

# Mansion Parking



October 2010

# The 2008-2009 Evaluation Process



Designed to assist the Metro District Board to make a decision about ownership, renovation and operations.

# 2008-2009 Process Givens

1. The Metro District will honor Mission Viejo Company/Shea Homes' requirement in the Highlands Ranch Development Agreement to "preserve and maintain the Mansion and related buildings for public benefit".
2. The Metro District is authorized by state statute and its service plan to own, renovate, maintain and operate the Mansion for the public benefit.
3. Access to the Mansion will be from South Ranch Road and Gateway Drive. There will be a parking management plan to accommodate uses at the Mansion.
4. Evaluation to include cost estimates to renovate and operate the Mansion.

# Community and Neighborhood Meetings

## Traffic Patterns and Parking Issues

### Concerns cited:

- Neighborhood impacts
- Lot location
- Lighting
- Access routes
- Outlying lots
- Aesthetics
- Access control



# Study Group Recommendations

## Parking Management Recommendations

### On-Site Mansion Parking

- Adequate to accommodate regular Mansion uses up to 225 people
- Parking in designated spaces only
- Use multiple smaller lots when possible to mitigate size and impact
- Inform user groups that parking is limited, carpooling recommended and if there are no spaces left their group must park off-site and shuttle to the Mansion
- Locate parking in areas that minimize impacts to adjacent residential properties but still provide proximity to the Mansion

# Study Group Recommendations

## Parking Management Recommendations

### On-Street Parking

On-street parking on Gateway, South Ranch Road or Summit View should not be allowed for Mansion uses

### Large Community Uses Off-Site Parking

- Organizers of events over 225 people must submit parking management plan for approval
- Use of shuttles from off-site location required
- On-site parking limited to specific permitted individuals such as event organizers, staff, performers, volunteers, people with disabilities and dignitaries
- Sheriff's Deputies may need to be on duty during events – determined as part of parking management plan

# Study Group Recommendations

## Parking Management Recommendations

### Entry Gates

- Use of gates will be considered in design of parking facilities
- If required, gates will follow park operating hours or parking management plan requirements
- Pedestrian access open to Historic Park during park hours for primarily trail uses

### Historic Park

These guidelines apply to Mansion parking

Historic Park requirements to be determined with Historic Park Design

# Study Group Recommendations

## Parking Management Recommendations

### On-Site Mansion Parking

- Neighborhood sightlines toward the Mansion have priority over sightlines from the Mansion in the design of the parking lots
- Consider placing a parking lot south of the Mansion
- Parking should be mitigated with grading, berms and landscaping
- Use lighting styles that minimize impact to adjacent properties, including bollard style (waist high) lighting and directional fixtures; operational only during uses, turn lights off after Mansion closes

# Study Group Recommendations

## Parking Management Recommendations

### On-Site Mansion Parking

- Consider various parking surfaces that may be complimentary to the site and minimize visual impacts. These surfaces still have to provide safe access during all seasons
- Enhance pedestrian crossings, including potential pedestrian signage/signalization at the intersection of Gateway/Gwendelyn/Broadway
- Consider parking lot design that allows for cars to move from one lot to another without having to leave Mansion property

# Design Parameters

- Consider Public Parking Recommendations in Design
- Make Use of Existing Features and Vegetation
- Use Existing Topo to Reduce Grading
- 125-150 Spaces
- Sight Lines, Drainage, Cost
- Protect Mansion Grounds

