




**PLANNING & DEVELOPMENT MEMORANDUM
#23-2024**

DATE: May 13, 2024

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 
Jason Loveland, Deputy City Manager 

FROM: Brook Svoboda, Director of Planning & Development 

SUBJECT: Civic Campus Parking Study

PURPOSE

To provide City Council with information regarding parking at the Civic Campus.

BACKGROUND

The City Council has received feedback about parking concerns for the Northglenn Recreation Center, Senior Center, and Theatre. In April, attendees of the Senior Center submitted their concerns for parking arrangements and entrance/exit lanes on the property. A concern voiced by many has been a lack of available proximal parking during multiple simultaneous programmed events. In response, the City retained MIG Consulting to conduct a parking demand analysis for the Civic Campus to develop recommendations addressing these concerns. The study evaluated current and projected demand based on programming models (level of service operations). Below are some key highlights of the study:

Existing Parking Exceeds Required Parking for the Facility

The parking standards adopted by the City recommend 145 parking spaces; there are currently 168.¹ The standards are based on use by square footage. In total, there are 403 spaces available at the Civic Campus.

Recalibrated Parking Formula for Determining Parking Demand

The study was tasked with evaluating current and future programming. Since the current on-site parking program exceeds the required amount of parking, staff directed MIG to utilize a different metric for determining parking demand. Instead of parking based on uses per square footage, the study focused on the number of users of the facilities' programming.

For determining parking demand, the study applied a multiplier of 1.5 people per vehicle based on the number of users identified. This methodology is non-traditional and is not widely recognized for evaluating parking demand. This reflects an "outside the box" approach to analyzing the parking challenges. The detailed findings can be found in the appendix of MIG's report.

Current / Short-Term Programming:

The study did three point-in-time evaluations showing adequate parking for current facility programming. However, user expectations indicate the distance to the existing parking is undesirable, and closer proximal parking would address these concerns.

¹ This count does not include 12 spaces in front of the new City Hall. When added, the total number is 180.

A key recommendation of the study is the removal of the future residential programming contemplated at the current City Hall site. This would allow for up to 219 additional parking spaces near the facility. In addition, the new City Hall will provide an extra 86 spaces that can serve the facility during peak hours of programming, when the current City Hall is closed. These two parking fields may add over 300 proximal parking spaces to the facility, bringing the total number of parking spaces south of Festival Lawn to 489. This is a net increase of 120%. This increased parking availability near the facility may lead to increases in programming.

Long-Term Facility Programming, Festival Lawn and E.B. Rains, Jr. Memorial Park

The facility's long-term programming model suggests the 489 proximal parking spaces contemplated may not meet future demand. The following strategies are presented as possible measures to accommodate additional demand:

1. Utilization of the Regional Transportation District's Wagon Road Park-n-Ride
2. Paid parking
3. Time-limited parking
4. Further programming concurrency adjustments

The study evaluated leaving the current 180-spot surface parking field north of Memorial Parkway as well as constructing an additional 330 spaces on the old rec center site. Under this scenario, there would be adequate parking to meet the proposed future programming demand for the facility. This scenario is not being recommended for the following reasons:

- The current 180-space parking field has been identified as being too far from the facility.
- The point-in-time study suggests that the north parking field is currently underutilized.
- The modeling used to generate these parking demands is not an established methodology, but rather a methodology based on projected number of people during peak times.
- This scenario would require Council revisiting its 2022 vision for the north half of the campus.
- Brownfields Grant application – status of grant award unknown at this time.

In addition to evaluating the programming demand of the facility, the study also evaluated the projected demand for special events on the Civic Campus and community use at E.B. Rains, Jr. Memorial Park. The study found that under all proposed scenarios, the Civic Campus site cannot accommodate the parking demand for these uses.

BUDGET/TIME IMPLICATIONS

The old City Hall is scheduled for demolition in the fourth quarter of 2024. Possible construction of the new surface parking lot could begin in the second quarter of 2025 and be completed by the third quarter of 2025.

The installation of a surface parking lot at the old City Hall site is estimated to be between \$1.2 million and \$1.4 million. This is currently not a budgeted capital improvement project and would be considered as part of the 2025 Budget process.

STAFF RECOMMENDATION

Staff is recommending the following for Council consideration:

- Forego future residential development south of Memorial Parkway
- Utilize the old City Hall site exclusively for surface parking.
- Schedule a discussion about the future use of the site north of Memorial Parkway.

STAFF REFERENCE

If Council Members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

ATTACHMENTS

1. MIG Study
2. MIG Presentation

NORTHGLENN CIVIC CENTER PARKING STUDY

The purpose of the Northglenn Civic Center Parking Study is to address concerns about parking availability and site capacity going forward, considering anticipated demand and potential development scenarios. This document provides a high-level overview of the issues and solutions – both interim and long-term. The full study is provided as an Appendix (A).

Current Conditions & Key Issues

At the time of data collection, there were 403 parking spaces across five different parking areas within Northglenn’s Civic Center. These parking areas include a combination of defined off-street surface lots and on-street angled or head-in parking. There are currently 22 designated handicapped spaces dispersed across the five areas.

Table 1: Civic Center Parking Inventory

Parking Area	Number of Spaces	Total Number of Spaces
1. Old Recreation Center Lot	Unreserved spaces: 174	181
	Handicapped spaces: 7	
2. Memorial Parkway Street Parking	Unreserved spaces: 32	36
	Handicapped spaces: 4	
3. City Hall Lot A	Unreserved spaces: 26	28
	Handicapped spaces: 2	
4. City Hall Lot B	Unreserved spaces: 24	26
	Handicapped spaces: 2	
5. New Theater Lot & Street Parking	Unreserved spaces: 125	132
	Handicapped spaces: 7	
Total	Unreserved spaces: 381	403
	Handicapped spaces: 22	

With the development of a new Recreation Center and Theater, the City has heard from many residents and users that the current parking supply is inadequate to meet demand. To assess these concerns, the City and consultant team conducted a sample analysis to understand real-time parking utilization and capacity at three different days and times that represent high-traffic circumstances¹. This analysis showed that there is not a current issue of parking capacity at Civic Center. The average utilization² across the three samples was 63%.

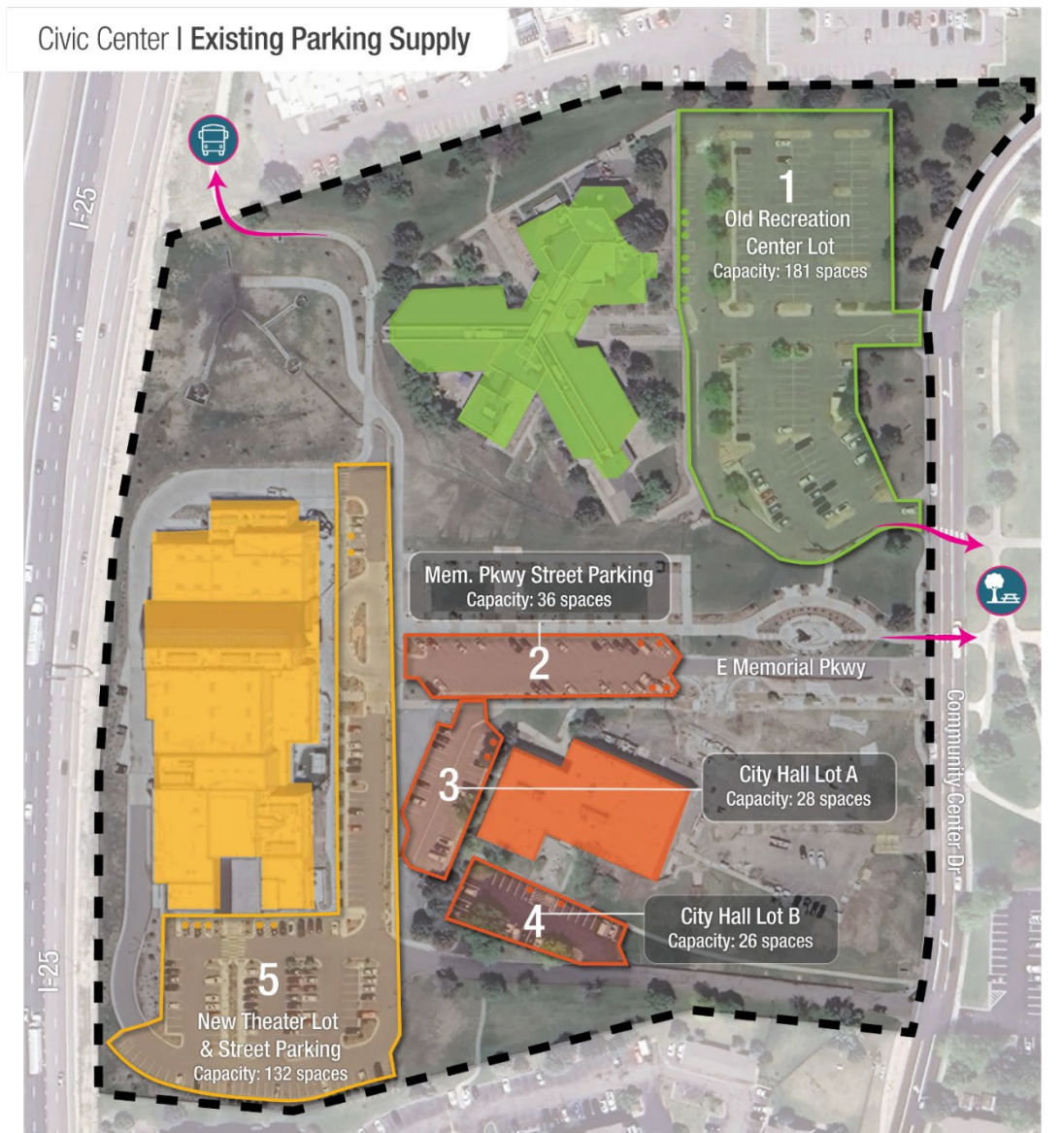
However, this analysis did show that the spaces closest to the Community Center and City Hall fill up most quickly, while farther parking areas, such as the one next to the old Recreation

