Metro Vision Idea Exchange

Parking: Curb Your Enthusiasm - August 2015

City of Boulder

Access Management & Parking Strategy

Boulder is a national leader in providing options for access, parking and transportation. To support the community's social, economic and environmental goals, it is important to create customized solutions that meet the unique access goals of Boulder's diverse districts, residential and commercial.

AMPS: A balanced approach to enhancing access to existing districts and the rest of the community by increasing travel options — biking, busing, walking and driving — for residents, commuters, visitors and all who enjoy Boulder.

TOOLS FOR CHANGE

district management

pricing

technology

parking

code

travel options

mixed use neighbor-hoods

- North Boulder

historic commercial

- Downtown
- University Hill

residential

- Mixed Use
- Multi-Family
- Single-Family

Mixed-income, mixed-use neighborhoods where residents can easily walk or bicycle to meet all basic daily, non-work needs.

15 minute neighborhood

transit oriented developmen

- Boulder Junction
- Depot Square

office park

- East Arapahoe
- Flatirons Park

suburban commercial

- 29th Street
- Table Mesa
- BaseMar

AMPS

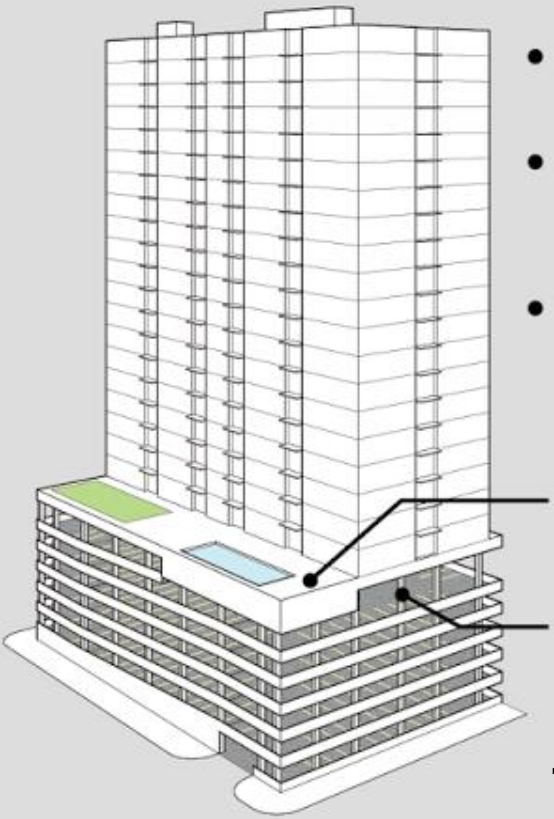
boulder colorado.gov/amps

Donald is about to….

#1: B-JAD

15th and Pearl Garage Construction in 1999

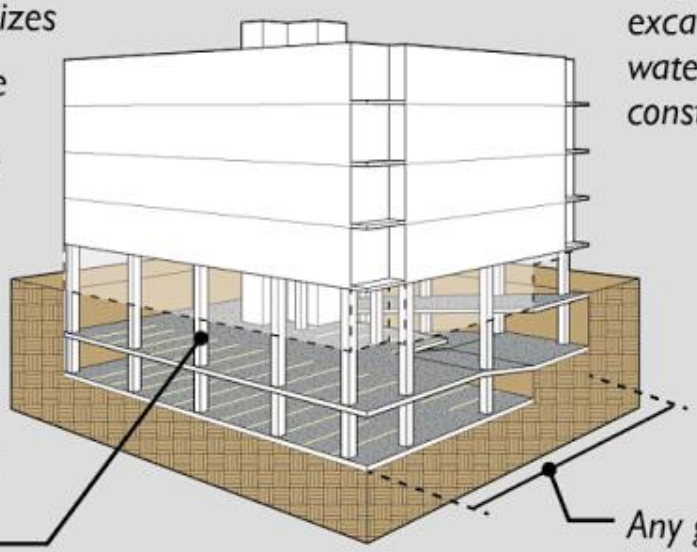
15th and Pearl Garage in 2005



- Podium under building -or- non-standard shapes / sizes
- Poured in place concrete requires more time, labor, material, & design
- Podium needs extra elevator stops and stairs

