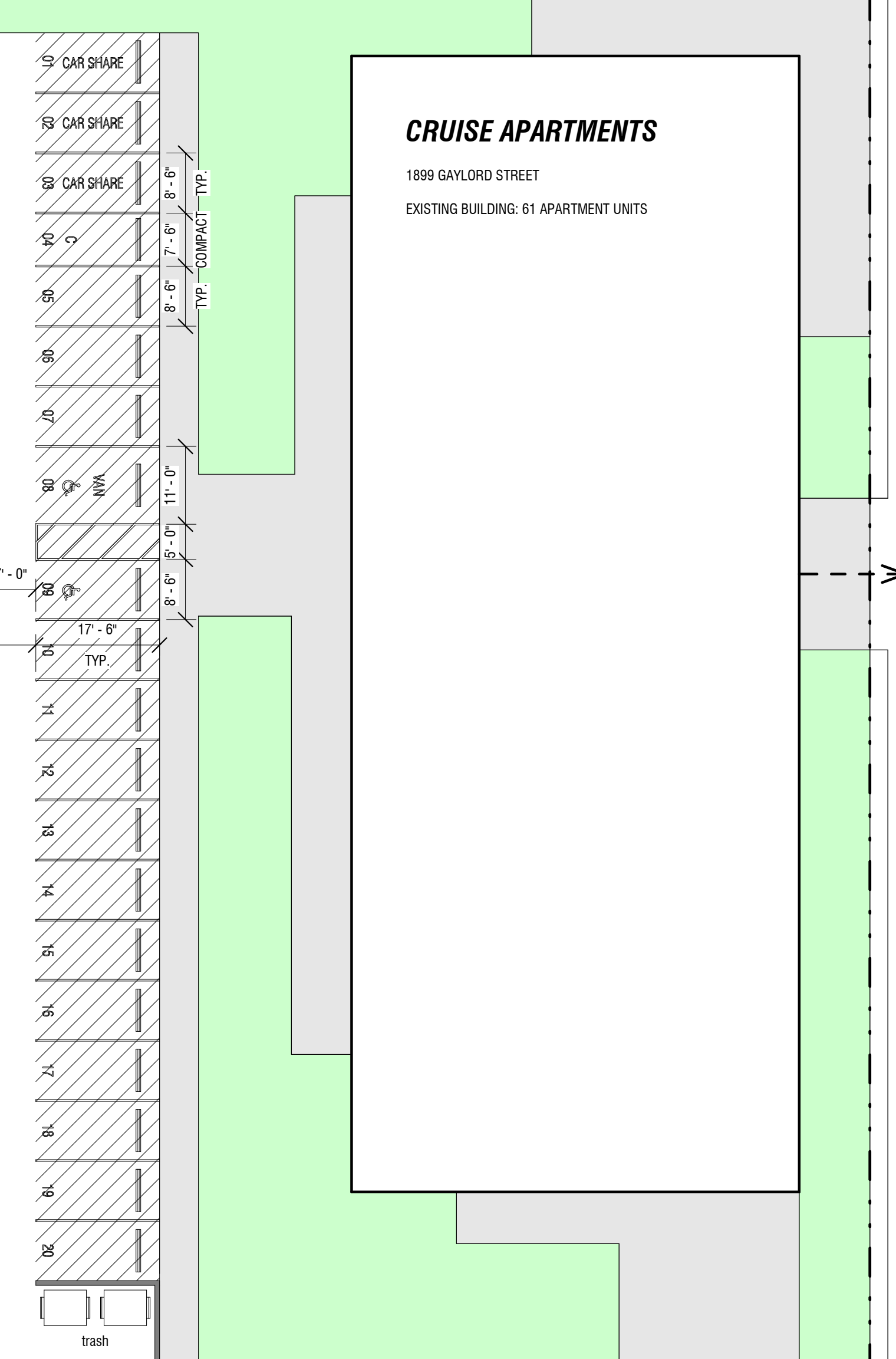


**LEGEND**

- (E) FLATWORK - PEDESTRIAN WALKWAY
- (E) LANDSCAPE AREA
- ON-SITE PARKING, RE-STRIPED IN LOCATION OF (E) ON-SITE PARKING
- OFF-SITE PARKING IN PROPOSED DEVELOPMENT AT 1890 VINE STREET, 1899 GAYLORD AND 1890 VINE ARE OWNED BY THE SAME LEGAL ENTITY.

**CRUISE APARTMENTS**

1899 GAYLORD STREET  
EXISTING BUILDING: 61 APARTMENT UNITS



**TO YORK STREET**

YORK STREET DESIGNATED AS ENHANCED TRANSIT CORRIDOR IN LATEST EDITION OF BLUEPRINT DENVER  
DISTANCE FROM 1899 GAYLORD STREET (CRUISE APARTMENTS) = 0.1 MILES  
THEREFORE, 25% PARKING REDUCTION PER DZC FOR PROXIMITY TO ENHANCED TRANSIT CORRIDOR IS APPLICABLE

**CONCEPT PLAN APPROVAL COMMENTS**

2019-PRJ01MTR-0000100, 2019-CONCEPT-0000050 (APPROVED 8/6/2019)  
PROJECT COORDINATOR: TIFFANY HOLCOMB, 720.865.3018, Tiffany.Holcomb@DenverGov.org

1899 GAYLORD WAS RENOVATED IN 2009 TO BECOME AN APARTMENT BUILDING WITH 60 DWELLING UNITS AND A TOTAL OF 90 REQUIRED PARKING SPACES (60 UNITS \* 1.5 SPACES/UNIT). THE PROJECT WAS APPROVED, SUBJECT TO THE OFF-SITE PARKING AGREEMENT WITH 1890 VINE STREET, AND PROVIDED 61 TOTAL PARKING SPACES: (22 ON-SITE SPACES (INCLUDING 2 ADA AND 6 COMPACT SPACES) AND 39 OFF-SITE SPACES LOCATED AT 1890 VINE STREET (INCLUDING 9 COMPACT SPACES)).