# Design Parameters

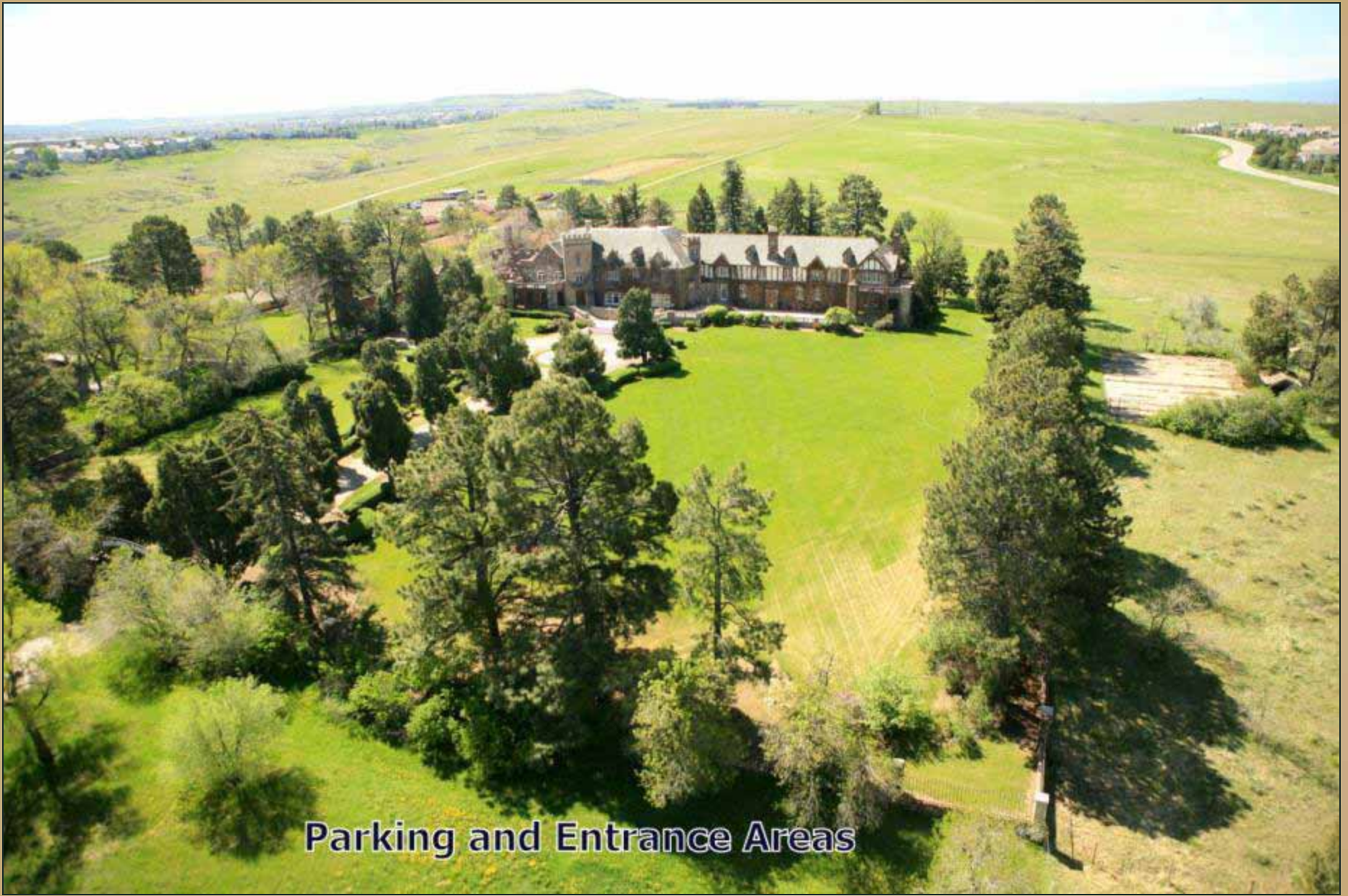
- Entrance Drives Should be “Park-Like”
- Allow “Sequenced Use” of Lots
- Provide Handicap Parking Access
- Drop Off Area for Shuttle, Valet and Pedestrians
- Provide Future Connection for Historic Park

# **Site and Entry Considerations**



A gravel driveway lined with tall evergreen trees leading to a large house. The driveway is made of light-colored gravel and runs straight down the center of the frame. On either side, there are rows of tall, dark green evergreen trees, likely cypresses or similar species, planted in a regular pattern. The trees are well-maintained and have a dense canopy. In the background, a large, multi-story house with a prominent chimney and a gabled roof is visible. The house has a light-colored exterior and a dark roof. The sky is overcast and grey. The overall scene is a well-manicured entrance to a large property.