Typical amenity deck hides garage from units

Columns often don't align well with rooms above

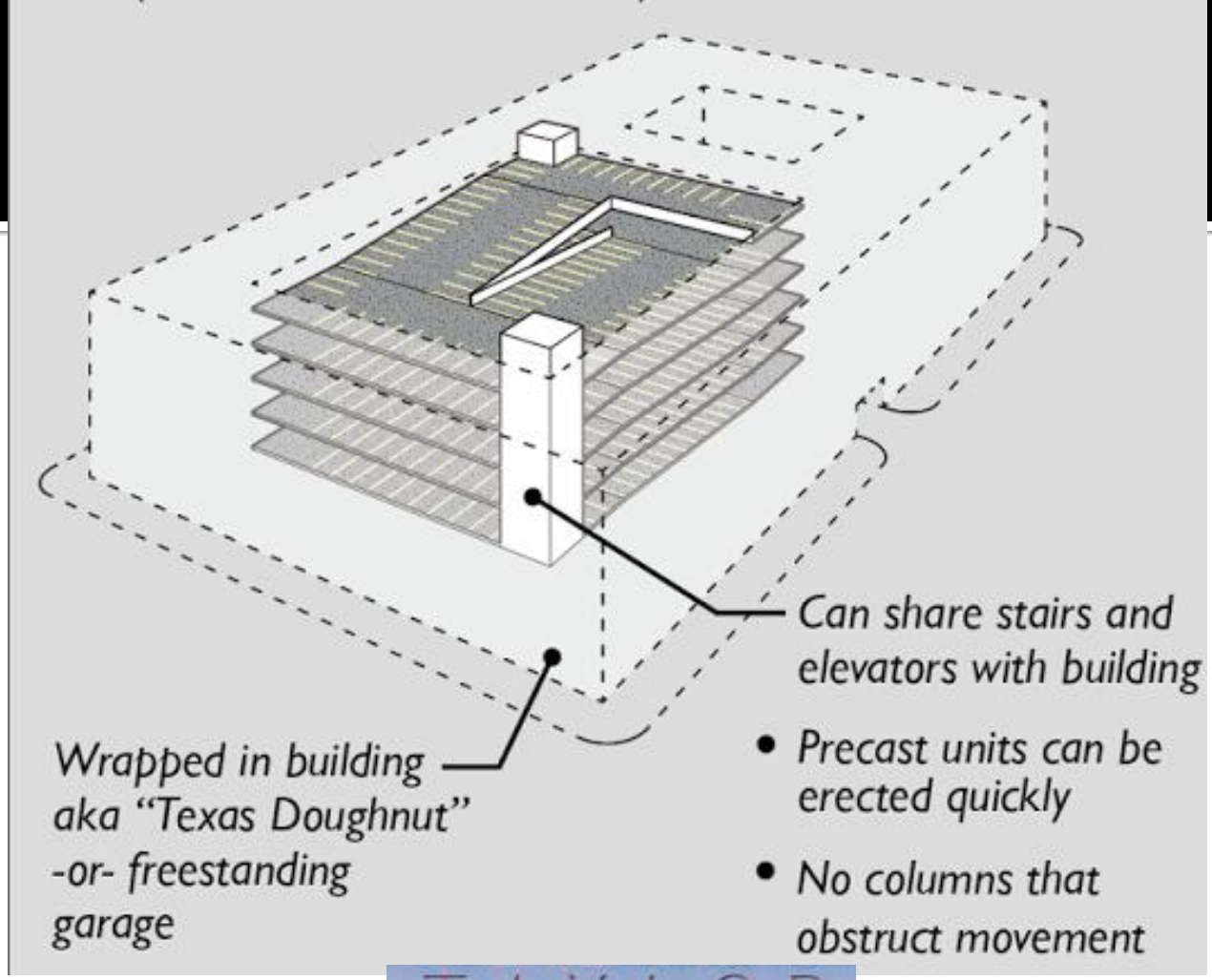


- Requires costly excavation, waterproofing, & constant ventilation

Any garage less than 120 ft. wide X 165 ft. long is very inefficient and expensive

1980's

1990's

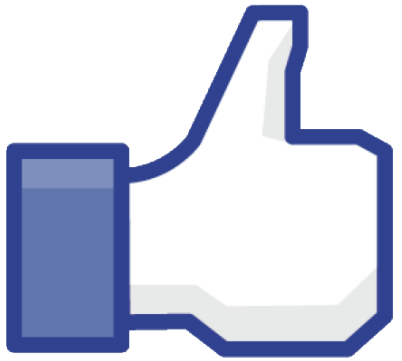

Can share stairs and elevators with building
Wrapped in building
aka "Texas Doughnut"
-or- freestanding
garage
• Precast units can be erected quickly
• No columns that obstruct movement

2015

TAYLOR
SWIFT

#1: B-JAD

40 legal documents make <u>Boulder Junction Access District (B-JAD)</u>



A parking management agreement for Depot Square describes how the parking garage will be jointly used by the various unit owners. It follows a set of principles establishing that, to the maximum extent possible, all parking should be shared, unbundled and managed (fee- based). The owners association will determine the entity that will be primarily responsible for operating and maintaining the garage. The intent of the agreement is to create a seamless parking management system that will serve the needs of the public and all of the unit owners. Public paid parking will be offered by BJAD-P for the spaces it owns, as well as any other spaces that other unit owners determine to pool for public parking.

150 room Hyatt

75 RTD spaces

100 BJAD Spaces

<u>71 affordable units</u>

386 Parking Spaces

(yes, this is correct)

