

GEORGETOWN COLORADO PARKING STUDY INVENTORY & SURVEY RECOMMENDATIONS

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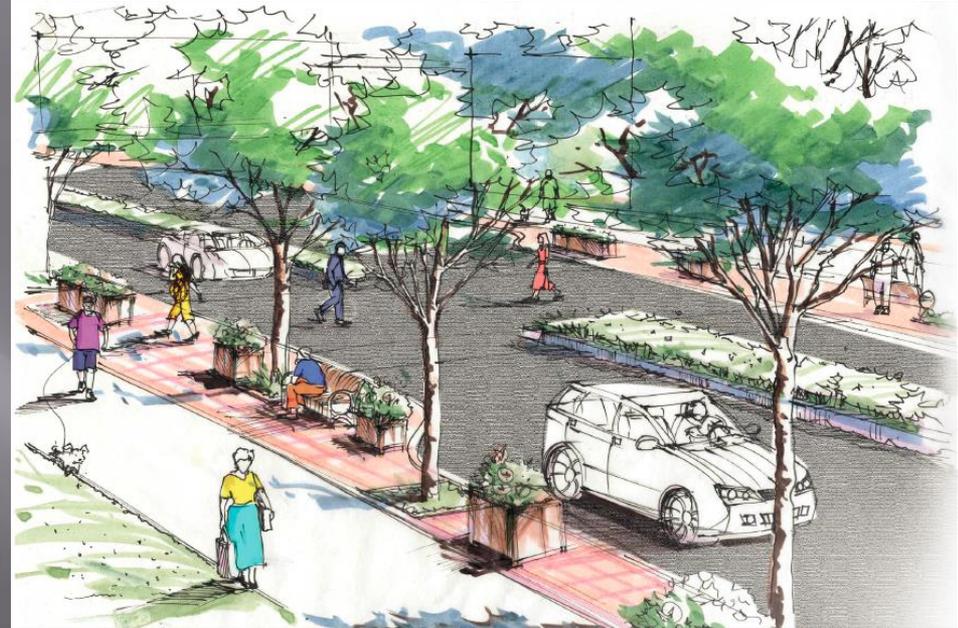
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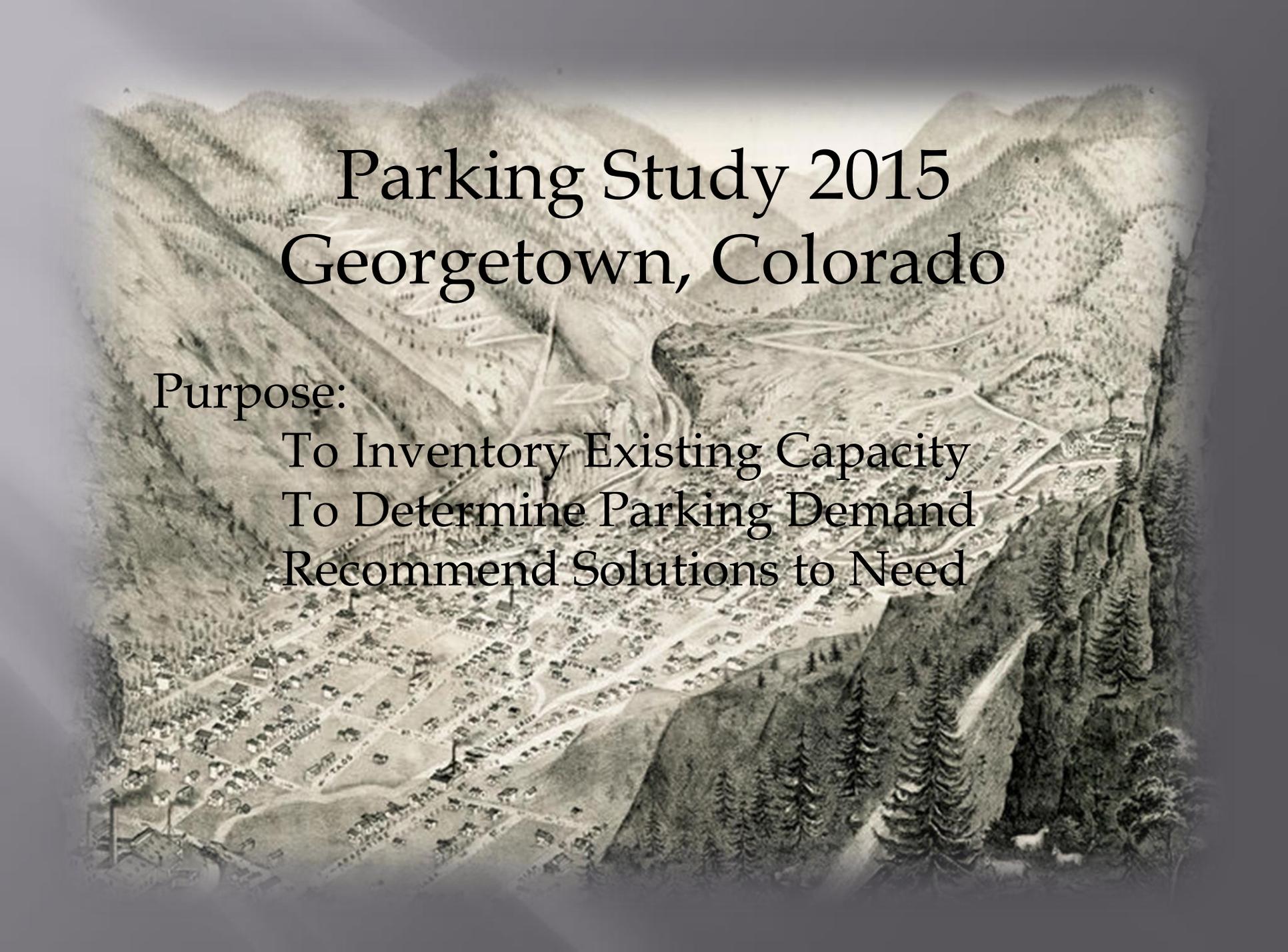
UNIVERSITY TECHNICAL ASSISTANCE PROGRAM