Entrance View Looking South Down Driveway

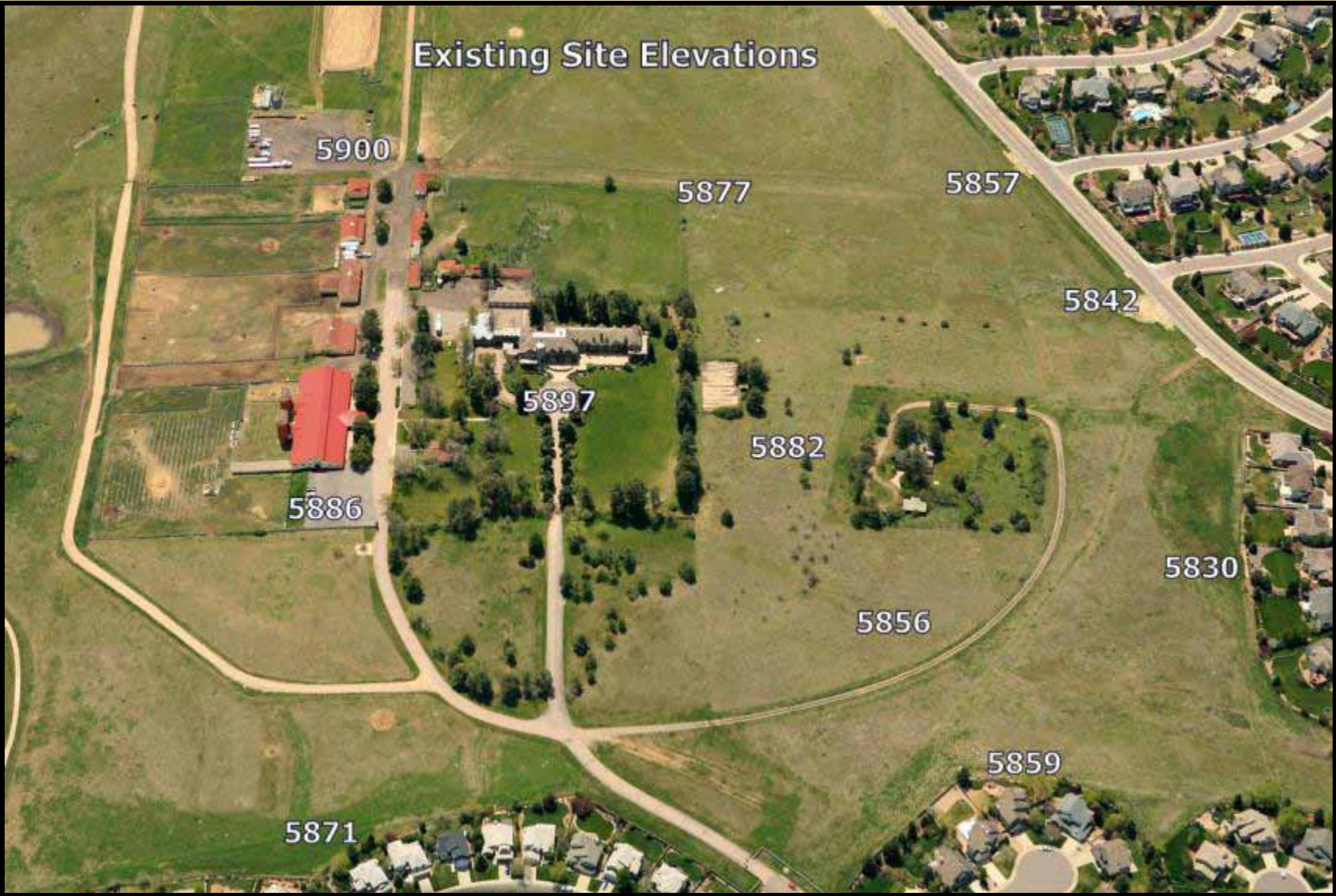


**Parking and Entrance Areas**

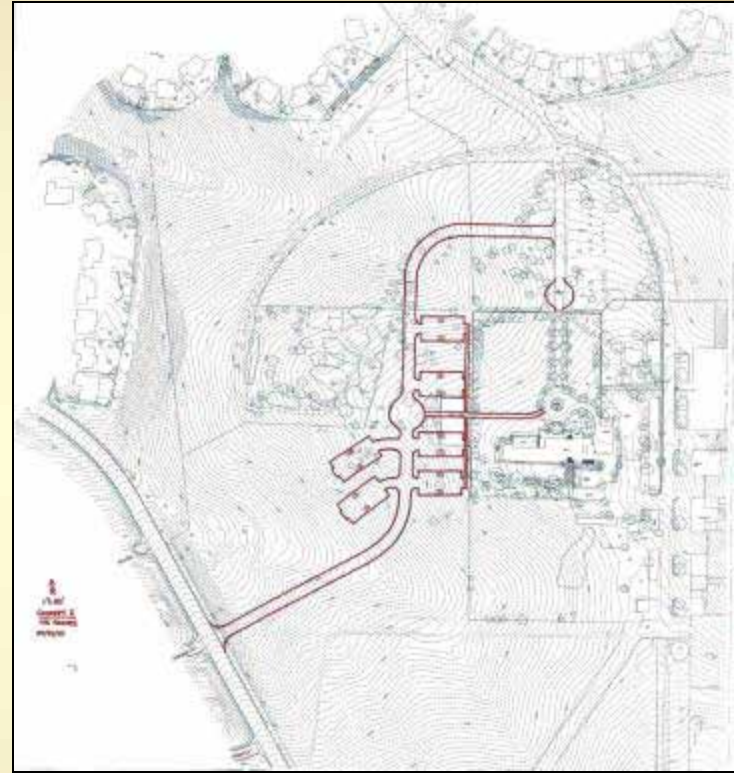
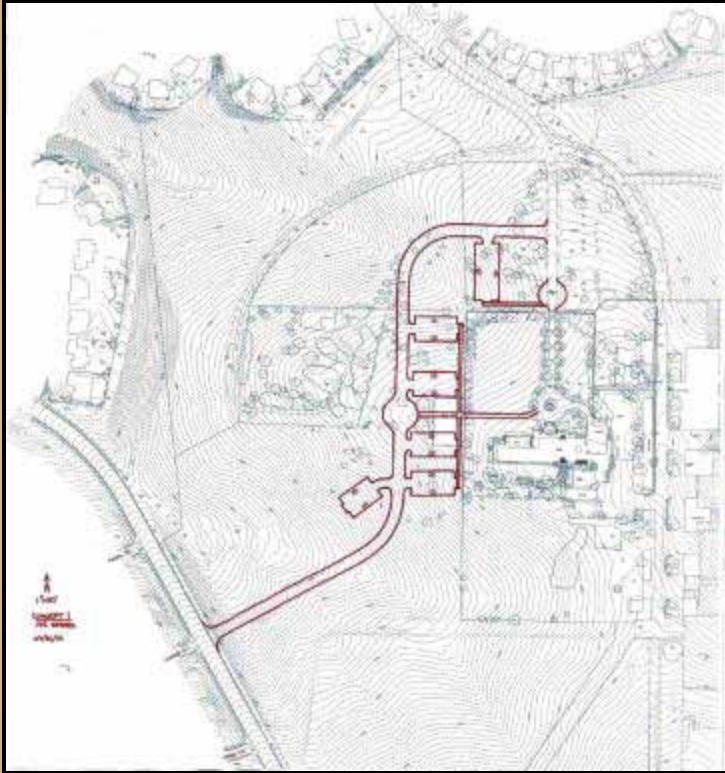


**Entrance View Looking SE from Gate**

# Site Characteristics



# First Concepts



## Design Notes

- Lots Don't Allow Circulation – Too Much “Backing In and Out”
- Gateway Entrance Too Direct
- SW Lots Hang Out on the Slope
- Lot in Front Of Mansion Wall too Visible