¹ While this method helped in understanding typical demand and utilization, it does not account for special events or instances where concurrent Recreation Center and Theater programming activities are greater than usual.

² Non-reserved spaces. The average utilization for handicap spaces was 40%.

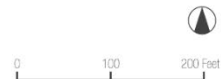
Center, remain relatively empty. The fact that parking closest to the Recreation Center and Theater is in high demand may contribute to the perception that parking is insufficient or can be challenging.

In addition, the City's Recreation Department has plans to increase programming over time, which contributes to the City's interest in considering potential parking solutions and alternatives.



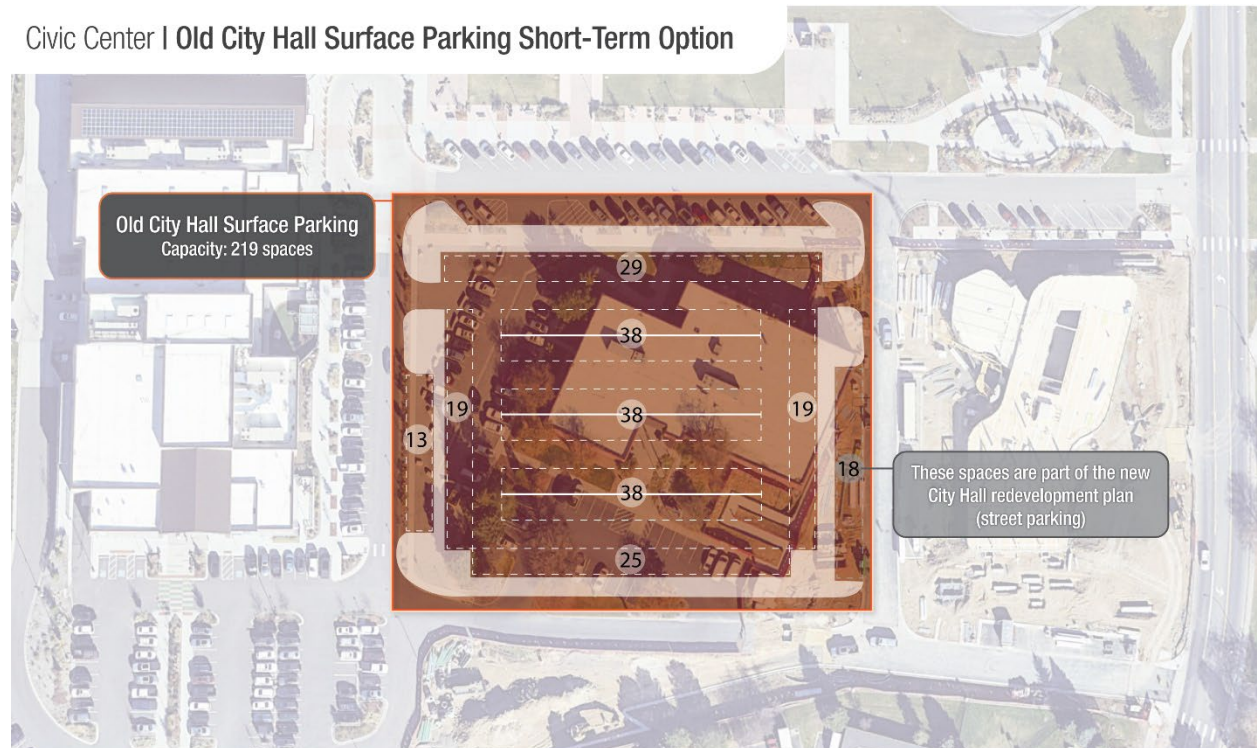
Legend

- Northglenn Civic Center (Study Area Boundary)
- Handicap Parking Spaces
- City Hall
- City Hall Adjacent Parking Areas
- Old Recreation Center
- Old Recreation Center Parking Lot
- Community Center
- Community Center Adjacent Parking Area
- Wagon Rd RTD Park n Ride
- E.B. Rains Jr. Memorial Park
- Pedestrian Connection to Adjacent Public Uses & Parking Areas



Interim Solutions

To provide additional parking within close proximity of the Recreation Center and Theater (as well as the new City Hall), the City should consider dedicating the old City Hall site entirely to parking. This could add approximately 219 spaces of surface parking. In addition, the sloped terrain at this site makes it a good candidate for a two-story decked parking structure. This could add approximately 400 spaces total. However, such a structure may cost upwards of \$8.5 million or more.³



³ Cost estimate determined using a annual average cost of \$29,000 per space for a parking structure in spring 2023. Cost inflation is estimated to have increased approximately 3.9% since then, bringing the cost per space to approximately \$30,000 per space. Single-story decked structures tend to cost approximately 70% of the overall cost for structured parking due to the smaller scale. Thus, the estimated cost for a single-story decked structure with 400 spaces is approximately \$8.4 million.

Long-Term Solutions

The City and consultant team conducted an analysis to compare potential maximum demand for parking and potential maximum parking capacity to inform long-term decisions. Demand was based on Recreation Center and Theater programming plans, including for special events and circumstances with higher-than-average attendance (such as festivals). Demand also included utilization data at E.B. Rains, Jr. Memorial Park, which is an adjacent City amenity to the east of Civic Center. Potential parking capacity was assessed based on plans for the new City Hall development and potential redevelopment scenarios for the old City Hall and old Recreation Center sites.

The result of this assessment is that the entire Civic Center site does not have capacity to meet the projected long-term peak demand, even under the most aggressive scenario with the space maximized⁴ for parking purposes. In order to comfortably meet projected maximum parking demand, the City will need to consider several alternative strategies, including:

- Programming adjustments to reduce concurrency of activities and limit demand
- Partnership with RTD to utilize the Wagon Road Park n Ride as overflow parking, along with improvements to the pedestrian underpass
- Other parking demand management strategies, such as paid parking; time-limited parking; shuttle service; incentives to walk, bike, or take transit; etc.

⁴ Under reasonable assumptions to limit costs associated with structure parking.

APPENDIX A – FULL CIVIC CENTER PARKING STUDY

EXISTING CONDITIONS

Introduction

As a first step, the study documented the existing supply and use of parking owned and managed by the City of Northglenn in the Civic Center complex as of August 2023. This area has experienced significant investment and change over the last decade - including a new Recreation Center, Senior Center, and Theatre complex and the creation of Memorial Parkway. The site will continue to undergo change as the City’s vision for the area is carried out with a new City Hall, for which construction is almost complete. The old Recreation Center has been demolished and plans for environmental cleanup on the north portion of the site are underway. Eventually, additional development is anticipated north of Memorial Parkway. Future plans for the old City Hall site are still under consideration.

These ongoing and future projects will continue to affect the location and availability of parking for Civic Center employees and visitors. As a foundation for planning phased parking solutions for the Civic Center that meet the community’s needs, the City wants to understand the area’s current parking supply and demand.

