



COLORADO

Department of Transportation

Addressing Truck Parking Capacity Needs Colorado

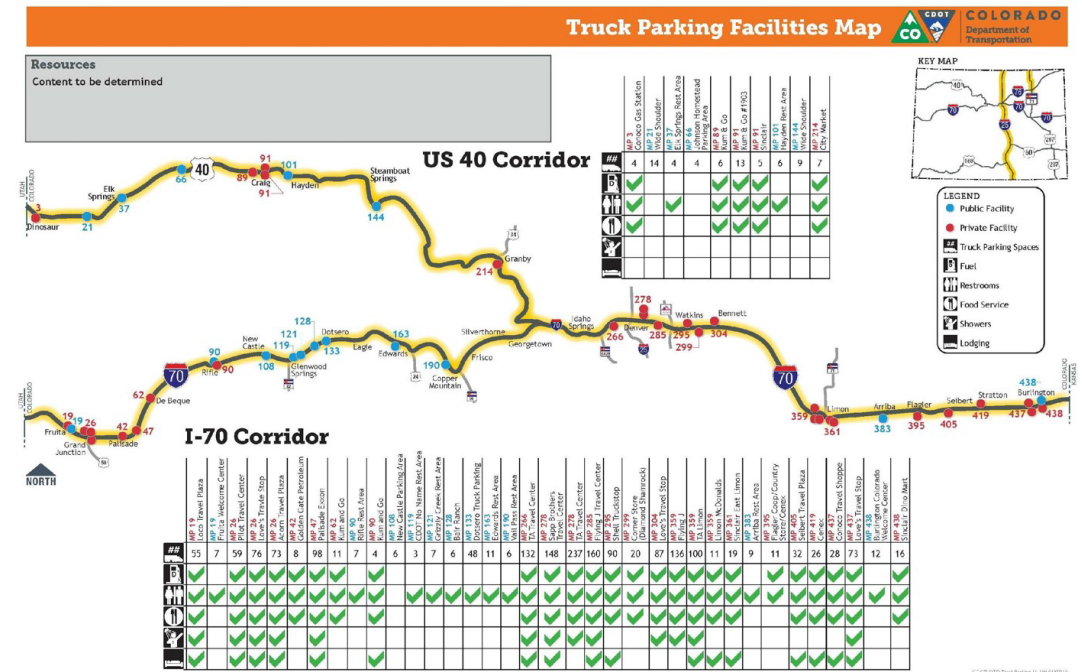
Craig Hurst - CDOT's Manager of the Freight Mobility & Safety Branch



How Did We Get Here?

Truck Parking Study Phase 1:

- In 2019, CDOT's Freight team conducted the first phase of a truck parking study to understand inventory and needs.
- We also worked closely with our partners and stakeholders to identify challenges and opportunities.
- One main concern that we have is continued growth without building solutions for truck parking.





Identifying Challenges and Opportunities



Challenges to Deliver Successful Capacity Expansion Projects:

- Long-term maintenance costs on anything that we build.
- We do not want to compete with the private sector. We are not in the concessionaire business.
- Land/Right of Way - many times the land we need is unattainable for many reasons.
- Local land-use and zoning challenges



Working With Local Jurisdictions

Land-use and Zoning

- Nobody wants a truck stop in their backyard, but does it really need to be?
- Many times, we must come in with very limited options to solve capacity issues.
- We need our municipal partners to take a closer look at their land-use and zoning regulations.
- New developments should be solving third-party truck parking issues before news issues are created.