Gateway Drive looking SW from Tennis Courts

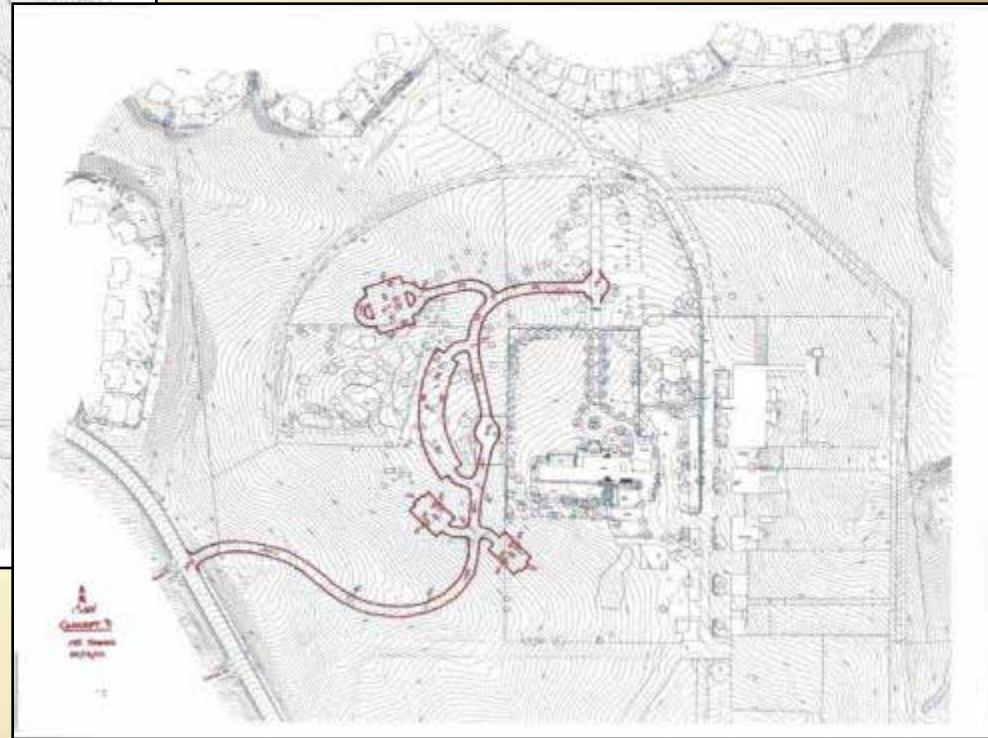
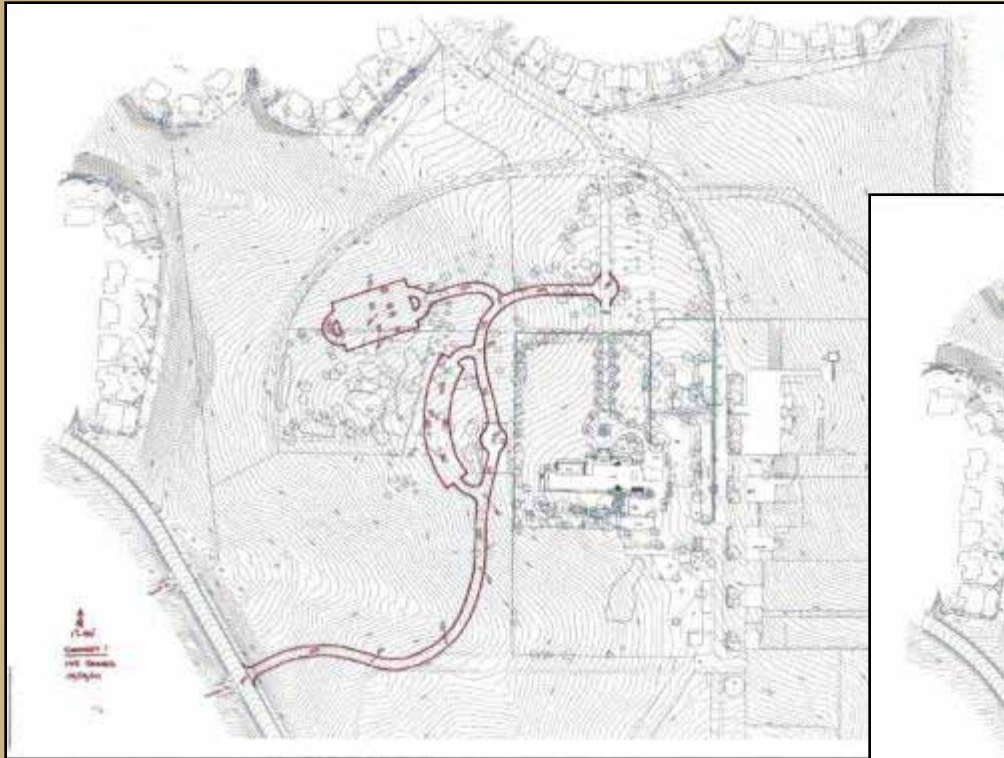


Tennis Court Parking Area



**Tennis Court Area for Parking Lot**

# Second Round



## Design Notes

- Adjusted Gateway Entrance
- Moved Parking Away from West Wall
- Parking Space Numbers Declined
- NW Lots Too Remote from Entrance