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



Funding

- DOLA UTA Grant
- Local Match

An aerial photograph of a mountain town, likely Georgetown, Colorado, showing a river valley, roads, and buildings. The image is in black and white with a sepia tone. The town is nestled in a valley, with a river winding through it. The surrounding mountains are covered in dense evergreen forests. The overall scene is a panoramic view of the town and its natural surroundings.

Parking Study 2015 Georgetown, Colorado

Purpose:

To Inventory Existing Capacity
To Determine Parking Demand
Recommend Solutions to Need

Study Area: Historic Downtown Georgetown, CO



Inventory Findings

Methods: Aerial Mapping and On-Site Count

Findings:

100 Spaces on Public Lots/Streets

85 Spaces on Private Lots/Property

Needs Per County Code

538 to 548 Spaces

There is a Deficit in Available Parking.

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

Downtown Events Over-Tax Parking Supply



Parking spaces for
substation

\$225.00/sq ft of nonvehicular space
1 space/100 sq ft
call only require approximately 200 spaces

Georgetown Parking Spaces
numbers are approximate

Star City (not including county building)
Building with improvements 218
Potential 20-100
Contact 238
7646 897-647

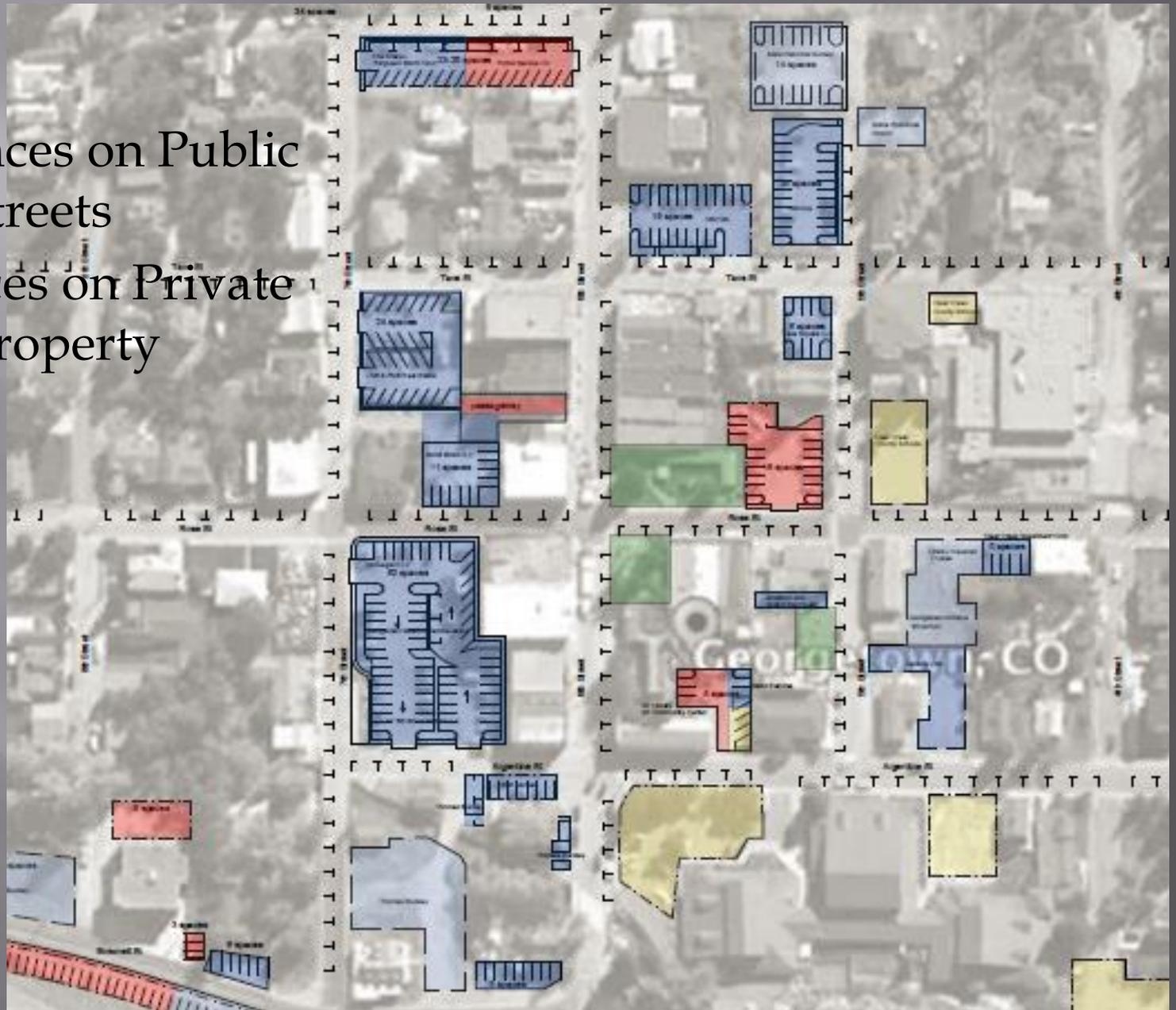
Star City (not including water tower)
Potential 214-400