bus facility

hotel

affordable housing

BJAD parking

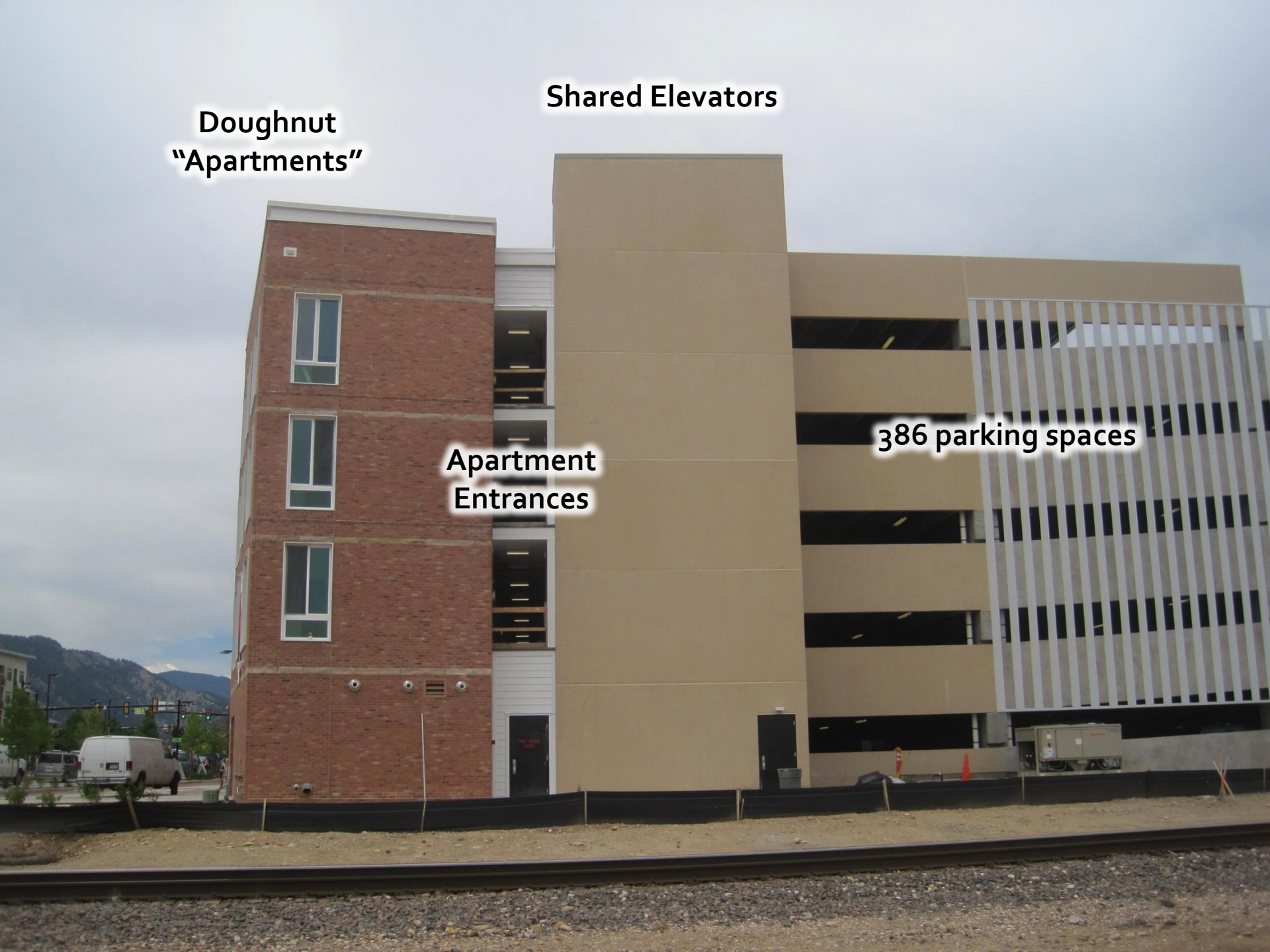
<u>Boulder Jaycees Depot</u>

Depot Square Condo Association

Apartments
Hotel

150 Hotels on this side
71 deed restricted units on this side as the doughnut to the shared garage
DEPOT SQUARE
NOW

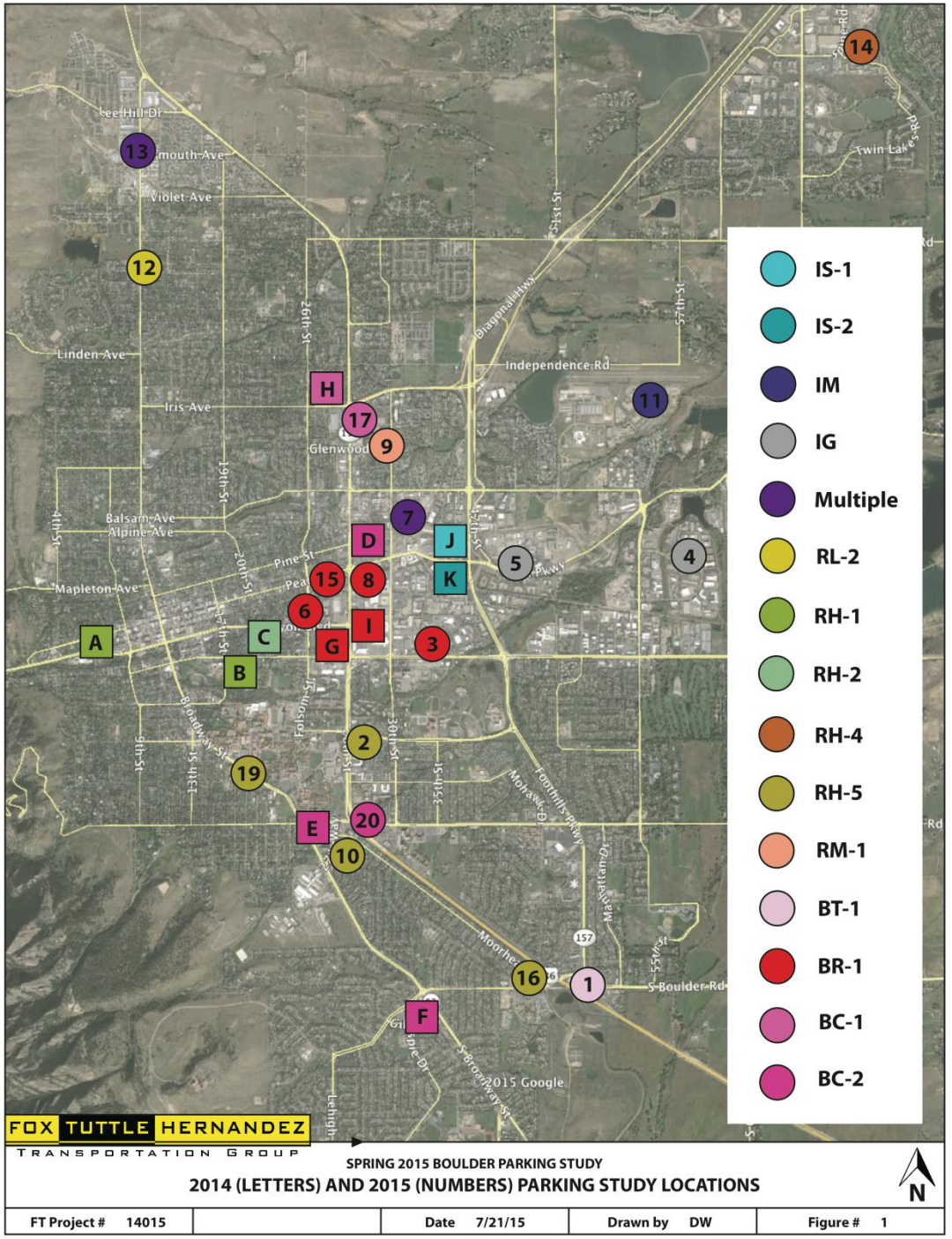
Entrance to the shared garage is from shared street on a new multi-way Boulevard


Shared Elevators
Doughnut
"Apartments"
386 parking spaces
Apartment
Entrances

Donald is about to….