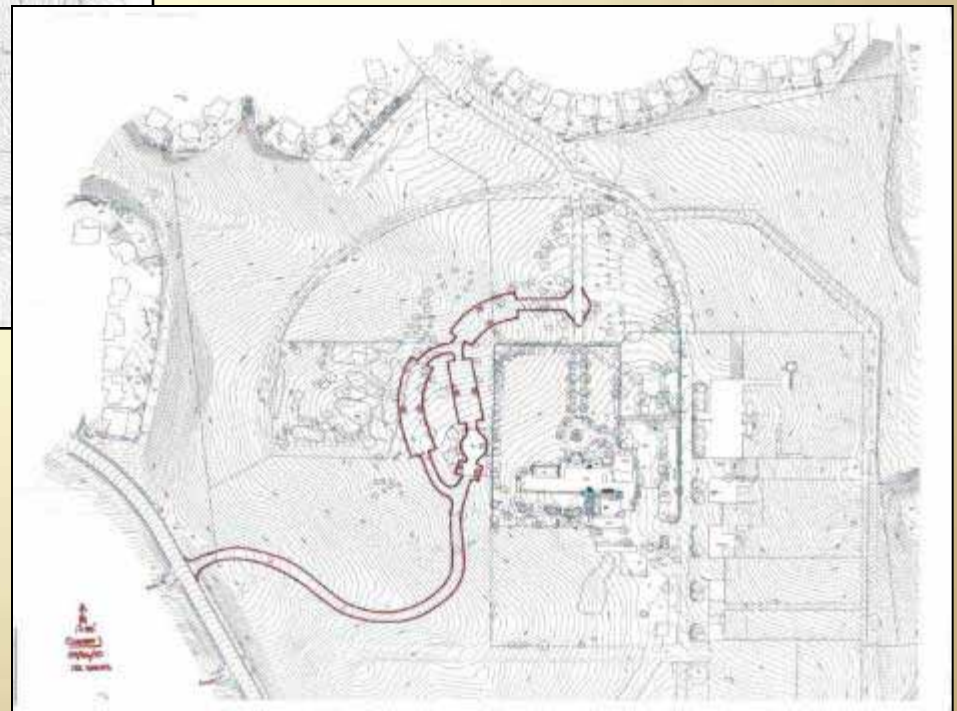
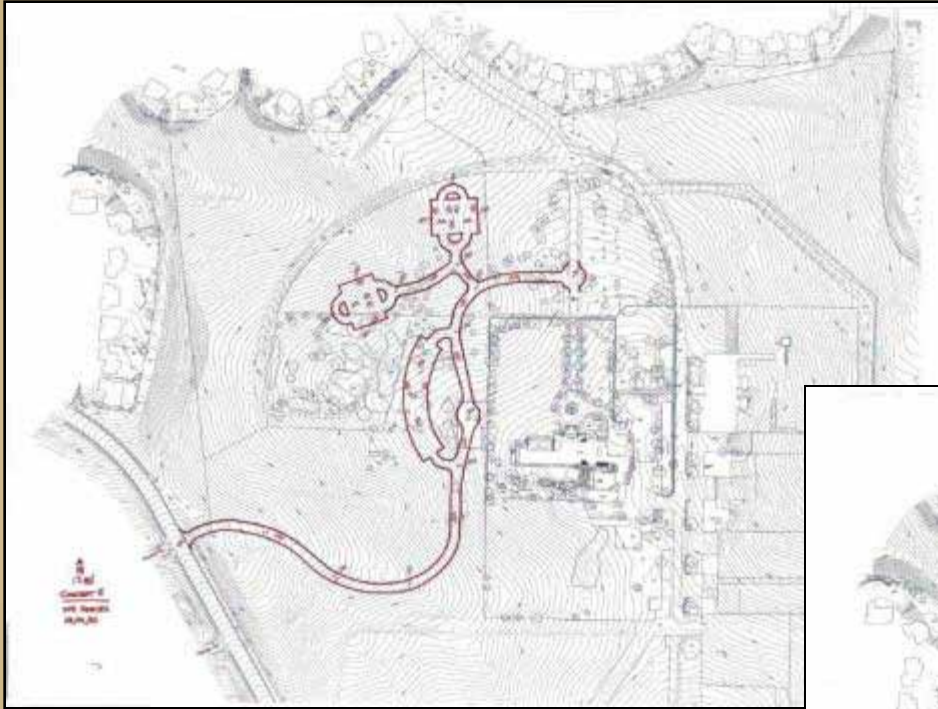


**Main Parking Area**



**Parking Area Looking West**

# Third Series Of Options



## Design Notes

- Gateway Entrance Follows Topo Well
- Parking Back to Target Numbers
- N and NW Lots Still Remote and More Visible

