

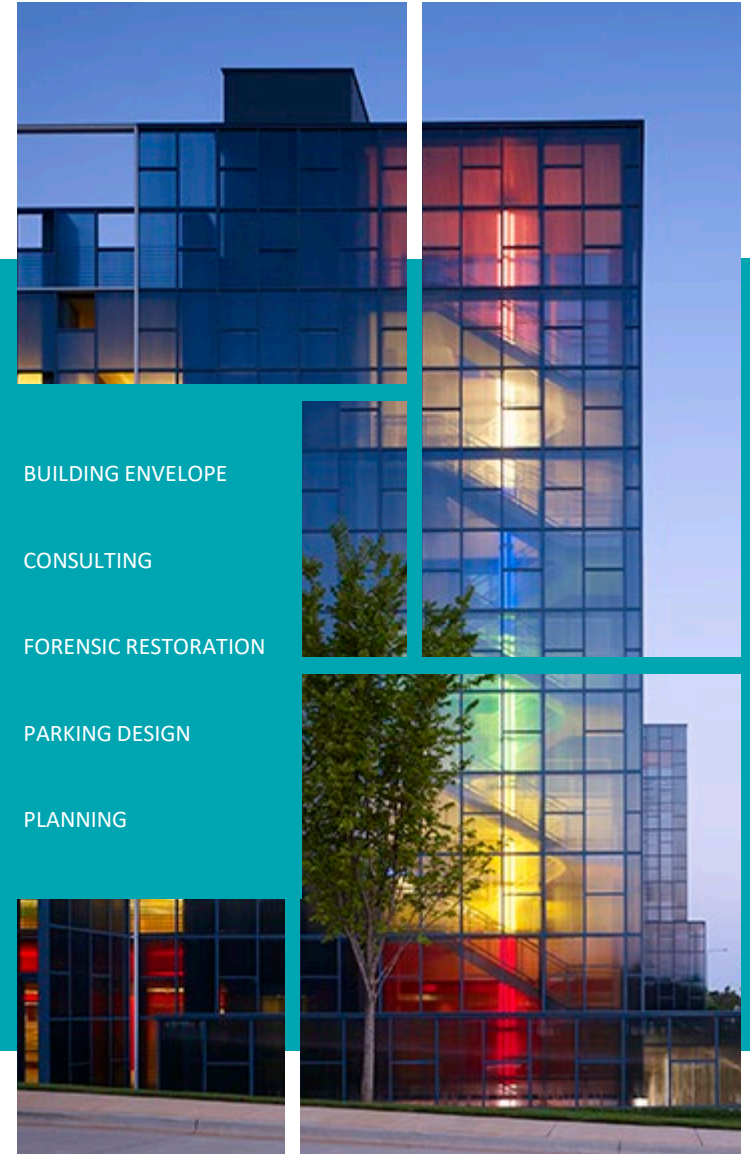


**WALKER**  
CONSULTANTS

# DOWNTOWN SUPERIOR *SHARED-USE PARKING PLAN*

Board of Trustees Meeting

December 9, 2019



BUILDING ENVELOPE

CONSULTING

FORENSIC RESTORATION

PARKING DESIGN

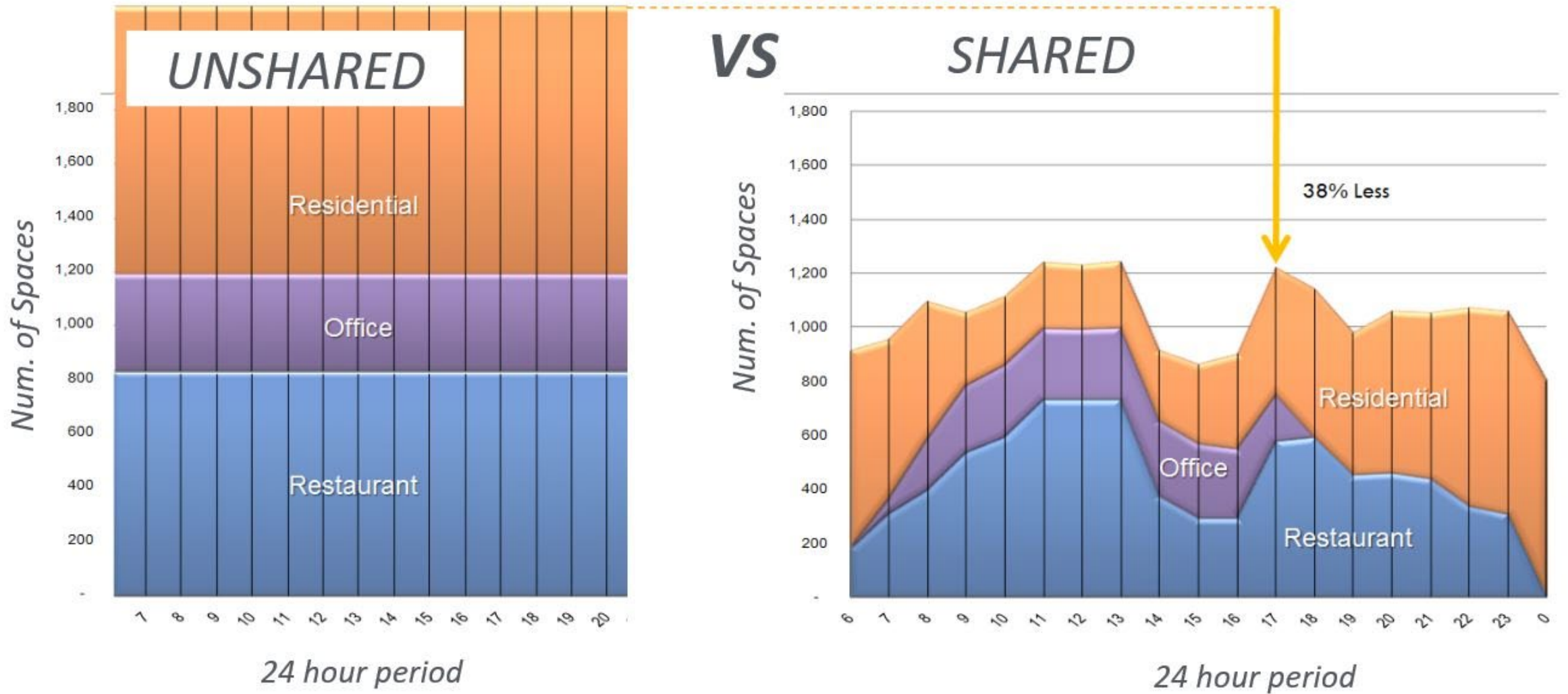
PLANNING

# Agenda

- Review of (Shared Use) Parking Needs
- Parking Plan
- Questions



# SHARED PARKING



# 36

McCASLIN BOULEVARD

US36 (BOULDER - DENVER TURNPIKE)



- Use Legend:**
- Commercial / Hotel
  - Office
  - Hotel
  - Indoor Sports
  - Office
  - Office Common Area
  - Parking
  - Residential
  - Residential Service
  - Restaurant
  - Retail
  - Hotel Service

