

IDAHO SPRINGS PARKING INVENTORY & SURVEY GARAGE DESIGN COST-BENEFITS

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UNIVERSITY TECHNICAL ASSISTANCE PROGRAM

- ▣ College of Architecture and Planning
 - Graduate Level Students
 - ▣ Landscape Architecture
 - ▣ Architecture
 - ▣ Planning



Funding

- DOLA UTA Grant
- Local Match

Parking Study 2015 Idaho Springs, Colorado

Purpose:

To Inventory Existing Capacity
To Determine Parking Demand
Recommend Solution to Need
Prepare Cost-Benefit Study for Garage

Study Area: Historic Downtown Idaho Springs



Inventory Findings

Methods: Aerial Mapping and On-Site Count

Findings:

390 Spaces on Public Lots/Streets

Few more Spaces on Private Lots/Property

There is a Deficit in Available Parking.

Observations and Numbers indicate that more customers would require more parking.

Parking Needs

Methods:

County Code Requirements (1 space/2 occ.*)
900+ Required Spaces By Code

Visitor Survey (36 Questioned)

Difficulty Finding Nearby Parking
Difficult Pedestrian Access Once Parked (Walks)
Lack of Signage, got lost walking into town
* Did not survey those leaving town.

Business Survey (13 Survey Responses)

Employees Drive to Work
Employees Park in City Lots (or on street)
More Parking is viewed as a Positive Need

* Fast Food Restaurants Bars Saloons.

Findings

1. There is a deficit of available parking within the Old Town Idaho Springs retail district.
2. Overflow parking extends into the residential streets along Colorado to the north and west.
3. When parking space is not immediately visible visitors continue back onto the Interstate.
4. There is a loss of retail/restaurant potential due to a parking deficit within Idaho Springs.
5. Pedestrian Access needs improvement

Recommendations

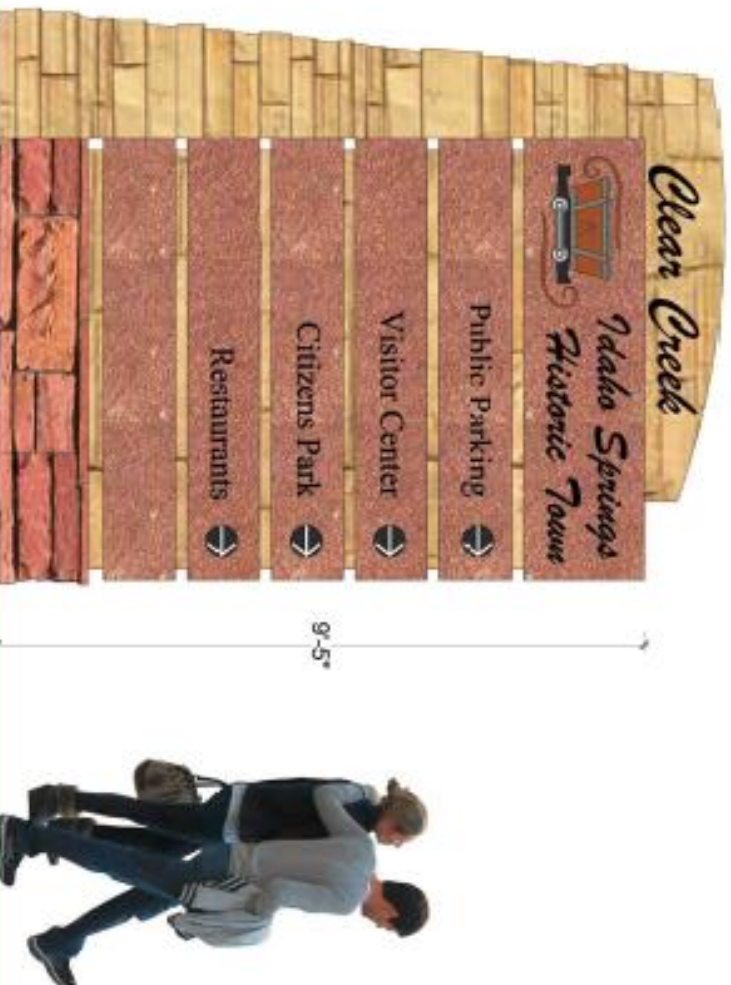
- 1) Improve Pedestrian Connections to Walks, Signage, Pavement, Cross Walks
ADA Access and Parking
Outlying Parking Lot Connections
Pedestrian Lighting from Lots to Miner St.
- 2) Expand Parking to Accommodate:
Buses, Large Trucks, RV's
Bicycle, Hiker, Longer Term Parking Needs
- 3) Consider a Parking Garage Option
Add 350-400 vehicles near downtown
- 4) Consider a Small Transit System (Shuttle)
Connect Old Town to East Idaho Springs

