

# Downtown Parking Inventory

## City of Fruita, Colorado



November 2017

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### Introduction

The City of Fruita Department of Community Development has conducted this parking inventory to verify the total number of parking spaces in downtown Fruita. This inventory counts the amount of on-street and on-site parking, both public and private, and the existing land uses as they relate to parking. Aerial mapping, Fruita GIS and statistical data from the Mesa County Assessor’s Office were all used to conduct this inventory.

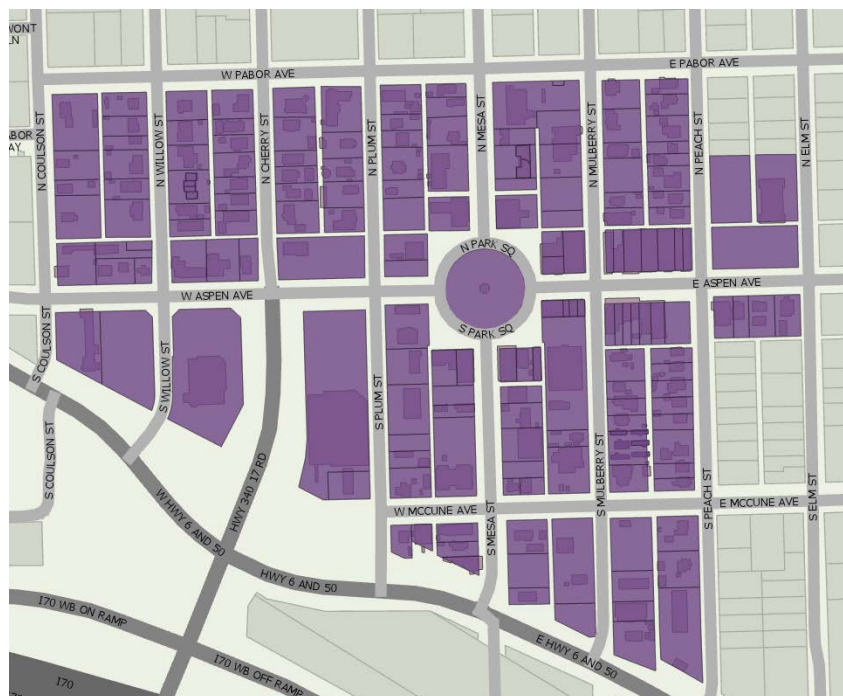
### Community Overview

#### Snapshot

The City of Fruita is an active community with a population of approximately 12,574 and a median age of 35.8 years. It is one of three municipalities located in what is called the Grand Valley of Mesa County. The city is approximately 7 square miles and is served by I-70 and Highways 6&50. The downtown area is served by a network of local streets and sidewalks.

#### Inventory Area

Downtown Fruita, is an inviting place with local shops and businesses. It is not only the heart of the city, but also a cultural hub with a strengthening tourist draw. The inventory area, determined by the Community Development Department, is an area bounded by Coulson Street to the west, Peach Street to the east, Pabor Avenue to the north and Highway 6 & 50 to the south. In addition, the nonresidential blocks of Aspen Avenue between Peach and Elm Streets was also included. The Inventory area is approximately 13 blocks consisting of a mix of land uses including civic, residential, retail, restaurant, and office.



## Parking Inventory

An inventory of all public and private parking was conducted including public and private parking located on-street and on-site. There are a total of 1,743 parking spaces within the inventory area, 600 spaces are located on-street and 1,143 spaces are located on-site. There are a total of 762 public parking spaces (located on-street or in one of five public parking lots) and 981 spaces are located on private property.

### On-Street Parking

On-street parking spaces within the inventory area were inventoried on a lot-by-lot basis to allow for future use in evaluating requests for alternative parking standards. On-street parking was calculated using the standard twenty-two (22') foot length for a parallel parking space. This standard assumes that there is no room to maneuver except within the parking space. However, on-street parking is often interrupted by driveways and alleys. The ability to pull forward or backup outside of the standard parking space was considered and on occasion spaces less than twenty-two (22') were allowed when driveways and alleys were located at either end of the parking space. On-street parking is unmetered and available throughout the downtown inventory area.

A total of 600 on-street parking spaces were counted within the inventory area.