120 RM BOUTIQUE HOTEL  
8 STORIES

150K SF OFFICE  
4 STORIES

SHARED PARKING GARAGE  
540 SPACES  
4 STORIES

11 SCREEN LUXURY CINEMA  
40K SF

SPECIALTY GROCERY  
13K SF  
1 STORY

10K MED OFFICE  
4 STORIES

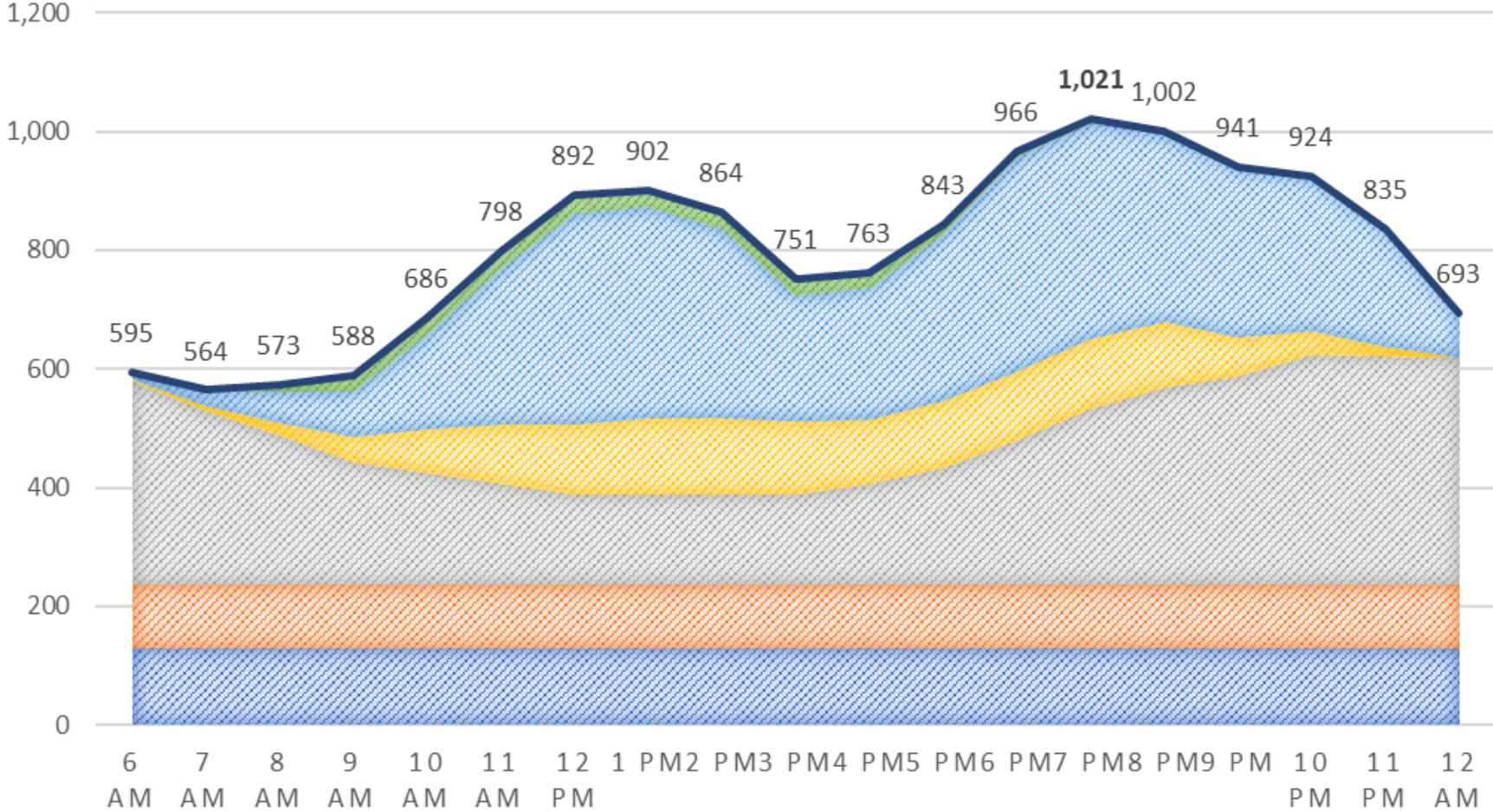
IMPACT SPORTS

SPORT STABLE  
INDOOR SPORTS COMPLEX  
150,000 SF

Morgan Ranch DTS  
Weekend Peak –  
Supply  
Recommendation\*\*

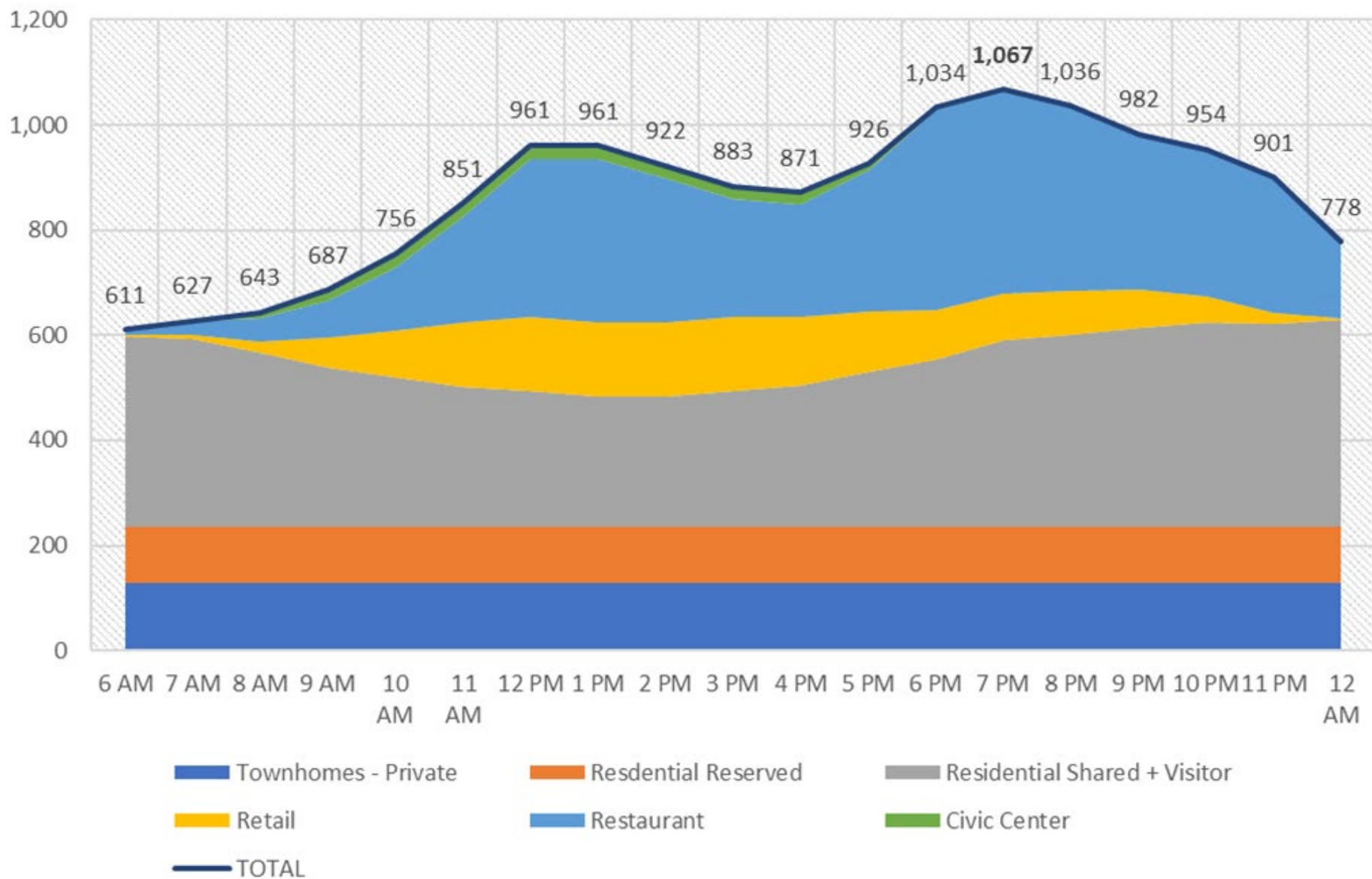
Shared Parking Summary										
Peak Month: DECEMBER -- Peak Period: 7 PM, WEEKEND										
Land Use	Project Data		Weekend					Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit	Peak Hr Adj	Peak Mo Adj	Projected Parking Need
	Quantity	Unit						7 PM	December	
Retail										
Retail (<400 ksf)	39,338	sf GLA	3.20	98%	92%	2.88	ksf GLA	60%	100%	68
Employee			0.80	82%	96%	0.63		80%	100%	20
Food and Beverage										
Fine/Casual Dining	16,953	sf GLA	15.25	98%	93%	13.84	ksf GLA	95%	100%	223
Employee			2.50	82%	96%	1.96		100%	100%	34
Fast Casual/Fast Food/Food Court/Food Service	16,952	sf GLA	12.70	98%	64%	7.95	ksf GLA	80%	96%	104