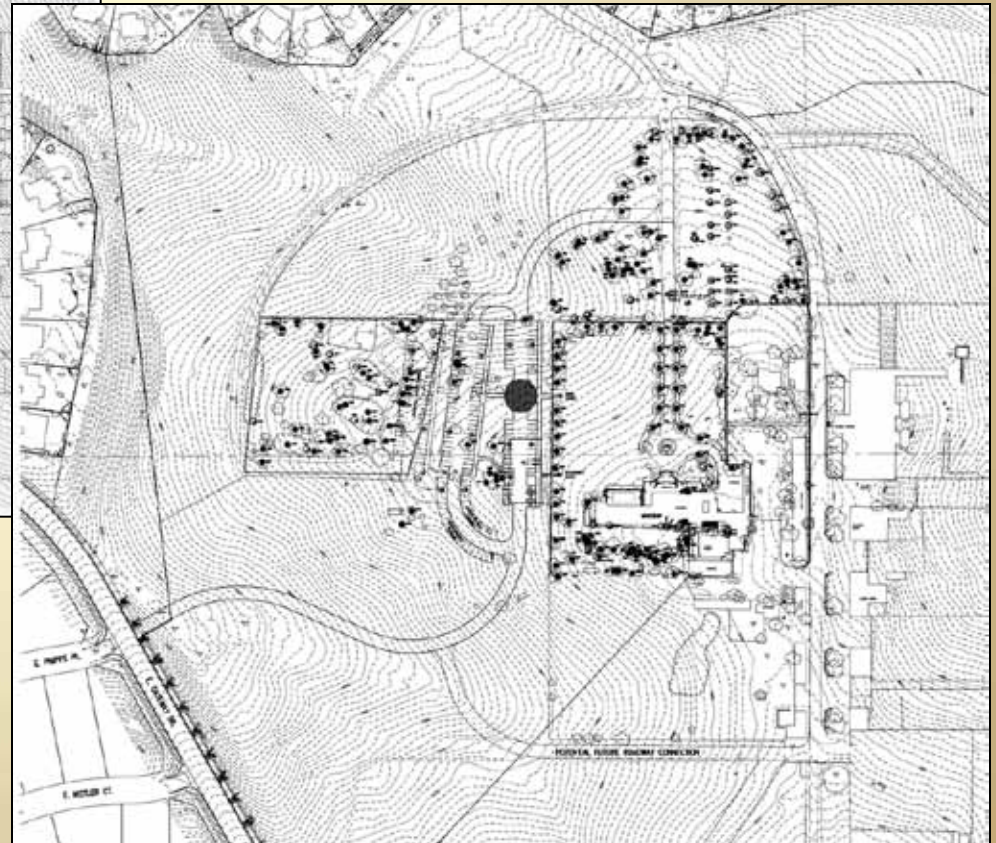
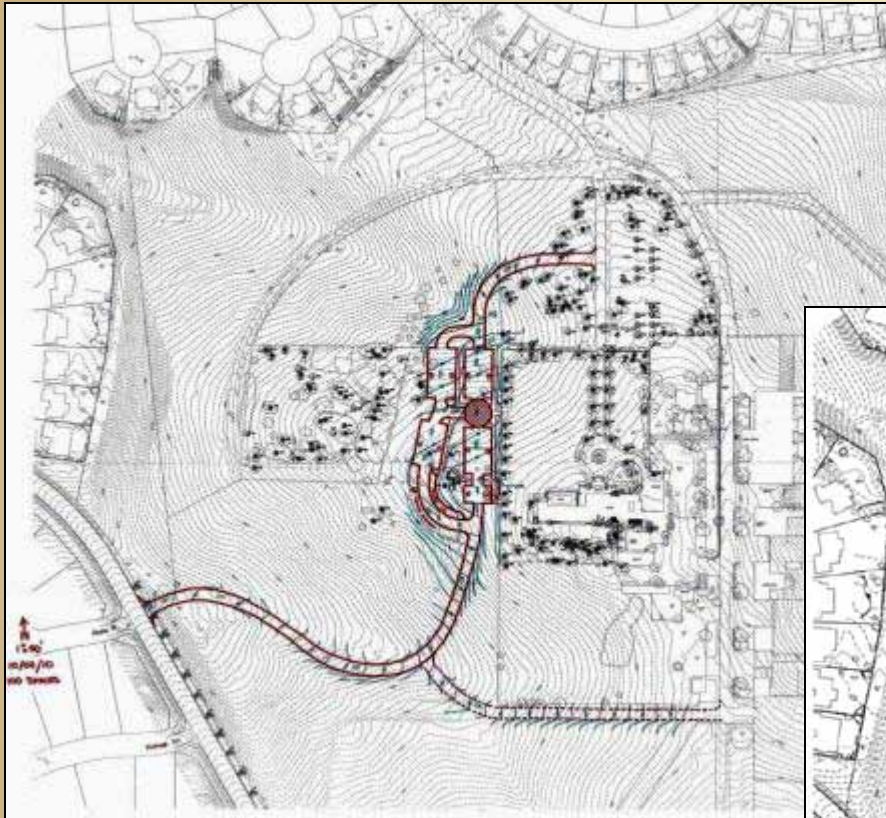


Looking NW from North End of Parking Area



Parking Area looking SE from North Open Space

# Final Layout Template



## Design Notes

- Parking Adapts Well to Topography
- Good Access to Mansion Entry
- Using Existing Trees and Structures for Screening

