

# Parking Memorandum

To: **Town of Eagle**  
Attn: Chad Phillips, Community Development Director  
200 Broadway  
Eagle, CO 81631

From: Kari J. McDowell Schroeder, PE, PTOE

Date: October 20, 2020

Re: **Eagle Ranch Village Commercial Core Parking Analysis**  
**Eagle Ranch, CO 81631**

## **Project Background:**

As part of the planning process for the 1200 Capitol Street (Building L) project located in Eagle Ranch, an updated parking analysis for the shared parking areas has been performed. Businesses and residents within the Eagle Ranch Commercial Center Association share parking between the four parking lots on all corners of the Capitol Street and Founders Avenue intersection and on-street parking spaces. Details on the parking ratio requirements and calculations are included in the current PUD. The latest parking analysis was completed in 2014 by Rick Pylman in association with the proposed Village Market project. Rick's analysis was approved by the Town of Eagle.

## **Recent Land Use Changes:**

Since 2014, several major land use changes have occurred within the Eagle Ranch Village Commercial Core.

- Lot 1 – Boneyard converted a portion of their first-floor restaurant to office space associated with the Colorado Workspace coworking space. Boneyard also expanded their outdoor seating area.
- Lot 2 – 7 Hermits, a brewery and restaurant, moved into the first-floor commercial space on the northeast corner of Capitol Street and Founders Avenue. 7 Hermits expanded their outdoor seating area.
- Lot 3 – 1200 Capitol Street (Building L) is proposing to change land uses from first floor commercial and second floor office space to a smaller amount of first floor commercial and 16 residential units. The undeveloped Village Market project is also included in this analysis. The theater square footage was adjusted to match the current assessor information. The theater does not require additional parking demand per the PUD, as its peak traffic occurs on off hours to the other uses.
- Lot 4 – Talon Flats (Addison Phase II) is currently under construction. This building has changed from the previously planned mixed-use building(s) with large first floor commercial area to a smaller portion of commercial/office and an increase to 20 residential units.

Data for that analysis was taken from the current Eagle County Assessor's property records. The calculations did not discount hallways and stairwells as this information is not given on the property records. Therefore, the parking requirements may be slightly conservative. Copies of the current property record are included as an attachment to this memo.

### **On-Street Parking Spaces:**

The PUC allows for the inclusion of on street parking spaces in the Eagle Ranch Village Commercial Core. Per the PUD, a parking space is measured as 22' of available parking along an unrestricted curb. The diagonal spaces on the east side of Capitol Street were included as well.

The original analysis discounted the 21 parking lot spaces directly adjacent to the live-work units on Gamble Street. This reduction remains. However, this count included the 11 on-street parking spaces on the east side of Gamble Street.

### **Required Parking Rates:**

Parking ratio requirements per the current PUD are shown in the table below. It has previously been calculated that a parking lot space takes an average of 411sf of land once you consider the drive aisles, access, etc. This calculation was based upon the 417 parking lot spaces currently provided within 171,540sf of parking lots and has been previously approved by the Town.

**Table 1 – PUD Required Parking Rates**

<b>Parking Demand Code</b>	<b>Land Use</b>	<b>Parking Ratio</b>
F	First-Floor Commercial	Parking Area = Commercial Area (1 space per 411sf)
RS	Restaurant-Indoor Seating Area	1.5 spaces per 100sf
RK	Restaurant-Kitchen Area or Outdoor Seating Area	1.5 spaces per 200sf
O	Office	1 space per 300sf
R1	Residential-1 Bedroom	1.5 spaces per unit
R2	Residential-2 Bedroom	2 spaces per unit
R3	Residential-3 bedroom	2.5 spaces per unit
V	Residential Visitor Parking	1 space per 6 units

### **Parking Analysis Summary:**

Some of the major land use changes since the previous 2014 analysis have substituted residential and office uses for commercial and restaurant uses. The result is a decrease in the number of parking spaces required to accommodate demand.

- Restaurant space has increased by approximately 3,800sf. This is due to the addition of 7 Hermits, expansion of Boneyard and 7 Hermits' outdoor patios, and subtraction of some of the Boneyard restaurant space.

- First-floor commercial space has decreased by approximately 12,000sf. This was due to 7 Hermits replacing a large area of first-floor commercial, and the new Talon Flats and proposed 1200 Capitol projects replacing first-floor commercial with residential units.
- Office space has decreased by approximately 10,000sf. This is largely due to the new Talon Flats and proposed 1200 Capitol projects replacing office space with residential units.
- Residential units are proposed to double due to the new Talon Flats and proposed 1200 Capitol projects.

Refer to the detailed parking analysis in **Table 2**. Per this analysis, there is an excess of 66 parking spaces within the Eagle Ranch Village Commercial Core. This excess parking space volume includes the 35 spaces that have yet to be constructed on Lot 2, adjacent to 7 Hermits.



Table 2 - Eagle Ranch Village  
Commercial Core Parking Analysis

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<sup>2</sup>Talon Flats land use data was taken from their January 23, 2020 plan set for Final DRB Submittal III. Talon Flats is the new development of the previous Addison Phase I.

<sup>3</sup>The parking lot on Lot 2 (Adjacent to 7 Hermits) is only partially constructed. Currently, 47 of the total 82 spaces have been constructed. 35 spaces have yet to be built.

### Proposed 1200 Capitol Parking Impacts:

A site-specific parking analysis was performed for the proposed changes to 1200 Capitol (Building L). Refer to **Table 3**.

**Table 3 – 1200 Capitol Parking Requirements**

<u>1200 Capitol (Building L)</u>	Land Use	SF or DU	Parking Demand Code	Total Parking Demand (Spaces)
<u>Previous 1200 Capitol Approved Use</u>				
1200 Capitol - Commercial	1st Floor Commercial	3500	F	9
1200 Capitol - Office	Office	3500	O	12
				21
<u>Proposed 1200 Capitol Use</u>				
1200 Capitol - 2 Bedroom	Residential	8	R2	16
1200 Capitol - Studio	Residential	8	R1	12
Residential Visitor Parking	Residential Visitor	16	V	3
				31

1200 Capitol (Building L) was previously planned to have 3,500sf of commercial on the first floor and 3,500sf of office on the second floor. This use would have required 21 parking spaces.

Its new proposed use is 1,170sf of commercial and 16 residential units to meet the needs of current market conditions. This results in the need for an additional 10 parking spaces, for a total of 31 spaces.

### Conclusion:

Current land use and parking within the Eagle Ranch Village Commercial Core are adequate to support the proposed land use change of 1200 Capitol (Building L).

Please call if you would like any additional information or have any questions regarding this matter.

Sincerely,  
McDowell Engineering, LLC



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Senior Traffic & Transportation Engineer