Employee			2.00	82%	96%	1.57		90%	100%	24
Entertainment and Institutions										
Civic Center - Library	3,670	sf GLA	1.90	100%	92%	1.74	ksf GLA	0%	65%	-
Employee			0.20	82%	96%	0.16		10%	65%	0
Civic Center - Event	4,137	sf GLA	5.50	100%	38%	2.07	ksf GLA	30%	100%	3
Employee			0.50	82%	96%	0.39		25%	100%	1
Hotel and Residential										
Residential, Apartments (suburban)										
Studio Efficiency	85	units	0.66	100%	100%	0.66	units	80%	100%	45
1 Bedroom	146	units	0.70	100%	100%	0.70	units	80%	100%	82
2 Bedrooms	134	units	1.27	100%	100%	1.27	units	80%	100%	137
3+ Bedrooms	17	units	1.93	100%	100%	1.93	units	80%	100%	26
Reserved		res spaces	0.28	100%	100%	0.28	res spaces	100%	100%	107
Visitor	382	units	0.15	98%	100%	0.15	units	100%	100%	57
Residential, Townhomes (suburban)										
Reserved		res spaces	2.00	100%	100%	2.00	res spaces	100%	100%	128
Visitor	64	units	0.15	98%	100%	0.15	units	100%	100%	10
								Customer		464
								Employee/Resident		368
								Reserved		235
								Total		1,067

