

MEMORANDUM

Office of the City Manager



DATE: September 28, 2018
TO: Mayor and City Council
THROUGH: Julie Edmonds-Mares, City Manager
FROM: Steve McHarris, Deputy City Manager
SUBJECT: Apex Apartments and Ilara Apartments Parking Information

Apex Apartments

The Apex apartment development, originally entitled as "Centria West", received an approval from the Planning Commission on July 8, 2009. The development was approved for 381 apartment units with the following parking space requirements per unit outlined in the plans:

- One bedroom- 1.5 spaces/unit
- two and three bedrooms-2 spaces/unit
- 85 visitor parking stalls
- Apex was required to install a total of **650** parking spaces

Parking Space Allocation

City staff anonymously approached the management staff at Apex to inquire how parking spaces were allocated and were told that depending on the number of bedrooms per unit (i.e. one BR has one parking space, two and three BR units have two spaces), there are either one or two spaces allocated to that unit. If there are additional cars for the unit, they will be given a placard that allows them to utilize excess parking spaces not assigned to another unit.

In August, 2018, the Police Department conducted two late night parking counts in the Apex parking garage, one count was on a weekday, one was on a weekend, and in the first count, there were 136 vacant spaces, and the second count yielded 139 vacant spaces.

Ilara Apartments

The Ilara apartment development received an approval from the Planning Commission on October 12, 2011. The development was approved for 204 apartment units with the following parking space requirements per unit outlined in the plans:

- Studio-.8 spaces/unit
- One bedroom-1.2 spaces/unit
- Two bedrooms-1.6 spaces/unit
- 42 visitor parking stalls
- Ilara was required to install a total of **340** parking spaces

Staff did not inquire with Ilara management staff regarding their parking space allocation policies, and the Pines residents have also indicated they don't see people coming from the Ilara development as often as they witness Apex residents coming to the Pines neighborhood. However, staff did conduct a vacant parking space count.

In August, 2018, the Police Department conducted two late night parking counts in the Ilara parking garage, one count was on a weekday, one was on a weekend, and in the first count, there were 77 vacant spaces, and the second count yielded 76 vacant spaces.