

# Parking as a source of conflict in co-housing



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(perhaps not true for co-housing on larger acreages)

(or where there is good public transportation :)



# Context: 34 residential units on ~ 4 acres

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- ❖ Not all units have **street access** for additional parking
- ❖ Some streets do not allow **parking on both sides**
- ❖ Currently: 65 distributed spaces
- ❖ **Covered:** 24 garage spaces, 16 carports spaces, roof covered
- ❖ **Uncovered:** 2 handicap, 5 reserved, 18 unrestricted
- ❖ Additional **spaces shared** with commercial building: 9 of ours, 11 of theirs; some restricted by hours

## PARKING NOTES

### COHOUSING CONDOMINIUMS: STANDARD PARKING SPACE CALCULATIONS

#### 34 UNITS:

(8) A-2 BEDROOM  
(8) B-1 BEDROOM  
(8) C-3 BEDROOM  
(10) D-3 BEDROOM

#### REG'D PARKING:

1.7 / 13.6  
1.5 / 12.0  
2 / 16  
2 / 20  
61.6 SPACES

# Planning and implementation

Original result: 63 spaces, 5 future spaces, 11 spaces shared with commercial building

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*today 65 spaces; handicap removed and spot in front of overhead door is used*

# Assumptions &

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- ❖ Fewer cars in the future
- ❖ Every residence **might not want** a parking spot (e.g. instead willing to park on street)
- ❖ parking space need **based on number of bedrooms**

# Practice

- ❖ parking spaces (“exclusive right to park”) were **sold independent of residences**
- ❖ After everyone who wanted to bought parking rights, some spaces were left over so **some people bought 2 spaces**
- ❖ Later it was decided that every residence ought to have 1 guaranteed spot, hence **reserved uncovered emerged** (at no cost to homeowner)

# 20 years later: reality

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- ❖ Available # - **insufficient supply!!!!**
- ❖ More vehicles, not fewer
- ❖ More **recent homeowners** (not original owners) are **disadvantaged** in terms of **number** of parking spaces, **type** of parking, **proximity** of parking to home
- ❖ Greater variety of types desired
- ❖ **Recognition: garages and carports provide parking AND hail protection AND storage and security (garages)**

fyi notes on previous slide...  
too small for projecting  
I know :)

- ❖ Reality 20 years later:
- ❖ Available # - insufficient supply!!!!
- ❖ More vehicles, not fewer
  - ❖ depends on # licensed drivers living at home; note: kids grow up!!!
  - ❖ depends on vehicles for designated purposes eg truck, car, electric car, RV
  - ❖ currently 23 of 34 units (67%) have 2, 3 or more vehicles (up to 6)
  - ❖ only 11 out of 34 residences require only 1 car
  - ❖ there are 0 car free residences today
  - ❖ increasing ownership of RVs (traditional and Sprinter type) (we live in Colorado) (stored off premises)
- ❖ More recent homeowners (not original owners) are disadvantaged in terms of number of parking spaces, type of parking, proximity of parking to home
- ❖ Escalating prices for parking when possible to purchase "exclusive right to occupy":
  - ❖ garage (that is ½ garage) - \$25,000; originally \$10,000 One resident bought a second cohousing unit, kept the garage, sold the house!
- ❖ Greater variety of types desired:
  - ❖ Covered: Garage, carport,
  - ❖ Uncovered: reserved uncovered, handicap uncovered, unrestricted uncovered

# Policies and guidelines

- ❖ **Sharing** – politeness, safety, remember available times
- ❖ No more than **one vehicle per resident licensed driver** parked on property
- ❖ **No two wheeled vehicle in uncovered** unreserved where a 4 wheeled vehicle could park
- ❖ If **inoperable**, no more than **7 days** on site
- ❖ Vehicles **must fit** within designated space
- ❖ Primary use of **garage for vehicles not storage**; if garage space is needed (eg temporarily while moving in and out), then park car on street
- ❖ **No RV parking**; prohibited by the city on communities like ours (5 day max)

# Possible approaches to parking challenges:

- ❖ Quit driving or **reduce number of vehicles** in multi-vehicle residence (low probability)
- ❖ **Cover the parking spots** that are uncovered for hail protection
- ❖ **Build additional parking;**
  - ❖ additional parking **designated in master plan**; **NIMBY** reaction in past
  - ❖ **other spaces are possible** on our property, but likely would result in **NIMBY**
- ❖ Adopt **shared vehicle(s)**, possibly electric for in town errands
  - ❖ community sponsored or between residents?
  - ❖ challenges: Legal liability, policies (length of time, fuel level, cleanliness etc)