Outlying area lots
Potential 218
Total 1917-1984 spaces

Georgetown, CO

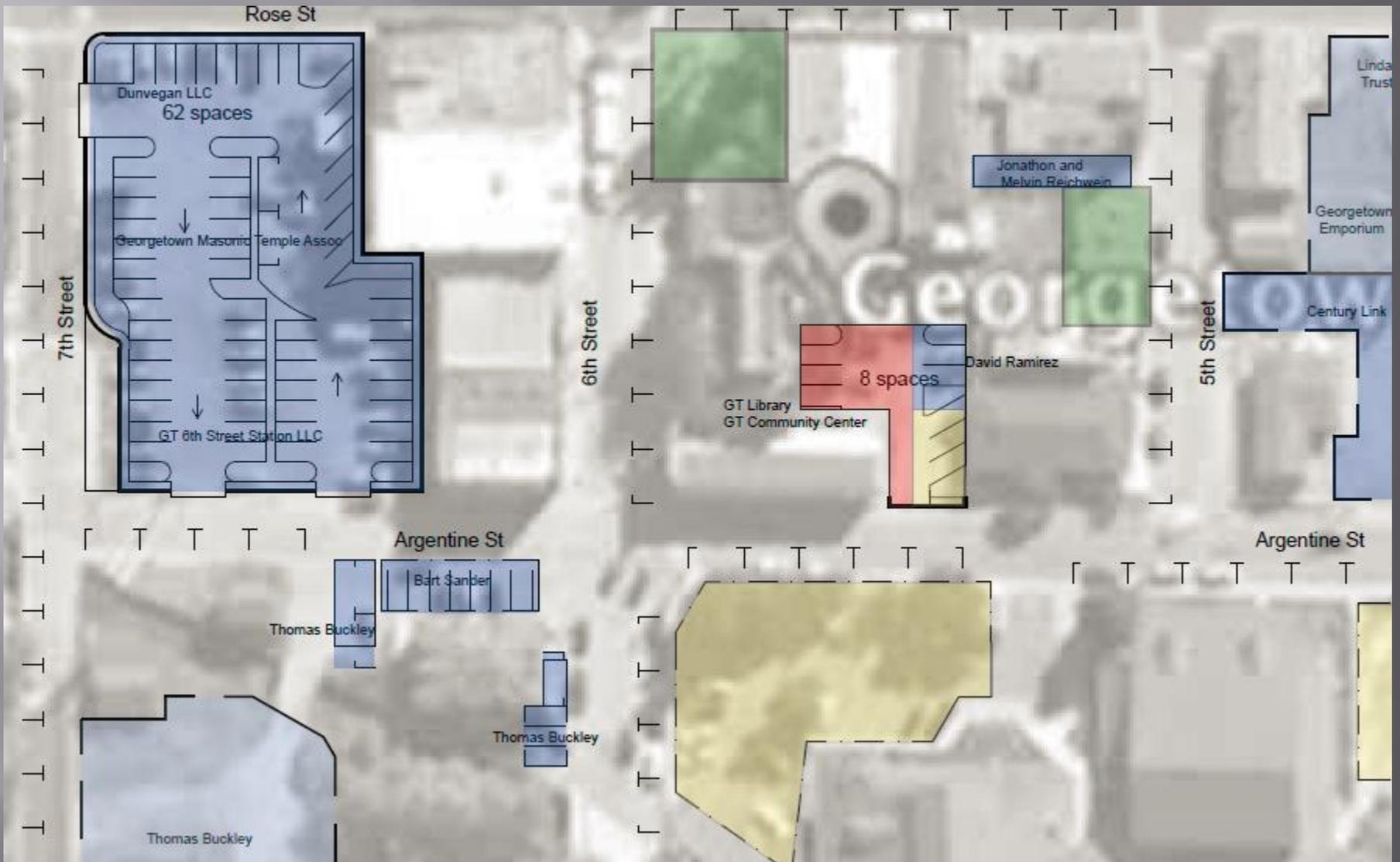
6th St

- 100 Spaces on Public Lots/Streets
- 85 Spaces on Private Lots/Property











Parking Needs

Methods:

1) County Code Requirements

Code identifies 1 Space /2 occupants.