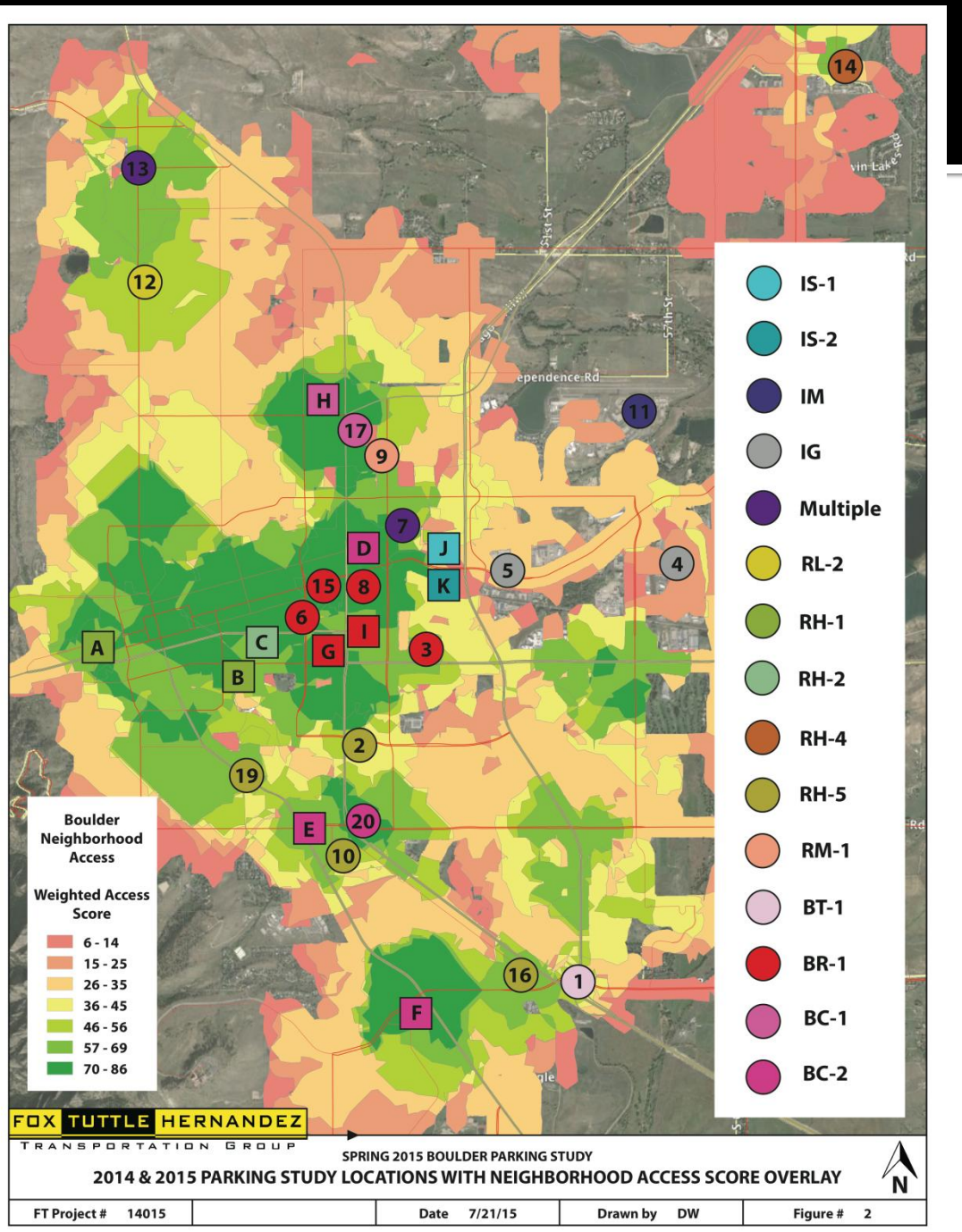
#2: Get real

29 parking study locations over a 16 month timeline



#2: Get real

Study locations with different levels of access…not just parking



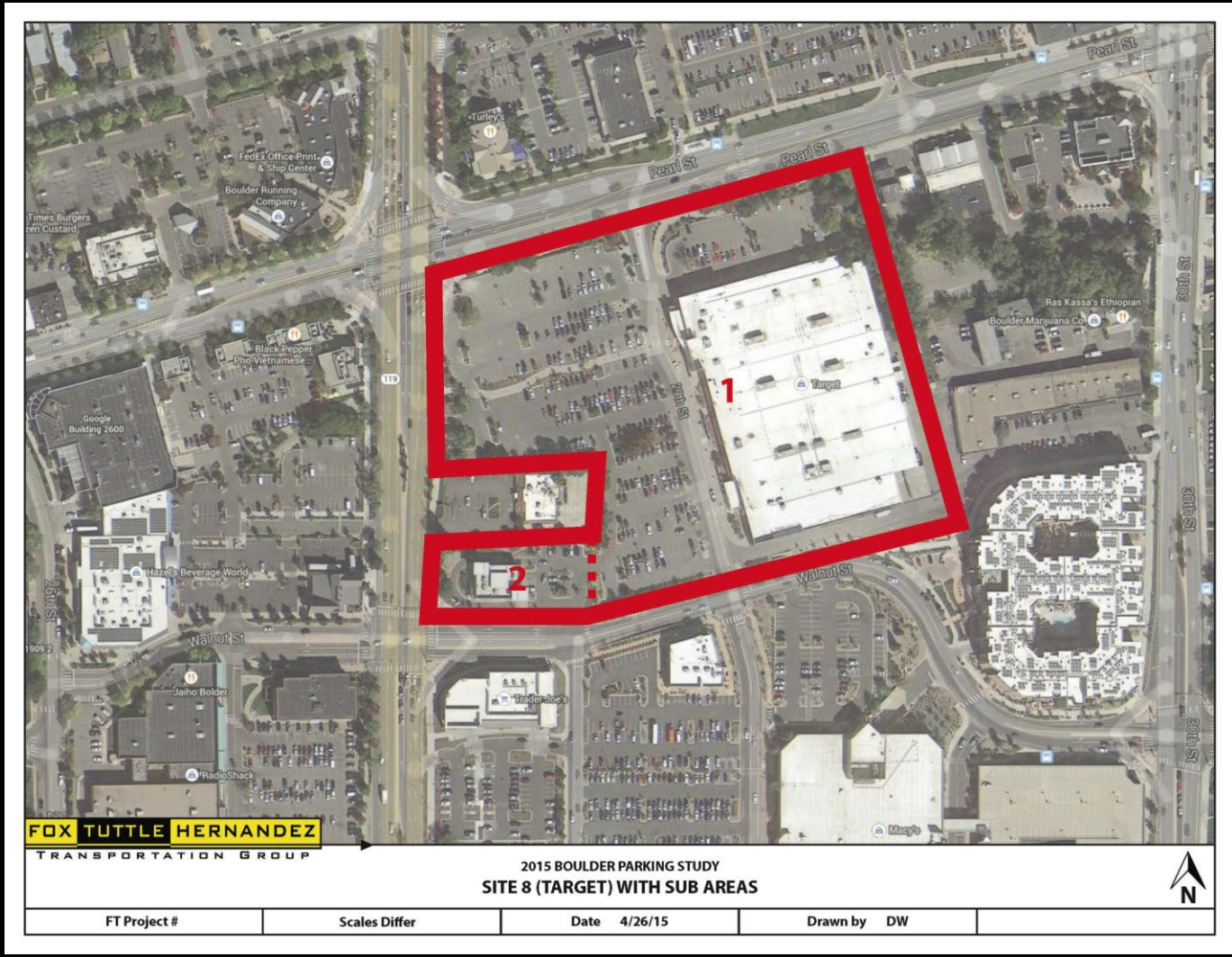
Marshall's Plaza

Constructed: 1969, 1985

Neighborhood Access Score: 70 - 86

Marshalls
dioShack

4x4

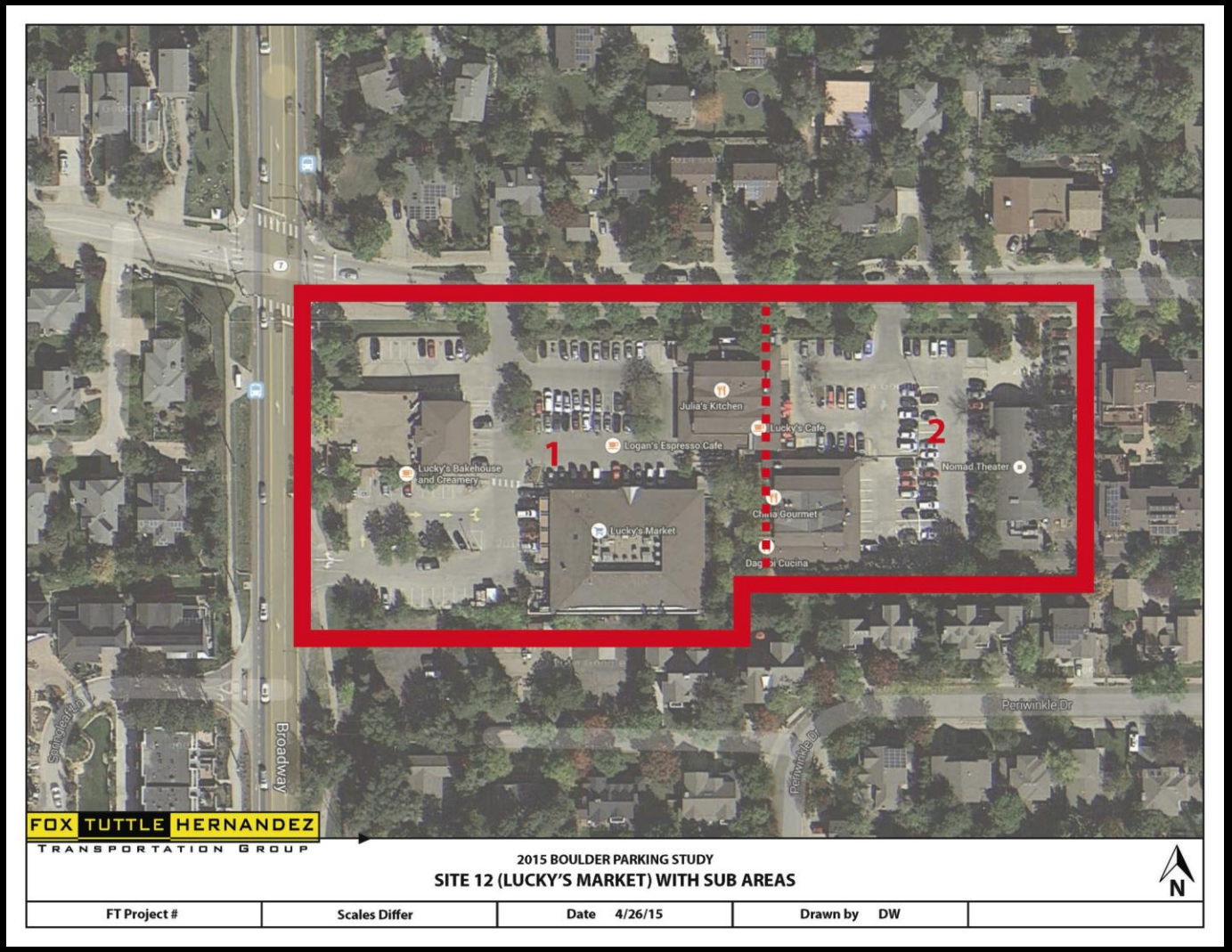


Target

Constructed: 1978