### On-Site Parking

Existing on-site parking spaces were also inventoried on a lot-by-lot basis. A total of 1,143 on-site parking spaces were counted in the inventory area including 162 located within five public parking lots.

### Public vs. Private

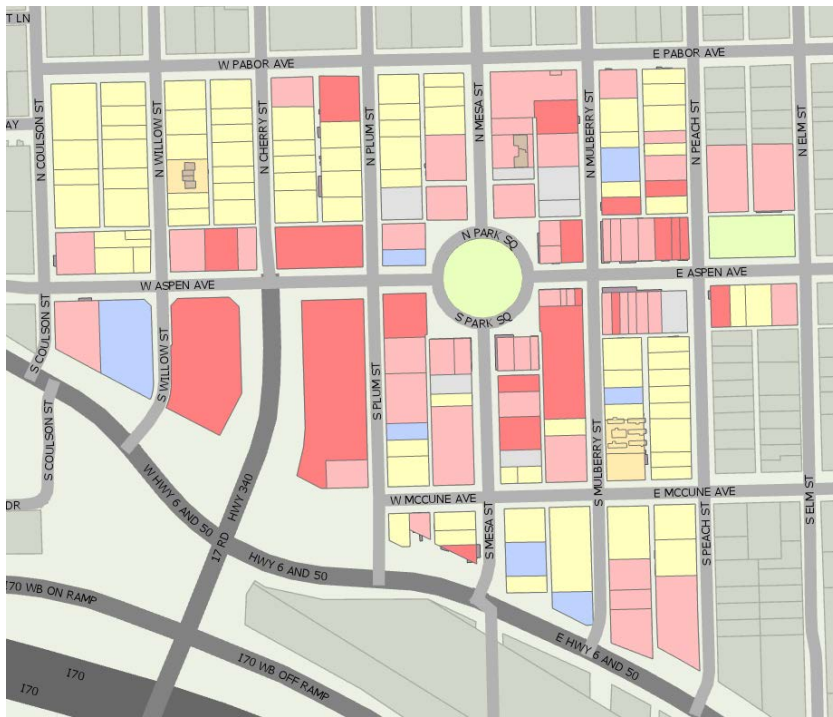
A total of 762 public parking spaces were counted compared to 981 private parking spaces. The ratio of public to private parking is approximately 44% to 56%. On-street parking (600 spaces or 79%) make up the bulk of public parking located within the inventory area.



 Public Parking Lots

## Land Use Inventory

This section of the inventory inventoried the existing land uses as they relate to required parking standards. As land uses change and become more intense, future parking needs becomes very important for the downtown and the City.