THE PROPOSED PROJECT AT 1890 VINE STREET INCLUDES 12 DWELLING UNITS WHICH HAS A PARKING REQUIREMENT OF 12 PARKING SPACES (1 SPACE/UNIT). DUE TO THE PROXIMITY OF THE SITE TO A TRANSIT PRIORITY STREET, THE PROJECT IS ELIGIBLE FOR A 25% PARKING REDUCTION.

THE PROPOSAL FOR 1890 VINE STREET ALSO INCLUDES MODIFYING THE APPROVED PARKING PLAN AT 1899 GAYLORD STREET, THAT WAS A CONDITION OF THE ORIGINAL ZONING APPROVAL. THE PROPOSAL INVOLVES RESTRIPING THE SPACES AT 1899 GAYLORD TO REDUCE THE NUMBER OF ON-SITE SPACES FROM 22 TO 20 (INCLUDING 1 COMPACT, 2 ADA, AND 3 CARE SHARE SPACES). AN ADDITIONAL (12) SPACES (INCLUDING 1 COMPACT SPACE) WILL BE PROVIDED OFF-SITE AT 1890 VINE STREET.

AS THE MODIFICATIONS TO THE PARKING PLAN WILL PUT 1899 GAYLORD INTO A NON-COMPLIANCE SITUATION, A NEW ZONING PERMIT FOR 1899 GAYLORD WILL NEED TO BE APPLIED FOR AS A SEPARATE, BUT SIMULTANEOUS, APPLICATION. THE NEW ZONING PERMIT FOR 1899 GAYLORD WOULD BE REVIEWED UNDER THE CURRENT DZC (AS AMENDED ON JULY 11, 2019 OR LATER). UNDER THE CURRENT DZC, THE PARKING REQUIREMENTS FOR 1899 GAYLORD WOULD BE 60 TOTAL PARKING SPACES. DUE TO THE PROXIMITY OF 1899 GAYLORD TO A TRANSIT PRIORITY STREET, THE PROJECT IS ELIGIBLE FOR A 25% PARKING REDUCTION. THROUGH A COMBINATION OF THE PROPOSED DEVELOPMENT AT 1890 VINE AND THE RESTRIPING OF SPACES AT 1899 GAYLORD, THE TOTAL PROVIDED PARKING SPACES FOR 1899 GAYLORD IS (32). THE TOTAL PROVIDED SPACES REPRESENTS A (48%) REDUCTION, AS THE REDUCTION EXCEEDS 25%, A ZPIN PROCESS WOULD BE REQUIRED FOR 1899 GAYLORD.

**1890 VINE + 1899 GAYLORD**

VEHICLE PARKING	1890 VINE STREET		1899 VINE STREET	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN. REQ'D PARKING	1/UNIT		1/UNIT	
MIN. # OF SPACES	12		61	
ON-SITE STANDARD		8		14
OFF-SITE STANDARD				11
ON-SITE COMPACT (10% MAX.)				1
OFF-SITE COMPACT (10% MAX.)				1
ON-SITE ACCESSIBLE (1/ACCESSIBLE UNIT MIN.)		1		2
CAR SHARE SPACES				3
<b>PARKING REDUCTIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
DZC 10.4.5.3.B. PROXIMITY TO TRANSIT PRIORITY STREET (-25%)	-3		-15	
DZC 10.4.5.3.B. ON-SITE CAR SHARING (REDUCTION OF 5 PARKING SPACES FOR EVERY 1 CAR SHARE SPACE PROVIDED)			-15	
<b>PARKING TOTAL</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
1890 VINE	9	9		
1899 GAYLORD			31	32

GENERAL NOTE: OFF-SITE PARKING FOR 1899 GAYLORD TO BE PROVIDED AT PROPOSED DEVELOPMENT AT 1890 VINE

**PROJECT INFORMATION**

PROJECT	
RESTRIPING OF (E) ON-SITE PARKING AREA AND PROVISION OF OFF-SITE PARKING IN PROPOSED DEVELOPMENT @ 1890 VINE STREET. ANALYSIS OF (E) ZONING REQUIREMENTS AND PARKING REDUCTIONS TO REDUCE THE PARKING REQUIREMENTS BY MORE THAN 25%, BUT LESS THAN 50%.	
<b>BUILDING FOOTPRINT:</b>	EXISTING, NO CHANGE
<b>BUILDING GROSS AREA:</b>	EXISTING, NO CHANGE
<b>BUILDING HEIGHT:</b>	EXISTING, NO CHANGE
<b>CONSTRUCTION TYPE:</b>	EXISTING, NO CHANGE
<b>OCCUPANCY CLASSIFICATION:</b>	EXISTING, NO CHANGE

**STATISTICAL INFORMATION**

PARKING	REQUIRED (MIN/MAX)	PROVIDED
<b>VEHICLE PARKING STALLS</b>	1/UNIT = 61	
<b>PARKING REDUCTION:</b>	MAXIMUM 50% REDUCTION, AS ALLOWED PER DZC 10.4.5.3.A.4 = 31 STALLS	
ON-SITE STANDARD STALLS		14
OFF-SITE STANDARD STALLS		11
ON-SITE COMPACT STALLS		1
OFF-SITE COMPACT STALLS		1
ON-SITE ACCESSIBLE STALLS		2
ON-SITE CAR SHARE STALLS		3
ON-SITE LOADING SPACES	N/A	0
<b>TOTAL</b>		32