Recommendations

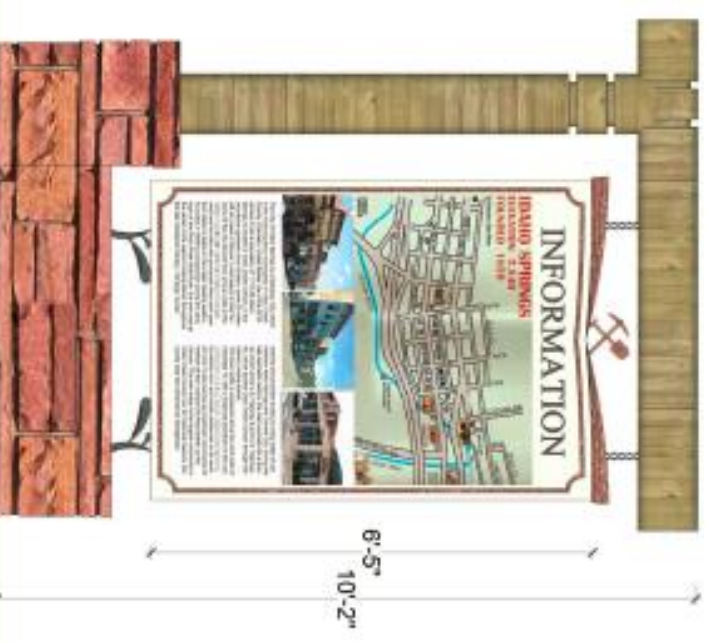
Signage to Show the Way.

Pedestrian AND Vehicle

A1:



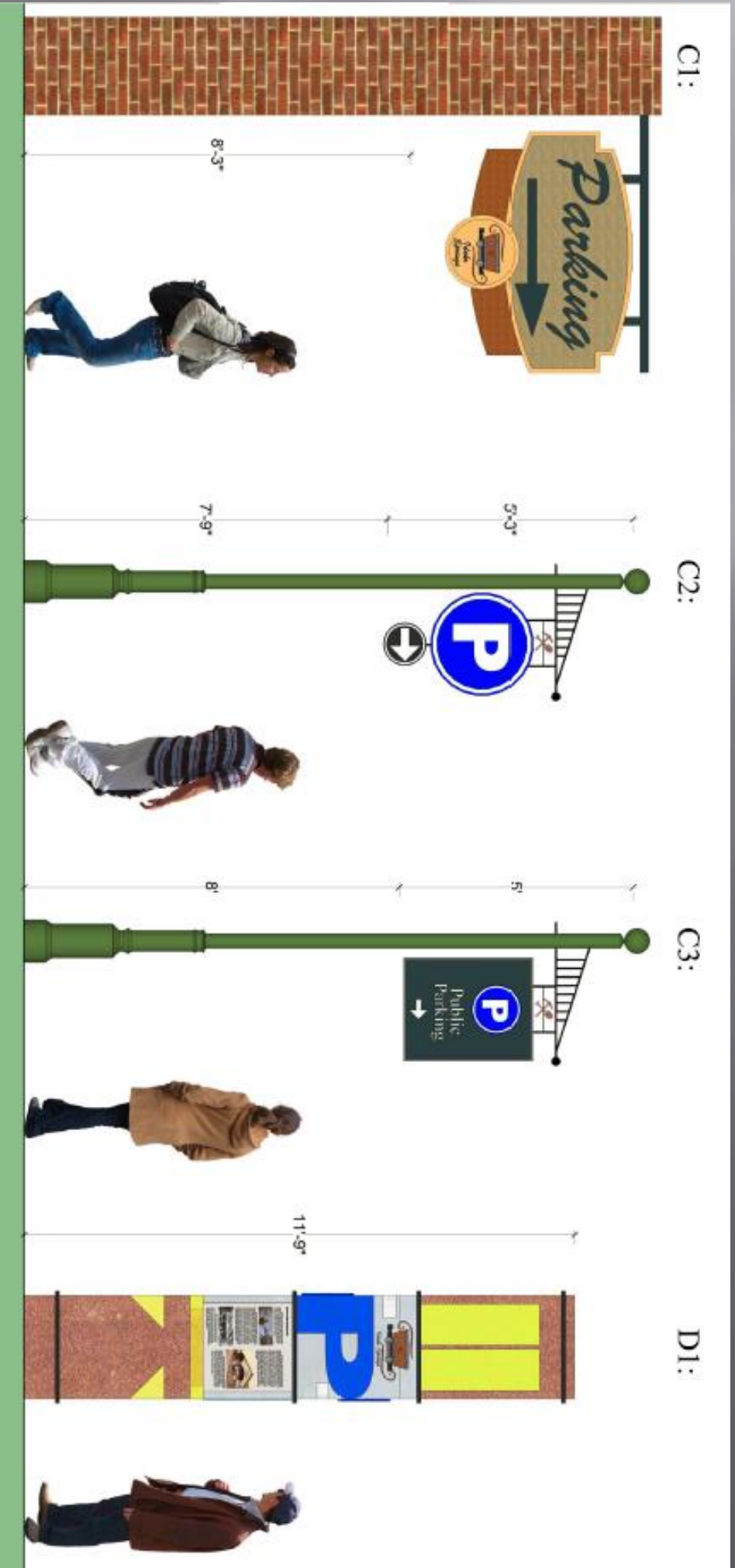
B1:



Recommendations

Signage to Show the Way.

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Recommendations

Signage to Show the Way.



Parking Garage Option

Provide 350-400 vehicle parking capacity

Located in parking blocks south of Old Town

Objectives:

Provide Ample Parking for growth

Be a Visible Feature of Idaho Springs Character

Be of a Reasonable Cost and

Provide a Reasonable Benefit to the City



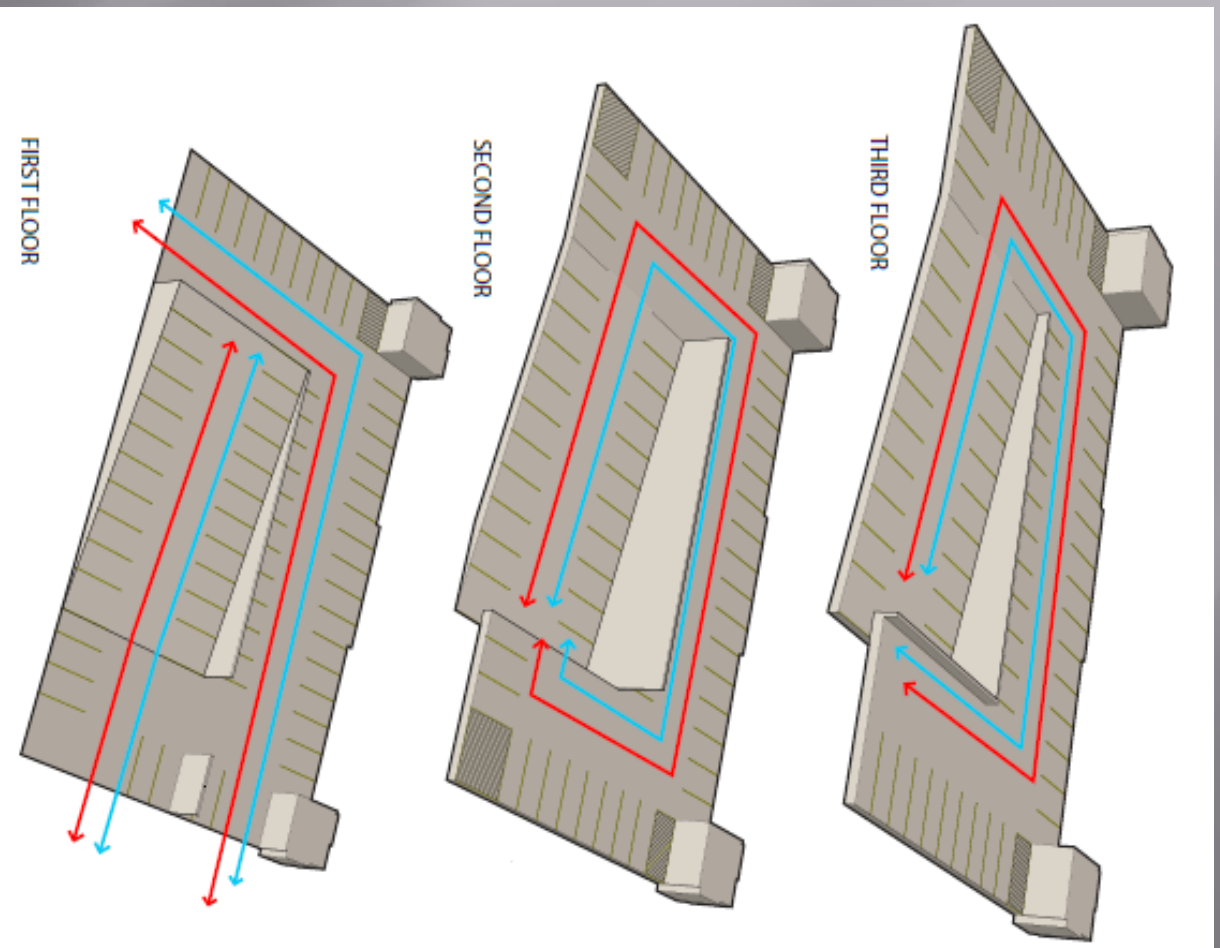
Garage Location Studied

- Over 2 existing parking blocks along the Idaho St Alley and
- Over the block directly west of those existing lots.
- A 2 block (14th to 16th Ave) structure was examined