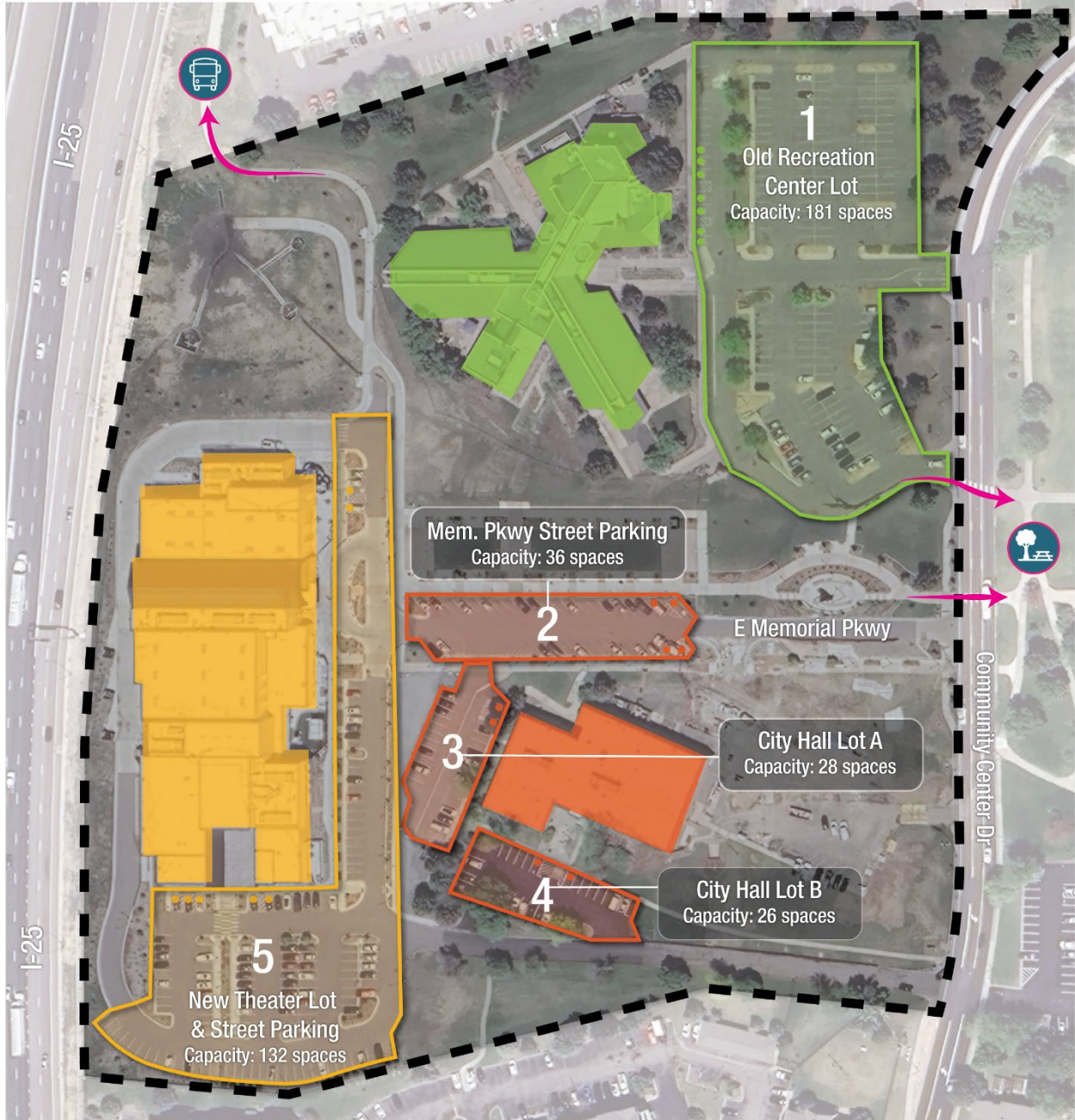
Current Parking Supply

There are currently 403 parking spaces across five different parking areas within Northglenn’s Civic Center. These parking areas include a combination of defined off-street surface lots and on-street angled or head-in parking. There are currently 22 designated handicapped spaces dispersed across the five areas.

Table 1: Civic Center Parking Inventory

Parking Area	Number of Spaces	Total Number of Spaces
6. Old Recreation Center Lot	Unreserved spaces: 174	181
	Handicapped spaces: 7	
7. Memorial Parkway Street Parking	Unreserved spaces: 32	36
	Handicapped spaces: 4	
8. City Hall Lot A	Unreserved spaces: 26	28
	Handicapped spaces: 2	
9. City Hall Lot B	Unreserved spaces: 24	26
	Handicapped spaces: 2	
10. New Theater Lot & Street Parking	Unreserved spaces: 125	132
	Handicapped spaces: 7	
Total	Unreserved spaces: 381	403
	Handicapped spaces: 22	

Civic Center | Existing Parking Supply



Legend

Northglenn Civic Center (Study Area Boundary)

Handicap Parking Spaces

City Hall

City Hall Adjacent Parking Areas

Old Recreation Center

Old Recreation Center Parking Lot

Community Center

Community Center Adjacent Parking Area

Wagon Rd RTD Park n Ride

E.B. Fains Jr. Memorial Park

Pedestrian Connection to Adjacent Public Uses & Parking Areas



The areas surrounding Northglenn’s Civic Center are also important to consider for understanding parking demand and capacity. Civic Center is abutted to the east by E.B. Rains, Jr. Memorial Park, which is owned and operated by the City’s Parks & Recreation Department. Two surface parking lots provide access to visitors at the southwest and southeast corners of the Park – providing a total of 155 spaces. While these lots are meant to serve Park patrons, it is possible that these lots can serve as overflow for the Civic Center during big events. The walking distance from the farther southeastern lot (A) to the new Recreation Center is approximately 0.3 miles, or an average time of 8 minutes. The walking distance from the closer southwestern lot (B) to the new Recreation Center is approximately 0.2 miles, or an average time of 4 minutes.

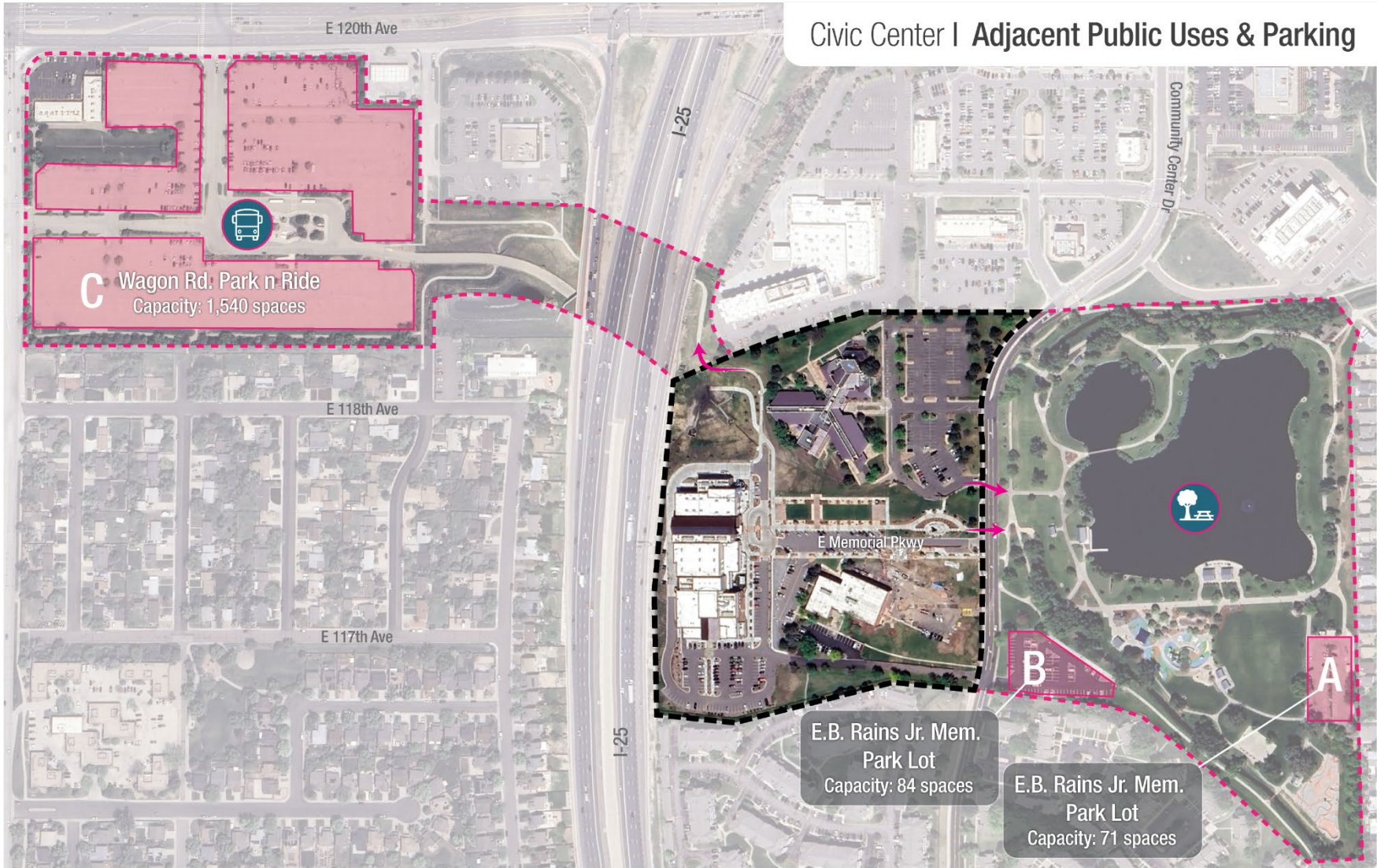
A paved multiuse trail connects the northwest corner of Civic Center to RTD’s Wagon Road Park n Ride, under I-25. The Park n Ride provides a total of 1,540 spaces. While this lot is primarily meant to serve transit commuters, it currently generates an 18% average ridership utilization, indicating that the lot has capacity. This indicates that it offers a viable overflow opportunity for big events at the Civic Center, especially for evenings or weekends. The walking distance from the trail entrance at the eastern edge of the Wagon Road lot to the new Recreation Center is approximately 0.3 miles, or an average time of 8 minutes.