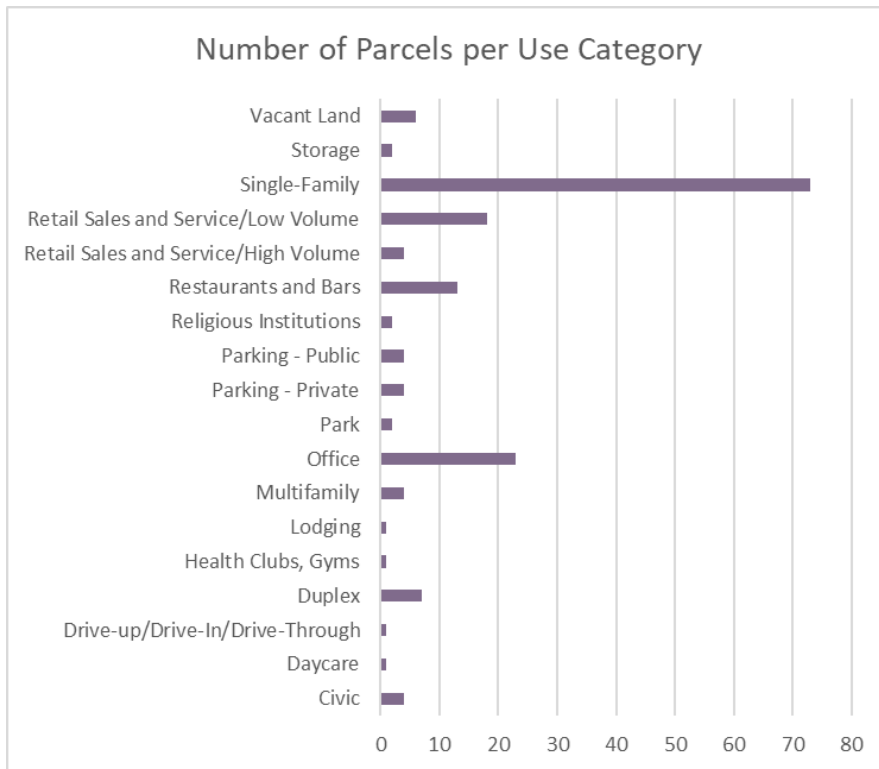
### Parking Study Area

#### USE\_CATEGORY

- <Null>
- Parking
- Park
- Single-Family
- Duplex
- Multifamily
- Daycare
- Drive-up/Drive-In/Drive-Through
- Lodging
- Office
- Retail Sales and Service/Low Volume
- Storage
- Religious Institutions
- Health Clubs, Gyms
- Restaurants and Bars
- Retail Sales and Service/High Volume
- Utility
- Vacant

### Land Use Categories

A total of 168 parcels are located within the inventory area. Uses range from single-family to office and retail. For purposes of this inventory, the uses have been identified by using the parking use categories rather than land use categories. Single-family parcels make up the majority of parcels (72 or 43%) followed by office (22 or 13%) and low volume retail and service (19 or 11%).



### Nonresidential Parking Analysis

There are a total of 66 nonresidential parcels currently located within the inventory area. The following table indicates the amount of building square footage per nonresidential use category. Residential uses are not identified in this table as on-site parking requirements are per dwelling unit or number of bedrooms and not area of the structure.

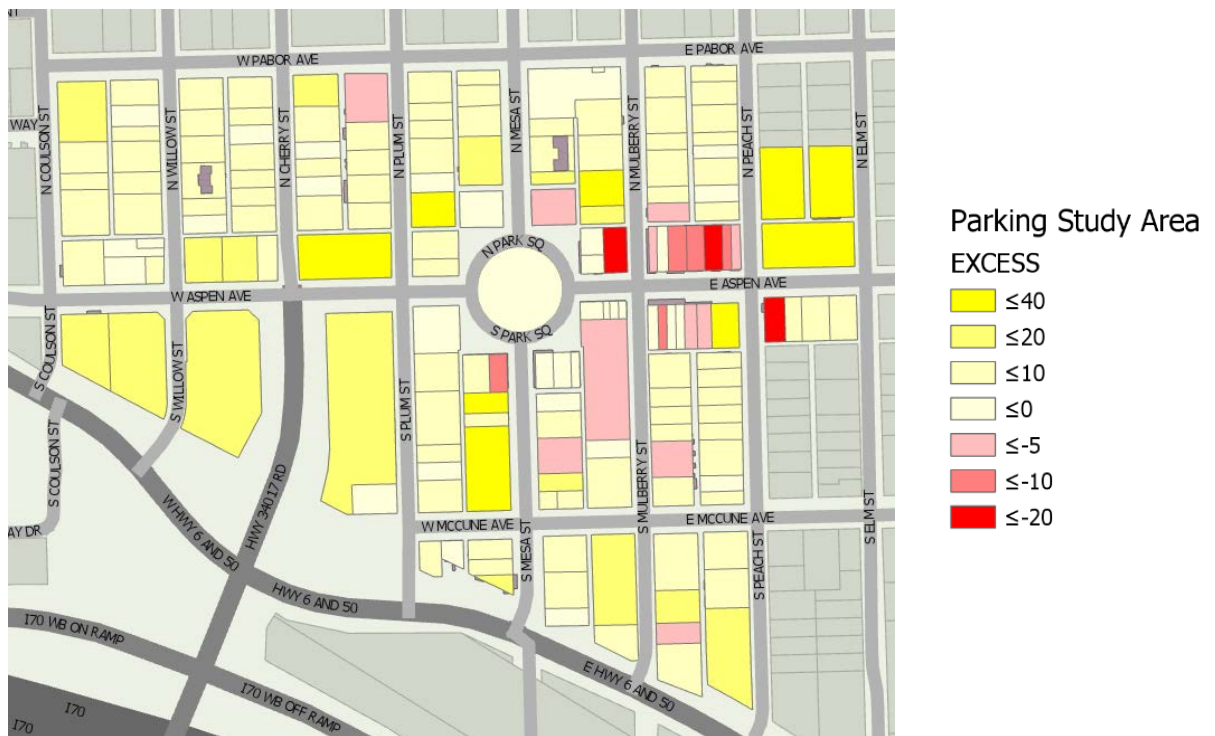
Use Category	Total Building Area
Civic	52,173
Daycare	2,144
Drive-up/Drive-In/Drive-Through	240
Health Clubs, Gyms	13,884
Lodging	7,987
Office	60,743
Religious Institutions	10,043
Restaurants and Bars	41,437
Retail Sales and Service/High Volume	57,770
Retail Sales and Service/Low Volume	83,719
Storage	4,558
<b>Total</b>	<b>334,698</b>