- A 3 story parking facility was suggested to accommodate need.



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Retaining one way traffic off of Miner Street on 15th Ave vehicles can access the garages from 15th Ave. and exit along 14th or 16th Ave.

East Garage 215 spaces

3 stories above ground

26,891 square feet

Concrete structure, brick and stone façade

2 stair and elevator towers

West Garage 151 spaces

3 stories above ground

24,529 square feet

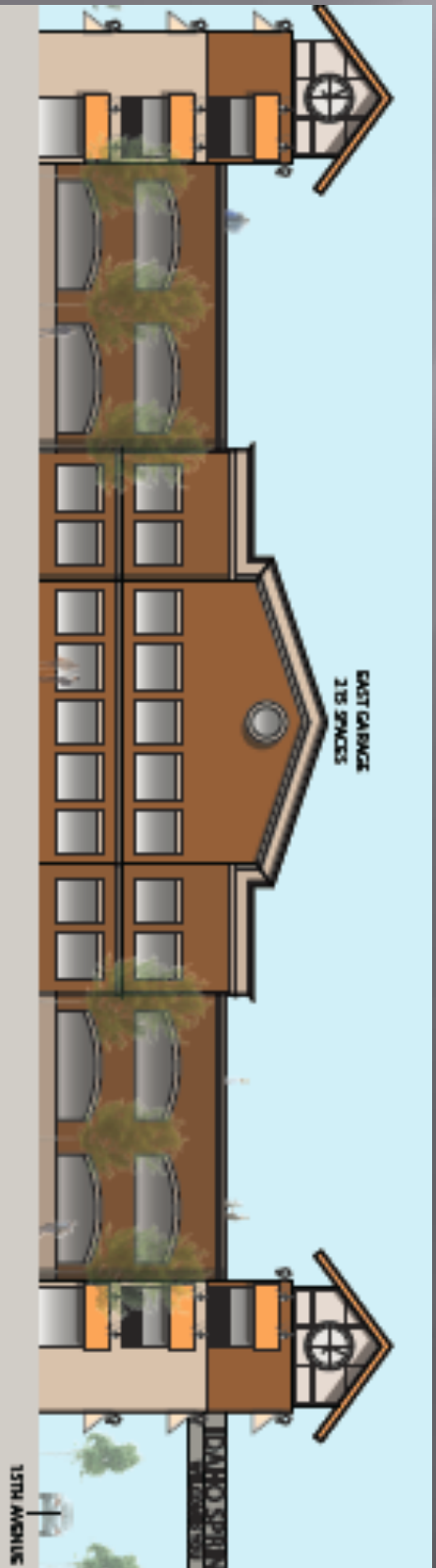
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82 Surface Parking Spaces



Looking South
along 15th
Street



North
Elevation of
the East
Garage
Façade.



