

Parking Availability in NIII and NIV

Parking is at a premium in Pioneer Hills. This is not unique to Pioneer Hills - it comes with all higher density housing. The Board is hoping for some relief after construction is completed. The reality is that it could very well become worse, especially if homeowners do not utilize their garages to park their vehicles rather than as a storage area.

The City of Aurora building code requires one additional parking space per each pair of units. Thus, with 197 units in NIII and NIV, the community must have a minimum of 99 parking spaces in addition to the 294 private garage spaces.

There are approximately 113 spaces available along Crestline Drive (within the NIII NIV edges) in addition to 40 Guest Parking and seven (7) ADA spaces in the pullouts. With these 160 spaces, the community actually has 61 more spaces than is required by the City. [There are 22 additional spaces on Crestline Drive between NII and NI that are not being considered applicable to NII and NIV.]

One reason for there being more spaces than required is due to Ryland/CalAtlantic Homes reducing the density of the original Colonnade Homes plan approved by the City in 2006. Ryland/CalAtlantic chose to build more Paired Homes and fewer Townhomes. Had more Townhomes been built, we would have had more units with fewer pullouts in the same footprint and potentially be forced to rely only Crestline Drive for all "out of garage" parking. Bottom line, we are lucky we have as many spaces as we do.

Below are a couple of diagrams which show the locations and approximate counts of parking spaces. The counts along Crestline Drive are estimates based on linear foot of curb, standard 20-foot parking spaces, and deductions for intersections, crosswalks, fire hydrants, mailboxes, and the school bus stop. The counts are also relative to the type and size of vehicles along with how efficiently motorists park their vehicles.

Again, these are just estimates and are subject to change as Crestline Drive is a City street controlled by the City. Adjustments to parking along Crestline Drive is at the City's discretion. For example, if an additional school bus stop is added along Crestline Drive, it would likely result in a loss of some parking spaces.

The below slides summarize parking throughout the community. The pullouts are all designated Guest Parking only. These spaces were so designated as they are internal to the neighborhoods, are relatively close to homeowners' front doors, and conveniently accommodate visiting guests.

The best remedy to alleviate our constrained parking at Pioneer Hills is for Owners to utilize their garages for the parking of their vehicles.

The Board will continue to monitor parking throughout the community. If issues persist, alternative measures will be considered including the issuance of parking stickers, parking permits as well as the imposition of fines and towing in accordance with the HOA's Covenant Enforcement Policy.

SLIDE #1 - PARKING AVAILABILITY



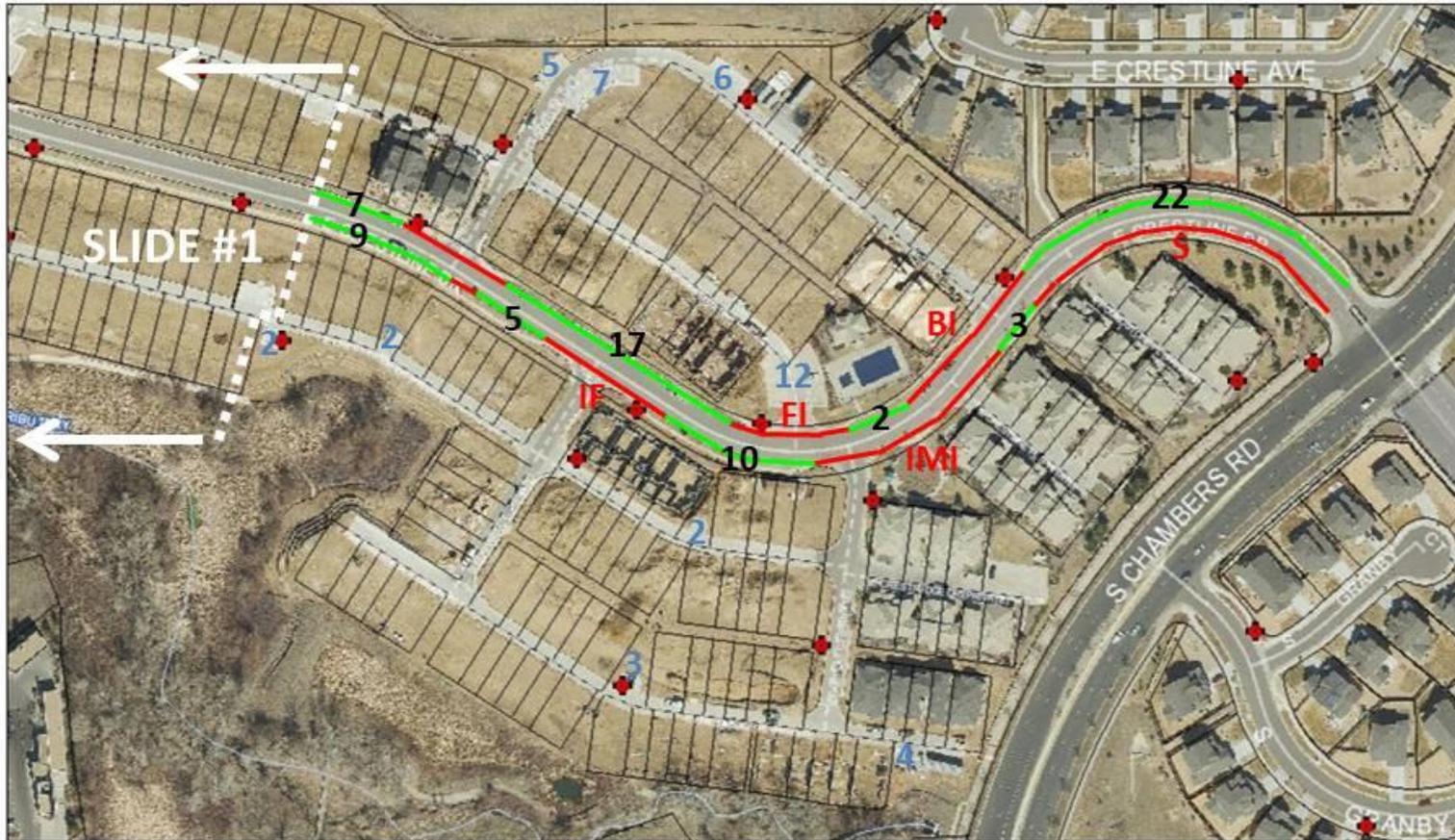
November 12, 2017

- F** FIRE HYDRANT
- X** CROSSWALK
- I** INTERSECTION

- #** AVAILABLE SPACES
(approximately)
- #** PULLOUT SPACES

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SLIDE #2 - PARKING AVAILABILITY



November 12, 2017

- | | |
|----------------------------|--|
| F FIRE HYDRANT | # AVAILABLE SPACES
(approximately) |
| X CROSSWALK | # PULLOUT SPACES |
| I INTERSECTION | |
| B SCHOOL BUS STOP | |
| M MAILBOX PICKUP | |
| S SAFETY VISIBILITY | |

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