For food restaurant-bars-saloons.

There should be 538+ Parking Spaces

2) There may be other over-riding Local Code.
that Allows less parking/retail space
or that is Grandfather in for property

Parking Needs

Methods:

Field Survey

Visitor Survey (49 Questioned)

Difficulty Finding Nearby Parking

Difficult Pedestrian Access Once Parked (Walks)

Lack of Signage, got lost driving/walking into town

* Did not survey those leaving town.

Business Survey (5 Survey Responses)

Employees Drive to Work

Employees Park in City Lots (or on street)

More Parking is viewed as a Positive Need

Findings

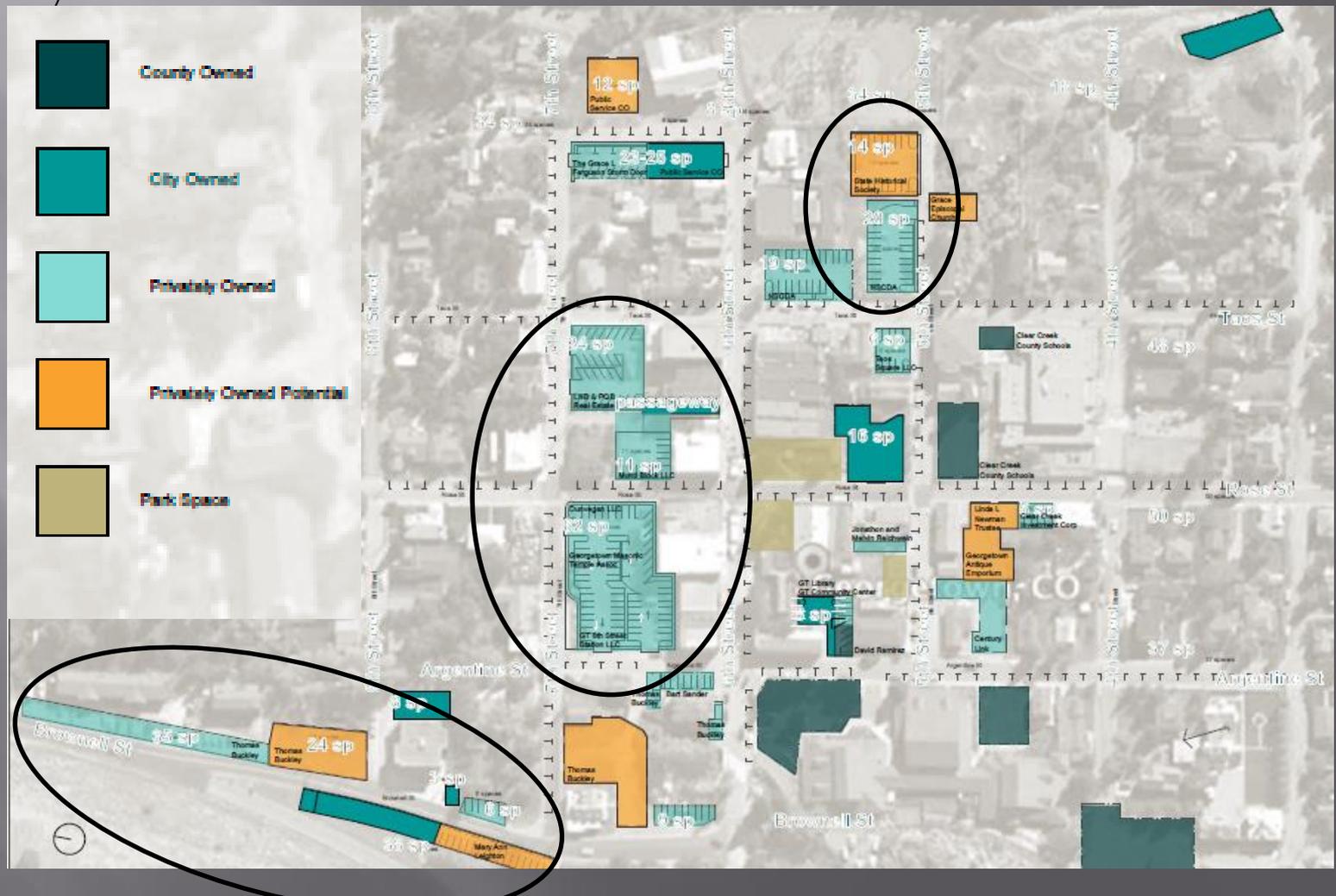
1. There is a lack of available parking within the Georgetown Historic retail district.
2. Overflow parking extends into the residential streets along to the north during events.
3. Parking Lots (public-private) Need Paving and markings to become efficient and handle larger numbers.
4. There is a loss of retail/restaurant potential due to a parking deficit within Georgetown.
5. Pedestrian Access needs improvement

