

# Baker/Broadway Area Management Plan

## OBJECTIVES

- Develop on-street parking strategies that address new levels of commercial and residential activity along and adjacent to the South Broadway commercial corridor between 6<sup>th</sup> Avenue and Alameda Avenue.
- Maximize on-street parking availability during high demand times to better facilitate access to residences and businesses.
- Create a consistent and predictable pattern of parking restrictions to improve the user experience for patrons, merchants, and employees.
- Provide options for on-street parking, short term parking, and loading operations to support a variety of activities on a block.
- Introduce new parking permit types that more effectively manage the limited on-street parking supply and provide balanced access for users.
- Calibrate parking enforcement operations to support the posted on-street parking restrictions and the goals of the Broadway/Baker Area Management Plan.

## BROADWAY COMMERCIAL CORRIDOR ON-STREET PARKING MANAGEMENT STRATEGIES:

Implementation to begin in late August 2015.

### Intent:

Update parking management strategies to be more consistent and better correspond with hours of high parking demand and commercial activity.

### Maintain safety, access, and adequate sight distance at intersections and access points

- “No Parking” areas will be located at all intersections and other access points along Broadway to provide safe sight distance for vehicles, transit, bicycles, and pedestrians. These “No Parking” areas are not shown on the map (most already exist today) but will be installed per engineering judgment.

### Adjust all parking meter time limits

- Current conditions include a mix of one (1) and two (2) hour parking.
- After implementation, metered parking will be limited to 2-hours with thirteen short term (30 minute) spaces provided at the south ends of many blocks.

### Adjust all parking meter hours of operation to 10am-10pm Monday-Saturday (Sundays and City holidays excepted).

- Currently all meters are in operation from 8am to 6pm Monday-Saturday.
- New hours of operation will better reflect the current activity level on the commercial corridor and help make metered spaces available for patrons later into the evenings.

### Adjust all parking meter rates to \$1.00/hour

- Currently meter rates are a mix of \$0.20/hour and \$1.00/hour.
- Adjusting the meter rates will create consistency throughout the corridor.

### Add metered parking to the avenues in front of commercial properties (generally between Acoma Street and Lincoln Street where possible)

- Infill opportunities exist to add additional on-street metered parking to provide additional inventory for commercial patrons on the avenues immediately adjacent to Broadway. In some cases this results from re-spacing the existing meters. In other cases, analysis supports the creation of a parking lane where none exists today.
- Meters will not be installed directly in front of ground floor residential properties.

### Create consistent loading zone and short term parking patterns between 3<sup>rd</sup> Avenue and Alameda Avenue

- Many existing loading zones are placed and signed inconsistently along the corridor. Those that are located on the avenues can result in the circulation of large vehicles within the adjacent neighborhoods. A new loading zone

pattern, which concentrates loading/unloading operations on Broadway, will improve access and maneuvering for these vehicles.

- A new loading zone pattern will be established with new locations, approximately 40' in length, placed on the northern end of most blocks along Broadway. These spaces will convert to 2-hour parking after 6pm until 10pm.
- Few short term parking opportunities currently exist along the corridor to support high-turnover businesses. New 30-minute parking meters will be installed at the southern end of most blocks along Broadway. Meters at these short term spaces will be painted with green tops to distinguish them from 2-hour meters. These short term spaces will convert to 2-hour parking from 6pm-10pm.

#### **Allow overnight parking along Broadway between 6<sup>th</sup> Avenue and Alameda Avenue**

- Currently street sweeping takes place nightly from 2am-6am and on-street parking is not allowed at this time.
- A new street sweeping schedule will be implemented with the project so that sweeping will now take place on Tuesday mornings from 2am-6am. On-street parking will not be allowed during this time, however, this new schedule will allow for overnight parking on Broadway six days a week.

#### **Encourage the utilization of off-street accessory parking**

- More than 1,000 private off-street parking spaces exist in the area. An opportunity exists to utilize these spaces during a particular property's off-peak time for public paid parking, shared parking, or valet use. Merchant and neighborhood organizations should work together to explore options to utilize these untapped resources.

### **NEIGHBORHOOD ON-STREET PARKING MANAGEMENT STRATEGIES:**

Implementation to begin in late August 2015

#### **Intent:**

Encourage Broadway area patrons to utilize metered spaces first, while preserving other parking options for adjacent neighborhood residents.

#### **Maintain safety, access, and adequate sight distance at intersections and access points in the neighborhoods**

- "No Parking" areas will be posted at intersections and other access points where needed to provide safe sight distance for vehicles, transit, bicycles, and pedestrians. These "No Parking" areas are not shown on the map (most already exist today) but will be installed per engineering judgment.

### **WEST OF BROADWAY: NORTH OF THIRD AVENUE**

#### **No changes to existing Residential Parking Permit (RPP) Program**

- Current RPP restrictions to remain.

#### **Add a parking lane on the north side of 5<sup>th</sup> Avenue between Acoma Street and Bannock Street**

- Currently parking is only available on the south side of the street. However, analysis supports the addition of on-street parking on the north side of 5<sup>th</sup> Avenue.
- The new parking lane will allow for 2-hour parking from 8am-6pm Monday-Saturday with Sundays and City holidays excepted. Qualifying Residential Parking Permits will be accepted.

#### **Add 2-hour parking to the west side of Acoma Street near 6<sup>th</sup> Avenue**

- Currently, parking meters exist on the southern half of Acoma Street with the north half signed as 1-hour parking.
- The 1-hour parking will be converted to 2-hour parking (8am-6pm) with Sundays and City holidays excepted.