# Proposed Layout



HIGHLANDS RANCH MANSION  
CONCEPTUAL SITE PLAN  
NOVEMBER 9, 2010

Highlands Ranch, CO

Metropolitan  
Metro District  
HOKUS DESIGN

PLANS CONCEPTUAL AND SUBJECT TO CHANGE

# Site Characteristics



- Significant Grade Differences Between Parking and Adjacent Areas
- Existing Walls, Trees and Buildings Provide Screening

# Chum Howe House Screening



Looking East

Looking West





# Current And Previous Parking Areas



Parking for HR Days

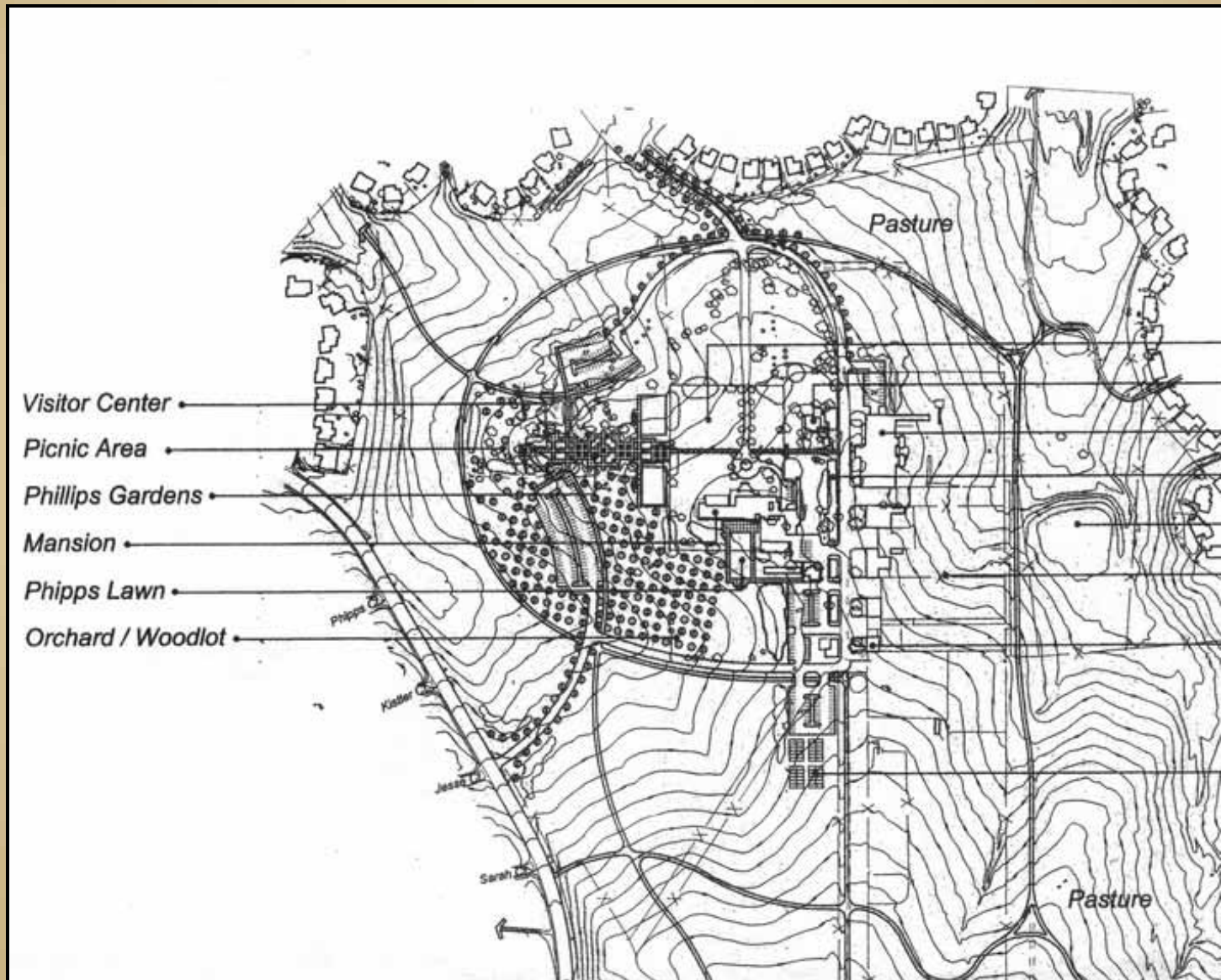


Parking for Highlands Ranch Days



Parking for HR Days

# Parking Recommendation-2002 Master Plan



**End**