

Parking Memorandum

To: **Mauriello Planning Group**

Attn: Dominic Mauriello
2205 Eagle Ranch Road
Eagle, CO 81631

From: Kari J. McDowell Schroeder, PE, PTOE

Date: April 5, 2021

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

Project Background:

As part of the Eagle Ranch PUD update, McDowell Engineering provided analysis of parking rates for the Eagle Ranch Village Commercial Core. This parking analysis compares the national Institute of Transportation Engineers' (ITE) *Parking Generation Manual*¹ rates to the current Town of Eagle and proposed Eagle Ranch PUD rates.

The parking analysis that we performed is conservative and did not apply additional reductions for uses that do not have overlapping peak parking hours. For example, some offices are closed by the time that the restaurants are seeing peak traffic and parking demands. The current PUD excludes parking for the theater, and we carried that through into the analysis. The theater also represents a known off-peak use operating after typical business hours.

ITE Parking Demand:

ITE's parking data is based upon generalized land use categories, building size/number of dwelling units, and whether the area is a dense downtown, suburban area, or rural in nature. In order to be conservative, the ITE rates for a suburban area were used in this analysis even though the Town of Eagle and the commercial area of Eagle Ranch exhibit many attributes of an urbanized place (walkability and compact development). No additional parking reductions were taken for walking and biking in an area that clearly has these attributes with dwellings in very close proximity to the commercial center. The data collection sites from ITE's national studies do not necessarily have the same walkability and density as the Eagle Ranch Commercial Core. Therefore, the ITE rates can be considered conservative for this analysis.

ITE does not specifically address parking rates for outdoor patio seating at restaurants. Therefore, the calculation was modified to assume that half of the regular restaurant parking rate was applied to the outdoor seating areas. This is reasonable as the outdoor seating is generally spaced further apart; when the weather is good, people generally prefer to sit outside at Eagle's restaurants and the indoor spaces are less busy; and outdoor seating is dependent upon weather. Additionally, outdoor seating, especially in the evening hours, is only utilized for about 3 to 4 months of the year.

The medical clinic, and fitness club are the only uses where ITE recommends a higher parking rate. These rates are offset by the other proposed land use rates that are higher than ITE's rates. Additionally, ITE predicts parking for a multiple family unit at 1.2 parking spaces per unit, regardless of unit size. This rate likely represents a blend of one-, two-, and three-bedroom units. The proposed rates for multiple units (1 space for a one-bedroom units and 2 spaces for a two-bedroom unit) mimic the ITE rate while being more specific to bedroom make up. In other studies of multiple family buildings in Eagle County, we have found a parking rate of approximately 0.7 parking spaces per bedroom. The proposed rates for Eagle Ranch are therefore conservative.

For the Eagle Ranch Village Commercial Core, the current parking standards require 527 parking spaces. With ITE's rates, the requirement would be 344 parking spaces. The proposed PUD modification falls between these two values with a recommended 395 parking spaces.

Proposed Parking Rate:

The proposed PUD amendment's parking rates for the Eagle Ranch Village Commercial Core are within the industry standard. The proposed rates result in a 395-parking space requirement and are conservative compared to the ITE national standard parking rates.

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

Sincerely,
McDowell Engineering, LLC



Kari J. McDowell Schroeder, PE, PTOE
Traffic Engineer

Enclosed: Exhibit B – Neighborhood Center Commercial District Parking Analysis

Exhibit B
Neighborhood Center Commercial District
Parking Analysis and Inventory
March 2021