# WEEKDAY PARKING NEED

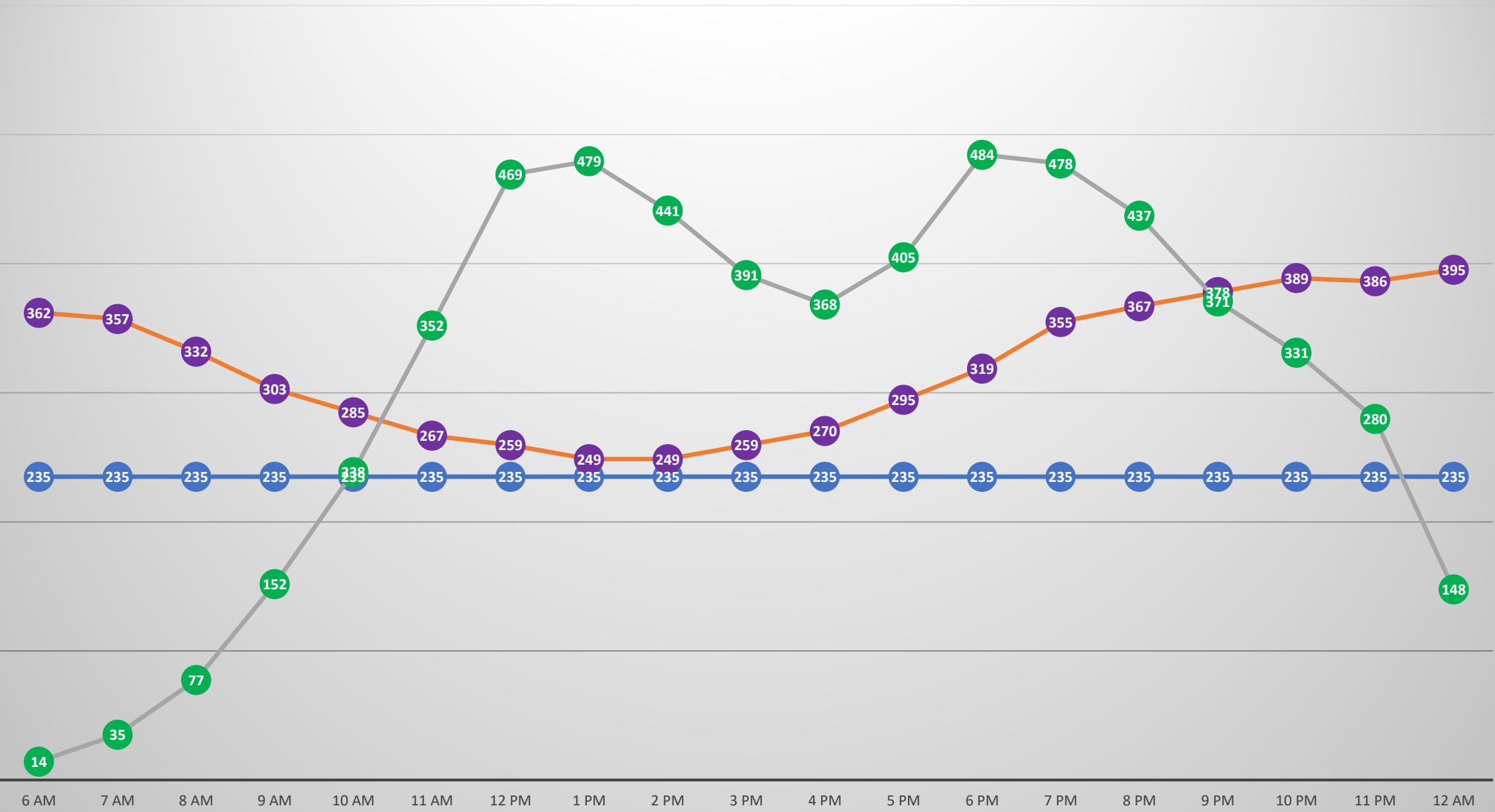


- Townhomes - Private
- Residential Reserved
- Residential Shared + Visitor
- Retail
- Restaurant
- Civic Center
- TOTAL

