



WALKER
CONSULTANTS



HIGHLANDS RANCH SENIOR CENTER

Parking Planning

BUILDING ENVELOPE

CONSULTING

FORENSIC RESTORATION

PARKING DESIGN

PLANNING

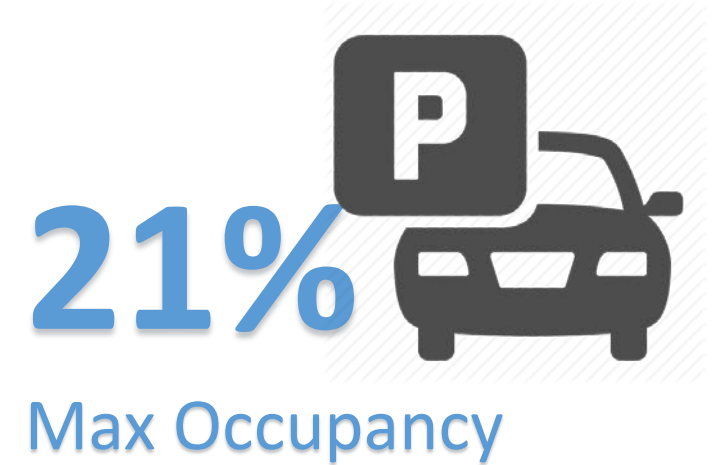


DISCUSSION TOPICS

Town Center Parking Garage Utilization	Senior Center Programing	Code Required Parking
Parking Demand Projections	Parking Geometrics	ADA and Mobility Preferred Parking

TOWN CENTER PARKING GARAGE UTILIZATION

Parking Area Description	Supply			Demand					
				Weekday Lunchtime	Weekday Afternoon	Weekday Dinnertime	Weekend Lunchtime	Weekend Afternoon	Weekend Dinnertime
	General Spaces	ADA Spaces	Total Spaces	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy
Existing Town Center Structure	317		317	68	63	51	33	37	48
RTD Park-n-Ride Lot	167	6	173	12	16	1	1	1	0
Dorchester St. On-Street Parking	39	1	40	15	13	0	0	0	1
Total (All)	523	7	530	95	92	52	34	38	49

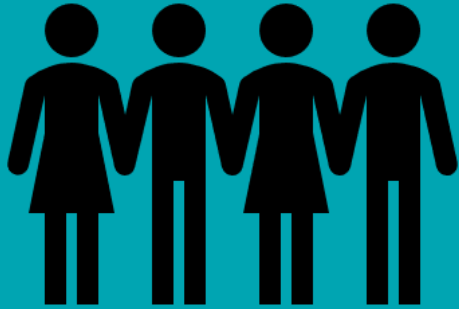


Parking Area Description	Supply			Demand					
				Weekday Lunchtime	Weekday Afternoon	Weekday Dinnertime	Weekend Lunchtime	Weekend Afternoon	Weekend Dinnertime
	General Spaces	ADA Spaces	Total Spaces	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy	Occupancy
Existing Town Center Structure	100%	0%	100%	21%	20%	16%	10%	12%	15%
RTD Park-n-Ride Lot	97%	3%	100%	7%	9%	1%	1%	1%	0%
Dorchester St. On-Street Parking	98%	3%	100%	38%	33%	0%	0%	0%	3%
Total (All)	99%	1%	100%	18%	17%	10%	6%	7%	9%



SENIOR CENTER PROGRAMING

DAILY ACTIVITIES



8 staff

5 volunteers

90 attendees

SPECIAL EVENTS



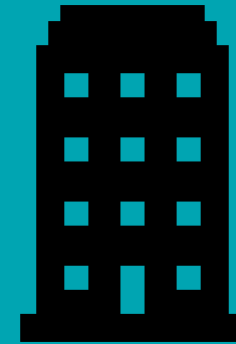
8 staff

5 volunteers

50 activity attendees

250 event attendees

DOUGLAS COUNTY OFFICE



10,000

square feet

DOUGLAS COUNTY CODE

Use	Code Requirement
Auditorium or Other Similar Space of Public Assembly	1 space per 150 square feet of floor area
Recreational Uses	.5 spaces per person based on occupancy, plus 1 space per spectator seat
Office Uses	1 space per 300 square feet of floor area, plus 1 space for each company-related vehicle