Neighborhood Access Score: 70 - 86

TARGET



Lucky's Market and Nomad Theater

Constructed: 1948, 1985, 1986, 1952

Neighborhood Access Score: 46 - 56

Hazel's Beverage and Restaurants

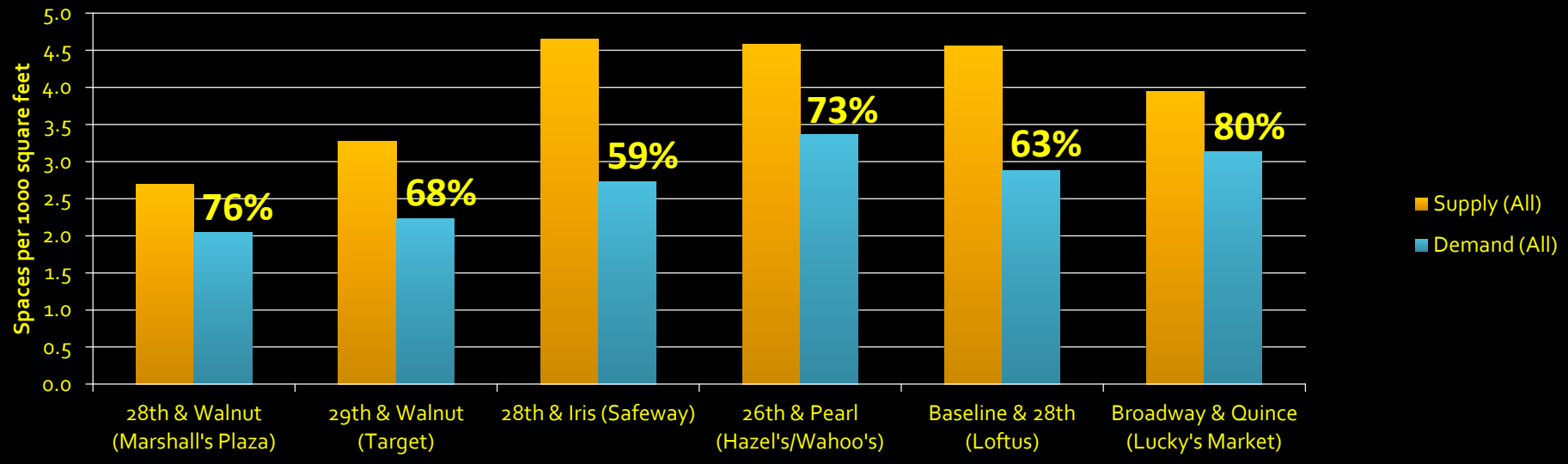
Constructed: 1996, 1999

Neighborhood Access Score: 70 - 86

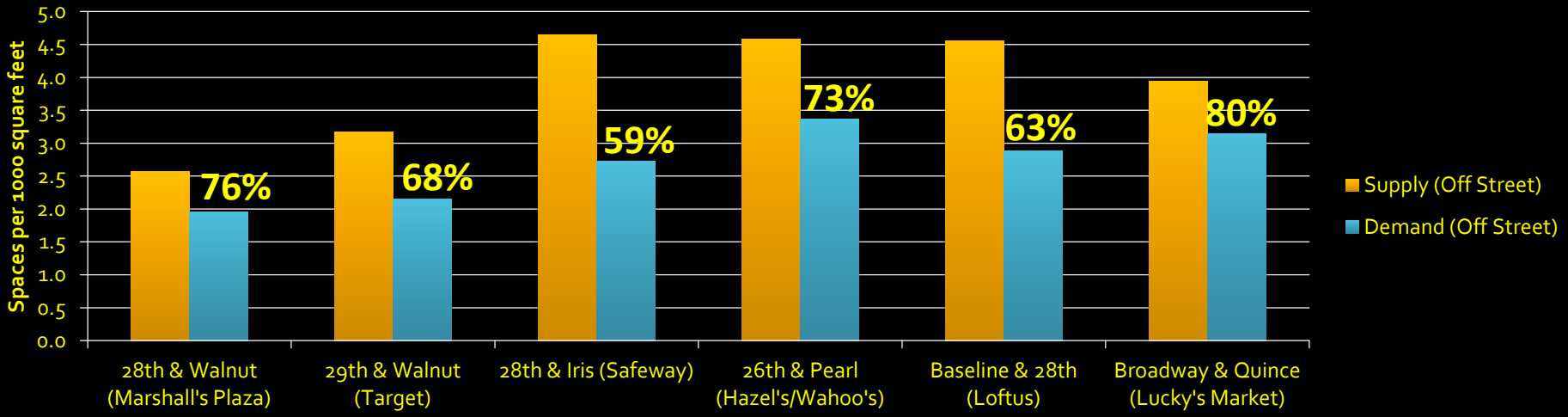
STARBUCKS COFFEE
Z71

HAZEL
Award winning beer and
great food, perfected