Table 2: Civic Center Adjacent Parking Inventory

Parking Area	Number of Spaces	Total Number of Spaces
A. E.B. Rains, Jr. Memorial Park Lot	Unreserved spaces: 69	71
	Handicap spaces: 2	
B. E.B. Rains, Jr. Memorial Park Lot	Unreserved spaces: 80	84
	Handicap spaces: 4	
C. Wagon Rd Park n Ride	Unreserved spaces: 1,513	1,540
	Handicap spaces: 27	

To the north, Civic Center is abutted by commercial businesses at the Webster Lake Promenade development, for which all parking is exclusively designated. To the south, Civic Center is abutted by residences (Heritage at Stone Mountain), and to the west by I-25.

Civic Center I Adjacent Public Uses & Parking



Legend

- Northglenn Civic Center (Study Area Boundary)
- Adjacent Public Use Areas
- Parking Lots
- Wagon Rd RTD Park n Ride
- E.B. Rains Jr. Memorial Park
- Pedestrian Connection



Current Parking Demand & Capacity

Methodology

To initially understand the demand for parking in the Civic Center area and how well the current supply of parking can meet that demand, the project team utilized aerial imagery captured by a drone. This footage was collected at three 'peak times,' identified by the City and based on offered programming and a general understanding of visitation trends. This approach provides a strategic and well-rounded picture of utilization across different circumstances. The photos captured on May 17 were a direct result of visitors indicating to City Staff that there was 'no parking available' for a 10am film on that day.

Drone Capture Events:

- 6-7pm on Tuesday, May 9
- 1pm on Saturday, May 13
- 10:30am on Wednesday, May 17

Findings

On Tuesday, May 9th at 6pm, the Theater Lot was already mostly full, while both City Hall Lots and Memorial Parkway had many open spaces. By 6:45, these lots had all filled quickly, with just a few spaces cycling open every now and then. However, the old Recreation Center Lot remained virtually empty.



Table 3.1: Civic Center Parking Utilization & Capacity (May 9)

Parking Area	Number of Spaces Occupied	Percentage of Spaces Occupied
Old Recreation Center Lot (1)	Unreserved spaces: 14	8%
	Handicap spaces: 0	0%
Memorial Parkway Street Parking (2)	Unreserved spaces: 32	100%
	Handicap spaces: 0	0%
City Hall Lot A (3)	Unreserved spaces: 25	96%
	Handicap spaces: 0	0%
City Hall Lot B (4)	Unreserved spaces: 24	100%
	Handicap spaces: 2	100%
New Community Center Lot & Street Parking (5)	Unreserved spaces: 104	88%
	Handicap spaces: 5	71%
Total	Unreserved spaces: 199	52%
	Handicap spaces: 7	32%

On Saturday, May 13th just before 1pm, City Hall Lot A was almost entirely full, as well as other spaces closest to the Community Center. About half the spaces in City Hall Lot B, the Theater Lot, and Memorial Parkway spaces were available. The old Recreation Center Lot was virtually empty.



Table 3.2: Civic Center Parking Utilization & Capacity (May 13)

Parking Area	Number of Spaces Occupied	Percentage of Spaces Occupied
Old Recreation Center Lot (1)	Unreserved spaces: 23	13%
	Handicap spaces: 0	0%
Memorial Parkway Street Parking (2)	Unreserved spaces: 25	78%
	Handicap spaces: 2	50%
City Hall Lot A (3)	Unreserved spaces: 25	96%
	Handicap spaces: 1	50%
City Hall Lot B (4)	Unreserved spaces: 9	38%
	Handicap spaces: 0	0%
New Community Center Lot & Street Parking (5)	Unreserved spaces: 87	70%
	Handicap spaces: 2	29%
Total	Unreserved spaces: 169	44%
	Handicap spaces: 4	18%

On Wednesday, May 17th at 10:30am all parking areas except for the old Recreation Center lot were about 3/4 full, with a few spaces available here and there. The old Recreation Center Lot was occupied by festival rides and equipment set up.



Table 3.3: Civic Center Parking Utilization & Capacity (May 17)

Parking Area	Number of Spaces Occupied	Percentage of Spaces Occupied
Old Recreation Center Lot (1)	Unreserved spaces: 174	100% - special event (unavailable to visitors)
	Handicap spaces: 7	100% - special event (unavailable to visitors)
Memorial Parkway Street Parking (2)	Unreserved spaces: 32	100%
	Handicap spaces: 0	0%
City Hall Lot A (3)	Unreserved spaces: 21	81%
	Handicap spaces: 2	100%
City Hall Lot B (4)	Unreserved spaces: 17	71%
	Handicap spaces: 0	0%
New Community Center Lot & Street Parking (5)	Unreserved spaces: 106	85%
	Handicap spaces: 6	86%
Total	Unreserved spaces: 350	92%
	Handicap spaces: 15	68%

During all three visits, the southwest lot at E.B. Rains, Jr. Memorial Park had many available spaces.



Key Takeaways

Based on findings from the site visits conducted at three different days and times that represent high-traffic circumstances, there seems to be parking available at Northglenn’s Civic Center currently. The average utilization across these samples for non-reserved spaces was 63% and for handicap spaces was 40%.

Since the spaces closest to the Community Center and City Hall fill up most quickly, this may contribute to a perception that parking is insufficient or can be challenging. In addition, occasional special events such as fairs or festivals that utilize the old Recreation Center lot may contribute to this perception and truly constrain parking availability at those times. In general, there appears to be sufficient parking and issues may be related to management of existing resources. With that said, parking utilization was not observed on a Friday evening when a theater performance and programming at the Recreation Center could be happening concurrently.

FUTURE CONDITIONS

Introduction

This section outlines projected parking demand within the Civic Center complex at peak times of activity and provides an assessment of parking capacity across the Civic Center complex based on redevelopment expectations and potential scenarios.

Expected Peak Demand

The project team conducted an exercise to understand potential parking demand at peak hours, based on baseline utilization data and programming best practices. These scenarios assume a summertime weekend condition with maximum programming potential. Scenario 1 does not include programming on the Festival Lawn or at nearby E.B. Rains, Jr. Memorial Park. Scenarios 2 and 3 add demand during a programmed Festival Lawn Event, and Scenario 3 adds demand during peak observed activity at E.B. Rains, Jr. Memorial Park. This assessment assumes a vehicle occupancy of 1.5 ppl/vehicle (national standard rate, 2021), except for lap swim activities and staff parking, which are assumed at 1 p/vehicle (see Tables 6 and 7).

Table 4.1: Demand Scenario C - Rec Center & Theater Programming Baseline (No Festival Lawn Event or E.B. Rains, Jr. Memorial Park)

Total spaces needed during peak hours	759
% assumed short-term parking/drop off	6%
% assumed seniors*	36%
% assumed other long-term parking**	58%

*Seniors tend to require/prefer handicap or close proximity spaces

**Long-term parking may be 1-3 hours

Table 4.2: Demand Scenario B - Rec Center & Theater Programming + Festival Lawn Event

Total spaces needed during peak hours	1,092
% assumed short-term parking/drop off	4%
% assumed seniors*	25%
% assumed other long-term parking**	71%

Table 4.3: Demand Scenario A - Rec Center & Theater Programming + Festival Lawn Event & E.B. Rains, Jr. Memorial Park

Total spaces needed during peak hours	2,425
% assumed short-term parking/drop off	2%
% assumed seniors*	11%
% assumed other long-term parking**	87%

Note: These demand projections do not include City Hall activities.

