



LSC TRANSPORTATION CONSULTANTS, INC.

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October 11, 2012

Mr. Gary Myre  
3195 11<sup>th</sup> Street  
Boulder, CO 80304

Re: Boulder Creek Commons  
Congregate Care Facility  
Parking Letter  
Boulder, CO  
(LSC #110320)

Dear Mr. Myre:

Per your request, we have prepared this parking letter for the 50-unit congregate care facility proposed as part of the Boulder Creek Commons development in Boulder, Colorado.

The developer of this property has indicated their experience suggests the facility should be provided with a minimum of 57 to 60 parking spaces. The developer's funding source and the Colorado Housing and Finance Authority, the state allocating agency for tax credits, requires a minimum of 50 parking spaces be provided.

#### **ESTIMATING PARKING DEMAND**

The parking demand for the site is based on several sites in the metro area with a similar use to what the developer is proposing.

The developer has provided Table 1 which shows a summary of parking data collected at various site locations in the metro area with a similar use to what the developer is proposing. The table was excerpted with permission from a report completed by Elisabeth Borden with The Highland Group. Of the locations detailed, there are six that have observed parking occupancy ratios between 80 percent and 96 percent. These six locations have 526 total units and 600 parking spaces for a ratio of about 1.14 parking spaces per unit.

This approach suggests the 50 dwelling units should have a minimum of 57 parking spaces. This is consistent with the developer's opinion that the facility should be provided with a minimum of 57 to 60 parking spaces.

**SUMMARY**

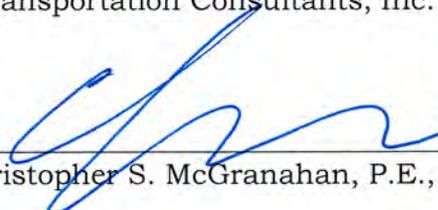
It is recommended the 50-unit facility be provided with a minimum of 57 parking spaces based on supporting data provided by the developer.

\* \* \* \* \*

We trust that our findings and recommendations will assist in the planning of the proposed development. Please call if we can be of further assistance.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:   
Christopher S. McGranahan, P.E., PTOE



10-11-12

CSM/wc

Enclosures: Table 1

Table 1

Property	Location	Total Units	Number of Total Parking Spaces	Ratio of Spaces to Units	Surface Parking Spaces	Carports	Garages	Underground or Under Building Parking Spaces	% of Residents with Cars On Site	% of Parking Spaces Usually Filled	Monthly Rent for Carport	Monthly Rent for Garage	Monthly Rent for Underground or Under Building Parking
Brighton Village	Brighton	60	84	1.40	78	0	6	0	65%	80%	n/a	\$65	n/a
Casa Dorada*	Denver	72	72	1.00	72	0	0	0	not avail	56%	n/a	n/a	n/a
Columbine Village	Arvada	60	71	1.18	53	0	18	0	53%	95%	n/a	\$65	n/a
Columbine Village on Allison (I, II, and III)	Arvada	172	223	1.30	169	0	54	0	55%	96%	n/a	\$65	n/a
Conter Estates Senior Apartments	Commerce City	114	92	0.81	74	0	18	0	90%	95%	n/a	\$75	n/a
Mirasol Senior Community	Loveland	50	60	1.20	60	0	0	0	50%	60%	n/a	n/a	n/a
Residences at Creekside	Lakewood	118	111	0.94	55	0	0	56	69%	73%	n/a	n/a	\$0
Tamarac Apartments	Colorado Springs	50	74	1.48	54	0	20	0	40%	85%	n/a	\$50	n/a
Terraces on Pennsylvania	Englewood	62	67	1.08	0	20	0	47	70%	65%	\$0	n/a	\$0
Village at Hampden Town Center	Aurora	132	204	1.55	150	0	54	0	45%	60%	n/a	\$65	n/a
Willow Glen Senior Residences	Lakewood	70	56	0.80	12	0	0	44	56%	96%	n/a	n/a	n/a
<b>Totals/Averages</b>		<b>960</b>	<b>1,114</b>	<b>1.16</b>	<b>777</b>	<b>20</b>	<b>170</b>	<b>147</b>	<b>59%</b>	<b>78%</b>	<b>n/a</b>	<b>\$64</b>	<b>n/a</b>

\* Note - Casa Dorada has 46 regular parking spaces and 26 additional "overflow" parking spaces (72 total) that create a 1:1 parking ratio. They report that the overflow area is lightly used and generally only one or two cars are parked there.

Note: Table excerpted with permission from a report completed by Elizabeth Borden with the Highland Group.