Recommendations

- 1) Improve Pedestrian Connections between Existing Lots and Along Streets
ADA Access and Parking Lot Paving Needed
Outlying Parking Lot Connections Needed
- 2) Expand Parking to Accommodate:
Buses, Large Trucks, RV's
Bicycle, Hiker, Longer Term Parking Needs
- 3) Consider a Small Transit System (Shuttle)
During High Visitor Events
Connect the Historic Retail District with Outlying Lots to the North.
- 4) Improve Vehicle Circulation During High Use Events
Closing some streets, redirect traffic.
- 5) Consider a Parking Garage Option
Add vehicles near downtown for Daily Parking Use

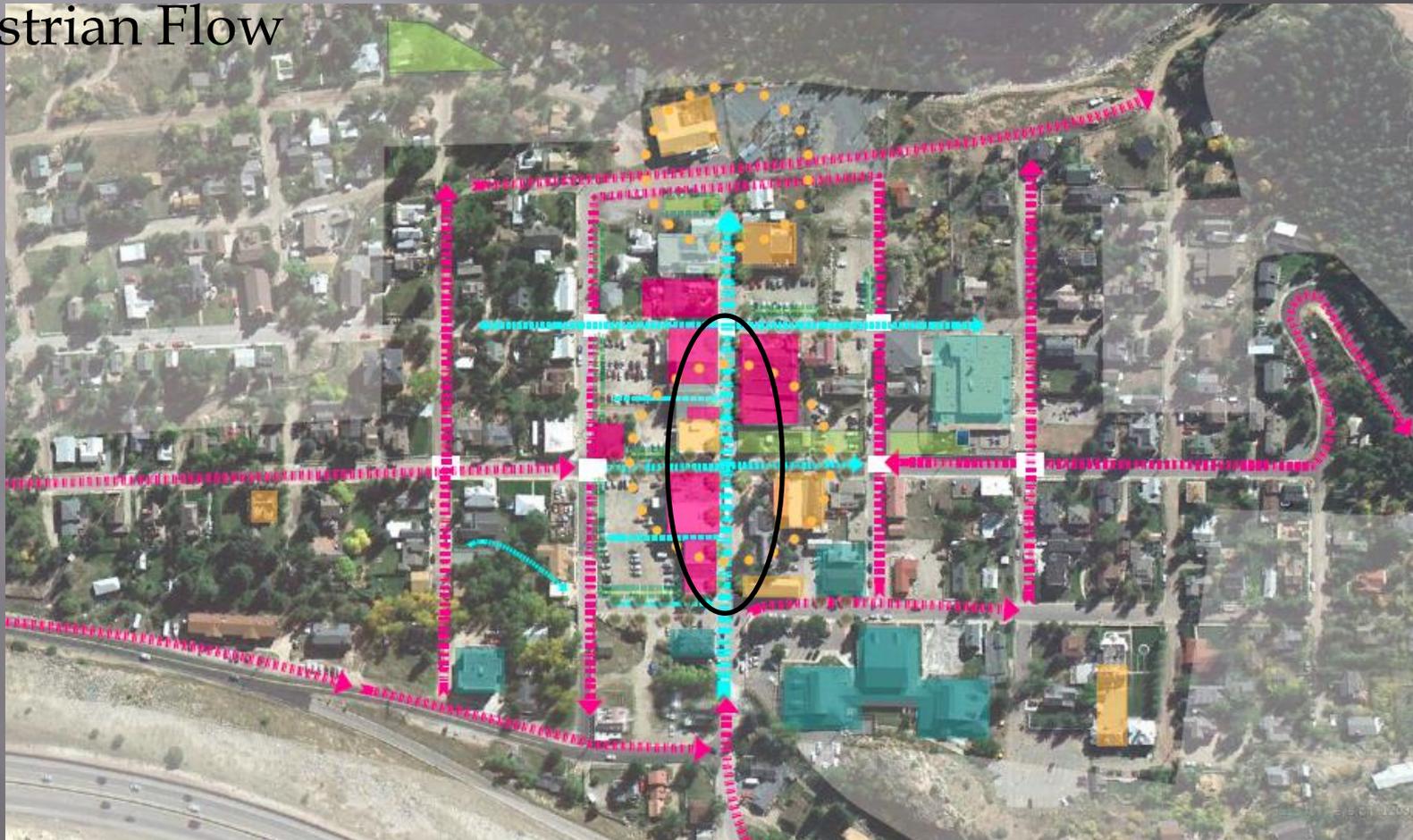
Recommendations

- Inventory and Secure Available Parking Space
- Pave and Stripe Parking Lots to Improve Capacity and Pedestrian Circulation



Recommendations

- Have a plan for street conversions and closures during high use events.
- Close 6th Ave Blocks between Argentine and Taos St. during events to Offer Easy Safe Pedestrian Flow