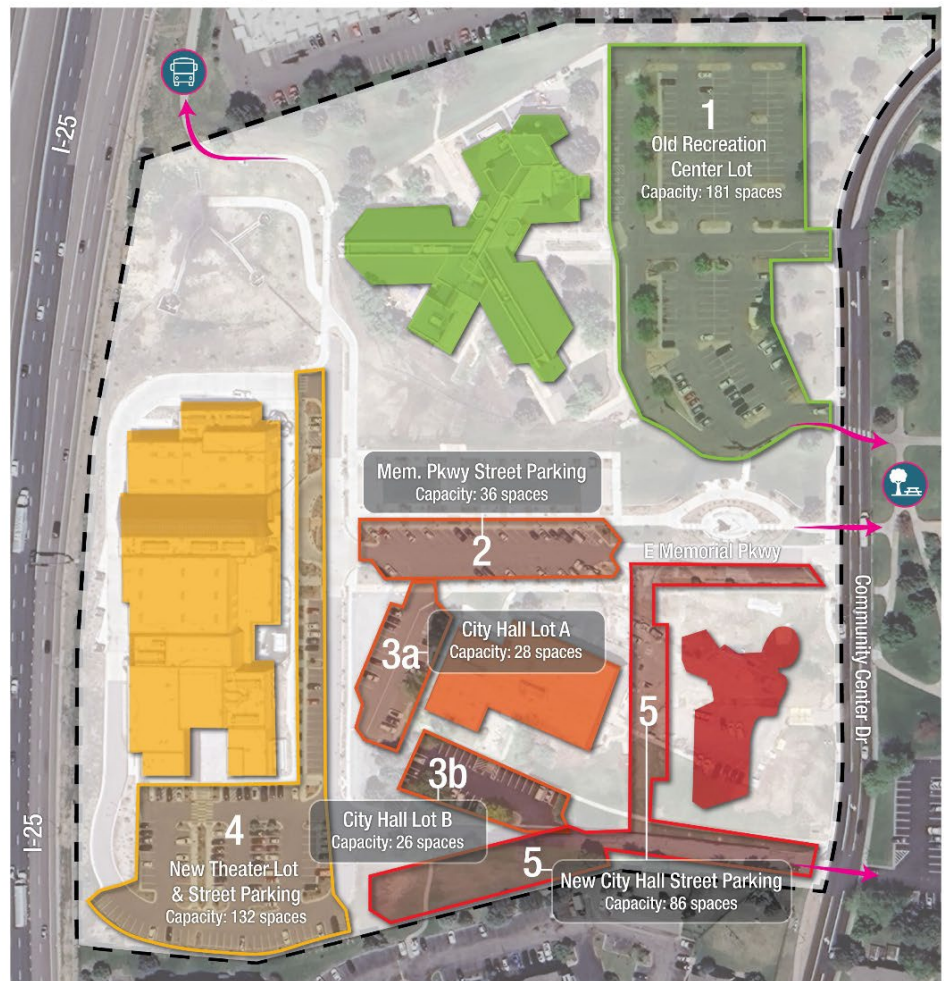
Supply Scenarios

As identified in the previous section, current parking supply provides 403 spaces, with E.B. Rains, Jr. Memorial Park providing an additional 155. This availability is about half (or less) than projected demand potential during peak hours, across all three demand scenarios. The scenarios below help to illustrate possibilities for additional parking – both planned and hypothetical – to understand potential capacity to meet demand.

New City Hall Site (Scenario 1)

According to construction documents for the new City Hall site, there will be 33 head-in spaces along the southern and western access roads that abut the new City Hall site and 13 additional angled head-in spaces on the south side of E. Memorial Pkwy. Site plans also include 40 angled head-in spaces along the southern access road adjacent to the current City Hall site. This will bring the total number of Civic Center on-site spaces to **489**, once the new City Hall is built (but before additional changes are made to the old City Hall site).

Civic Center | Future Capacity Scenario 1 - New City Hall



Legend

- Northglenn Civic Center (Study Area Boundary)
- Current City Hall
- Current City Hall Adjacent Parking Areas
- Community Center
- Community Center Adjacent Parking Area
- New City Hall
- New City Hall Adjacent Parking
- Old Recreation Center
- Old Recreation Center Parking Lot
- Wagon Rd RTD Park n Ride
- E.B. Rains Jr. Memorial Park
- Pedestrian Connection to Adjacent Public Uses & Parking Areas



Old City Hall Site (Scenarios 2-5)

Per the most recent plans for the old City Hall site, townhome style development is proposed along internal access roads to the south, west (Northglenn Wy) and north (E. Memorial Pkwy), with surface parking along the eastern access road and internal to the site. This scenario (2) would add 95 surface lot and head-in street spaces but would also increase parking demand due to the new residences. This would bring the Civic Center total to **530** spaces.

Alternatively, the old City Hall site could be entirely dedicated to surface parking (approx. 219 spaces), bringing the total to **654** (Scenario 3).

At this site, a two-story decked parking structure may also be possible due to the sloped terrain, which would almost double the parking provision (approximately 400 new spaces, bringing the Civic Center total to **835** (Scenario 4). However, such a structure would cost approximately \$8.4 million or more.⁵

A hybrid option is also possible, with new residential units developed along just one or two street fronts, which would allow for a range between 113 and 167 spaces (**548-602** total).

⁵ Cost estimate determined using a known cost of \$29,000 per space for a parking structure in spring 2023. Cost inflation is estimated to have increased approximately 3.9% since then, bringing the cost per space to approximately \$30,000 per space. Single-story decked structures tend to cost approximately 70% of the overall cost for structured parking due to the smaller scale. Thus, the estimated cost for a single-story decked structure with 400 spaces is approximately \$8.4 million.

Civic Center | Future Capacity Scenario 2 - Old City Hall Redevelopment (as proposed)



Legend

Northglenn Civic Center (Study Area Boundary)

New Housing on Old City Hall Site

New Parking on Old City Hall Site

New City Hall

New City Hall Adjacent Parking

Old Recreation Center

Old Recreation Center Parking Lot

Community Center

Community Center Adjacent Parking Area

Wagon Rd RTD Park n Ride

E.B. Reins Jr. Memorial Park

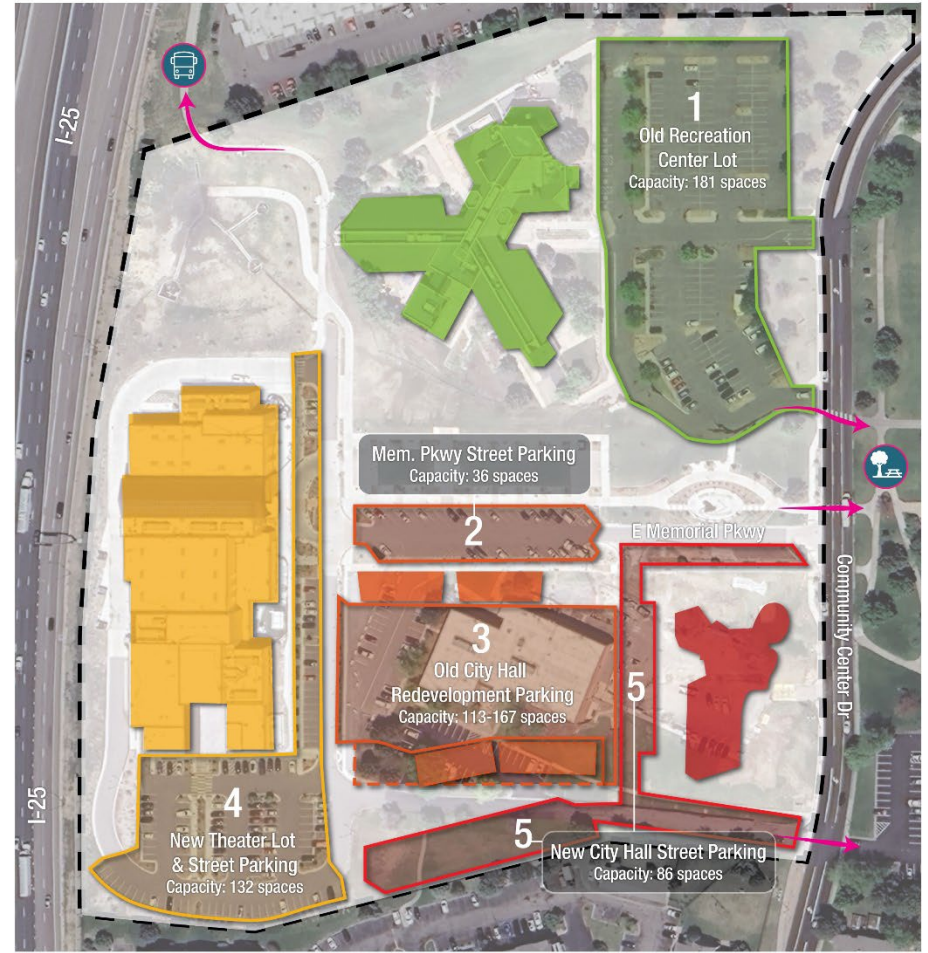
Pedestrian Connection to Adjacent Public Uses & Parking Areas