With a few exceptions (Daycare, Lodging and Retail Sales and Service/High Volume) most of the nonresidential uses do not meet the required on-site parking standards. This is common in downtown areas due to the following; location of public parking, many uses can share parking and a larger percentage of patrons and customers walk to the sites rather than drive.

Use Category	On-Site Parking	Required Parking
Civic	99	73
Daycare	10	5
Drive-up/Drive-In/Drive-Through	1	1
Health Clubs, Gyms	24	42
Lodging	20	18
Office	100	131
Religious Institutions	18	67
Restaurants and Bars	118	172
Retail Sales and Service/High Volume	238	233
Retail Sales and Service/Low Volume	103	177
Storage	10	0
Totals	741	919

### Land Use Related to Parking Analysis

Of the 168 parcels, 131 parcels meet or exceed the required number of on-site parking spaces. Only 22% of the parcels do not meet the on-site parking requirement. In addition, it was found that the inventory area has an excess of 559 parking spaces based on current use and parking requirements. The following map shows each parcel and whether there is a excess or shortage of parking.



## Parking Inventory Data

ACCOUNT NUMBER	PARCEL NUMBER	ADDRESS	PARKING USE CATEGORY	PARKING REQUIREMENT	BUILDING AREA	ON-STREET PARKING	ON-SITE PARKING	REQUIRED PARKING	EXCESS PARKING
R012092	2697-172-11-011	200 E ASPEN AVE	Civic	30	24,495	12	58	30	40
R012214	2697-172-21-014	157 S MESA ST	Civic	23	11,421	21	29	23	27
R012246	2697-172-23-012	144 S MULBERRY ST	Civic	0	0	2	3	0	5
R083362	2697-172-53-004	168 N MESA ST	Civic	20	16,257	11	9	20	0
R082449	2697-172-53-002		Civic	0	0	0	0	0	0
R012116	2697-172-13-004	153 N MULBERRY ST	Daycare	500	2,144	4	10	5	9
R012200	2697-172-20-010	177 S PLUM ST	Drive-up/Drive-In/Drive-Through	0	240	0	1	1	0
R012300	2697-173-00-002	203 S MESA ST	Duplex	4	2,460	5	4	4	5
R012171	2697-172-16-017	165 N CHERRY ST	Duplex	4	1,470	2	4	4	2
R012191	2697-172-17-017	139 N WILLOW ST	Duplex	4	1,570	1	4	4	1
R012156	2697-172-15-013	150 N CHERRY ST	Duplex	4	1,440	0	4	4	0
R012178	2697-172-16-025	112 N WILLOW ST	Duplex	4	1,728	2	2	4	0
R012185	2697-172-17-010	437 W ASPEN AVE	Duplex	4	1,704	0	4	4	0
R012186	2697-172-17-011		Duplex	0	0	0	0	0	0
R012235	2697-172-22-024	158 PARK SQUARE	Health Clubs, Gyms	333	13,884	13	24	42	-5
R012196	2697-172-18-003	126 S COULSON ST	Lodging	0.75	7,987	10	20	18	12
R012253	2697-172-23-019	174 S MULBERRY ST	Multifamily	8	4,908	5	8	8	5
	2697-172-16-000		Multifamily	8	5,320	0	10	8	2
R012250	2697-172-23-016	162 S MULBERRY ST	Multifamily	9	4,800	5	0	9	-4
R012165	2697-172-16-009	333 W ASPEN AVE	Office	500	2,528	9	17	6	20
R012154	2697-172-15-011	288 W PABOR AVE	Office	500	2,438	7	12	5	14
R012111	2697-172-12-024	206 E PABOR AVE	Office	500	3,670	5	13	8	10
	2697-172-55-000	140 N MESA ST	Office	500	3,215	1	16	7	10
R088799	2697-172-54-002	332 E ASPEN AVE	Office	500	4,304	9	8	9	8
R012146	2697-172-14-012	113 PARK SQUARE	Office	500	2,754	7	6	6	7
R012187	2697-172-17-012	437 W ASPEN AVE	Office	500	2,880	1	10	6	5
R012096	2697-172-12-008	151 N PEACH ST	Office	500	698	1	5	2	4
R012100	2697-172-12-012	137 N PEACH ST	Office	500	1,188	2	5	3	4
R012167	2697-172-16-011	303 W ASPEN AVE	Office	500	971	0	6	2	4
R012126	2697-172-13-020	161 N PARK SQUARE	Office	500	2,890	6	0	6	0