Existing Buildings									
Location	Use	Floor area or Units	Current PUD/TOE formula	Current Parking Required	Proposed Formula	Proposed Parking Required	ITE formula	ITE Predicted Parking	ITE Land Use
Northwest Corner of Capitol & Founders	The Boneyard-Indoor Seating Area	1819	0.015	27.3	0.0154	28.0	0.0105	19.1	#931 quality restaurant
	The Boneyard-Kitchen or Outdoor Floor Area								
	Colorado Workspace Coworking	3086	0.0075	23.1	0	0.0	0.0053	16.2	#931 quality restaurant (50%)
	Colorado Workspace Coworking - first floor	1600	0.0044	7.0	0.0033	5.3	0.0024	3.8	#710 general office
	Colorado Workspace Coworking - 2nd floor	5325	0.0036	19.2	0.0033	17.6	0.0024	12.7	#710 general office
	Subtotal				76.6		50.9		51.9
Northeast Corner of Capitol & Founders	7 Hermits-Indoor Seating Area	1959	0.015	29.4	0.0154	30.2	0.0105	20.6	#931 quality restaurant
	7 Hermits-Kitchen or Outdoor Floor Area	2301	0.0075	17.3	0	0.0	0.0053	12.1	#931 quality restaurant (50%)
	Peridot Hair Design - 1st floor	1465	0.0044	6.4	0.0033	4.8	0.0020	2.9	#820 shopping center
	Capital Street Condos Unit R-1	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Capital Street Condos Unit R-2	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	MF Visitor Parking				1.0		0.0	0.0000	0.0
	Subtotal				58.1		39.0		38.0
Southeast Corner of Capitol & Founders	Berkshire Hathway - 1st floor	1869	0.0044	8.2	0.0033	6.2	0.0024	4.5	#710 general office
	Capitol Theater	10517	0	0.0	0	0.0	0.0000	0.0	#444 movie theater
	Vacant (Old Spa) - 1st floor	1010	0.0044	4.4	0.0033	3.3	0.0024	2.4	#710 general office
	Zealous School - 1st floor	2963	0.0044	13.0	0.0033	9.8		0.0	
	Academy Mortgage Corp & Martin Insurance Co - 1st floor	3161	0.0044		13.9	0.0033	10.4	0.0024	7.6 #710 general office
	Vacant (Old Land Title) - 1st floor	1396	0.0044		6.1	0.0033	4.6	0.0024	3.3 #710 general office
	Common Wealth Financial Group (unit #101) - 1st floor	1016	0.0044		4.5	0.0033	3.4	0.0024	2.4 #710 general office
Southeast Corner of Capitol & Founders	Eagle Area Apartments Fulford Building 201	5	1.5	7.5	1	5.0	1.2100	6.1	#220 low rise multifamily
	Fulford Building 202	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	MF Visitor Parking				1.0		0.0	0.0000	0.0
	Subtotal				60.7		44.7		27.5
Capital Street Frontage from Founders to Sylvan Lake Road	Slifer Smith & Frampton - 1st floor	968	0.0044		4.3	0.0033	3.2	0.0024	2.3 #710 general office
	Slifer Smith & Frampton - 1st floor	1242	0.0044		5.5	0.0033	4.1	0.0024	3.0 #710 general office
	Land Title Company - 1st floor	1137	0.0044		5.0	0.0033	3.8	0.0024	2.7 #710 general office
	Axis Sports Medicine - 1st floor	1052	0.0044		4.6	0.0033	3.5	0.0024	2.5 #710 general office
	Eagle Ranch Wine & Spirits Liquor Store - 1st floor	1970	0.0044		8.7	0.00243	4.8		0.0
	The Assembly-Indoor Seating	761	0.015	11.4	0.0154	11.7	0.0105	8.0	#931 quality restaurant
	The Assembly-Kitchen or Outdoor Floor Area	681	0.0075	5.1	0	0.0	0.0053	3.6	#931 quality restaurant (50%)
	The Assembly-Kitchen or Outdoor Floor Area	450	0.0075		3.4	0	0.0	0.0053	2.4 #931 quality restaurant (50%)
	The Assembly-Seating	614	0.015		9.2	0.0154	9.5	0.0105	6.5 #931 quality restaurant
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #206)	638	0.0036		2.3	0.0033	2.1	0.0024	1.5 #710 general office
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #210)	539	0.0036		1.9	0.0033	1.8	0.0024	1.3 #710 general office
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #208)	534	0.0036		1.9	0.0033	1.8	0.0024	1.3 #710 general office
	West Eagle Ranch LLC & Eagle Ranch DRB (Unit #212)	359	0.0036		1.3	0.0033	1.2	0.0024	0.9 #710 general office
	Skip Tracey Investments (unit #205) (Land Title of the Rockies	689	0.0036		2.5	0.0033	2.3	0.0024	1.6 #710 general office
	Scott Turnipseed LLC & Eagle Ranch DRB	539	0.0036		1.9	0.0033	1.8	0.0024	1.3 #710 general office
	Scott Turnipseed LLC & Eagle Ranch DRB	539	0.0036		1.9	0.0033	1.8	0.0024	1.3 #710 general office
	Scott Turnipseed LLC & Eagle Ranch DRB	587	0.0036		2.1	0.0033	1.9	0.0024	1.4 #710 general office
	All Kids Dental - 1st floor	795	0.0044		3.5	0.0033	2.6	0.0039	3.1 #630 clinic
	All Kids Dental - 1st floor	1291	0.0044		5.7	0.0033	4.3	0.0039	5.0 #630 clinic
	Unit C3- Vacant - 1st floor	1434	0.0044		6.3	0.0033	4.7	0.0024	3.4 #710 general office
	Eagle Family Dentistry - 1st floor	1462	0.0044		6.4	0.0033	4.8	0.0039	5.7 #630 clinic
	Talon Flats 2 - 1st floor	1276	0.0044		5.6	0.0033	4.2	0.0020	2.5 #820 shopping center
	Talon Flats 2	400	0.0036		1.4	0.0033	1.3	0.0024	1.0 #710 general office
	Castle Peak Condos Unit 202	1	1.5	1.5	1	1.0	1.2100	1.2	#220 low rise multifamily
	Castle Peak Condos Unit 204	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Castle Peak Condos Unit 201	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Castle Peak Condos Unit 203	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Addison Center Condominiums	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Addison Center Condominiums	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Addison Center Condominiums	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Talon Flats 2 - 2 Bedroom	14	2	28.0	2	28.0	1.2100	16.9	#220 low rise multifamily
	Talon Flats 2 - 1 Bedroom	6	1.5	9.0	1	6.0	1.2100	7.3	#220 low rise multifamily
	MF Visitor Parking				4		0	1.2100	0.0 #220 low rise multifamily
	Subtotal				158.5		126.0		96.1
Sylvan Lake Road west of	Endorphin - 1st floor	4885	0.0044	21.5	0.0033	16.1	0.0047	23.1	#492 health/fitness club
	Vail Integrative Medical Group - 1st floor	857	0.0044	3.8	0.0033	2.8	0.0039	3.3	#630 clinic
	Color Coffee Shop-Kitchen	1497	0.0075	11.2	0	0.0	0.0018	2.7	#936 coffee/donut shop without drive-thru window
	Color Coffee Shop-Seating Area	749	0.015	11.2	0.0154	11.5	0.0018	1.3	#936 coffee/donut shop without drive-thru window
	Yoga Off Broadway - 1st floor	1127	0.0044	5.0	0.0033	3.7	0.0047	5.3	#492 health/fitness club
	Knapp Ranch - 1st floor	1127	0.0044	5.0	0.0033	3.7	0.0020	2.2	#820 shopping center
	Knapp Ranch - 1st floor	1098	0.0044	4.8	0.0033	3.6	0.0020	2.1	#820 shopping center