at 9097ft since 1996

Parking Supply & Highest Demand Rates for Commercial Sites



Parking Supply & Highest Demand Rates for Commercial Sites (Excluding On Street)



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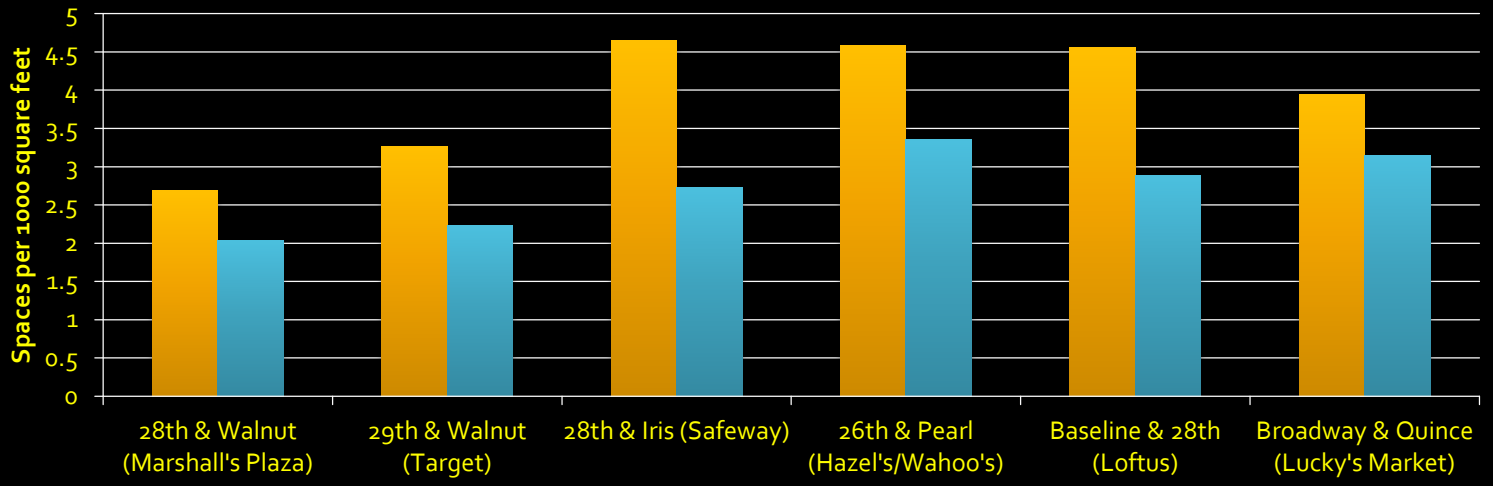

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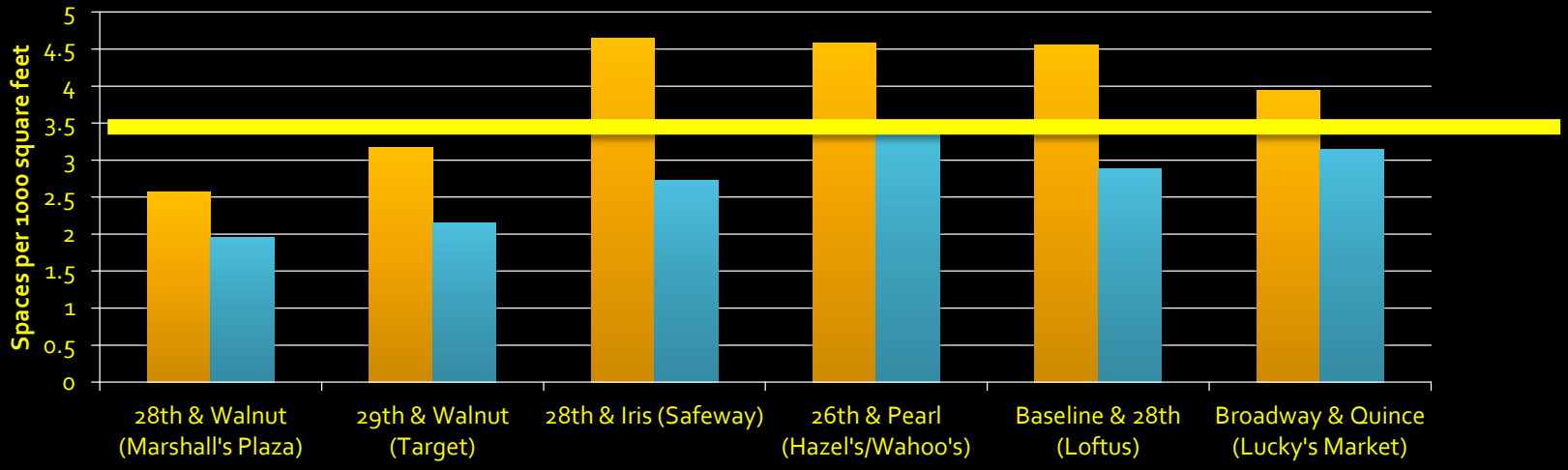


3.5

(spaces per 1000 square feet)

Donald is about to….