Looking north up 15th Avenue over Public Parking Garage



Looking along Idaho Street Alley at Parking Garage and Walk

Cost and Benefits

Public Parking Facility

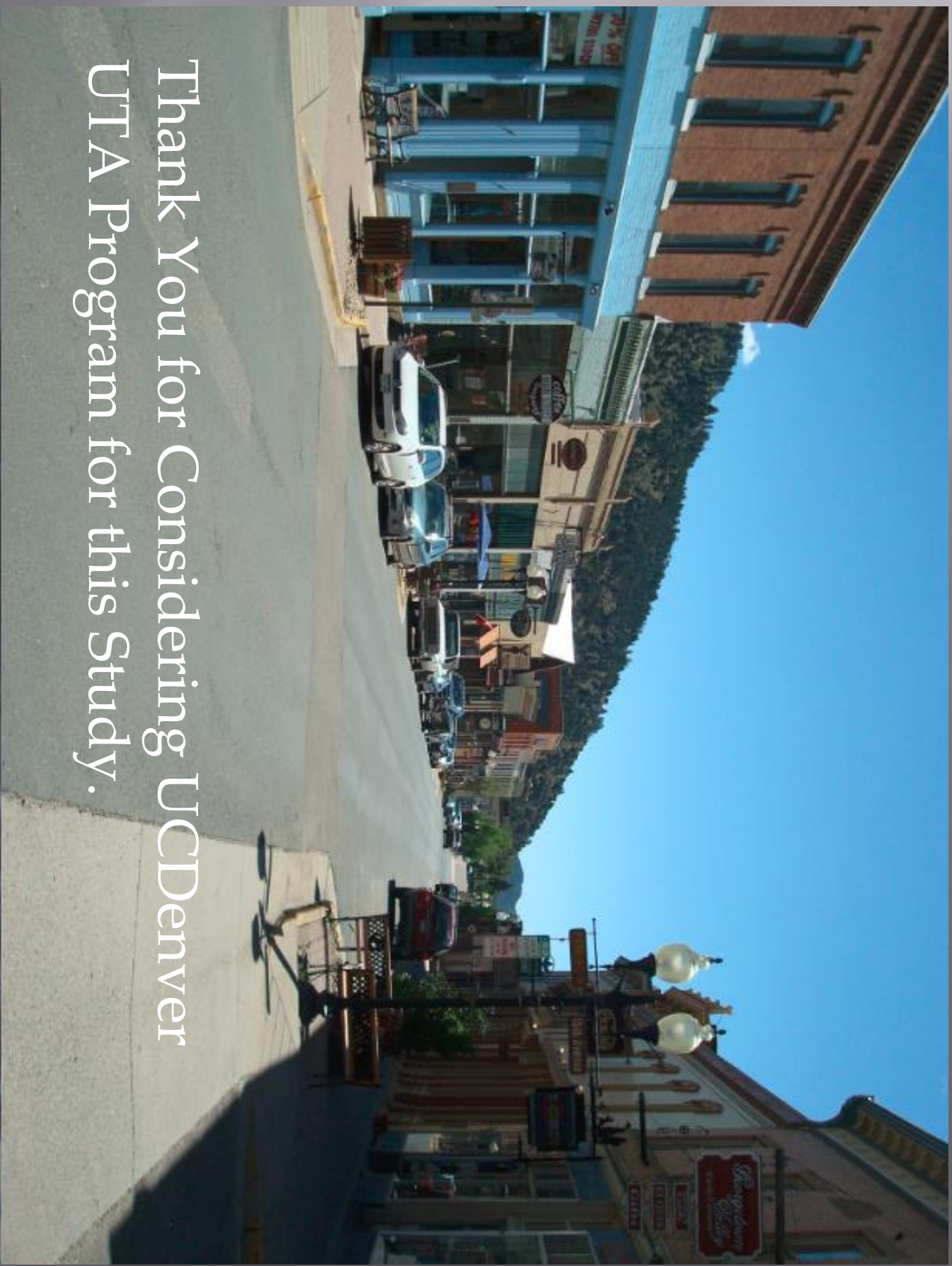
Parking Structure Costs*

Typically between \$15,000 and \$35,000 per Space
420 spaces = \$6.3m to \$14.7m Investment
Operating Expenses range \$60 to \$300 per space/yr.

Benefits of Public Parking Facility*

More Parking Space on Same Land (3x)
Annual Revenue for short and long term parking
Parking Toll to offset investment cost
Possible shared facility for regional transit.
Community Image and Visible Accessibility

* Nelson/Nygaard Associates, MTC Smart Growth Technical Assistance: Parking Reform Campaign, Parking Structure Technical Report Best Practices, June 2012



Thank You for Considering UCDenver
UTA Program for this Study.