R012239	2697-172-23-005	210 E ASPEN AVE	Office	500	1,800	2	2	4	0
R012125	2697-172-13-019	165 N PARK SQUARE	Office	500	3,250	6	0	7	-1
R012215	2697-172-22-001	128 E ASPEN AVE	Office	500	720	1	0	2	-1
R012216	2697-172-22-002	122 E ASPEN AVE	Office	500	3,250	6	0	7	-1
R012232	2697-172-22-020	130 E ASPEN AVE	Office	500	1,250	2	0	3	-1
R012238	2697-172-23-002	212 E ASPEN AVE	Office	500	1,000	1	0	2	-1
R012109	2697-172-12-021	205 E ASPEN AVE	Office	500	1,884	2	0	4	-2
R088621	2697-172-22-025	156 PARK SQUARE	Office	500	1,440	0	0	3	-3
R012145	2697-172-14-011	125 N PARK SQUARE	Office	500	4,375	5	0	9	-4
R012124	2697-172-13-018	141 N PARK SQUARE	Office	500	5,600	6	0	12	-6
R012107	2697-172-12-019	217 E ASPEN AVE	Office	500	8,638	1	0	18	-17
R011995	2697-172-00-070		Park	0	0	28	0	0	28
R012293	2697-172-26-001	101 N PARK SQ	Park	0	0	0	0	0	0
R012144	2697-172-14-010	119 PARK SQUARE	Parking - Private	0	0	2	28	0	30
R012206	2697-172-21-006		Parking - Private	0	0	1	21	0	22
R012130	2697-172-13-024	139 N MULBERRY ST	Parking - Private	0	0	1	12	0	13
R012226	2697-172-22-014	166 S MESA ST	Parking - Private	0	0	1	10	0	11
		South of City Market	Parking - Public	0	0	9	35	0	44
R012131	2697-172-13-025		Parking - Public		0	4	32	0	36
R012259	2697-172-23-025	220 E ASPEN AVE	Parking - Public	0	0	5	24	0	29
R088778	2697-172-13-026	N MESA ST	Parking - Public	0	0	1	12	0	13
R012159	2697-172-15-017	128 N PLUM ST	Religious Institutions	75	3,747	8	11	25	-6
R012279	2697-172-24-024	108 S PEACH ST	Religious Institutions	75	6,296	5	7	42	-30
R012151	2697-172-15-008	289 W ASPEN AVE	Restaurants and Bars	250	2,904	3	42	12	33
R012304	2697-173-00-006	103 W HIGHWAY 6 AND 50	Restaurants and Bars	250	2,088	2	26	9	19
R012166	2697-172-16-010	313 W ASPEN AVE	Restaurants and Bars	250	3,089	0	24	13	11
R012115	2697-172-13-001	155 N MULBERRY ST	Restaurants and Bars	250	2,517	4	11	11	4
R012101	2697-172-12-013	129 N PEACH ST	Restaurants and Bars	250	988	1	0	4	-3
R012231	2697-172-22-019	136 E ASPEN AVE	Restaurants and Bars	250	1,092	1	0	5	-4
R012110	2697-172-12-023	233 E ASPEN AVE	Restaurants and Bars	250	2,120	4	0	9	-5
R012225	2697-172-22-013	152 S MESA ST	Restaurants and Bars	250	5,593	3	15	23	-5
R012103	2697-172-12-015	124 N MULBERRY ST	Restaurants and Bars	250	2,396	2	0	10	-8
R012237	2697-172-23-001	206 E ASPEN AVE	Restaurants and Bars	250	2,420	0	0	10	-10
R091730	2697-172-12-027	229 E ASPEN AVE	Restaurants and Bars	250	2,525	0	0	11	-11