Overview

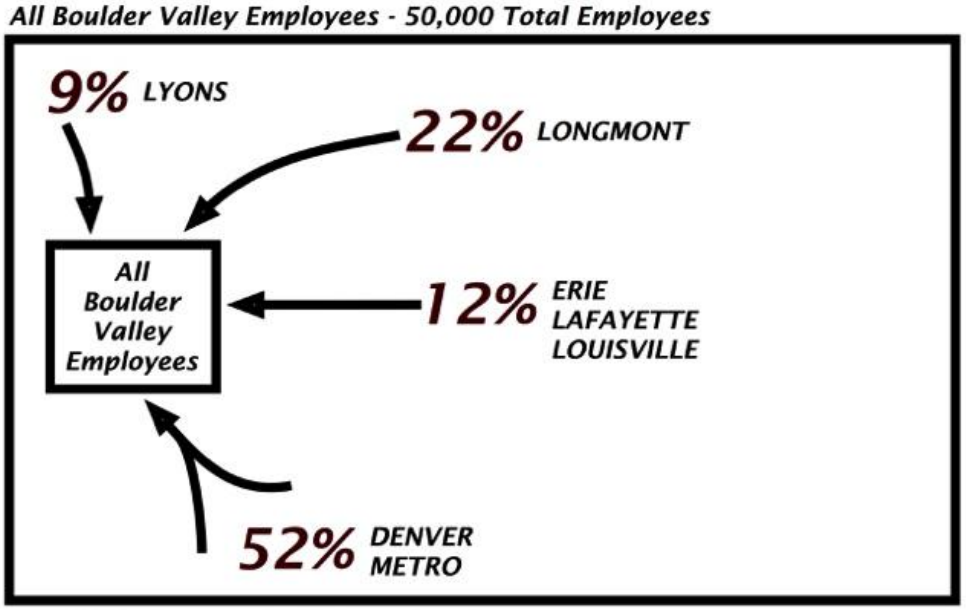
CONSIDER SATELITE PARKING?

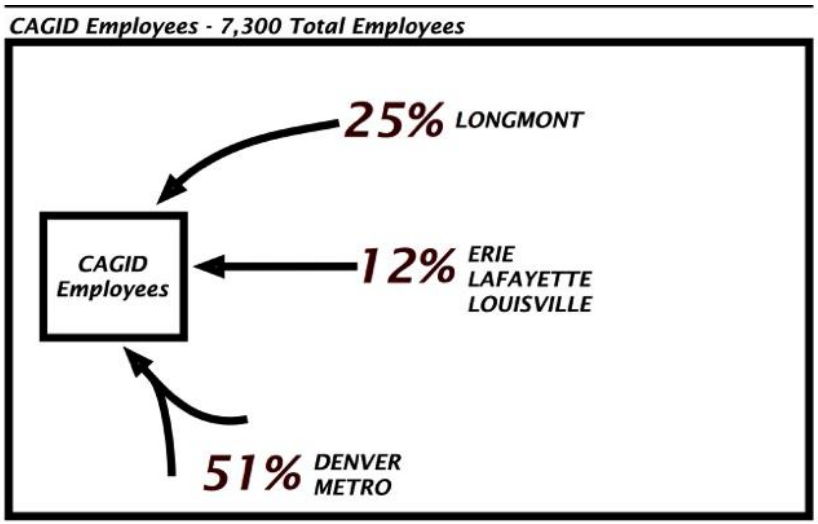
CAGID's projected parking demands exceed the available supply and currently wait list is +300

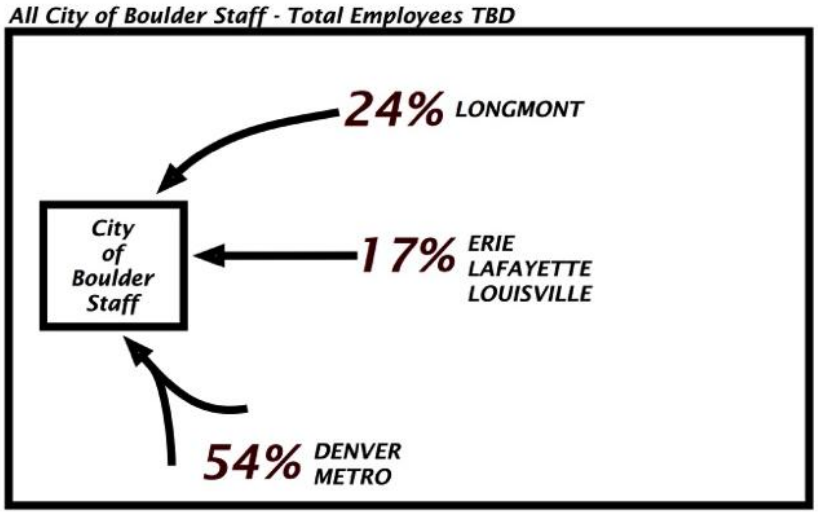
In-commuting trends

Similar patterns for:

- City-wide employees
- CADIG employees
- City of Boulder Staff







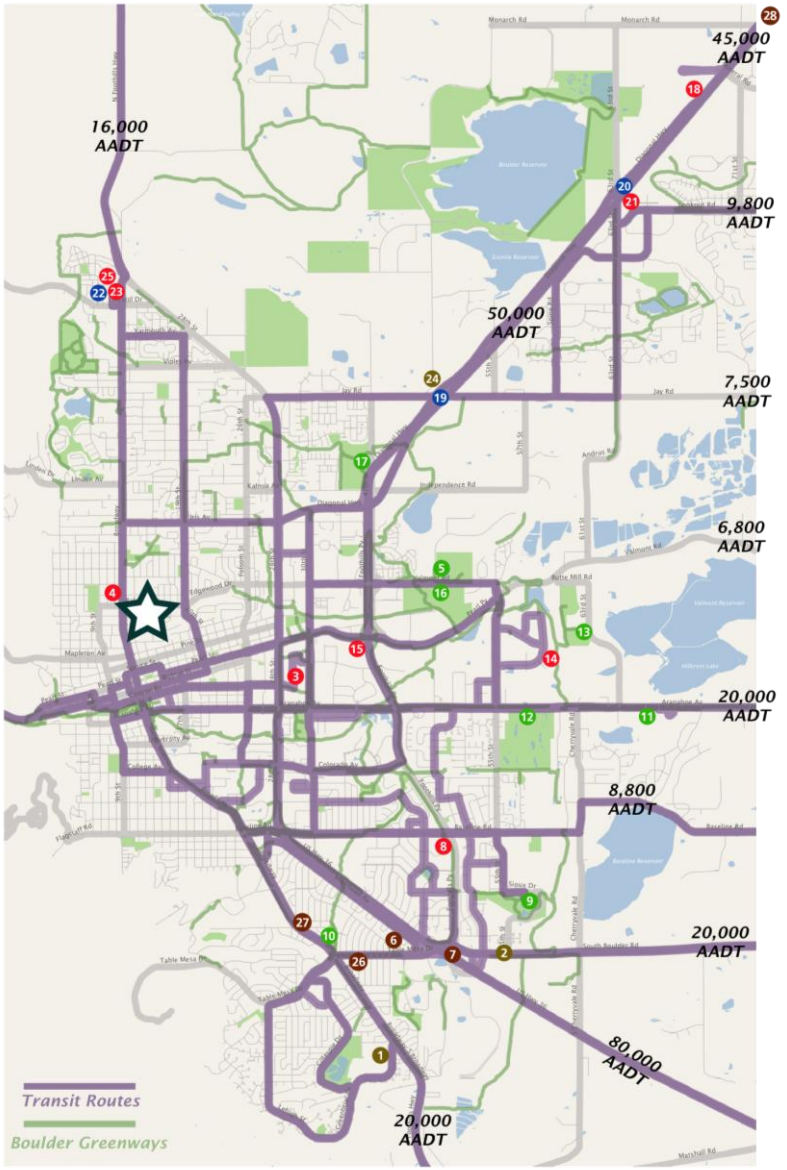
Satellite Parking Locations

28 possible sites

- City Parks/Open Space
- Existing RTD PnR
- CDOT/City ROW
- Private Commercial
- Church Locations

920 parking spaces

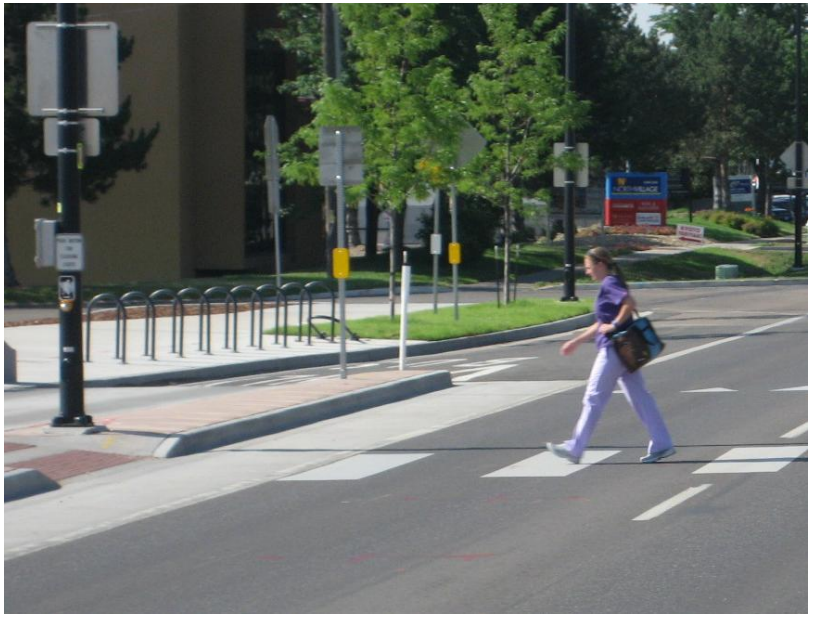
- 305 north corridors
- 310 east corridors
- 305 south corridors

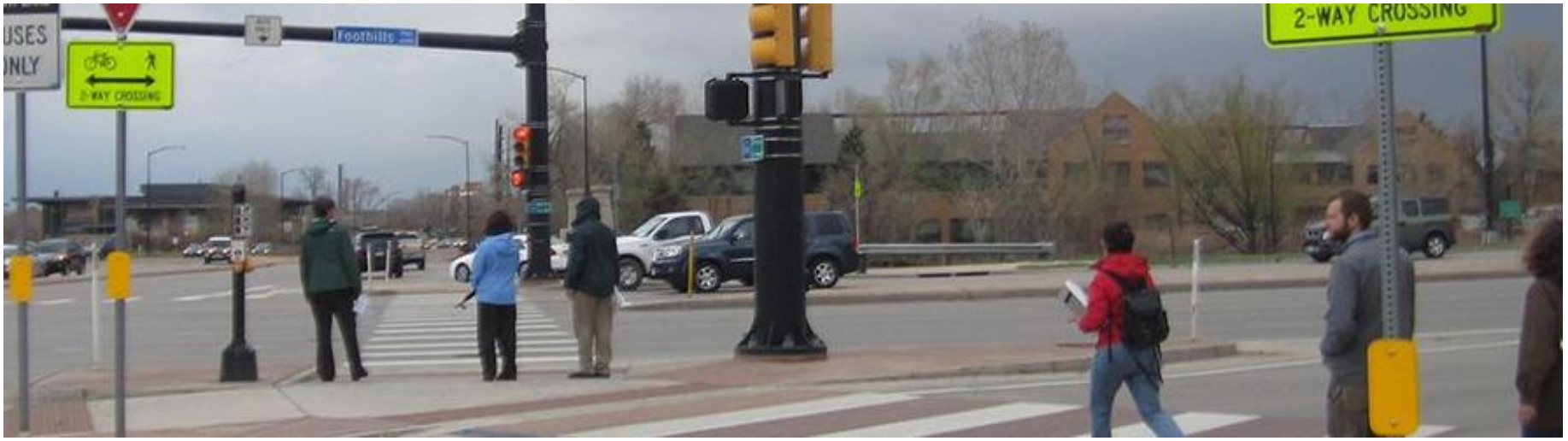


Multimodal Evaluation Measures

Walking to transit

- Walking time
- Sidewalks
- Crosswalks
- Lighting
- Signalized crossings





Multimodal Evaluation Measures

Bicycling to destinations

- Secure bike parking
- Bcycle stations
- Bike network connections
- Travel time to CAGID

Multimodal Evaluation Measures

Transit access to destinations

- Passenger amenities
- Stop distance/frequency
- Travel time to CAGID

Multimodal Evaluation Measures

Motorized interconnect

- Carpool/ Vanpool routes
- EV charging access

Learn more at…

Click here to learn more (City of Boulder AMPS)

City of Boulder