# Weekend Parking Need



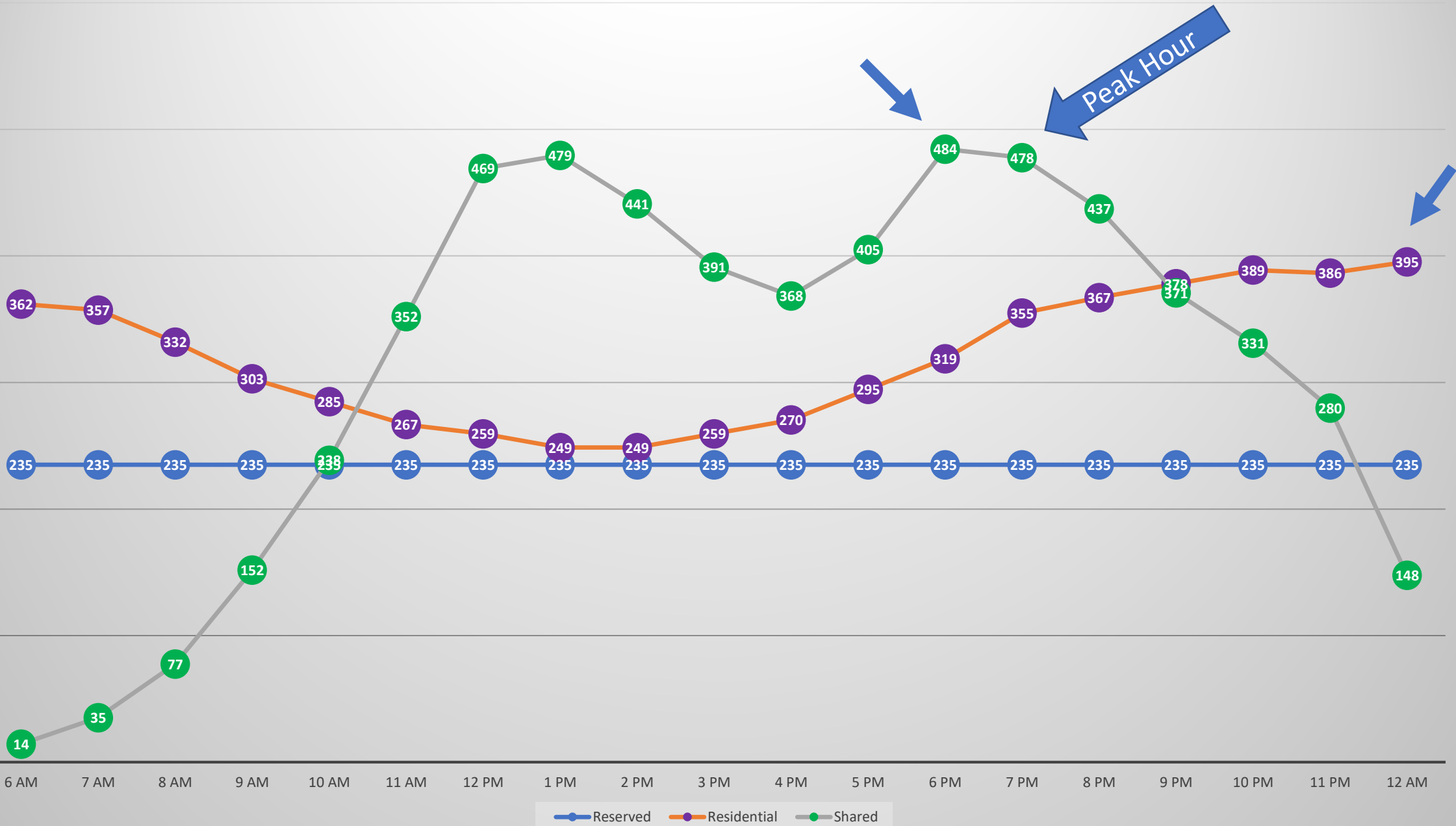
# Parking Need by Group



Reserved Residential Shared



# Parking Need by Group



**ALL BLOCKS**  
**290 RESIDENTIAL ONLY STALLS**  
**235 PRIVATE GARAGES**  
**351 SHARED STALLS**  
**191 STREET/PUBLIC STALLS**  
**1067 TOTAL**