R012106	2697-172-12-018	225 E ASPEN AVE	Restaurants and Bars	250	6,232	3	0	25	-22
R012120	2697-172-13-013	127 E ASPEN AVE	Restaurants and Bars	250	7,473	4	0	30	-26
R012201	2697-172-20-012	135 S PLUM ST	Retail Sales and Service/High Volume	250	38,564	11	159	155	15
R012299	2697-172-29-002	316 W ASPEN AVE	Retail Sales and Service/High Volume	250	14,406	8	61	58	11
R012202	2697-172-21-001	106 S PARK SQUARE	Retail Sales and Service/High Volume	250	2,400	0	10	10	0
R012221	2697-172-22-008	136 S MESA ST	Retail Sales and Service/High Volume	250	2,400	0	8	10	-2
R012142	2697-172-14-008	145 N MESA ST	Retail Sales and Service/Low Volume	500	4,410	4	20	9	15
R082261	2697-173-00-088	221 HIGHWAY 6 AND 50	Retail Sales and Service/Low Volume	500	7,200	6	20	15	11
R012203	2697-172-21-002	130 S PLUM ST	Retail Sales and Service/Low Volume	500	2,120	2	10	5	7
R012208	2697-172-21-008	138 S PLUM ST	Retail Sales and Service/Low Volume	500	5,700	4	14	12	6
R086439	2697-173-00-089	201 HIGHWAY 6 AND 50	Retail Sales and Service/Low Volume	500	1,560	0	10	4	6
R099139	2697-172-22-028	169 S MULBERRY ST	Retail Sales and Service/Low Volume	500	4,860	5	10	10	5
R012123	2697-172-13-017	156 N MESA ST	Retail Sales and Service/Low Volume	500	1,104	0	5	3	2
R012213	2697-172-21-013	120 S PARK SQUARE	Retail Sales and Service/Low Volume	500	6,391	4	10	13	1
R012240	2697-172-23-006	202 E ASPEN AVE	Retail Sales and Service/Low Volume	500	2,686	4	0	6	-2
R083518	2697-172-22-026	130 S MESA ST	Retail Sales and Service/Low Volume	500	4,950	8	0	10	-2
R012219	2697-172-22-006	150 PARK SQUARE	Retail Sales and Service/Low Volume	500	3,404	4	0	7	-3
R012258	2697-172-23-024	218 E ASPEN AVE	Retail Sales and Service/Low Volume	500	3,200	2	0	7	-5
R012301	2697-173-00-003	123 HIGHWAY 6 AND 50	Retail Sales and Service/Low Volume	500	3,060	1	0	7	-6
R012257	2697-172-23-023	220 E ASPEN ST	Retail Sales and Service/Low Volume	500	4,600	3	0	10	-7
R012326	2697-173-00-072	242 S MULBERRY ST	Retail Sales and Service/Low Volume	500	6,070	2	4	13	-7
R012113	2697-172-12-026	106 N MULBERRY ST	Retail Sales and Service/Low Volume	500	6,000	3	0	12	-9
R012108	2697-172-12-020	211 E ASPEN AVE	Retail Sales and Service/Low Volume	500	6,402	3	0	13	-10
R012212	2697-172-21-012	138 S PARK SQUARE	Retail Sales and Service/Low Volume	500	10,002	9	0	21	-12
R012349	2697-173-01-008	227 S MULBERRY ST	Single-Family	3	864	13	3	3	13
R012180	2697-172-17-002	436 W PABOR AVE	Single-Family	3	1,380	12	3	3	12
R012306	2697-173-00-008	205 S PEACH ST	Single-Family	3	1,196	9	3	3	9
R012136	2697-172-14-002	178 N PLUM ST	Single-Family	3	1,735	7	3	3	7
R012170	2697-172-16-016	171 N CHERRY ST	Single-Family	3	3,022	7	3	3	7
R012193	2697-172-17-022	177 N WILLOW ST	Single-Family	3	1,248	7	3	3	7
R012210	2697-172-21-010	129 W MCCUNE AVE	Single-Family	3	1,200	7	3	3	7
R012348	2697-173-01-007	110 E MCCUNE AVE	Single-Family	3	1,212	7	3	3	7
R012093	2697-172-12-001	179 N PEACH ST	Single-Family	3	762	7	2	3	6
R012160	2697-172-16-001	330 W PABOR AVE	Single-Family	3	1,168	6	3	3	6

