

RESOLUTION 09-25

A RESOLUTION ADOPTING UNDERGROUND PARKING FACILITY DESIGN GUIDELINES FOR THE TOWN OF JACKSON

WHEREAS, the Town of Jackson Land Development Regulations were adopted by Ordinance No. 489 by the Town Council on November 7, 1994; and

WHEREAS, the Jackson Town Council directed staff to initiate the process of an amendment to the Town's Land Development Regulations as it relates to underground parking facility design guidelines; and

WHEREAS, the Town of Jackson Planning & Zoning Commission held a public hearing on July 15, 2009, regarding the application of underground parking facility design guidelines; and

WHEREAS, the Planning & Zoning Commission on July 15, 2009, unanimously voted to recommend approval by Resolution of the proposed underground parking facility design guidelines; and

WHEREAS, the Town of Jackson Town Council held a public hearing on September 21, 2009, regarding the application of underground parking facility design guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING THAT the Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, that the Town of Jackson Underground Parking Facility Design Guidelines (see attached Exhibit "A") are hereby adopted as Guidelines as described and referenced in Division 4200 Parking and Loading Standards; Section 4260 Off-Street Parking Facility Design Standards; Subsection N. Underground parking guidelines of the Jackson Land Development Regulations

PASSED, APPROVED AND ADOPTED ON THIS 21ST DAY OF SEPTEMBER, 2009.

TOWN OF JACKSON

By: 
Mark Barron, Mayor





Roxanne Davies Robinson, Town Clerk

Exhibit "A"

UNDERGROUND/ENCLOSED PARKING FACILITY DESIGN GUIDELINES

All underground/enclosed parking facilities (defined as being sublevel facilities accessed via ramps or enclosed facilities having internal drive isles) should strive to meet the following design guidelines:

- A. **Underground parking facilities shall conform to all applicable design standards under Section 4260 of the Jackson Land Development Regulations.**
- B. **Vehicle queue for entrance into underground parking facilities should not encroach.** All entrances into underground parking facilities where access is restricted via gate, doorway, etc., should provide enough room for a single vehicle to queue without encroaching within the public right-of-way (*ie. Sidewalk, Roadway, Alleyway, Drivelane*). Please refer to Section 4260.J. "Queuing space standards" for further information.
- C. **Heated ramps should not extend into Town right-of-way.** Ramps from underground parking facilities which are heated for snow melt purposes should not extend into the Town of Jackson right-of-way (*ie. Sidewalk, Roadway, Alleyway, Drivelane*).
- D. **Storm and snowmelt drainage.** The design of underground facilities should include a drainage system to capture runoff transported into the facility by vehicles. This system should incorporate a sand-oil separator to treat captured water prior to discharge to the Town's drainage system. Entrances to underground parking facilities should incorporate a drainage barrier at the right-of-way interface to capture storm and snowmelt runoff before flowing into the underground facility. To facilitate drainage, minimum cross slopes within the facility shall be 0.5%.
- E. **Environmental Conditioning.** Underground parking facilities are required to include air handling systems that comply with IBC regulations.
- F. **Internal vehicle turning movements.** Within the underground parking facility, no vehicle should need to make more than three (3) turning movements to enter or exit a parking-space.
- G. **Residential and Commercial Access, Driveway and Parking Guidelines for Underground Facilities.** The following minimum and maximum design dimensions and measurements should be observed for underground parking facilities:
 1. **Access Drive Width.** Minimum access driveway width should be 18 feet for two-way travel and nine (9) feet for one-way and one-way alternating travel. Maximum access driveway width should be 24 feet. Entrance/Exit curb-cuts should be designed with a minimum 10-foot radius curb return.
 2. **Minimum Corner Width.** Minimum access driveway width at 90 degree corners should be 24 feet or an alternative minimum deemed appropriate based on adequate vehicle turning movements may be approved by the Town Engineer and Planning Director.
 3. **Minimum Grade on Centerline.** Access ramps should have a minimum grade along their centerline of 0.5%.
 4. **Maximum Grade on Centerline.** Access ramps should have a maximum grade of 9% for unheated applications and 12% for heated applications. The grade may be increased to 18% for heated applications that utilize transition grades at a minimum length of 24 feet not to exceed grade differences of 12%.
 5. **Minimum Length and Maximum Grade for Entrance/Queuing Section.** The entrance/queuing section of the underground parking facility access ramp beginning at the Town right-of-way should have a minimum length of 24 feet and maximum grade of 4%.
 6. **Minimum Parking Stall Size.** Parking spaces within underground parking facilities should have a minimum stall size of nine (9) feet x 18 feet (9'x18'). In facilities having 15 or more spaces, up to 15% of stalls may be designated compact eight (8) feet x 16 feet (8'x16') and clearly marked as such.
 7. **Minimum Height Clearance.** Minimum height clearance within underground parking facilities should be seven (7) feet and clearly marked as such. Handicap accessible parking spaces for vans, access aisles serving the spaces, and vehicular routes from entrances and to exits for the spaces should provide a vertical clearance of 98-inches minimum. ANSI Standard A117.1 section 502.6

- 8. **Lighting of the space.** Tunnels and underground parking areas shall provide a minimum of 20lx or 2.0fc of lighting. Stairways within the underground parking facilities shall have a minimum of 200lx or 20fc of lighting.