



Town of New Castle **Planning and Code
Administration Department**
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Memo

To: Tom Baker
From: Tim Cain
Date: September 25, 2013
RE: Work Session Discussion: RFTA Park-n-Ride Presentation by Bluegreen Consultants

Purpose: The purpose of this item is to give RFTA feedback on their conceptual design for the community park and ride.

Background and Discussion: As you are aware, RFTA is attempting to gain as much information about the needs and wants of the community prior to submitting the Conditional Use Permit to the Town for the park and ride. Last August, RFTA consultants held a noticed community meeting at the Econolodge to gather neighborhood and community feedback. Several residents from the neighborhood attended, as did staff and some Council members. (We will ask RFTA to summarize that information at tonight's meeting.)

Tonight's session is another opportunity for RFTA to gain information to develop park and ride plans. Council will ultimately decide whether or not the park and ride Conditional Use Permit is acceptable and therefore any statements made tonight shall be work session feedback and cannot bind Council in their formal review process. Once RFTA submits a complete application the formal review process will begin. Staff and P&Z will review the application and P&Z will hold a public hearing. Both staff and P&Z will make recommendations to Council. Once those recommendations are made, then Council will make a decision on the application at a public meeting.

Recommendation: Provide RFTA non-binding feedback in a work session format on their conceptual park and ride plan.



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memorandum

to Tim Cain—Town of New Castle

from Sam Baucum

date 25 September 2013

project name New Castle Park and Ride

subject Summary Memo for Town Council Discussion

copy to Angela Kincade—RFTA, Nick Senn – RFTA, Yancy Nichol—Sopris Engineering, Sheri Sanzone—Bluegreen, project files

The following memo summarizes the process of the current Park and Ride effort, led by RFTA and their consultant team, Bluegreen and Sopris Engineering.

Summary

An undeveloped parcel of land located near the Burning Mountain Subdivision and adjacent to Highway 6 is being studied for development as a Park and Ride. RFTA is working closely with neighbors and Town Council members to ensure that the design process of the Park and Ride is transparent and incorporates received feedback. The Park and Ride is viewed as a 5-10 year solution for the site and is intended to serve as a safe, convenient, and centrally located place for residents to park their vehicles while utilizing the RFTA bus system. The details of the Park and Ride design are still being determined but based on the feedback received to date the Park and Ride will include either gravel or asphalt parking with direct access to the bus stops on Highway 6, safety and directional signage, lighting, berming, planting and irrigation. Buses will continue to remain on Highway 6 to pick up and drop off riders and will not circulate through the Park and Ride. This project also serves as an excellent opportunity to reuse existing materials as part of the proposed improvements.

Tasks to Date

RFTA and their consultant team, Bluegreen and Sopris Engineering, met with neighbors and town council members in July to review existing conditions, solicit feedback, and discuss ideas for the design. Information presented at the outreach meeting received a positive response from neighbors. The meeting was important in clarifying the nature of the proposed Park and Ride. Outreach comments received are presented below:

Make sure buses do not drive through the neighborhood: Attendees were reassured that this would not be the case, and that all buses would remain on Highway 6. This is illustrated in the draft

conceptual plan, which indicates that both bus stops are located on Highway 6. Clear pedestrian access is provided between these stops and the Park and Ride.

Make it simple: The team is pursuing a straight forward approach to the design, which is reflected in the draft conceptual plan. The Park and Ride will be designed for ease of access and connectivity to the neighboring bus stops, and will be considerate of its proximity to neighbors. Despite the simplicity, efforts will be taken to ensure that the Park and Ride does not disturb the neighborhood. Berming and planting will be provided to mitigate headlight impacts on the adjacent neighbor and site lighting will be installed for safety.

Lighting is essential for both vehicular and pedestrian safety: The bike trail runs parallel to Highway 6 and sits much higher than the proposed parking lot below. Because of this unique grade relationship, lighting proposed to illuminate the parking lot below will also illuminate the pedestrian/bike trail. In addition to these fixtures, parking lot lights will be placed along the Burning Mountain Avenue frontage to ensure both vehicular and pedestrian safety.

Purpose

RFTA and their consultant team have incorporated the feedback received from the first outreach meeting into a draft conceptual plan for the Park and Ride and adjacent area. This plan is presented to Town Council as a framework for general discussion purposes. Following the meeting with Town Council, RFTA and its consultant team will incorporate feedback into the plan and proceed through a 30% design effort. Once the 30% design has been completed, RFTA will take the 30% design plans to the RFTA Board of Directors and if approved the plans will be brought back to the Town as a part of a Conditional Use Permit application this winter.

