

From: [Derek Teini](#)
To: [Matthew Cox](#)
Subject: Fw: Parking
Date: Wednesday, February 10, 2021 7:16:51 PM

Derek T. Teini, AICP
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From: Jerry Gruber <jerrygruber1951@gmail.com>
Sent: Wednesday, February 10, 2021 6:36 PM
To: Derek Teini <DTeini@cityoflaramie.org>
Subject: Parking

Mr. Trini:

I recently moved to Laramie after escaping from Colorado after 56 years. Over that time the major issue for ALL developments of shopping and downtown's has been the lack of parking. If people have difficulty parking....they shop some place else. Once you develop and eliminate parking spaces, they are gone forever!!

Please reconsider this proposal.

Thank you,
Jerry Gruber

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Parking Minimums Hurt Businesses

Submitted by nancy Sindelar
February 2nd 2021

I did some number crunching using property tax numbers again. I looked at Grand Avenue from 20th to 30th Streets, on the south side of the road, the commercial sector, much of which obviously was built with parking minimums. Time constraints prevented examination of the north side, which is either University property or a drive by commercial zone with only 3 entrances from Grand along the 10 block strip. I decided to drop the 2000 block, containing a 5 story banking and office building, because my previous look at a block of downtown did not include the two properties that are 5 story, the Connor and Wagner buildings.

Downtown has 1352 feet of street encircling the block to maintain, including as many feet of water mains, and 335 feet of alleyway. The Grand Ave. section is 2720 feet long, the street is maintained by the state, with a more complex process for digging up and repairing the water and sewer lines, but no alleyways needing repair.

The 2018 tax revenue per acre downtown was \$19,635.85. For the Grand Ave section with parking minimums, in 2021, taxes were \$7,481.77 per acre, a 262% difference.

Downtown businesses are easily accessible on foot or by bike, as well as by car. The businesses along East Grand are not pedestrian friendly, people do not park in the lot of one business and walk to the next.

From: joan martindale <martindales217@gmail.com>

Sent: Saturday, January 16, 2021 10:22 AM

To: Nancy Bartholomew <NancyB@cityoflaramie.org>; Council <Council@cityoflaramie.org>;
Planning <Planning@cityoflaramie.org>

Subject: Ordinance 2021 amending various sections of Title 15.14.040, parking

City Managers Office, City Council and City Planners Office,

The Policy Goal in your paperwork states is that " the text amendment is for the purpose not to relieve particular hardships nor to confer special privileges or rights on any person." The off-street parking standards in Attachment A seem very constraining. One parking spot required for single family dwellings. How many vehicles do you have in your household? This does not seem to me to be enough parking. Under the Educational Facilities tab, you list 4 spots per classroom for colleges. Where are all the other college kids and staff members going to park???? Oh yeah, in front of all the residents homes who are only allowed one spot....what a mess!!!!

The Planning Commission Report says parking is expensive....What is worse is the lack of businesses downtown that generate income through sales tax revenue to keep the city a viable business entity. If you kill the downtown retail sector by allowing large residential buildings, or even the addition of more smaller residential spaces downtown and do not require them to provide parking for their tenants you are stealing parking from all the retail businesses that pay your wages and keep the city going with our revenue. You now will not have to worry about parking, as no one will be shopping. With our harsh winter weather 9 months of the year we need exceptional parking, not less and smaller spots. The majority of Laramie residents drive big vehicles that don't fit in tiny spots.

When the staff of Community Builders, which I've never heard of, says that " by decreasing parking requirements allows for more economic vitality" they do not understand human

nature. No one has come to me and asked me about the parking constraints and problems we have now in downtown Laramie. I've had my store downtown for over 25 years and have horrible parking problems constantly. If you remove parking requirements by developers downtown you will truly kill our now vibrant downtown. I really feel that you are all out of touch with the reality of our downtown. Why don't you get out and ask some of us downtown? And I don't mean

Trey Sherwood at Main Street. She does not speak for the majority of downtown, only her "special select few".

I would highly recommend that you do not lessen the parking requirements in downtown, as This Will confer special privileges and rights on the developers who want to abuse our customer parking.

Joan Martindale
Martindale's Western Store



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