Working With Local Jurisdictions

Land-use and Zoning Continued



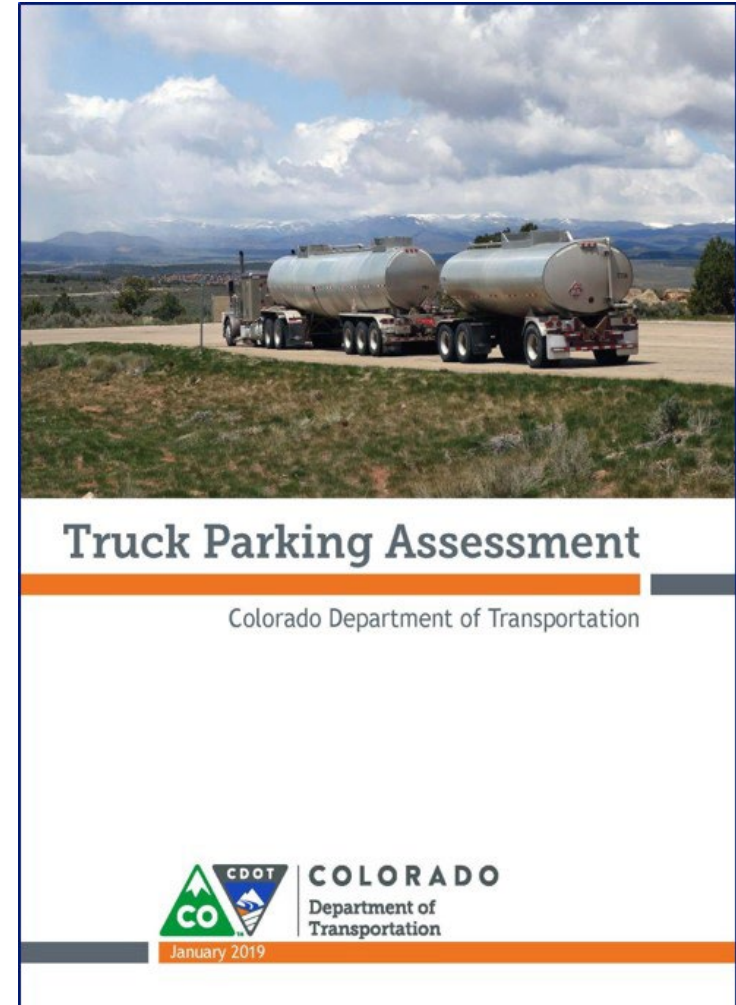
- We are facing a current problem but creating a new one.
- Multi-family developments have minimum requirements usually at 1.5-2 parking spots per unit. (Maybe lower in highly urbanized areas)
- This would allow developments to work together to reduce costs, but solve the problem in a safe and thoughtful location.



How Are We Doing It?

Build a Partnership

- We have used the data and lessons that we learned in our Truck Parking Assessment to begin to look for a partnership for our phase 2 that is focused on project delivery.
- Our goal was to look for opportunities to develop a P3 in areas that we identified as high need.





Our “P3-Like” Solution



December 3, 2020

RE: Town of Bennett Interested in Truck Parking P3s

To Whom It May Concern:

The Town of Bennett is a growing community on the eastern edge of the Metro Denver Region and is poised for the future with thoughtful planning efforts as the community moves into the future. Key to those planning efforts is the transportation network that we share with the Colorado Department of Transportation (CDOT) and receive funding for via the Denver Regional Council of Governments (DRCOG).

As a Town, in proximity of a rest area that was closed, we are very cognizant of the issues that exist around truck parking. Our firsthand understanding of these issues stems from the fact that trucks often overflow on to our local roads when all the available parking spots at the Love's Travel Stop, in Town, are occupied.

While the Town does benefit from truckers using businesses within our limits, we are also burdened by the additional wear these trucks put on the infrastructure. We believe it could be beneficial to all involved to expand the available truck parking facilities in and around the Town of Bennett, but we are not in a position to do this ourselves.

Therefore, the Town of Bennett would welcome the opportunity to discuss any Public-Private-Partnerships (P3s) that could increase the number of available truck parking sites in the area. We know we're not facing this truck parking issue alone and believe that a successful P3 with the Town of Bennett could be used as an example and replicated in other areas facing the same challenges.

Sincerely,

Royce D. Pindell

Mayor

Larry Vittum

Board of Trustee

A “P3-Like” Partnership

- The Town of Bennett, Co reached out to CDOT’s Freight team to show interest in working together to solve their capacity needs.
- We worked with them to incentivize growth at the local Love’s facility.
- We signed a memorandum with the Town, agreeing to pay for the design of the bridge. The town made intersection improvements, and Love’s is adding 114 spots to their location.



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This is only the beginning...

- We will continue to find innovative ways to solve truck parking capacity issues by working with our local jurisdiction partners and educating them on why it is more important than ever to get in front of the issue.
- We have two projects that were just selected for NHFP funding, but we still need to build out the details.
- Thank you for your time. Are there any questions?

Craig Hurst: craig.hurst@state.co.us - Please feel free to reach out.