0 100 200 Feet

Civic Center | Future Capacity Scenarios 3/4 - Old City Hall Redevelopment (all parking)



Civic Center | Future Capacity Scenario 5 - Old City Hall Redevelopment (hybrid)



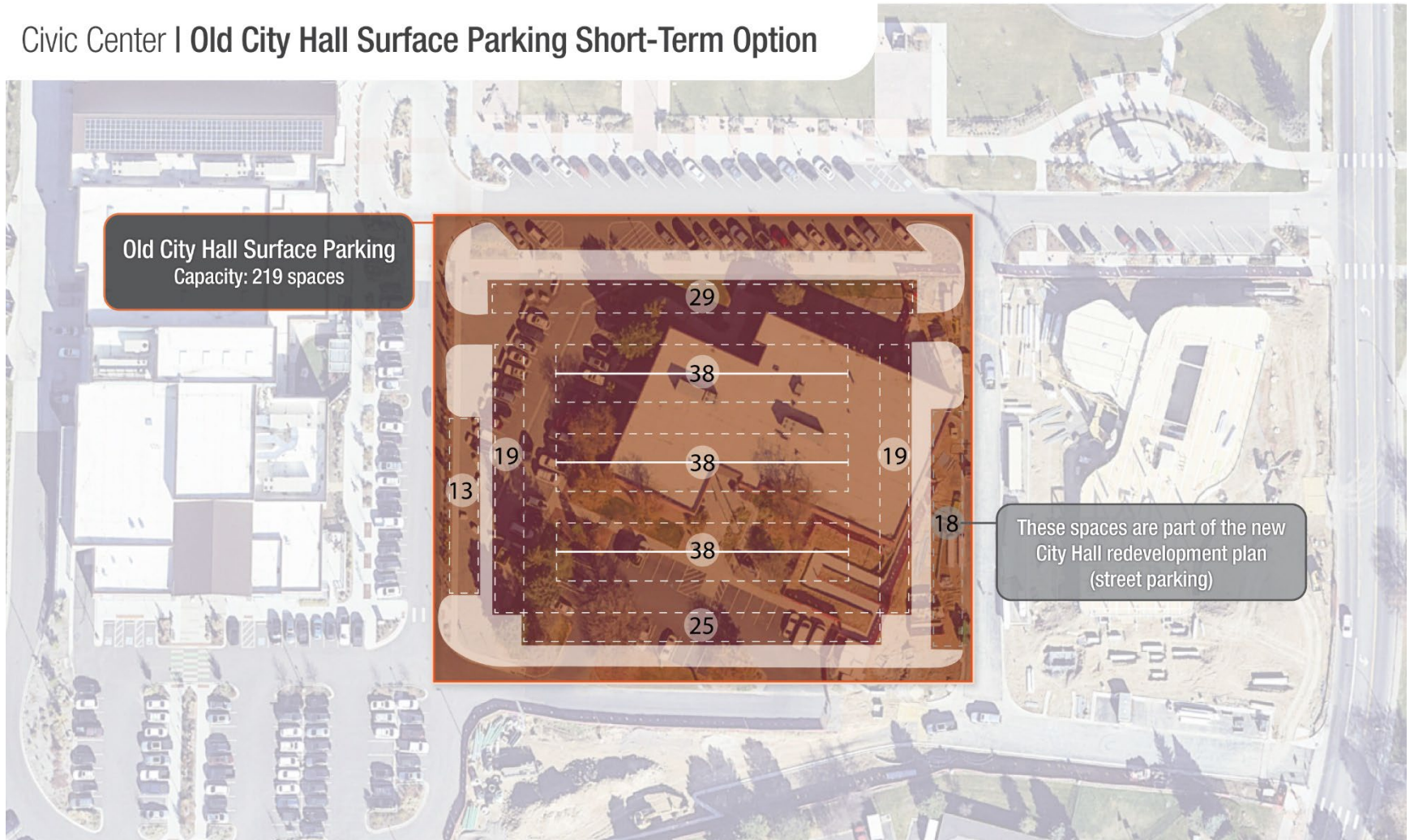
Legend

- Northglenn Civic Center (Study Area Boundary)
 - New Parking on Old City Hall Site
 - New City Hall
 - New City Hall Adjacent Parking
 - Old Recreation Center
 - Old Recreation Center Parking Lot
 - Community Center
 - Community Center Adjacent Parking Area
 - Wagon Rd RTD Park n Ride
 - E.B. Paine Jr. Memorial Park
 - Pedestrian Connection to Adjacent Public Uses & Parking Areas
- 0 100 200 Feet

Legend

- Northglenn Civic Center (Study Area Boundary)
 - New Housing on Old City Hall Site
 - New City Hall
 - New City Hall Adjacent Parking
 - Old Recreation Center
 - Old Recreation Center Parking Lot
 - Community Center
 - Community Center Adjacent Parking Area
 - Wagon Rd RTD Park n Ride
 - E.B. Paine Jr. Memorial Park
 - Pedestrian Connection to Adjacent Public Uses & Parking Areas
- 0 100 200 Feet

Civic Center | Old City Hall Surface Parking Short-Term Option



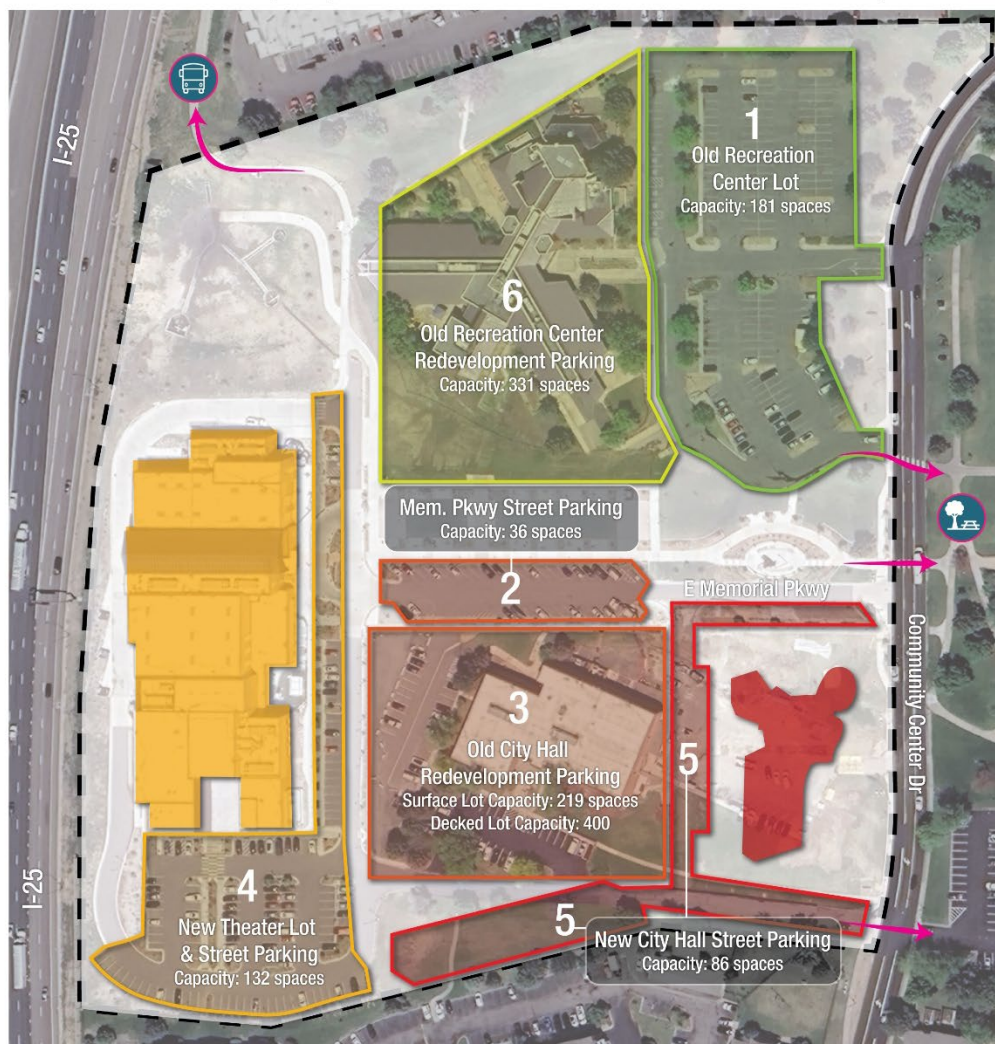
Old City Hall Surface Parking
Capacity: 219 spaces

These spaces are part of the new
City Hall redevelopment plan
(street parking)

Old Rec Center Site

The 2017 Civic Center Master Plan originally envisioned the new City Hall on the old Recreation Center site, along with a hotel, residential, and retail development. While the proposed site plan has evolved over time, new mixed-use development is still included on the old Recreation Center site in the most recent plans. However, given the high demand projected for Civic Center programming, the site is assessed under a parking-only condition. This scenario assumes that the current lot will remain and that the old Recreation Center building site would be converted to additional surface parking. The additional parking capacity of this site is approximately 331 spaces. This would bring the total Civic Center parking capacity to **861-1,166** spaces, depending on the approach to redevelopment on the old City Hall site.