Recommendations

- Enhance Pedestrian Crosswalks to Identify Safe Pedestrian Crossing Points
- Upgrade Downtown Connecting Sidewalks to Include Historic Paving and Amenities, Low Lights, etc.
- Crossings Must All Be ADA Compliant
- Directional Signage from Parking Lots to the Downtown Blocks



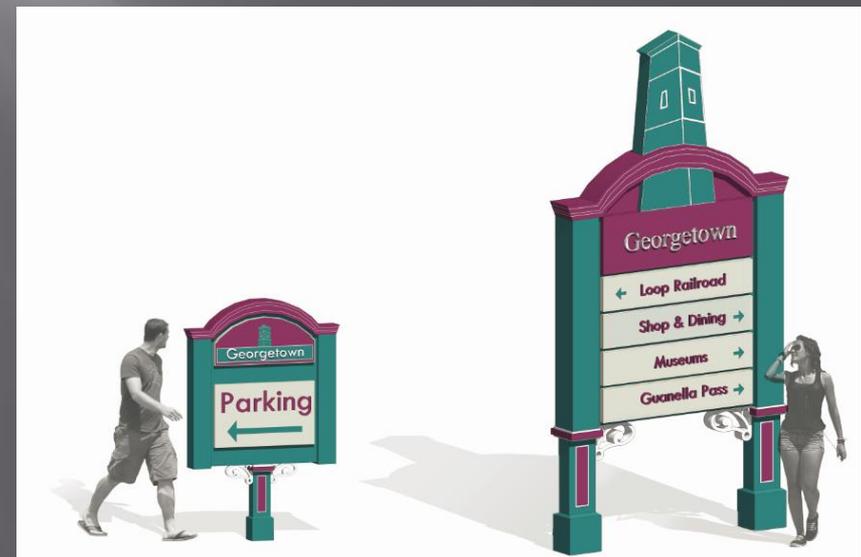
Recommendations

- High Use Events Require Parking Beyond What Downtown Lots Can Provide
- Suggest Developing Outlying Lots Along Argentine and near the Lake. Serviced with shuttles to move pedestrians into the downtown.
- Overflow Parking requires signage and easy comfortable access to the shuttle service.



Recommendations

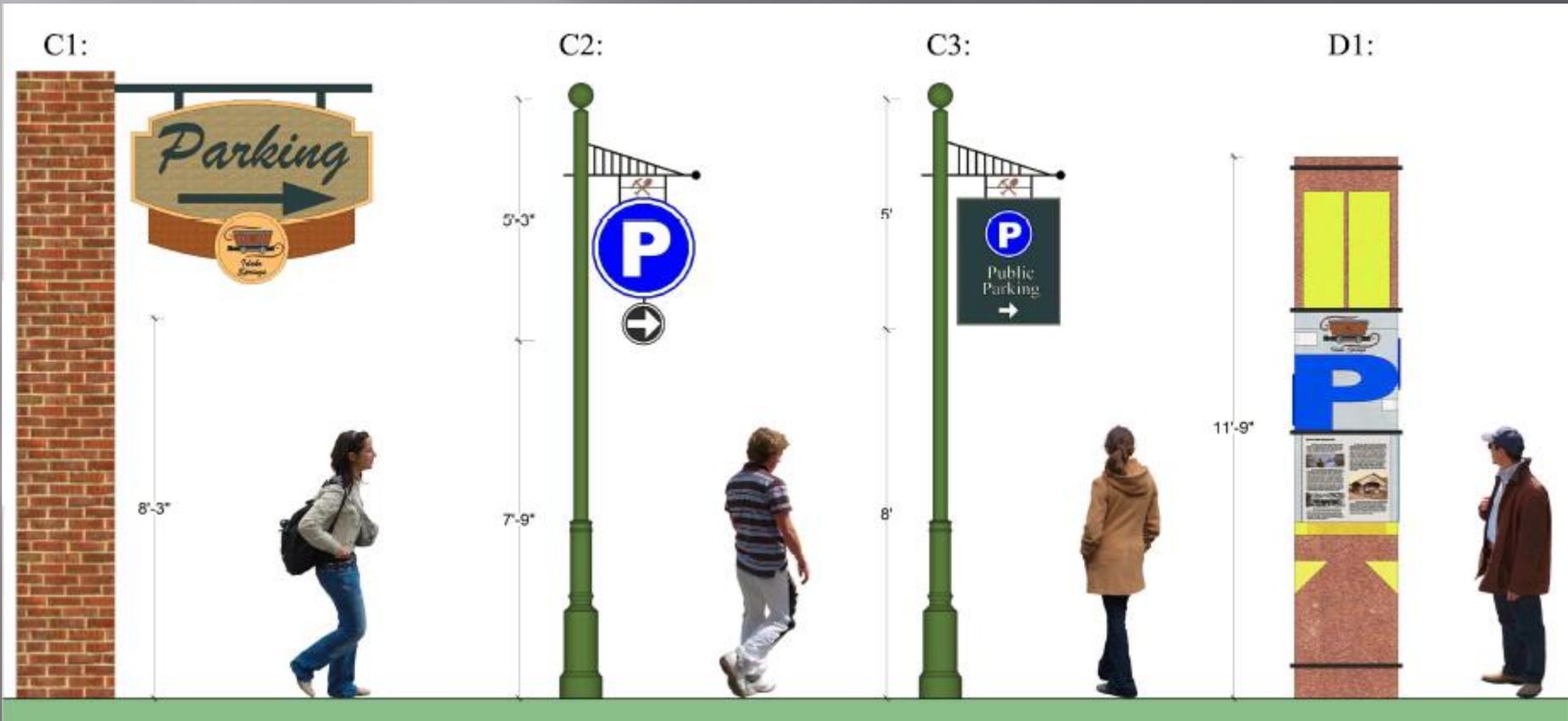
- Signage to Show the Way.
- Pedestrian AND Vehicle