#### **Infill additional metered parking spaces to 4<sup>th</sup> and 5<sup>th</sup> Avenues between Broadway and Acoma Street**

- Currently, only a portion of 4<sup>th</sup> and 5<sup>th</sup> Avenues provides metered parking opportunities for users.
- Several new 2-hour metered parking spaces will be installed to provide additional parking options for users in this area.

## WEST OF BROADWAY: SOUTH OF THIRD AVENUE

### Establish the Baker Permit Parking Area for eligible properties between 3<sup>rd</sup> Avenue, Broadway, Cherokee Street, and Alameda Avenue

- Currently some blocks are managed by the Residential Parking Permit (RPP) program. The new Baker Area Parking Permit will replace the RPP for these blocks. A mix of restricted and unrestricted parking will help accommodate a variety of users.
- Any residential property within the boundaries of 3<sup>rd</sup> Avenue, Broadway, Cherokee Street, and Alameda Avenue (see map) may apply for a Baker Area Parking Permit. Applicants must meet basic eligibility requirements. Approved applicants will receive one Baker Area Parking Permit per licensed driver in the household and one guest permit. The Baker Area Parking Permit will be valid anywhere within the green area shown on the map as “Parking by Baker Area Permit Only” (roughly north of Alameda Avenue, south of 3<sup>rd</sup> Avenue, west of Broadway, and east of Cherokee Street. Baker Area Permits are not valid at metered parking spaces).
- Baker Area Permit holders will not be issued a physical permit or sticker for their vehicle’s window. Instead, the permit holder’s license plate number will serve as the annual permit. Households will receive one physical guest permit hang tag upon request.
- Eligibility requirements to obtain a Baker Area Permit include a completed application, proof of residency, a valid driver’s license, and current vehicle registration. All documents must list the physical address for which the Baker Area Permit is requested. Permits are issued to specific motor vehicles and license plate numbers and are not transferrable to another vehicle.
- More information on applicant eligibility and requirements can be found online at [www.parksmartdenver.com](http://www.parksmartdenver.com) (click on “Parking Permits”).

**HOUSEHOLDS WITHIN BAKER PERMIT AREA WILL NEED TO APPLY FOR A BAKER AREA PERMIT BY AUGUST 28, 2015 TO AVOID RECEIVING A CITATION FOLLOWING THE IMPLEMENTATION OF THE NEW PARKING RESTRICTIONS.**

## EAST OF BROADWAY

### Establish the Lincoln Permit Parking Area for eligible resident properties between 6<sup>th</sup> Avenue, Alameda Avenue, Broadway and Sherman Street as well as a consistent pattern of 2-hour parking restrictions.

- Currently some blocks are managed by the Residential Parking Permit (RPP) program. The new Lincoln Area Parking Permit will replace the RPP for these blocks. The permit will exempt permit holders from the posted 2-hour restrictions in the area (10am- 10pm).
- Residential properties within the Lincoln Permit Parking Area may apply for a Lincoln Area Parking Permit. Applicants must meet basic eligibility requirements.
- Approved applicants will receive one Lincoln Area Parking Permit per licensed driver in the household and one guest permit. The Lincoln Area Parking Permit will be valid anywhere within the purple or orange areas shown on the map as “2-hour parking (10am-10pm) Sundays and holidays excluded – Lincoln Area Permits accepted.”
- Lincoln Area Permit holders will not be issued a physical permit or sticker for their vehicle’s window. Instead, the permit holder’s license plate number will serve as the annual permit. Households will receive one physical guest permit hang tag upon request.
- Eligibility requirements to obtain a Lincoln Area Permit include a completed application, proof of residency, a valid driver’s license, and current vehicle registration. All documents must list the physical address for which the Baker Area Permit is requested.
- More information on applicant eligibility and requirements can be found online at [www.parksmartdenver.com](http://www.parksmartdenver.com) (click on “Parking Permits”).

**HOUSEHOLDS WITHIN THE LINCOLN PERMIT AREA WILL NEED TO APPLY FOR A BAKER AREA PERMIT BY AUGUST 28, 2015 TO AVOID RECEIVING A CITATION FOLLOWING THE IMPLEMENTATION OF THE NEW PARKING RESTRICTIONS.**

### Extend existing parking restrictions to 10pm east of Broadway

- Current restrictions end at 6pm but the new pattern of 2-hour restrictions will extend from 10am to 10pm to better reflect the parking demand patterns along and adjacent to the Broadway commercial corridor.

### **Adjust time limits on the avenues between Lincoln Street and Sherman Street**

- The south side of the avenues between Lincoln and Sherman will be 2-hour parking with Lincoln Area Permit Parking allowed. The north side of the avenues will remain unrestricted. A mix of restricted and unrestricted parking will help accommodate a variety of users.

## **NEXT STEPS**

### **IMPLEMENTATION**

- A phased approach to implementing the recommendations included in this Area Management Plan will begin in late August 2015.
- First, signs will be installed to establish parking restrictions in the Lincoln Area Parking Permit and the Baker Area Parking Permit zones.
- Concurrent work will take place along the Broadway commercial corridor to adjust meter locations and add new meters as appropriate.
- Finally, once all signage is in place within the adjacent neighborhoods, all parking meter hours of operations and rates will be adjusted to reflect the new conditions within the defined area (generally 10am – 10pm, Monday through Saturday with City Holidays Excluded at \$1/hour.)

### **QUESTIONS**

If you have questions regarding implementation of the Area Management Plan and your specific property, please contact us at [parkingoperations@denvergov.org](mailto:parkingoperations@denvergov.org). Please note “Baker/Broadway Area Management Plan” in the subject line.