

City of Alamosa
Planning Commission
May 26, 2010
6:00 p.m.
Minutes of the Meeting

The regular meeting of Planning Commission was called to order on the above date at 6:01 p.m. by Chair Mark Manzanares. Present were the following members: Shirley White, Don Thompson. Excused: Debbie Clark, Robert McWhirter, and Don Martinez. A quorum was declared. Staff present: Don Koskelin and Julie Scott.

Agenda Approval: M/S/C. Thompson, White. Motion was made to approve agenda as presented with this change in order: Discussion with Trinidad State Junior College would precede the discussion with Adams State College. (Unanimous)

Approval of the Minutes: M/S/C. White, Thompson. Motion was made to approve the minutes of April 28, 2010 as submitted. (Unanimous)

Regular Business- Conduct Public Hearings

Zoning/Planning Issues: No applications received.

Other Business:

Discussion with Trinidad State Junior College regarding proposed parking changes.

Marta Shoman, Associate Vice President Trinidad State Junior College and Blaine Schaeffer, Security personnel, were present to address the Commission.

Ms. Shoman introduced the request of diagonal parking on Bell Ave and Alamosa Ave bordering the college property and parallel parking marked on the Fourth St. side. Ms. Shoman went on to credit Schaeffer with the concept. They felt it would be a benefit to the students.

Manzanares questioned what the other issues could arise besides the extended cab pick ups that it could not accommodate.

Koskelin stated there are safety issues, there are more accidents with diagonal parking than parallel parking, they can be up to 20% higher, and these are typically at low speeds. The difficulty with angle parking is if there is a van next to you or other high profile vehicle, you cannot see what is coming in the travel lane until you are exposed in the travel lane. There is the issue that the center line will be off set slightly because there is angled parking on one side but not the other. You typically pick up about four spaces per block; it is easier to pull into. There is the visibility issue. There is angle parking on State and San Juan. On San Juan, north of Fourth St. by the church there is a very similar pattern to this proposal. There is no accident history; there are still sufficient lanes for travel purposes. My recommendation remains. You're not gaining a lot, but even four spaces per block would be useful.

Manzanares questioned if there was sufficient handicapped parking. It would have to be re-arranged. Where the curb cut is would be a hashed out area, the number of spaces would not have to be increased. One per 25 is the requirement.

Thompson questioned if back in angle parking had been explored to cut down on the accident problem. The problem of backing in to the space where the vehicle is in the lane of traffic, stops and then backs in could be problematic, besides the issue of educating the public.

Most of the traffic to TSJC is coming off Main and 6th, some from First.

Schaffer mentioned the lack of markings for parallel and thought it diminished the parking capabilities. Every space gained would be a benefit to the students; there are longer hours of operation geared to the working people who take classes.

Koskelin explained marking the parallel may not be a benefit due to the fact that it would typically be 22-23 ft. per space. The downside is with a small car, that size isn't necessary and losing space could be a factor. Additionally, if the parking spaces are marked in one area, it could be next be expected throughout the city and from the maintenance standpoint, it would be difficult.

Shoman conceded that part of the request (marking of the parallel parking spaces) could be withdrawn and to start with the diagonal parking only.

Koskelin also stated the City would bear the cost of the striping, and the areas would be posted that cars parked in the angle parking spaces must fit within the lines defining that space.

M/S/C. Thompson, White. Motion made to direct staff to draw up a recommendation to City Council to allow angle parking on the west side of Bell Ave. and the east side of Alamosa Ave. adjacent the Trinidad State Junior College campus. (Unanimous)

The hearing closed at 6:17 p.m.

City Council would hear the recommendation at the June 16th meeting.

Next item:

Discussion with Adams State College regarding parking issues and closures of Stadium Dr. and Richardson Ave.

Bill Mansheim, Vice President of Finance and Administration, Erik Van deBoorgaard, Associate Vice President for Facility Planning were present from the college.

Manzanares stated he would like to cover the issues and make a formal recommendation to City Council. One of the recommendations was to make Richardson Ave. from Second St. to Highway 160 a two way street. The Art Building parking would be changed somewhat, an access permit would have to be obtained from CDOT.

Manshiem updated the commission on several issues. There is a pending land swap with Trinity Lutheran Church on El Rio Dr. for the playground area for land behind the church. The one way heading west on El Rio would become two way between Stadium Dr and the one block between Sierra and Monterey would be one way westbound.

Three types of parking decals would be issued on a trial basis. A residential decal for the students living on campus at no charge and would have assigned lots. The new lot being built behind Coronado would be a residential lot, approximately 140 spaces. Faculty Dr. would be the same. The second type of decal would be commuter for students living off campus and there would be for one example the Porter Hall lot would be for commuters. There will be several commuter lots. The third type of decal would be staff. These would have a fee. How full would Edgemont Blvd. and Richardson Ave. get remains to be seen before taking it to the next step. If staff decals were free, we may fill up the south lots just with staff.

There will be metered lots also near Plachy Hall and the library with some residential allowed also. Some parking areas will have multi uses. We've added approximately 361 spaces. There was also mentioned the college having administrative control of parking on the east side of Edgemont Blvd. and west side of Richardson Ave. At this time the college would like to see how the proposed decal systems work and take it one step at a time. The lots would be monitored by Campus Security and offenders ticketed. In order to get a residential or commuter tag the vehicle information must be submitted.

After 5:00 p.m., parking at any lot is free. Reserved parking will be eliminated except for Dr. Svaldi, College President.

If Richardson Ave. is changed to two way, it would be right out only due to the curve of the highway.

The college parking lots are for the most part in poor condition and rebuilding will be necessary in some.

The college requested re-striping on Edgemont Blvd. before classes resume.

It was agreed that to make changes incrementally was wise in order to see what works and what doesn't. Safety is priority.

There would be no issues with Gingerbread Daycare. The few lifetime parking passes originally issued to emeritus faculty members would still be valid.

Visitor parking was addressed and would most likely be north of the College Center and other parking areas that would be most convenient to the visitors.

Staff would need to review the plans on the Richardson parking area and how access to First St. would be handled before a recommendation could be done. The two way traffic on Richardson which will require an access permit from CDOT and design of a turn lane and the one way on El Rio could be addressed. These recommendations would be made available to the commission at the next regular meeting.

The Commission also questioned when the Alamosa School District would install the landscaping at the solar array and a question on a fencing installation at the intersection of Clark and Murphy and safety concerns

After no further business, the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Julie Scott

Recording Secretary