

MEMORANDUM



COPY

Date: May 9, 2003

*To: Bob Blanchard, Community Development
Rick Beaty, Fire Department*

From: Sandi Nimon, Sr. Administrative Assistant

Sandi Nimon

*Subj: DE14-03 Exception from Minimum Parking Module
Width in Proposed Garage*

*Please make your comments on the above design
exception no later than Tuesday, May 13, 2003. I
would appreciate it!*

Sn



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

May 30, 2003

Mr. Mark Austin
RG Consulting Engineers, Inc.
336 Main Street, STE 203
Grand Junction, CO 81501

RE: TEDS Exception No. 14-03, from Minimum Parking Module Width in Proposed Garage
at 722 Belford Avenue

Dear Mark;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.
City Engineer

C: Rick Dorris, Development Engineer (256-4034)
Pat Cecil, Development Services Supervisor



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE14-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer

From: Mike McDill, City Engineer

Date: May 8, 2003

RE: Exception from Minimum Parking Module Width in Proposed Garage

DESCRIPTION OF THE SITUATION

Applicant is planning to construct an office building with an underground parking garage. Their parking design consultant recommends a 60-foot wide module (two 18.5-foot stalls and a 23-foot aisle). The documentation provided last year by St. Mary's included two national standards that would allow this configuration and twenty-six examples of other facilities that used this, or a tighter, width.

The applicant requests an exception to the table at the end of Section 4.3.2.1, *Parking Stall and Aisle Design*, which indicates that 9-foot stalls at 90 degrees, requires a 25-foot aisle and 18.5 feet of stall depth.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

The tighter configuration might result in more minor accidents between vehicles backing out of stalls and those driving down the aisle. There may also be more accidents involving vehicles hitting adjacent parked cars because the drivers could not negotiate the limited maneuvering area. Industry standards do not seem greatly concerned with this issue. I would have to say that there is not recognized compromise of safety in this proposal.

2. Have other alternatives been considered that would meet the standard?

We approved a similar exception for St. Mary's Hospital last year based on a substantial amount of justification. Applicant also points out that the parking beneath Two Rivers Convention Center is even tighter than this proposal.

3. Has the proposed design been used in other areas?

Several other facilities were presented as justification of St. Mary's proposal.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

We may want to consider adding different standards to TEDS for parking structures.

Staff Recommendation

I recommend approval of the necessary Design Exceptions to Section 4.3.2.1 to allow the proposed narrower parking modules for this parking garage.

Recommended by: Michael J. McCall

Approved as Requested: X

Denied: _____

Tom Noon

Gene Bente

Kaplan M. Portman



rg consulting engineers, inc.

denver • durango • grand junction • trinidad

RECEIVED

APR 25 2003

COMMUNITY DEVELOPMENT
DEPT.

April 25, 2003

Mr. Rick Dorris
City of Grand Junction Community Development
250 North 5th Street
Grand Junction, CO 81501

**Re: Request For TEDS Exemption for Parking Garage Parking Stall Dimensions
722 Belford Avenue**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from City of Grand Junction's Transportation Engineering Design Standards (TEDS) Section 4.3.2.1. This section specifies minimum parking stall and isle dimensions.

An exemption from this requirement is being requested for a new underground parking garage that is proposed to be constructed under a new office building proposed at 722 Belford Avenue. Our project proposes to provide 8.5-ft wide by 18.5ft deep parking spaces with a 23-ft isle width, which are industry standard layout dimensions for a majority of enclosed or underground parking structures. The TEDS minimum requirements are 8.5-ft wide by 18.5-ft long with a 28-ft isle width. The City of Grand Junction's Two Rivers Plaza enclosed parking area has 18-ft parking stall depths and a 19-ft isle width. These narrower dimensions are needed to minimize structural span requirements for these facilities.

