

COPY

## DESIGN EXCEPTION #DE 32-06

To: Mark Relph, Director of Public Works & Utilities  
Sheryl Trent, Acting Director of Community Development  
Jim Bright, Acting Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Mike Curtis, Project Engineer

Date: September 26, 2006

RE: Rood Ave. Parking Structure – Maximum Grade

### DESCRIPTION OF THE SITUATION

Mike Curtis, the Project Engineer for the Rood Avenue Parking Structure is requesting an exemption to the TEDS Manual related to the maximum grade permitted in a parking lot. TEDS lists the maximum grade permitted in parking lots of 8%, and I am requesting a grade of 10%, that is limited to the center entrance/exit ramp at each level of the parking structure. This access is only for vehicular access and not pedestrians

#### Site Description:

The City requested that the vehicle clearance at each level be a minimum of 8 foot 4 inches. Originally only the first level met this requirement. In addition the City selected the design layout that moved the access ramps from the ends of the structure to the center. These two design constraints increased the grade to 10%.

As discussed under alternatives considered, the parking structure has been designed with access ramps to each level at the middle of the structure and with an 8 foot 4 inch minimum vehicle clearance at each level. The entrance/exit ramp at each level of the parking structure will be at a grade of 10%.

### EXCEPTION CONSIDERATIONS

#### 1. Will the exception compromise safety?

This exception will not impact safety. The parking structure except for the top level is covered and ice and snow will not be encountered. The 10% grade is only for vehicular access.

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

Other alternatives have been considered but the vehicular clearance minimum would not be met and the desired parking layout would not be achieved.

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

The owners of Lot 6 in Meadowlark Gardens Development located at Hwy 340 and the Redlands Parkway requested and were granted an exemption for the maximum grade of 8%. Their access between two parking lots was at a 12% grade.

**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**

Staff recommends approval of this exception as requested.

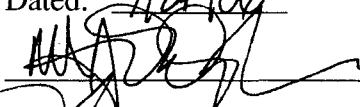
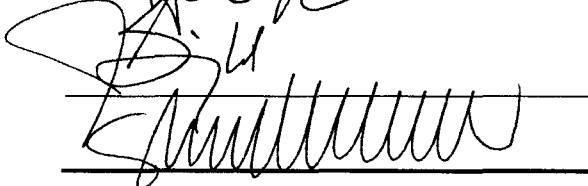
Recommended by: \_\_\_\_\_

Approved as Requested:

Approved as Modified:

Denied

Dated: 9/22/09

  
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VE#32-06 Rood Ave. Parking Structure Parking Maximum Grade