R012254	2697-172-23-020	179 S PEACH ST	Single-Family	3	1,040	6	3	3	6
R088798	2697-172-54-001	318 E ASPEN AVE	Single-Family	3	960	6	3	3	6
R012184	2697-172-17-007	128 N COULSON ST	Single-Family	3	864	5	3	3	5
R012207	2697-172-21-007	141 S MESA ST	Single-Family	3	1,250	4	3	3	4
R012251	2697-172-23-017	165 S PEACH ST	Single-Family	3	934	4	3	3	4
R012280	2697-172-24-025	312 E ASPEN AVE	Single-Family	3	1,596	4	3	3	4
R012302	2697-173-00-004	132 W MCCUNE AVE	Single-Family	3	726	5	2	3	4
R012112	2697-172-12-025	166 N MULBERRY ST	Single-Family	3	1,068	3	3	3	3
R012135	2697-172-14-001	173 N MESA ST	Single-Family	3	1,246	4	2	3	3
R012148	2697-172-15-003	157 N PLUM ST	Single-Family	3	912	3	3	3	3
R012150	2697-172-15-006	128 N CHERRY ST	Single-Family	3	1,232	3	3	3	3
R012164	2697-172-16-008	127 N CHERRY ST	Single-Family	3	1,716	3	3	3	3
R012192	2697-172-17-021	137 N WILLOW ST	Single-Family	3	1,394	3	3	3	3
R012241	2697-172-23-007	126 S MULBERRY ST	Single-Family	3	840	3	3	3	3
R012336	2697-173-00-083	221 S PEACH ST	Single-Family	3	1,074	3	3	3	3
R099675	2697-173-00-092	204 S MULBERRY ST	Single-Family	3	576	3	3	3	3
R012094	2697-172-12-004	171 N PEACH ST	Single-Family	3	1,064	2	3	3	2
R012095	2697-172-12-007	159 N PEACH ST	Single-Family	3	1,526	2	3	3	2
R012102	2697-172-12-014	130 N MULBERRY ST	Single-Family	3	1,010	2	3	3	2
R012139	2697-172-14-005	155 N MESA ST	Single-Family	3	790	3	2	3	2
R012141	2697-172-14-007	148 N PLUM ST	Single-Family	3	896	2	3	3	2
R012149	2697-172-15-004	145 N PLUM ST	Single-Family	3	1,946	2	3	3	2
R012153	2697-172-15-010	139 N PLUM ST	Single-Family	3	1,152	2	3	3	2
R012155	2697-172-15-012	166 N CHERRY ST	Single-Family	3	1,701	3	2	3	2
R012157	2697-172-15-015	144 N CHERRY ST	Single-Family	3	1,467	2	3	3	2
R012161	2697-172-16-004	137 N CHERRY ST	Single-Family	3	1,428	2	3	3	2
R012169	2697-172-16-015	151 N CHERRY ST	Single-Family	3	1,316	2	3	3	2
R012182	2697-172-17-004	147 N WILLOW ST	Single-Family	3	1,325	2	3	3	2
R012183	2697-172-17-005	152 N COULSON ST	Single-Family	3	762	2	3	3	2
R012243	2697-172-23-009	129 S PEACH ST	Single-Family	3	853	2	3	3	2
R012245	2697-172-23-011	138 S MULBERRY ST	Single-Family	3	624	2	3	3	2
R012247	2697-172-23-013	143 S PEACH ST	Single-Family	3	1,484	2	3	3	2
R012248	2697-172-23-014	151 S PEACH ST	Single-Family	3	696	2	3	3	2
R012249	2697-172-23-015	152 S MULBERRY ST	Single-Family	3	1,024	2	3	3	2

