

# 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**

Parking Demand Code	Land Use	Parking Ratio
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**  
 Eagle, CO  
 Estimated Parking Demand<sup>1</sup>

	Location	Tax Number	Land Use	Square Footage <sup>1</sup> or Dwelling Units	Parking Demand Code Used	Parking Demand (spaces)	Total Parking Demand (Spaces)	Existing Parking Lot Spaces <sup>3</sup>	Existing Street Parking Spaces	Total Parking Available	Difference											
Northwest Corner of Capitol & Founders	<b>Lot 1</b>																					
	<b>Commercial</b>																					
	The Boneyard-Indoor Seating Area	R063977	Restaurant	1819	RS	27	<b>72</b>	62	15	<b>77</b>	5											
	The Boneyard-Kitchen or Outdoor Floor Area	R063977	Restaurant	3086	RK	23																
	Colorado Workspace Coworking	R063978	1st Floor Commercial	1600	F	4																
Colorado Workspace Coworking	R063977	Office	5325	O	18																	
Northeast Corner of Capitol & Founders	<b>Lot 2</b>																					
	<b>Commercial</b>																					
	7 Hermits-Indoor Seating Area	R064273	Restaurant	1959	RS	29	<b>55</b>	82	21	<b>103</b>	48											
	7 Hermits-Kitchen or Outdoor Floor Area	R064273	Restaurant	2301	RK	17																
	Peridot Hair Design	R064274	1st Floor Commercial	1465	F	4																
	<b>Residential</b>																					
	Capital Street Condos Unit R-1	R064275	Residential	1	R2	2																
Capital Street Condos Unit R-2	R064276	Residential	1	R2	2																	
Residential Visitor Parking		Residential	2	V	0																	
Southeast Corner of Capitol & Founders	<b>Lot 3</b>																					
	<b>Commercial</b>																					
	Berkshire Hathway	R051756	1st Floor Commercial	1869	F	5	<b>115</b>	120	32	<b>152</b>	37											
	Capitol Theater	R051756	Theater	10517	N/A																	
	Vacant (Old Spa)	R051756	1st Floor Commercial	1010	F	2																
	Zealous School	R051757	1st Floor Commercial	2963	F	7																
	Academy Mortgage Corp & Martin Insurance Co	R051757	Office	3161	O	11																
	Vacant (Old Land Title Guarantee Company) unit #102	R066305	Office	1396	O	5																
	Common Wealth Financial Group (unit #101)	R066304	1st Floor Commercial	1016	F	2																
	Village Market		1st Floor Commercial	15300	F	37																
	1200 Capitol (Building L)		1st Floor Commercial	1170	F	3																
	<b>Residential</b>																					
	Eagle Area Apartments	R051756	Residential	5	R1	8																
	Fulford Building 201	R058449	Residential	1	R2	2																
	Fulford Building 202	R058450	Residential	1	R2	2																
	1200 Capitol (Building L) - 2 Bedroom		Residential	8	R2	16																
	1200 Capitol (Building L) - Studio		Residential	8	R1	12																
	Residential Visitor Parking		Residential	23	V	4																
	Southwest Corner of Capitol & Founders	<b>Lot 4</b>																				
		<b>Commercial</b>																				
Slifer Smith & Frampton		R054944	1st Floor Commercial	968	F	2						<b>135</b>										
Slifer Smith & Frampton		R054945	1st Floor Commercial	1242	F	3																
Land Title Company		R054946	1st Floor Commercial	1137	F	3																
Axis Sports Medicine		R054947	1st Floor Commercial	1052	F	3																
Eagle Ranch Wine & Spirits Liquor Store		R054948	1st Floor Commercial	1970	F	5																
The Assembly-Indoor Seating		R054949	Restaurant	761	RS	11																
The Assembly-Kitchen or Outdoor Floor Area		R054950	Restaurant	681	RK	5																
The Assembly-Kitchen or Outdoor Floor Area		R054949	Restaurant	450	RK	3																
The Assembly-Seating		R054950	Restaurant	614	RS	9																
West Eagle Ranch LLC & Eagle Ranch DRB (Unit #206)		R054953	Office	638	O	2																
West Eagle Ranch LLC & Eagle Ranch DRB (Unit #210)		R054954	Office	539	O	2																
West Eagle Ranch LLC & Eagle Ranch DRB (Unit #208)		R054955	Office	534	O	2																
West Eagle Ranch LLC & Eagle Ranch DRB (Unit #212)		R054956	Office	359	O	1																
Skip Tracey Investments (unit #205) (Land Title of the Rock)		R054959	Office	689	O	2																
Scott Turnipseed LLC & Eagle Ranch DRB		R054960	Office	539	O	2																
Scott Turnipseed LLC & Eagle Ranch DRB		R054961	Office	539	O	2																