Building Space	Square Feet of Floor Area
Senior Center	22,000
Office Space	10,000
Total	32,000

Building Space	Parking Spaces Required per Code	Comments
Recreational/Exercise Space (Daily Activity)	52	Assuming max occupancy of 103 during day-today activities
Event Space	110	Assuming space falls under auditorium/public assembly use type. 3/4 of space is assumed to be associated with auditorium during special events.
Office Space	34	Assuming no company vehicles
Total Parking Required	196	



200

Parking Spaces
Required

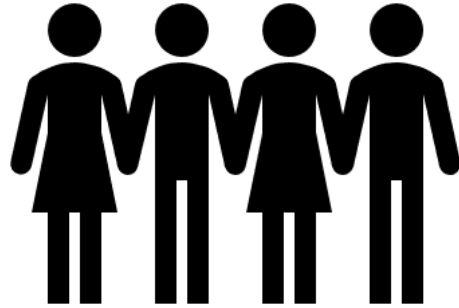
PARKING DEMAND PROJECTIONS



Mode Split

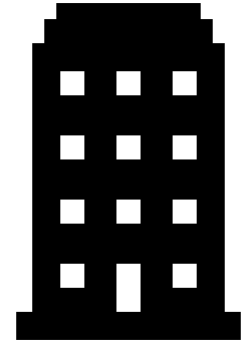
- Daily Activities: 1
- Special Events: .57