Location	Use	Floor area or Units	Current PUD/TOE formula	Current Parking Required	Proposed Formula	Proposed Parking Required	ITE formula	ITE Predicted Parking	ITE Land Use
Capital	Subtotal			62.5		41.5		40.2	
	Foundation for Greater Good - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0024	1.9	#710 general office
	Eagle Taiji - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0047	3.8	#492 health/fitness club
	Vail Financial Services - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0024	1.9	#710 general office
	Evolve Spa & Boutique - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0020	1.5	#820 shopping center
	Martial Arts - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0047	3.8	#492 health/fitness club
	AVAIL Soft Tissue & Spine - 1st floor	793	0.0044	3.5	0.0033	2.6	0.0039	3.1	#630 clinic
	Eagle Ranch Work Live Lot 1	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Eagle Ranch Work Live Lot 2	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Eagle Ranch Work Live Lot 3	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Eagle Ranch Work Live Lot 4	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Eagle Ranch Work Live Lot 5	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	Eagle Ranch Work Live Lot 6	1	2	2.0	2	2.0	1.2100	1.2	#220 low rise multifamily
	MF Visitor parking			2	0	0.0	0.0000	0.0	
Gambel Street	Subtotal			34.9		27.7		23.2	
Total Existing Buildings				451.4		329.8		276.8	

Proposed Buildings									
	Village Market	15300	0.00243	37.2	0.00243	37.2	0.0029	44.8	#850 Supermarket
	1200 Capital (Building L - Hagadorn) - 1st floor	1170	0.0044	5.1	0.0033	3.9	0.0024	2.8	#710 general office
	1200 Capital (Building L - Hagadorn) - 2 Bedroom	8	2	16.0	2	16.0	1.2100	9.7	#220 low rise multifamily
	1200 Capital (Building L - Hagadorn) - studio	8	1.5	12.0	1	8.0	1.2100	9.7	#220 low rise multifamily
	MF Visitor Parking			5		0	0.0000	0.0	
Total Proposed Buildings				75.3		65.0		67.0	
Total Current + Proposed				526.7		394.9		343.7	
	Spaces December 2020	Spaces After Village Market Developed							
Total Onstreet Parking	164	164							
Total Parking Lot Parking	364	377							
Total Parking Available	528	541							
Future Parking Lot available	35	35							