Civic Center | Future Capacity Scenarios 6 - Old Recreation Center Redevelopment



Legend

- | | | |
|---|---|---|
| Northglenn Civic Center (Study Area Boundary) | New Parking on Old Recreation Center Site | Wagon Rd RTD Park n Ride |
| New Parking on Old City Hall Site | Old Recreation Center | E.B. Rains Jr. Memorial Park |
| New City Hall | Old Recreation Center Parking Lot | Pedestrian Connection to Adjacent Public Uses & Parking Areas |
| New City Hall Adjacent Parking | Community Center | 0 100 200 Feet |
| Community Center Adjacent Parking Area | | |

Conclusion

Below is a table summarizing the site-specific and total Civic Center parking capacity, per descriptions in the sections above. The bottom line is that it is not possible to meet the projected peak demand if all Civic Center and E.B. Rains, Jr. Memorial Park spaces are maximally programmed at once (Demand Scenario 3). The only plausible parking approach that accommodates the maximum programming scenario would require partnering with RTD to utilize a portion of the 1,540 spaces at the Wagon Road Park n Ride.

Only in the most aggressive parking scenario - with both the old Recreation Center and old City Hall sites entirely dedicated to parking, and with the old City Hall site decked for two levels of parking - will the availability of parking meet on-site estimated demand when a festival lawn event is in place (no E.B. Rains, Jr. Memorial Park activities; Demand Scenario 2).

However, without Festival Lawn or E.B. Rains, Jr. Memorial Park programming (Demand Scenario 1), the site can reasonably accommodate peak demand - just for Rec Center and Theater programming. Under this demand scenario, either the old City Hall site would have to be entirely dedicated to parking (and decked) - OR - the old Rec Center site would need to be entirely dedicated to parking.

Alternatively, peak demand could be managed through efforts to coordinate programming across the Civic Center and E.B. Rains, Jr. Memorial Park to avoid or limit occurrences of maximum parking need. The City could also assess alternative programming options at the Rec Center and Theater to reduce competing demand.

Table 5: Civic Center Parking Capacity Assessment

Site-Specific				Civic Center Totals								
Status (Existing vs. Future Scenario)	Site	Site Parking Capacity (Range)		Current	Future Scenario 1 (+ new City Hall)	Future Scenario 2 (+ old City Hall as proposed)	Future Scenario 3 (+ old City Hall all parking)	Future Scenario 4 (+ old City Hall hybrid range)		Future Scenario 5 (+ old City Hall decked)	Future Scenario 6 (+ old Rec Center, range per old City Hall scenarios)	
Existing	Old Rec Lot	181										
Existing	Mem Pkwy	36										
Existing	Old City Hall Lot A	28										
Existing	Old City Hall Lot B	26										
Existing	New Theater/Rec Center Lot & Street	132		403								
Future Scenario	New City Hall	86			489							
Future Scenario	Old City Hall A (as proposed)	95				530						
Future Scenario	Old City Hall B (all parking)	219					654					
Future Scenario	Old City Hall C (hybrid)	113	167					548	602			
Future Scenario	Old City Hall D (decked)	400								835		
Future Scenario	Old Rec Center Site	331									861	1,166

Table 6: Projected Peak Demand (people)

Space/Activity	Time of Day																		
	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p
Theatre						350			350			350			350				
Rehearsal Room					20	20	20	20	50			50			50				
Senior Lounge					10	10	10	10	10	10	10	10	10						
Senior Activity					50					50					50				
Community 1					25	25	25	270					270						
Community 2					50	50	50												
Community 3					50	50	50												
Gymnasium						75	75	75	75	75	75	75	75	75	75	75	75		
Fitness 1			25	25	25	25	25	25	25	25	25	25	25	25					
Fitness 2			20	20	20	20	20	20	20	20	20	20	20	20					
Cardio			20	20	20	20	20	20	20	20	20	20	20	20					
Weight Room			30	30	30	30	30	30	30	30	30	30	30	30					
Activity Pool				30	30	30	30	50	50	50	50	50	50	50					
Lap Pool	12	12	12	30	30	30	30	60	60	60	60	60	60	60					
Poolside Classroom					25	25	25	25	25	25	25	25	25	25					
Play Room					5	5	5	5	5	5	5	5	5	5					
Preschool 1					10				10										
Preschool 2					10				10										
Festival Lawn					500				500				500						
EB Rains (PlacerAi Data, July 2023)				50		500			2000					500					
Staff	4			30									30						
Total	16	16	191	225	980	1,855	1,855	1,335	3,530	3,580	3,580	3,060	3,060	3,490	3,255	1,755	1,255	330	

- assumes vehicle staying in parking lot
- assumes parent dropping off
- assumes senior/close parking need

Table 7: Projected Peak Demand (vehicles)

Assumes a 1.5 ppl/vehicle occupancy (2021 national standard) for all activities/groups except for lap pool and staff, which are assumed at 1 p/vehicle.

Space/Activity	Time of Day																			
	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	
Theatre						234			234			234			234					
Rehearsal Room					13.4	13.4	13.4	13.4	33			33			33					
Senior Lounge					7	7	7	7	7	7	7	7	7							
Senior Activity					33					33					33					
Community 1					17	17	17	180					180							
Community 2					33	33	33													
Community 3					33	33	33													
Gymnasium						50	50	50	50	50	50	50	50	50	50	50	50			
Fitness 1			17	17	17	17	17	17	17	17	17	17	17	17						
Fitness 2			13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4						
Cardio			13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4	13.4						
Weight Room			20	20	20	20	20	20	20	20	20	20	20	20						
Activity Pool				20	20	20	20	33	33	33	33	33	33	33						
Lap Pool	12	12	12	30	30	30	30	60	60	60	60	60	60	60						
Poolside Classroom					17	17	17	17	17	17	17	17	17	17						
Play Room					4	4	4	4	4	4	4	4	4	4						
Preschool 1					7				7											
Preschool 2					7				7											
Festival Lawn					333				333				333							
EB Rains					33	333			1,333					500						
Staff	4			30						30				30						
Total	16	16	79.8	176.8	681.2	1,265	1,265	1,058	2,392	2,758	2,425	2,078	2,078	2,371	2,226	1,393	1,060	243		

- assumes vehicle staying in parking lot
- assumes parent dropping off
- assumes senior/close parking need



NORTHGLENN

Civic Center Parking Study

May 13th, 2024

Mark De La Torre
Deputy Director of Denver Operations



Agenda

- Problem and Purpose
- Methodology and Analysis
- Current Demand Findings
- Projected Demand and Programming
- Interim and Long-Term Solutions