**BLOCK 4**  
**44 SHARED STALLS**

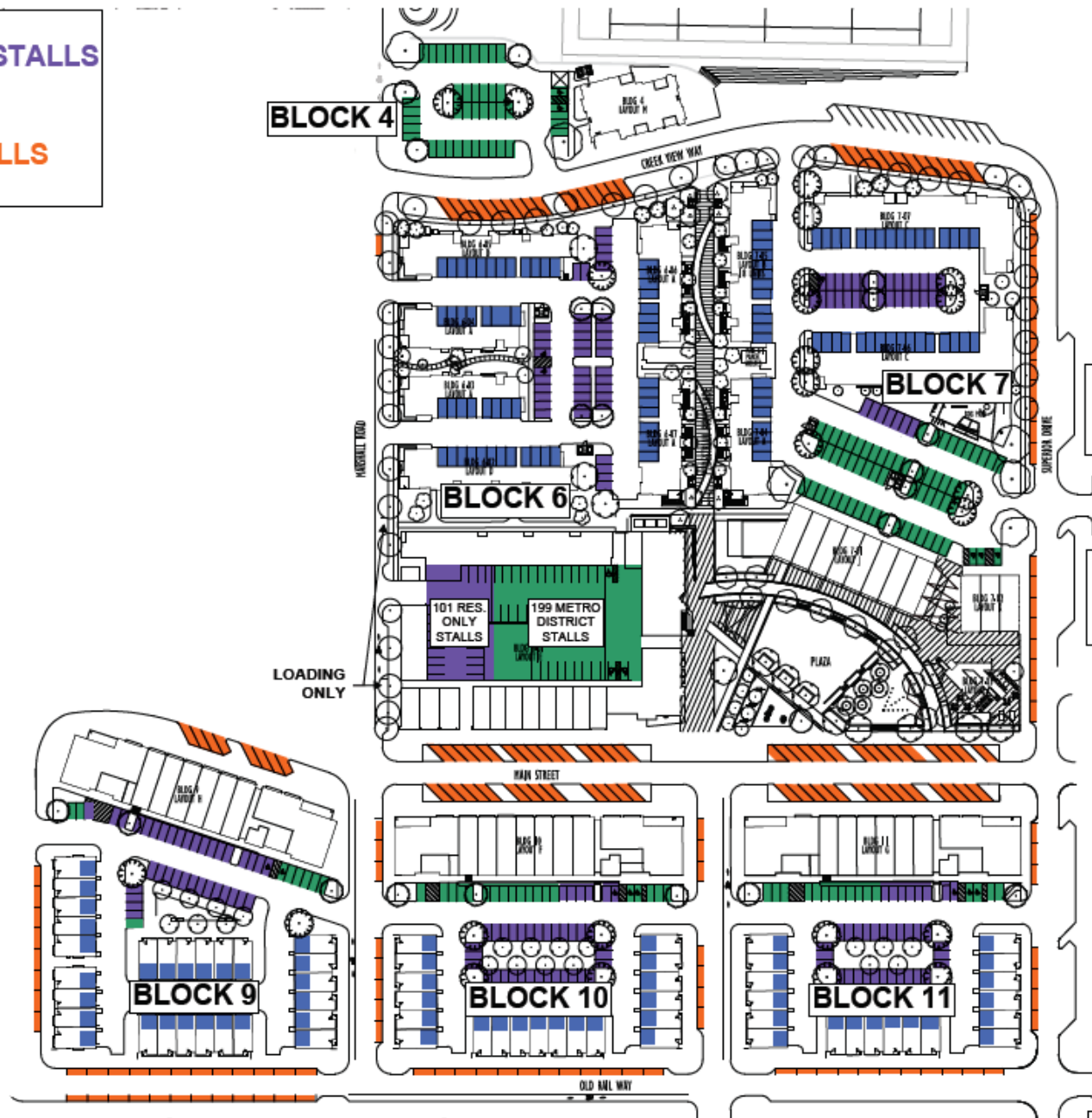
**BLOCK 6**  
**144 RESIDENTIAL ONLY STALLS**  
**55 PRIVATE GARAGES**  
**199 METRO DISTRICT STALLS**  
**32 STREET/PUBLIC STALLS**  
**430 TOTAL**