Recommendations

Signage to Show the Way.

Pedestrian AND Vehicle

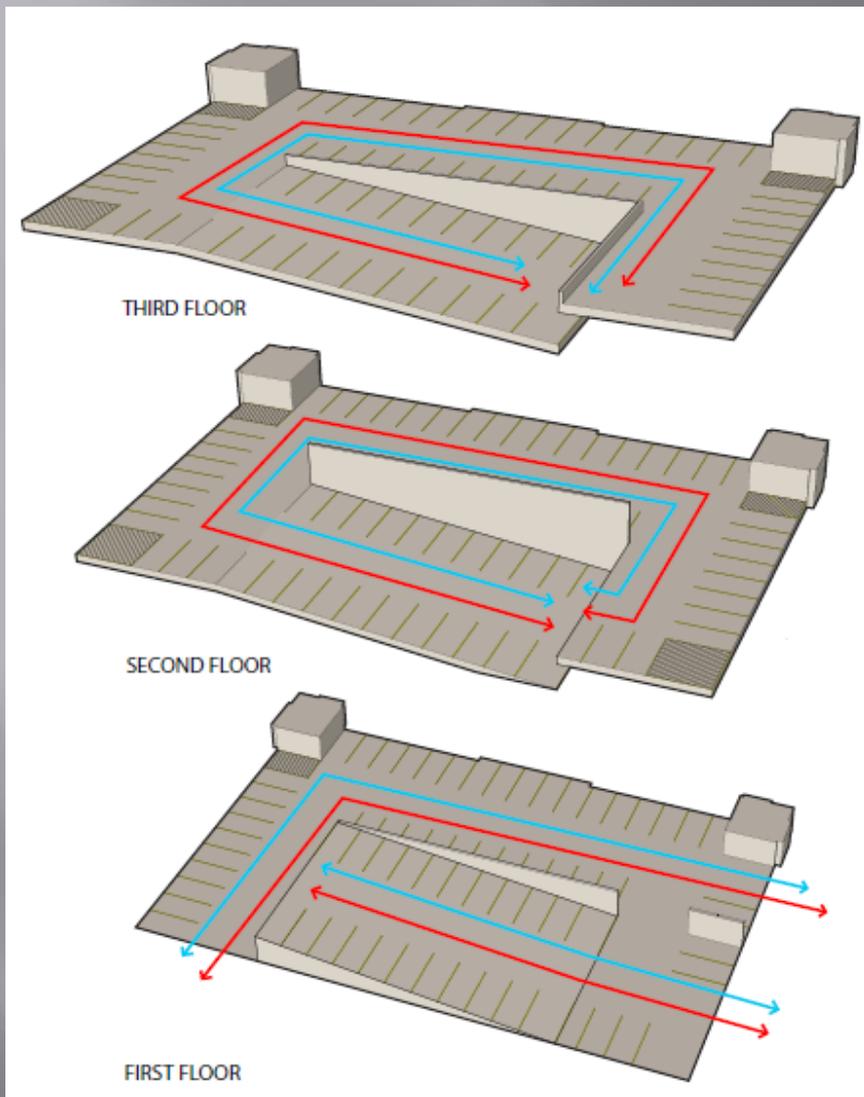


Parking Garage Option

- Increase vehicle parking capacity by 140+
- Located behind Hotel De Paris (idea shown)
- Or, Locate along 7th Street.

