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5/31/2012

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CITY OF
ASPEN
FALLS

PARKING LOT EXPANSION

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Convention Center | Your Name

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Convention Center Parking Lot Expansion

Your Name

May 31, 2012

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of parking

1. Mark all index entries
of low impact design
2. Create a cross-
reference to LID

The planning board would like to expand the convention center parking lot. Under the new proposal, the lot would double. The additional parking needs are a result of the recent growth in the Aspen Falls area. Under the proposal, the city would employ low impact design, or LID, techniques to be environmentally responsible in regards to water efficiency. "LID employs a more natural approach to storm water management. With conventional site development, about 70 percent of the natural drainage leaves the site. The goal of LID is to maintain the natural hydrology of a site. Open space is increased, storm water is managed closer to the source, and water quality is improved." (Zickler and Dietz 2003)

CONSIDERATIONS

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There are certain considerations that will be incorporated into the design of the new parking lot. Sufficient entrances and exits will be included. Internal traffic and pedestrian flow will be considered, as well as patron security and safety. Lighting, signage, and water efficient landscaping will also be taken into account.

The islands will provide a medium to catch water runoff from rain in order to prevent flooding, and more importantly, water conservation. "In the United States the Environmental Protection Agency (EPA) cite storm water runoff as the most common cause of polluting surface waters and storm water runoff from construction sites has a significant impact on the water quality of streams and rivers." (Nichols 2005, 13) The following picture provides an example of the type of islands that will be incorporated into the new lot design.

Move The Following
paragraph & caption

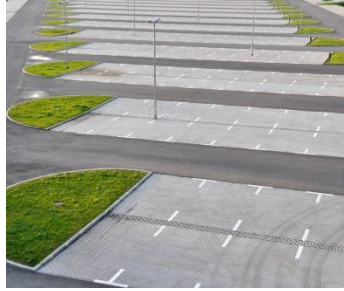


Figure 1 Island Example

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PROJECT DESCRIPTION

The new lot will add approximately 100 parking spaces, complete with lighting, security phones, and landscaped islands for water management. To minimize security threats, the new lot will be an open, surface-level parking lot as opposed to a parking structure. The new parking lot will be able to accommodate cars of all sizes. The project is scheduled to begin in the summer. Costs include, but are not limited to: paving the asphalt, creating walkways and curbing, landscaping, and painting. The following illustration demonstrates the location of the new lot and how it is positioned in relation to the existing lot.

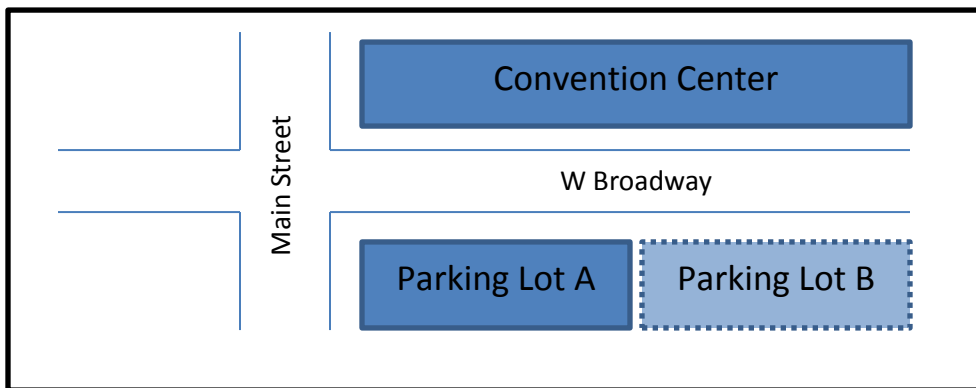


Figure 2 New Lot Location and Position

DEVELOPMENT PROCESS

The construction of the new lot will be handled in three phases. During the first phase, excavation of the current area will be done to ensure proper shaping and leveling. Once the excavation process is complete, the area will be paved and islands and curbs will be added. In the final phase, lighting will be done and phones will be placed on every fourth light post. Additionally, the surface will be painted. Landscaping will be done. During this time, new employees will be hired and trained on proper security procedures.

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The anticipated cost of the new parking lot is estimated at \$374,413. The winning company was selected based on Mark all index entries of parking es, and ability to complete the

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project within the six-month time frame. Funding for the new lot will be provided by the revenue proceeds from the existing parking lot which currently serves the convention center. At this time, no increase in parking fees is required to support the development of the new lot.

BIBLIOGRAPHY

Nichols, Herbet. *Moving the Earth*. New York: McGraw Hill, 2005, 13.

Zickler, L, and Duane Dietz. *Urban Development*. October 2, 2003.

<<http://www.djc.com/news/co/11149503.html>> accessed December 20, 2008.

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L

low impact design · 3, See LID

P

parking · 3, 4