

Ralston Downtown Parking Plan

Updated April 22nd, 2020

The Challenge

With the City Parking Lot on Park Drive tentatively set to close in July, City Hall convened a group of Ralston citizens, business owners, and City staff to develop a plan to ensure parking availability in the downtown area.

We need your help to improve this plan and make parking work for everyone.

If you have comments or suggestions, please contact City Administrator Rick Hoppe at rhoppe@cityofralston.com.

Principles

1. **Adapt to the needs of businesses and residents**

Working as a team, the City and business owners should strive to develop a plan that meets the needs of the various downtown stakeholders. We don't know the impact of the closure of the City parking lot at this point. Our initial efforts at developing a plan that addresses the closure may need to change as we see how downtown parking changes. We will need to be flexible and if portions of the plan aren't working, we will need to adapt the plan.

2. **Obtain as many parking spots as can feasibility done with the project budget**

Working with the public sector to lease spaces on a monthly or quarterly basis, we increase our parking inventory. Having a larger supply will help us adjust our plan as we observe how parking changes.

3. **Develop parking alternatives for residents and employees**

We need to find parking spots for residents and employees that allow for parking turnover along Main Street and 77th Street.

4. **Time limits for retail parking are necessary**

To ensure parking spots are available for the public to patronize retail businesses and restaurants, time limited parking spots are needed. Four hours is the current suggested timeframe for most spots along Main Street and 77th Street.

5. **Unloading or "quick trip" zones are needed**

20-minute spots will need to be part of the City's parking inventory for the retail businesses that need them.

6. **Enforcement must be manageable**

Parking enforcement must be manageable for the Police Department. Strategies that allow business owners to assist with parking enforcement must be developed.

7. Signage and marketing are crucial

People need to understand where to park and the rules for various parking spots.

8. Replace lost handicapped parking

Several handicapped spots will be lost when the City lot closes. They need to be replaced and distributed in a manner that best serves our citizens with disabilities.

Tentative Parking Recommendations:

76th Street

- Stripe for new spots
- 25-foot spots
- Preserve space to allow Rhino to unload a semi
- Estimate 12-13 spots, at least one handicapped spot
- Reserved parking with permit from the City: first priorities are residents in the downtown area and employees who work shifts that split day and evening (ex- 1p- 8p)
- Truck traffic banned except for deliveries for businesses with loading docks on 76th St

Main Street

- 4-hour time limit zones for most spots from 8a to 10p (this essentially means the 4-hour limit ends at 6 PM)
- A few 20 minutes time limit spots for businesses that need them
- Examine whether handicapped spots are adequate

77th Street

- 4-hour time limit zones for most spots from 8a to 10p (this essentially means the 4-hour limit ends at 6 PM)
- A few 20 minutes time limit spots for businesses that need them
- 10-hour spots from 8a to 10p at the public spots in front of the Trane building
- Examine whether handicapped spots are adequate

Park Dr

- No changes for time being

Burlington Ave

- No changes for the time being

Potential Public Private Parking Solutions:

Hillcrest Landing

- Lease spots for day-time and night-time parking
- Use day-time spots for employee parking that will be permitted for day time workers
- Night time parking split for residents by permit and public parking

Other

- Lease parking spots east of Maria for daytime employees parking with permits for both employee and public parking
- Lease spaces in the Trane lots to the south and west of the Trane building for both employee and public parking

Communications and Marketing

- Signage will be important:
 - ▶ 4-hour parking only 8a to 10p (enforced)
 - ▶ 10-hour parking only 8a to 10p (enforced)
 - ▶ 20-minute quick trip parking 8a to 10p (enforced)
 - ▶ Parking by permit only 8a to 5:30p (enforced)
 - ▶ Public parking 6p- 7a (enforced)
- At least two signs per block, may need more depending upon cost
- Other signs as needed
- A color-coded system will be implemented so people can quickly and easily identify what rules apply to each. A spot's stripes and signage will have a color that matches its status
 - Purple** for Permit Parking
 - Black** for 4-hour Parking
 - Green** for 10-hour parking
 - Orange** for 20-minute parking
 - Yellow** for public parking with no time limit
- A parking section will be added to the City website so people can identify where to park (and possibly an app)

Enforcement

- Time limited parking spots will be enforced by Ralston Police, primarily on a complaint basis. Business owners will need to take time stamped pictures of car license plates, both a "start" and a "past limit" photo for cars that are chronically parked over the limit.
- Official looking paper handouts that state the parking time limit ordinance and potential penalties will be printed. Business owners will be able to use them to remind parkers about parking time limits by placing them on car windshields.