

Carr Lot Replacement Study Public Work Session #1

Prepared for
City of Montpelier
Carr Lot Redevelopment
Advisory Committee



January 13, 2004



Agenda

- Welcome and Introductions (Anderson)
 - Purpose of this work session
 - Update on the Carr Lot Transit & Welcome Center project
 - Brief overview of other transportation projects under way by the City
 - City Hall Rear Lot Study (Donovan)
 - Traffic & Circulation Model (Donovan)
 - Transportation Plan Update (Capels)
- Preliminary Findings of the Parking Replacement Study (Donovan)
 - Methodology for review and selection of sites
 - Summary of findings and recommendations of previous parking studies
 - Preliminary findings and selected sites
- Discussion of the Potential Replacement Facilities (Donovan)
- Potential impacts and benefits
- Conceptual footprints
- Other issues
- Summary and Next Steps
- Safe journey home



Meeting Purpose and Updates

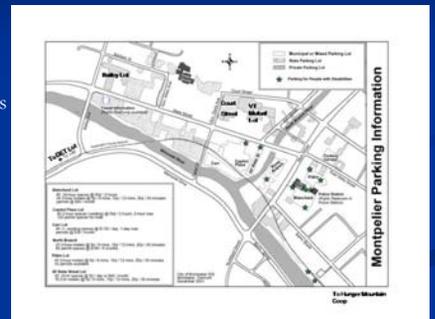
Carr Lot Parking Space Replacement Study
Transit & Welcome Center
City Hall Rear Lot Study
Traffic & Circulation Model
Transportation Plan Update



Preliminary Findings

Methods for Initial Selection

- Proximity
- Size
- Previous Findings
- Eight Initial Sites
- Three Additions



Preliminary Findings

Comparison Matrix

- Current Use & Ownership
- Pedestrian & Vehicular Access
- Link to Carr Lot
- Traffic Impacts
- Environmental Considerations
- Utility Conflicts
- Emergency Vehicle Access
- Construction Issues

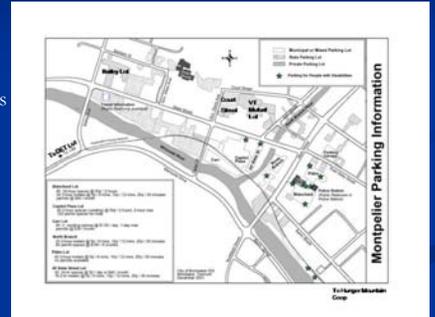


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Preliminary Findings

Methods for Initial Selection

- Proximity
- Size
- Previous Findings
- Eight Initial Sites
- Three Additions



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Preliminary Findings

Initial Selection

- Capitol Plaza Lot
- Dept. of Education & Training Lot
- 140 State Street Lot (Between 136 and 144)
- North Branch/Jacobs Lot
- State Request to Delete

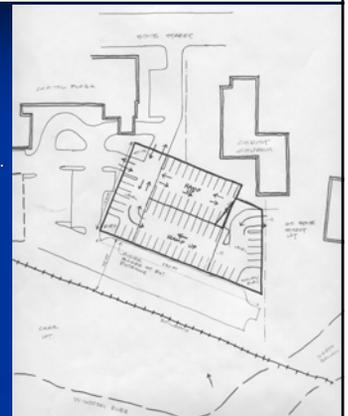


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Preliminary Findings

Capitol Plaza

- Single Spiral
- Multiple Access Points
- Allows Barre Street Ext.
- 280 Spaces
 - 130 Carr Lot
 - 80 Replacement
 - 50 Additional
- 350 SF/Space



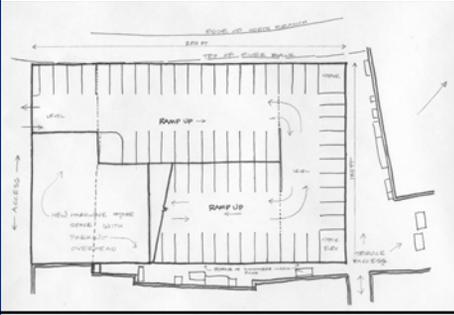
Preliminary Findings

North Branch

Single Spiral
Single Access Points

Allows Barre Street Ext.
256 Spaces

130 Carr Lot
61 Replacement
65 Additional
350 SF/Space



Preliminary Findings

Potential Impacts and Benefits

	Capitol Plaza	North Branch/Jacobs Lot
Facility & General Layout to accommodate 130 spaces ¹	shared, 3 level garage (1/2 level below grade)	2 1/2 level garage
Facility used for analysis	shared, 4 level (1/2 level below grade) (280 spaces)	3 level garage (256 spaces)
Current Use	62 leased public and 120 private parking spaces	61 leased public parking spaces/service access to businesses
Ownership	private	private



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Preliminary Findings

Potential Impacts and Benefits

	Capitol Plaza	North Branch/Jacobs Lot
Potential Pedestrian Access to Downtown	easy access to State Street (and Main St. in the future via completed path / Barre St. Extension)	tight access to Main St. - needs access through buildings to State St. (easy access to path / Barre St. Extension)
Pedestrian access to the Carr Lot	1-2 minute walk across railroad	5-10 minute walk via State Street; 2-3 minute walk via railroad bridges (and in the future via path / Barre Street Extension)
Vehicular Access	acceptable vehicular access from Taylor St. & State St. (easy from Barre St. Extension)	difficult vehicular access from Main St. (easy from Barre St. Extension)



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Preliminary Findings

Potential Impacts and Benefits

	Capitol Plaza	North Branch/Jacobs Lot
Traffic Impacts	increase use of State & Taylor Sts. & Taylor & Memorial Drive intersections	increase traffic on Main St. 1-way access points needed (potential easy future access from Barre Street Extension)
Visual Impacts	garage in context with adjacent hotel building - view corridors from hotel maintained	garage in context with adjacent buildings - Riverside treatment important - somewhat hidden - view from adjacent windows blocked
Environmental Considerations	minimal	potential river impacts
Utility Conflicts	overhead wires	overhead wires



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Preliminary Findings

Potential Impacts and Benefits

	Capitol Plaza	North Branch/Jacobs Lot
Emergency Vehicle Access	acceptable emergency vehicle access from Taylor St. & State St. (easy from Barre St. Extension)	difficult emergency vehicle access from Main St. (easy from Barre St. Extension) – blocks access to rear of State St. and Main St. buildings
Compatibility with Relevant Plans & Recommendations	could limit development potential along Barre St. Extension – higher garage could retain potential	compatible
Construction Issues	open area – relatively easy construction	constricted site – difficult construction – removal & replacement of Aubuchon Hardware could simplify construction
Efficiency	350 sf/space	350 sf/space



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Other Considerations

Pitkin & Blanchard Lots

- Pitkin – 298 Spaces on 5 levels (465 SF/Space)
- Blanchard – 224 Spaces on 5 levels (470 SF/Space)
- Greater Distance
- Reduces Overall Increase in Parking on these sites



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Discussion

For Consideration

- Preferred location for pedestrians
- Preferred location for vehicular access
- Preferred location for linkage to Carr Lot/ Transit & Welcome Center
- Visual impacts
- Efficiency & Cost
- Overall Preference



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Next Steps

- Select Recommended Site
- Prepare Conceptual Design and Cost Estimate
- Assemble Final Report
- Submit by the End of February



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