

Town of Dillon

EDAC – DBA Joint Parking Committee Recommendations

Submitted by the Joint Parking Committee: Elena Scott, Bill Falcone, Eddie O'Brien,
Dennis Krueger

Updated September 9, 2013

The Joint Parking Committee was asked to study existing parking code requirements and fees to develop a recommendation to spur investment in the Town core while ensuring that adequate parking supplies will be available for residents, employees and patrons.

Prior to developing this recommendation, the Committee studied the existing code requirements, inventoried existing parking spaces (on and off-street), inventoried existing square footage in the Town core and studied other municipalities' parking codes and fees.

There are several scenarios that the Committee considered with this recommendation:

- Existing Condition
- Redevelopment/ infill – Fair Market Value Purchase of Land
- Redevelopment /infill – Land Donation by the Town

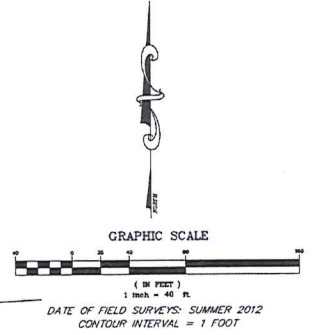
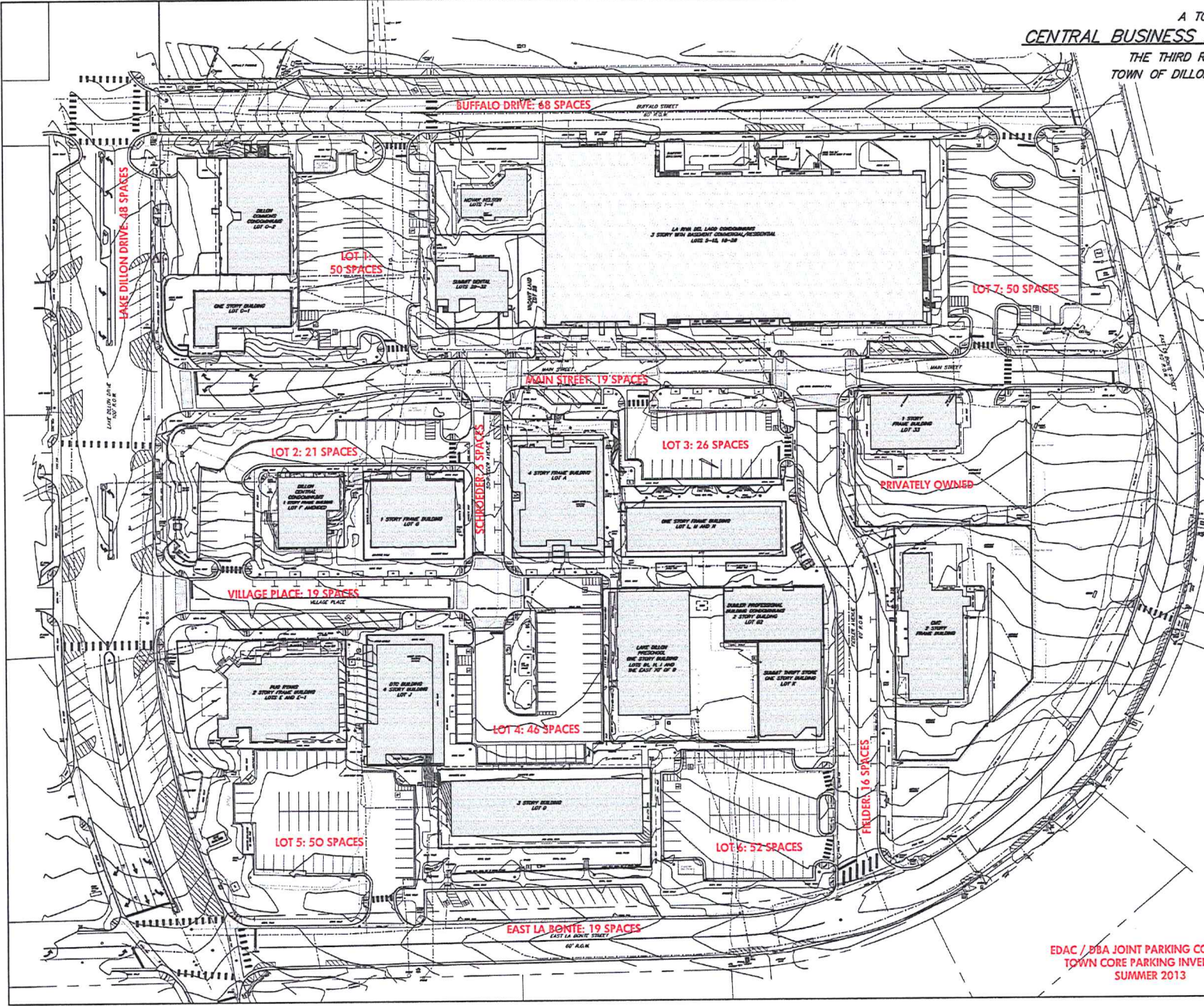
Findings and Recommendations:

1. The existing parking code requirements for the Town core should be revised. The town's unique position as primary landowner of off-street and on-street is not reflected in the current code. Furthermore, the quantity of existing spaces exceeds the current code requirements. The Committee recommends:
 - No new parking requirement for non-residential uses only. Residential development will be required to meet parking code.
 - Residential parking code requirements changed to 1 space/unit for up to 2 bedrooms; 2 spaces/unit for 3 bedrooms or more.
 - Eliminate the \$35,000 per deficient space fee.
2. When redevelopment of an existing building occurs, a credit for the existing square footage will be applied to the parking requirements per existing uses.
 - For example, if a 19,000 square foot building is being scraped and redeveloped, the first 19,000 square feet will have no requirement. Additional square footage will follow proposed new parking code requirements.
 - No public parking spaces will be designated to any particular business or residential unit. This, and market forces, will push developers to provide designated parking spaces for their residential component.

3. If a developer pays fair market value for a Town-owned parking lot (marketable land):
 - No replacement of parking will be required. The revenue generated by the sale of the land should be held in the DURA account and appropriated for parking improvements in the Town Core.
 - New development on the lot will follow proposed new parking code requirements.
 - Development must meet parking code requirements or apply for a variance per the town's existing process as outlined in the code.

4. If land is donated by the Town:
 - Development must replace the public benefit
 - Provide parking for any new proposed development per proposed new parking code requirements

A TOPOGRAPHIC MAP OF
CENTRAL BUSINESS DISTRICT NEW TOWN OF DILLON
 THE THIRD RESUBDIVISION OF BLOCK "A"
 TOWN OF DILLON, SUMMIT COUNTY, COLORADO
 COVER SHEET



- LEGEND**
- ⊗ SEWER MANHOLE
 - MANHOLE (OTHER)
 - WATER VALVE
 - CURB STOP
 - ⋄ FIRE HYDRANT
 - UTILITY PEDESTAL
 - ELECTRICAL OUTLET
 - LIGHT POLE
 - ⊞ TRANSFORMER
 - ⊞ STORM SEWER INLETS
 - SIGNS
 - FLOWLINE OF PAV
 - SANITARY SEWER LINES
 - WATER LINES
 - UNDERGROUND GAS LINES
 - UNDERGROUND ELECTRIC LINES
 - UNDERGROUND TV LINES
 - UNDERGROUND PHONE LINES
 - UNDERGROUND FIBER OPTIC LINES
- NOTE: ALL UNDERGROUND LOCATES BY STREWS.



Drawn RRL/DGS	Dwg. COVER SHEET-TP	Project 20817
Checked RRL	Date 01/10/13	Sheet 1 of 1
R-A-N-C-E-W-E-S-T		
ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6291		

**EDAC / BBA JOINT PARKING COMMITTEE
 TOWN CORE PARKING INVENTORY
 SUMMER 2013**

C:\PROJECTS\13-1100-0001\13-1100-0001-TP-004_V17/2013_11-16-13_P1V_001

TOWN OF DILLON

EDAC - PARKING COMMITTEE

PARKING INVENTORY (BASED ON SURVEY PROVIDED BY TOWN ENGINEER / RANGE WEST)

5.27.13

LOCATION	# SPACES	# HC DESIGNATED	TOTAL	TYPE
LAKE DILLON DRIVE (FROM BUFFALO TO LA BONTE)	48	0	48	ANGLED
BUFFALO STREET (FROM LAKE DILLON TO LA BONTE)	67	1	68	ANGLED / PARALLEL
MAIN STREET (FROM LAKE DILLON TO LA BONTE)	17	2	19	ANGLED / PARALLEL
VILLAGE PLACE	18	1	19	ANGLED / PARALLEL
EAST LA BONTE (ONLY COUNTED ANGLED SPACES)	17	2	19	ANGLED
SCHROEDER AVE	5	0	5	PARALLEL
FIELDER AVE	16	0	16	PARALLEL
TOTAL ON STREET PARKING	188	6	194	
LOCATION	# SPACES	# HC DESIGNATED	TOTAL	TYPE
LOT 1 (BETWEEN BUFFALO AND MAIN)	46	4	50	HEAD IN
LOT 2 (L-SHAPE LOT BETWEEN SHRODER AND VILLAGE)	21	0	21	HEAD IN / PARALLEL
LOT 3 (MAIN AND FIELDER)	25	1	26	HEAD IN
LOT 4 (END OF VILLAGE PLACE)	43	3	46	HEAD IN
LOT 5 (SOUTH OF PUGS ACCESS FROM LABONTE)	49	1	50	HEAD IN
LOT 6 (FIRC, LDP ACCESS FROM FIELDER)	50	2	52	HEAD IN
LOT 7 (EAST SIDE LA RIVA)	48	2	50	HEAD IN
TOTAL OFF STREET PARKING	282	13	295	
TOTAL ALL SPACES			489	

NOT INCLUDED: spaces at NWBDC / CMC, dillon commons condominiums, all town parking on Lodgepole and at Marina Park areas, Town Hall, Tenderfoot
 Seems like some parallel spaces on La Bonte are not shown on the survey