**BLOCK 7**  
**36 RESIDENTIAL ONLY STALLS**  
**52 PRIVATE GARAGES**  
**64 SHARED STALLS**  
**46 STREET/PUBLIC STALLS**  
**198 TOTAL**

**BLOCK 9**  
**36 RESIDENTIAL ONLY STALLS**  
**54 PRIVATE GARAGES**  
**9 SHARED STALLS**  
**40 STREET/PUBLIC STALLS**  
**139 TOTAL**

**BLOCK 10**  
**38 RESIDENTIAL ONLY STALLS**  
**38 PRIVATE GARAGES**  
**19 SHARED STALLS**  
**40 STREET/PUBLIC STALLS**  
**135 TOTAL**

**BLOCK 11**  
**36 RESIDENTIAL ONLY STALLS**  
**36 PRIVATE GARAGES**  
**16 SHARED STALLS**  
**33 STREET/PUBLIC STALLS**  
**121 TOTAL**



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MORGAN-RANCH DTS, LLC

**DOWNTOWN SUPERIOR**  
 SUPERIOR COLORADO #2019-0404

**PARKING SITE PLAN**  
 NOVEMBER 22, 2019

**A1.0**

# PARKING PLAN

PARKING PROVIDED	BLOCK 4	BLOCK 6	BLOCK 7	BLOCK 9	BLOCK 10	BLOCK 11	TOTAL SITE	Strategy Recommended
GARAGES		55	52				107	Private tuck-under garages for apartment tenants
STRUCTURED - RES. ONLY		101					101	Resident only parking, with zone permits (not assigned)
STRUCTURED - SHARED		199					199	Three hour visitor parking 8 am - 8 pm; employees may park with permit displayed
SURFACE - RES. ONLY		43	36	36	38	36	189	Resident only parking, with zone permits (not assigned)
SURFACE - SHARED	44		64	9	19	16	152	Three hour visitor parking 8 am - 8 pm; employees may park with permit displayed
PUBLIC/STREET		32	46	40	40	33	191	Main Street 2-hr time limited and/or meter visitor parking 8 am - 8 pm; no permits Periphery blocks allow for permit use
PRIVATE TH GARAGE				54	38	36	128	Private garages w/ 2.0 stalls per unit
<b>TOTAL PROVIDED</b>	<b>44</b>	<b>430</b>	<b>198</b>	<b>139</b>	<b>135</b>	<b>121</b>	<b>1,067</b>	
							Reserved Total:	235
							Residential Total:	290
							Shared (District) + Shared On-Street:	542
							<b>TOTAL:</b>	<b>1,067</b>



# STUDY RECOMMENDATIONS

## Managed Parking Strategy:

- Employee permits
- Residential permits
- Managed visitor parking (time limits or meters)
- Unbundled residential parking from leases
- Covered bicycle racks
- Working with RTD on a local bus stop (Marshall Road – between Creek View Way and Main Street)

## Recommended:

- Employee and resident permits issued by zone
- Developer to work with District and Town of Superior to manage the proposed public on-street parking Signage to restrict parking to a particular business prohibited
- Short term parking (15-min zones) very limited



*Distinguish between Residents and Guests*



# FINAL THOUGHTS

- Parking and mobility strategies may evolve over time
- Will require coordination between Town and district and **active management and enforcement**
- Mobility programs should be considered to promote the use of alternative modes of transportation (non-single occupancy vehicles):
  - Designated locations for Transportation Network Companies (TNC - Uber and Lyft)
  - Micro-transit stations for modes of transportation such as e-bikes and electric scooters
  - Bike share program for residents and/or employees
  - Car share program for residents and/or employees



# QUESTIONS / DISCUSSION



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