



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

COPY

October 7, 2003

Mr. Kent Shaffer, P.E.
Rolland Engineering
405 Ridges Blvd., STE A
Grand junction, CO 81503

RE: TEDS Exception No. 42-03, Minimum Parking Module Width at 550 White Avenue

Dear Kent;

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

\\DE#42-03 550White10-07



City of Grand Junction
Department of Public Works and Utilities
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250 North Fifth Street
Grand Junction, CO 81501-2668
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DESIGN EXCEPTION #DE42-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Rick Dorris, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: September 26, 2003

RE: Exception from Minimum Parking Module Width in Proposed Garage at 550
White Avenue (City/County Garage)

DESCRIPTION OF THE SITUATION

Applicant is planning to construct a two hundred space parking garage at this location. Their parking design consultant recommends a 59'- 8" wide main module (two 18-foot stalls, 9-foot wide, and a 23' - 8" aisle). The side modules are proposed to be 18-foot stalls, 9-foot wide, on one side of 19-foot aisles. 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 no recognized compromise of safety in this proposal.

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

The applicant indicates that no other options are available to fit the required number of spaces within the foot print provided.

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

We approved a similar exception for St. Mary's Hospital last year based on a substantial amount of justification. We also approved similar parking at 722 Belford this year. Parking beneath Two Rivers Convention Center is also similar to this proposal.

4. Will the exception require CDOT or FHWA coordination?

No.

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

This would be a one-time exception.

Staff Recommendation

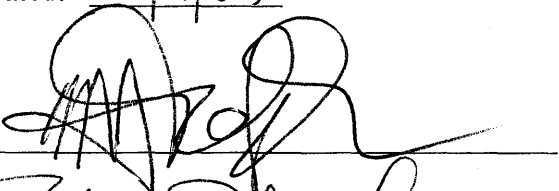
I recommend approval of the necessary Design Exceptions to Section 4.3.2.1 to allow the proposed narrower parking modules for this parking garage.

Recommended by: 

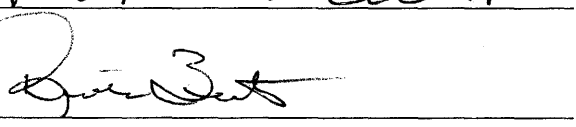
Approved as Requested:

Denied:

Dated: 10/7/03



Robert Blawie



MEMORANDUM



Date: October 1, 2003

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

From: Sandi Nimon, Sr. Administrative Assistant

Sandi

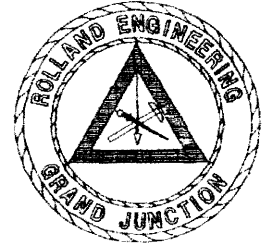
*Subj: DE42-03 Exception from Minimum Parking Module
Width in Proposed Garage at 550 White Avenue
(City/County Garage).*

*Please make your comments on the above design
exception no later than Tuesday, October 7, 2003.
I would appreciate it!*

Sn

ROLLAND ENGINEERING

405 RIDGES BOULEVARD, SUITE A
GRAND JUNCTION, COLORADO 81503
Phone: (970) 243-8300 • Fax (970) 241-1273
E-Mail: rolleng@attbi.com



September 18, 2003

City of Grand Junction
City Engineer
Mr. Michael G. McDill, P.E.
250 N. 5th Street
Grand Junction, CO 81501

RE: Mesa County Parking Structure, 550 White Ave. TEDS Exception #1

Dear Mike,

This letter is presented as a formal request for a design exception to the City of Grand Junction **TEDS manual, section 4.3.2.1** for the above referenced project and as allowed for in Chapter 14 of said manual.

During recent design review meetings on the Parking Structure project with City staff, an issue was identified concerning the dimensional size of the parking stalls and drive aisles in the structure not meeting the City's requirements.

The City's parking standards were probably developed for surface parking design and may not allow for the special constraints that parking structures pose.

The lengths and widths of the stalls in this proposed structure area based on efficiency design standards developed by the Parking Structure design and construction industry. Dimensions of standard precast concrete units are a factor that impact the size of the stalls and drive aisles. The adequacy of these standards has been confirmed by actual use in parking structures for many years in existing structures in numerous other cities.

The parking structure consultant has developed a design using industry standard guidelines for stalls and drive aisles while making optimum use of the available lot area. Using a LOS (level of service) design approach the parking structure consultant is anticipating an internal LOS rating of not less than "C" for this project. A lower LOS rating of "D" is often acceptable based on this type of use.