Scott Turnipseed LLC & Eagle Ranch DRB		R054962	Office	587	O	2																
All Kids Dental		R063567	1st Floor Commercial	795	F	2																
All Kids Dental		R063568	1st Floor Commercial	1291	F	3																
Unit C3- Vacant		R063569	1st Floor Commercial	1434	F	3																
Eagle Family Dentistry		R063570	1st Floor Commercial	1462	F	4																
Future Talon Flats <sup>2</sup>		R063566	1st Floor Commercial	1264	F	3																
Future Talon Flats <sup>2</sup>		R063566	Office	1014	O	3																
<b>Residential</b>																						
Castle Peak Condos Unit 202		R054951	Residential	1	R1	2																
Castle Peak Condos Unit 204		R054952	Residential	1	R2	2																
Castle Peak Condos Unit 201		R054957	Residential	1	R2	2																
Castle Peak Condos Unit 203		R054958	Residential	1	R2	2																
Addison Center Condominiums R201		R063571	Residential	1	R2	2																
Addison Center Condominiums R202		R063572	Residential	1	R2	2																
Addison Center Condominiums R203		R063573	Residential	1	R2	2																
Addison Center Condominiums R204		R063574	Residential	1	R2	2																
Future Talon Flats <sup>2</sup> - 2 Bedroom		R063566	Residential	13	R2	26																
Future Talon Flats <sup>2</sup> - 1 Bedroom		R063566	Residential	7	R1	11																
Residential Visitor Parking			Residential	28	V	5																
Southwest Corner of Capitol & Founders		<b>Lot 5</b>																				
		<b>Commercial</b>																				
		Endorphin	R067578	1st Floor Commercial	4885	F	12	<b>45</b>														
		Vail Integrative Medical Group	R067579	1st Floor Commercial	857	F	2															
		Color Coffee Shop-Kitchen/Roasting	R067580	Restaurant	1497	RK	11															
		Color Coffee Shop-Seating Area	R067580	Restaurant	749	RS	11															
		Yoga Off Broadway	R067581	1st Floor Commercial	1127	F	3															
		Knapp Ranch	R067582	1st Floor Commercial	1127	F	3															
		Knapp Ranch	R067583	1st Floor Commercial	1098	F	3															
		<b>Lot 6</b>																				
<b>Commercial</b>																						
Foundation for Greater Good		R059981	1st Floor Commercial	793	F	2																
Eagle Taiji		R059982	1st Floor Commercial	793	F	2																
Vail Financial Services		R059984	1st Floor Commercial	793	F	2																
Evolve Spa & Boutique		R059985	1st Floor Commercial	793	F	2																
Martial Arts		R059987	1st Floor Commercial	793	F	2																
AVAIL Soft Tissue & Spine		R059988	1st Floor Commercial	793	F	2																
<b>Residential</b>																						
Eagle Ranch Work Live Lot 1		R059981	Residential	1	R2	2																
Eagle Ranch Work Live Lot 2		R059982	Residential	1	R2	2																
Eagle Ranch Work Live Lot 3	R059984	Residential	1	R2	2																	
Eagle Ranch Work Live Lot 4	R059985	Residential	1	R2	2																	
Eagle Ranch Work Live Lot 5	R059987	Residential	1	R2	2																	
Eagle Ranch Work Live Lot 6	R059988	Residential	1	R2	2																	
Residential Visitor Parking		Residential	6	V	1																	
<b>Subtotal Southwest Corner of Capitol &amp; Founders</b>		R059988					<b>204</b>	153	27	<b>180</b>	-24											
<b>Summary</b>	<b>Total</b>						<b>446</b>	<b>446</b>	<b>417</b>	<b>95</b>	<b>512</b>	<b>66</b>										
	Subtotal 1st Floor Commercial		52,859 sf		F	129																
	Subtotal Restaurant - Seating Area		7,185 sf		RS	108																
	Subtotal Restaurant - Kitchen		4,715 sf		RK	36																
	Subtotal Office		15,321 sf		O	51																
	Subtotal Theater		10,517 sf		T	0																
	Subtotal 1 Bedroom Residential		21 du		R1	32																
Subtotal 2 Bedroom Residential		21 du		R2	42																	
						<b>398</b>																

<sup>1</sup>Data source was current Eagle County Property Records from the Assessor. These areas did not identify hallways and stairwell areas that are sometime not included in parking calculations. Therefore, this parking requirement estimation is likely conservative.

<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 II.

<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



Kari J. McDowell, PE, PTOE  
Senior Traffic & Transportation Engineer