103



Parking Spaces for
Daily Activities

38



Parking Spaces for
Douglas County

206



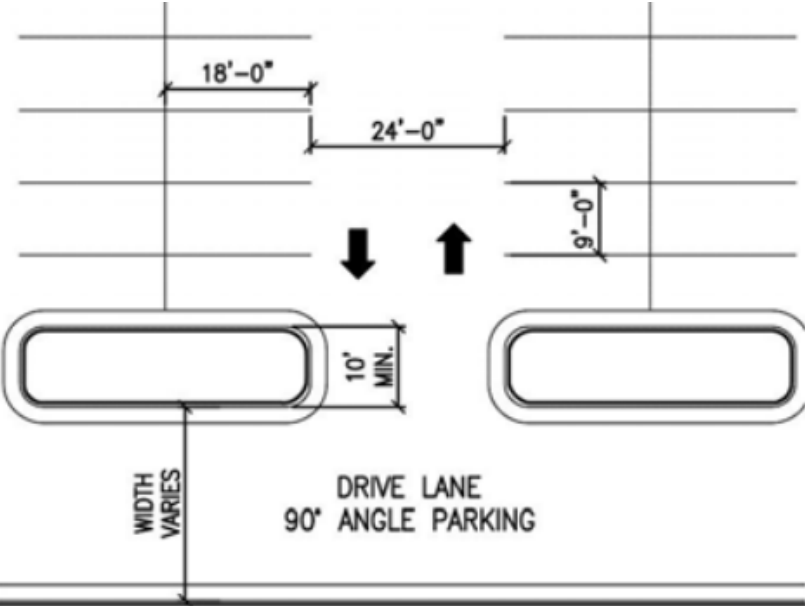
Parking Spaces for
Special Events

244

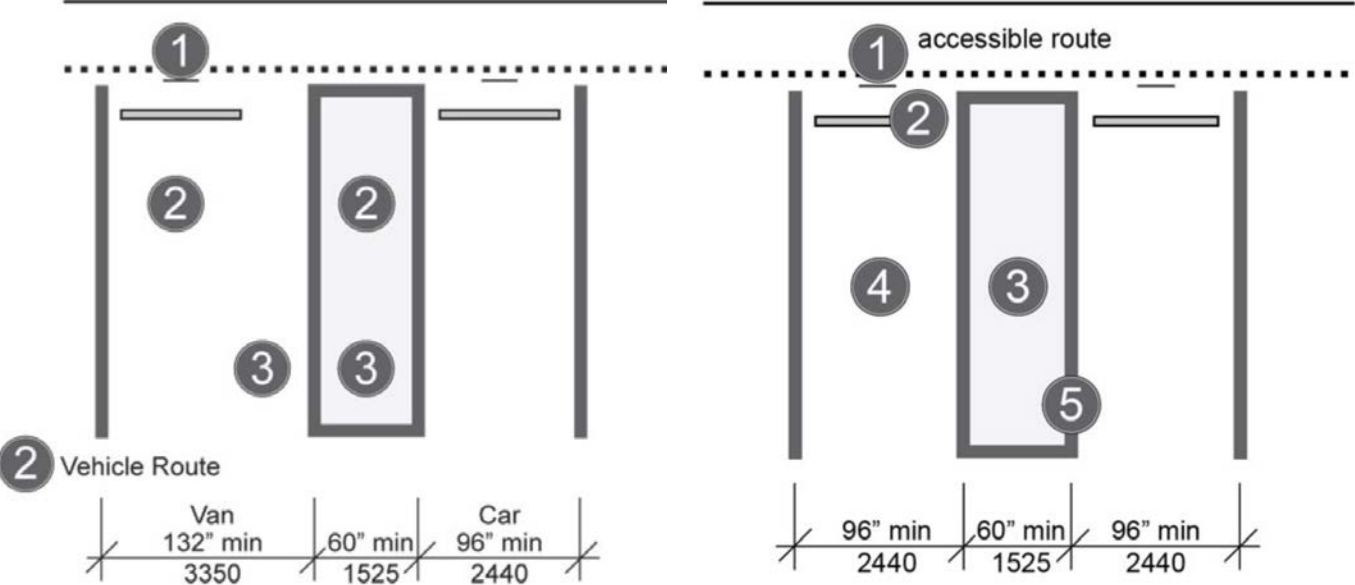


Parking Spaces Needed
to Support Project

PARKING GEOMETRICS



Douglas County Parking Stall Size



ADA Parking Stall Sizes

ADA PARKING

Minimum Number of Accessible Parking Spaces

2010 Standards (208.2)

Total Number of Parking Spaces Provided in Parking Facility (per facility)	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Minimum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
500 to 1000	2% of total parking provided in each lot or structure	1/6 of Column A*
1001 and over	20 plus 1 for each 100 over 1000	1/6 of Column A*

*one out of every 6 accessible spaces

9



ADA Parking Spaces Required

18

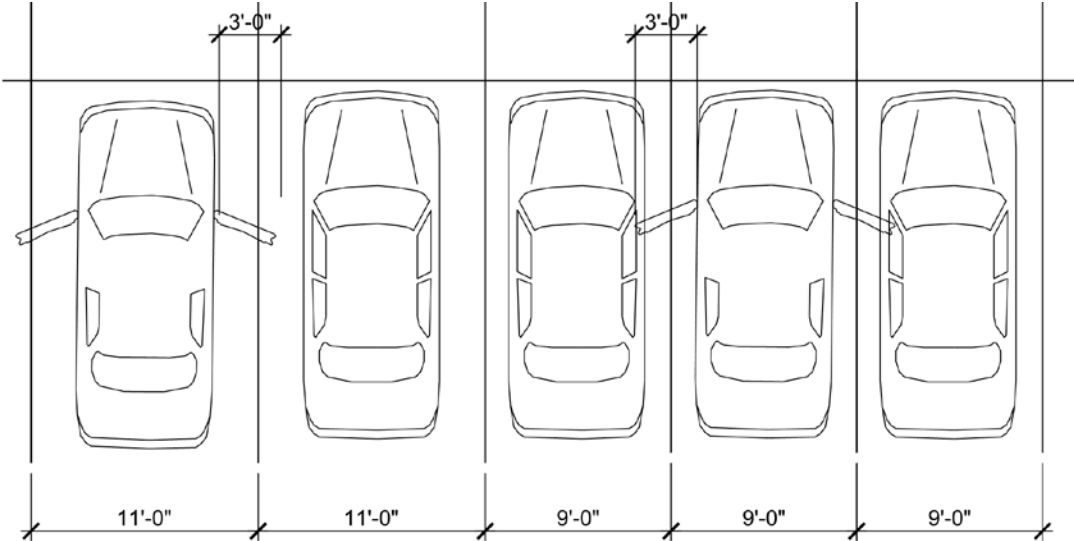


ADA Parking Spaces Recommended

PARKING ALTERNATIVES



Mobility Preferred Spaces



Wider Stalls



Porte-Cochere for Large Drop Off

QUESTIONS & DISCUSSION