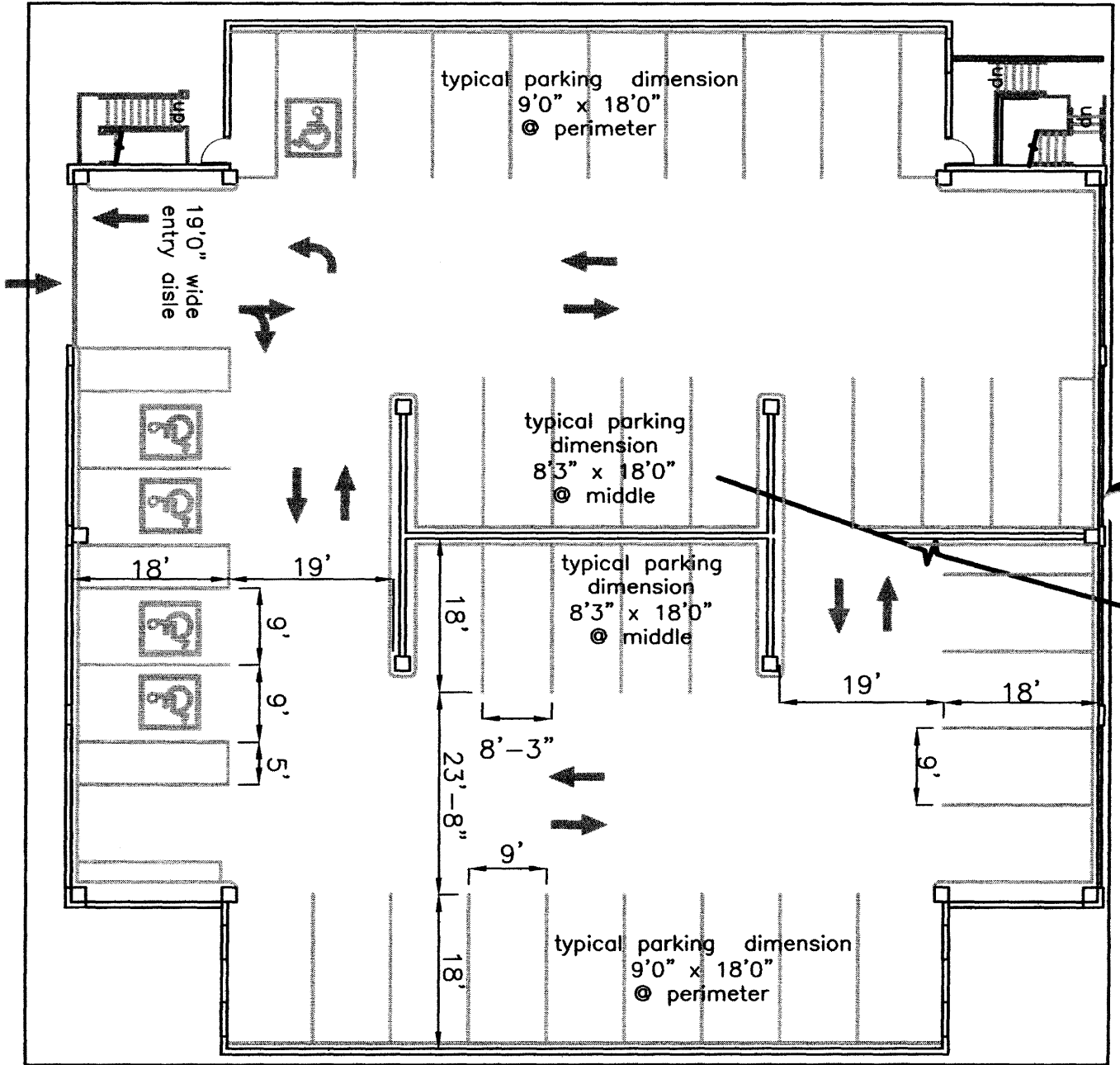
No other alternatives were investigated. We would like this design exception be considered for the reasons stated above.

Sincerely,
ROLLAND Engineering



Kent Shaffer, P.E.

MESA COUNTY PARKING STRUCTURE
GROUND LEVEL



From: Bob Blanchard
To: Mark Relph; Rick Beaty
Date: 10/2/03 4:42PM
Subject: TEDS Exceptions

DE38-03 - 705 Horizon Drive

I support Mike's recommendation for approval

DE40-03 - 2868 North Avenue

I agree with Mike's recommendation of denial

DE41-03 - 550 While Avenue

I support the recommendation to approve the exception request

DE42-03 - 550 While Avenue

I agree with Mike's recommendation to approve the request

CC: Mike McDill; Sandi Nimon

From: Rick Beaty
To: Bob Blanchard; Mark Relph
Date: 10/3/03 10:29AM
Subject: Re: TEDS Exceptions

I also concur with Mikes recommendations on TEDS exceptions

DE38-03 - 705 Horizon Drive -- Approval
DE40-03 - 2868 North Avenue -- Denial
DE41-03 - 550 While Avenue -- Approval
DE42-03 - 550 While Avenue -- Approval

Rick Beaty

>>> Bob Blanchard 10/02/03 04:42PM >>>

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CC: Mike McDill; Sandi Nimon