Problem and Purpose

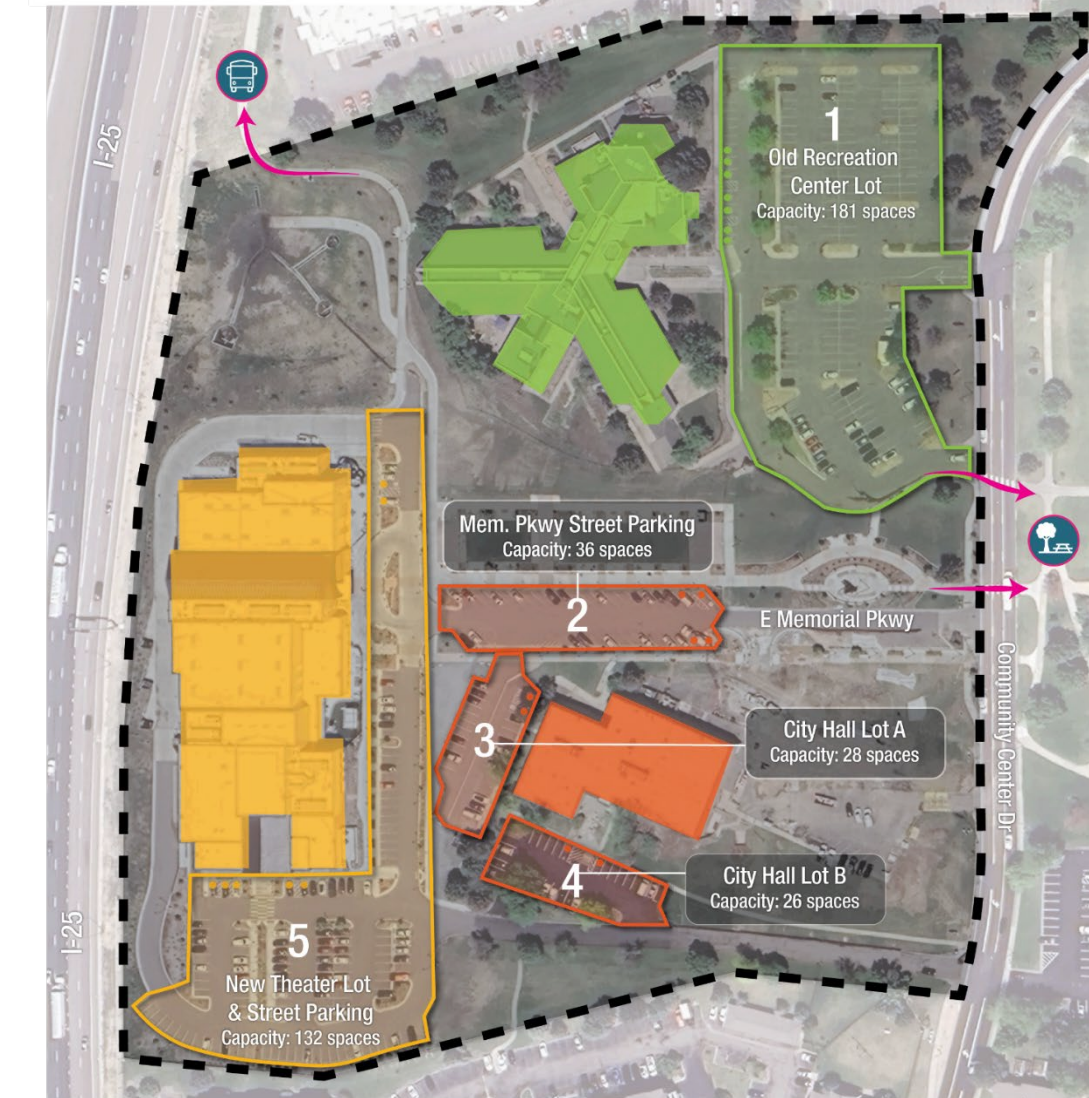
- **Problem:** We have received concerns of a lack of parking
- **Purpose:** To address concerns about parking availability and site capacity



Methodology

- The site uses exceeds current parking standards for the site
- A peak-based, point-in-time methodology was used to quantify actual parking use.
- Projected use was based on national vehicle occupancy rates applied to utilization demand data provided by the Recreation Center, Senior Center, and Theatre

Civic Center | Existing Parking Supply



Legend

- | | | |
|---|--|---|
| Northglenn Civic Center (Study Area Boundary) | Old Recreation Center | Wagon Rd RTD Park n Ride |
| Handicap Parking Spaces | Old Recreation Center Parking Lot | E.B. Rains Jr. Memorial Park |
| City Hall | Community Center | Pedestrian Connection to Adjacent Public Uses & Parking Areas |
| City Hall Adjacent Parking Areas | Community Center Adjacent Parking Area | |

Current Conditions and Key Issues

403

parking spaces

5

parking areas

22

handicapped spaces

Parking Area	Number of Spaces	Total Number of Spaces
Old Recreation Center Lot	Unreserved spaces: 174	181
	Handicapped spaces: 7	
Memorial Parkway Street Parking	Unreserved spaces: 32	36
	Handicapped spaces: 4	
City Hall Lot A	Unreserved spaces: 26	28
	Handicapped spaces: 2	
City Hall Lot B	Unreserved spaces: 24	26
	Handicapped spaces: 2	
New Theatre Lot & Street Parking	Unreserved spaces: 125	132
	Handicapped spaces: 7	
Total	Unreserved spaces: 381	403
	Handicapped spaces: 22	

Analysis

3

different days and times

for point-in-time analysis based on drone photography provided by the Recreation Center and Theatre.

that represent high-traffic circumstances (but not *highest* traffic)

Civic Center | Existing Parking Supply



Legend

- North Glenn Civic Center (Study Area Boundary)
 - Handicap Parking Spaces
 - City Hall
 - City Hall Adjacent Parking Areas
 - Old Recreation Center
 - Old Recreation Center Parking Lot
 - Community Center
 - Community Center Adjacent Parking Area
 - Wagon Rd RTD Park n Ride
 - E.B. Rains Jr. Memorial Park
 - Pedestrian Connection to Adjacent Public Uses & Parking Areas
- 0 100 200 Feet

Current Parking Demand Findings

- **63%** utilization in peak conditions (average)
 - Approximately 150 vacant parking spaces
- **Proximity is the biggest issue** – lots fill up closest to the Community Center and City Hall, contributing to perception of the issue, while the old Recreation Center’s lot remains underutilized (potentially due to distance from the facility)

Projected Programming

	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	
Theatre						350			350			350			350				
Rehearsal Room					20	20	20	20	50			50			50				
Senior Lounge					10	10	10	10	10	10	10	10	10						
Senior Activity					50				50				50						
Community 1					25	25	25	270					270						
Community 2					50	50	50	270					270						
Community 3					50	50	50	270					270						
Gymnasium						75	75	75	75	75	75	75	75	75	75	75	75	75	
Fitness 1			25	25	25	25	25	25	25	25	25	25	25	25	25				
Fitness 2			20	20	20	20	20	20	20	20	20	20	20	20	20				
Cardio			20	20	20	20	20	20	20	20	20	20	20	20	20				
Weight Room			30	30	30	30	30	30	30	30	30	30	30	30	30				
Activity Pool				30	30	30	30	50	50	50	50	50	50	50	50				
Lap Pool	12	12	12	30	30	30	30	60	60	60	60	60	60	60	60				
Poolside Classroom					25	25	25	25	25	25	25	25	25	25	25				
Play Room					5	5	5	5	5	5	5	5	5	5	5				
Preschool 1					10				10										
Preschool 2					10				10										
Festival Lawn					500				500				500						
EB Rains (PlacerAi Data, July 2023)					50	500			2000					500					
Staff	4			30										30					
Total	16	16	191	225	980	1,855	1,855	1,335	3,530	3,580	3,580	3,060	3,060	3,490	3,255	1,755	1,255	330	
										1,580	without EB Rains								
										1,080	without EB Rains and Festival Lawn								

*assumes vehicle staying in parking lot

*assumes parent dropping off

*assumes senior/close parking need

Projected Long-Term Peak Demand

Analysis to compare potential maximum demand and potential maximum parking capacity

Demand based on:

- Recreation Center, Senior Center, and Theatre programming plans
- Special events and circumstances with higher-than-average attendance
- Utilization data at E.B. Rains, Jr. Memorial Park

Capacity based on:

- Plans for the new City Hall development (which will increase the overall inventory to 489 spaces)
- Considerations for potential redevelopment scenarios for the old City Hall and old Recreation Center sites

Projected Long-Term Peak Demand

Result: the full Civic Center site does **not** have capacity to meet projected long-term peak demand, even under the most aggressive scenario with the space maximized for parking purposes.



Interim Solutions

- Dedicate old City Hall site entirely to surface parking (+/- 219 spaces)
 - This increases the full site inventory to 700+ spaces in closer proximity to the Rec Center
 - Sloped terrain could support a parking structure (400 parking spaces)
- No further development south of Memorial parkway



Projected Parking Program

654

parking spaces

63%

Overall increase in parking

+309

In proximity to the Rec Center

Parking Area

Total Number of Spaces

Old Recreation Center Lot		181
Memorial Parkway Street Parking		36
Former City Hall Site		219
New City Hall and S. of Memorial Prkwy		86
New Theater Lot & Street Parking		132
Total		654

Long-Term Implications

- On-site inventory is short by approximately 100 spaces for long-term projections of increased programming, specifically for the Recreation Center.
- To address the deficit, there may be additional mitigation strategies required.



Long-Term Considerations

- Programmatic strategies may include:
 - **Programming adjustments to reduce concurrency of activities** (e.g. offsetting recreation center programming to allow for other activities such as Festival Lawn events) and **limit demand**
 - **Utilization of the Wagon Road Park n Ride** as overflow parking, along with improvements to the pedestrian underpass
 - **Other parking demand management strategies**, such as paid parking; time-limited parking; shuttle service; incentives to walk, bike, or take transit; etc.