Objectives:

Provide Supplemental Parking for Daily Use
Fit the Character of Georgetown
Be of a Reasonable Cost and
Provide a Reasonable Benefit to the City



Garage Overview

- 143 spaces
- 3 stories above ground
- 1 story below ground
- 16,524 square feet
- Concrete structure, brick and stone façade
- 2 stair and elevator towers

Recommendations

Parking Garage





WEST ELEVATION



WEST ELEVATION CONTEXT



SOUTH ELEVATION



SOUTH ELEVATION CONTEXT



North Elevation of Garage Façade
Looking South along Taos Street

Cost/Benefits Public Parking Facility

Parking Structure Costs*

Typically between \$15,000 and \$35,000 per Space
143 spaces = \$2.1m to \$5.0m 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

Cost/Benefits Public Parking Facility

Existing Value of Parking

- ▣ \$4.65m Gross Annual Revenue for the Town
- ▣ ~ 155 Existing Spaces Equals \$30,000/Space

Parking Garage Adds

- ▣ \$30,000 per Space
- ▣ 143 Additional Spaces
- ▣ Equals \$4.3m Additional Business Revenue

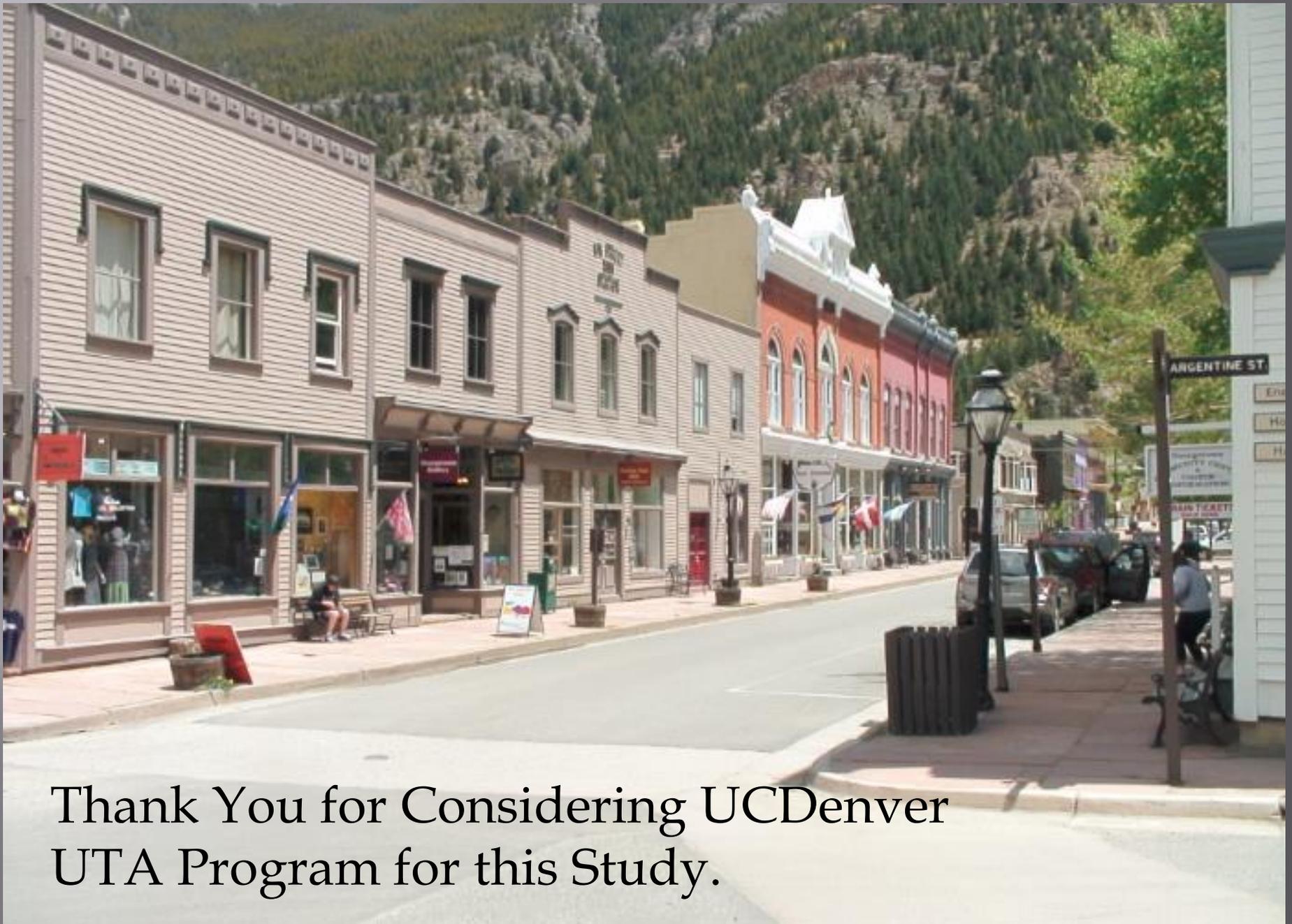
SHORT and LONG

Short Term Actions

- ▣ Improve Signage into Town for Visitors
- ▣ Light and Improve Ped. Walks between Lots and Downtown
- ▣ Pave/Stripe Parking Lots for ADA access
- ▣ Prepare High Use Traffic Plan for Street Closures and Redirection

Long Term Actions

- ▣ Secure Private Lots for Town Parking
- ▣ Sign at I-70 To Town Out-Lying Parking Lots
- ▣ Provide a Regular Shuttle Service between Lake Region Parking and Downtown
- ▣ Parking Garage Planning and Design



Thank You for Considering UC Denver
UTA Program for this Study.