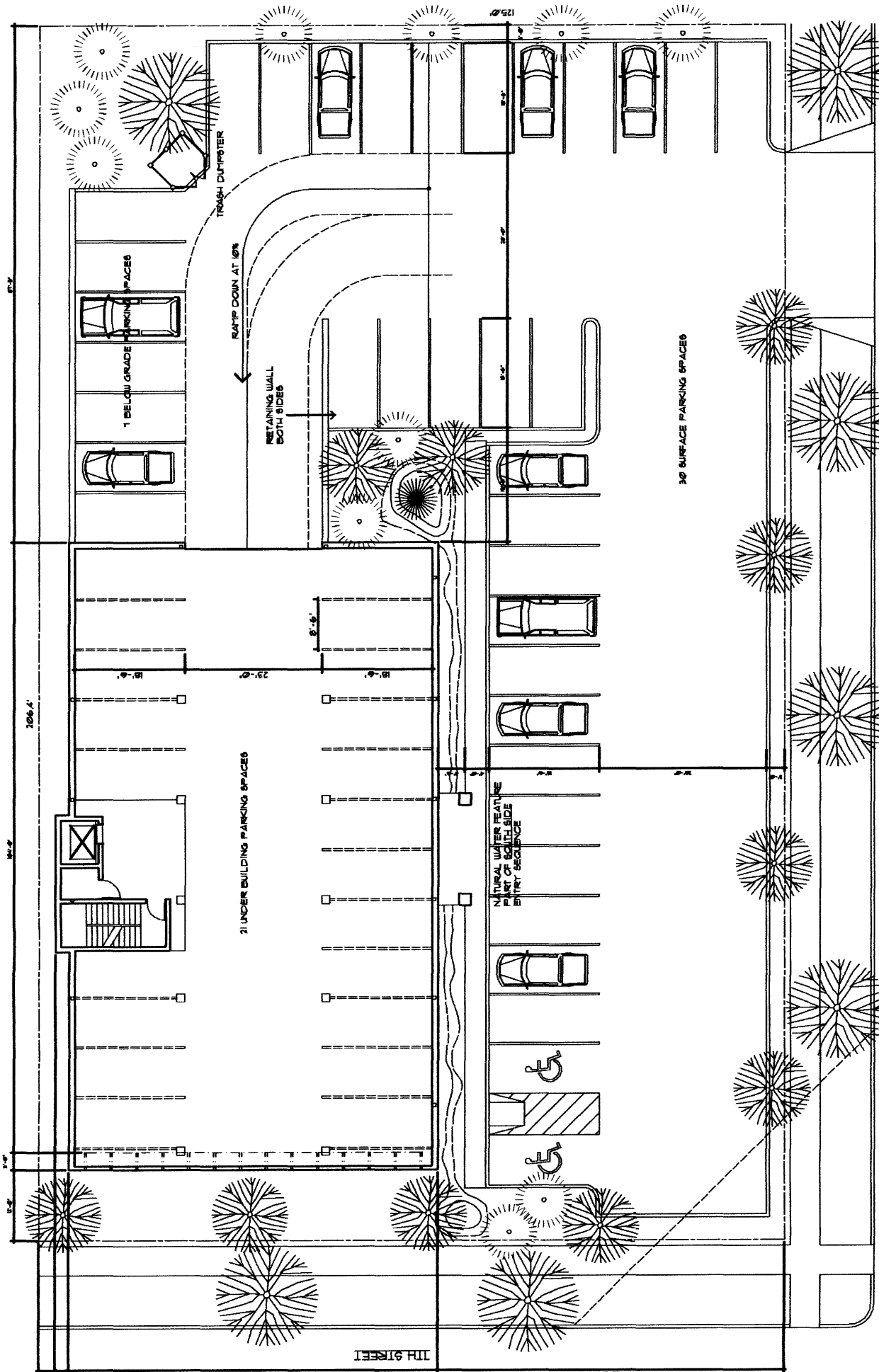
Alternatives to this request would be to comply with the minimum dimensions specified in TEDS. This option is not a cost effective solution for this site because it significantly increases the overall building cost because of the increased size of the structural components. Increasing the parking dimensions to the TEDS minimum increase causes the building footprint to increase by 520 square feet per floor, or 1,560-square feet overall. This adds an additional 5 parking space requirements to the site, which it cannot accommodate.

I have included an exhibit that depicts the parking garage layout requested by this exemption. If you have any additional question or concerns, please give me a call at 242-7540.

Sincerely,
RG Consulting Engineers, Inc.

Mark Austin, P.E.
Project Manager

Attachments: As Stated.



BUILDING DATA:
 BUILDING LEVEL - 6,687 SQ. FT.
 FIRST FLOOR OFFICE - 5,971 SQ. FT.
 SECOND FLOOR OFFICE - 7,659 SQ. FT.
 THIRD FLOOR OFFICE - 5,840 SQ. FT.
 TOTAL GROSS AREA - 11,256 SQ. FT.

30 TOTAL PARKING SPACES - 17,400 SQ. FT.

BELFORD AVENUE

PROPOSED SITE DEVELOPMENT PLAN

FIDELITY MORTGAGE OFFICE BUILDING

MARCH 10, 2003

NORTH

BUILDING VIEW FROM NORTHBOUND 11TH STREET IS ACROSS PARK-LIKE LANDSCAPING

1/8" = 1'-0"

From: Rick Beaty
To: Mike McDill
Date: 5/28/03 3:56PM
Subject: TEDS Exceptions

Mike:

I concur with your recommendations on #14 and #17.

Rickb

From: Kathy Portner
To: Beaty, Rick; McDill, Mike; Relph, Mark
Date: 5/29/03 12:04PM
Subject: TEDS exceptions

At Mike's request I reviewed two additional TEDS exceptions. Mike thought Bob had reviewed them, but he could not find Bob's recommendation.

1. DE14-03--I agree with the recommendation to approve the exception for parking lot dimensions for the proposed parking garage. It makes sense to maximize the use of an infill site. We should pursue the modification to TEDS as recommended by Public Works.
2. DE17-03--There is an e-mail from Bob attached to this request indicating his inclination for denial. I agree with that recommendation based on the fact that the developer could meet the standard on-site, even if that means decreasing the size of some lots, or even losing some lots until such time the road goes through.

CC: Blanchard, Bob; Nimon, Sandi

From: Rick Beaty
To: Mike McDill
Date: 5/28/03 3:56PM
Subject: TEDS Exceptions

Mike:

I concur with your recommendations on #14 and #17.

Rickb