R012097	2697-172-12-009	152 N MULBERRY ST	Single-Family	3	2,700	2	2	3	1
R012104	2697-172-12-016	123 N PEACH ST	Single-Family	3	1,046	1	3	3	1
R012137	2697-172-14-003	164 N PLUM ST	Single-Family	3	816	1	3	3	1
R012138	2697-172-14-004	167 N MESA ST	Single-Family	3	770	1	3	3	1
R012140	2697-172-14-006	160 N PLUM ST	Single-Family	3	720	1	3	3	1
R012152	2697-172-15-009	125 N PLUM ST	Single-Family	3	1,712	2	2	3	1
R012162	2697-172-16-006	133 N CHERRY ST	Single-Family	3	814	1	3	3	1
R012176	2697-172-16-023	148 N WILLOW ST	Single-Family	3	1,394	1	3	3	1
R012177	2697-172-16-024	158 N WILLOW ST	Single-Family	3	1,443	1	3	3	1
R012179	2697-172-16-026	118 N WILLOW ST	Single-Family	3	1,740	2	2	3	1
R012181	2697-172-17-003	159 N WILLOW ST	Single-Family	3	740	1	3	3	1
R012189	2697-172-17-015	405 W ASPEN AVE	Single-Family	3	568	1	3	3	1
R012190	2697-172-17-016	140 N COULSON ST	Single-Family	3	864	1	3	3	1
R012229	2697-172-22-017	109 E MCCUNE AVE	Single-Family	3	744	3	1	3	1
R012233	2697-172-22-021	174 S MESA ST	Single-Family	3	668	4	0	3	1
R012242	2697-172-23-008	123 S PEACH ST	Single-Family	3	968	2	2	3	1
R012244	2697-172-23-010	139 S PEACH ST	Single-Family	3	1,328	1	3	3	1
R012303	2697-173-00-005	223 S MESA ST	Single-Family	3	800	1	3	3	1
R012143	2697-172-14-009	140 N PLUM ST	Single-Family	3	865	1	2	3	0
R012158	2697-172-15-016	134 N CHERRY ST	Single-Family	3	858	1	2	3	0
R012188	2697-172-17-013	421 W ASPEN AVE	Single-Family	3	1,092	0	3	3	0
R012194	2697-172-17-023	169 N WILLOW ST	Single-Family	3	1,716	1	2	3	0
R012209	2697-172-21-009	166 S PLUM ST	Single-Family	3	912	0	3	3	0
R012344	2697-173-01-003	232 S MESA ST	Single-Family	3	1,393	0	3	3	0
R012168	2697-172-16-014	155 N CHERRY ST	Single-Family	3	1,288	1	1	3	-1
R012224	2697-172-22-012	159 S MULBERRY ST	Single-Family	3	644	2	0	3	-1
R012252	2697-172-23-018	171 S PEACH ST	Single-Family	3	1,124	2	0	3	-1
R012099	2697-172-12-011	145 N PEACH ST	Single-Family	3	944	1	0	3	-2
R099630	2697-173-00-091	242 S MULBERRY ST	Storage	0	2,670	2	10	0	12
R083519	2697-172-22-027	148 S MESA ST	Storage	0	1,888	2	0	0	2
R012298	2697-172-29-001	404 W ASPEN AVE	Vacant	0	0	12	0	0	12
R012098	2697-172-12-010		Vacant	0	0	4	0	0	4
R012346	2697-173-01-005		Vacant	0	0	4	0	0	4
R012147	2697-172-14-013		Vacant	0	0	4	0	0	4

R012343	2697-173-01-002	111 S MESA ST	Vacant	0	0	4	0	0	4	
R012205	2697-172-21-005	100 S PLUM ST	Vacant	0	0	2	0	0	2	
Totals							600	1,143	1,184	5