Commercial Bike Parking Inventory

How downtown Denver makes cycling work for your business
Background

Over the last decade, bicycle commuting has increased over 150% in downtown Denver. However, due to the growing number of bike thefts - a 34% increase over the past five years - it is apparent that standard public bicycle racks do not always offer the level of protection needed to keep bicycles secure. Because bicycle security is critical to maintaining and growing a high level of bicycle commute mode share, the Downtown Denver Partnership facilitated an off-street bicycle study to spatially identify existing off-street bike parking, with the goal of educating the community about existing bicycle amenities and offer best practices for designing bicycle parking facilities in urban centers.

This report focuses on secure off-street bicycle parking available in Downtown Denver. The bicycle parking facilities included within the survey are located primarily in downtown office buildings and educational institutions. It is intended that this report can also be used as a best practice guide for storing additional types of personal micromobility devices, such as electric bikes and scooters.

How much can biking save you?

<table>
<thead>
<tr>
<th>Cost of Parking*</th>
<th>Cost of Gas**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Cost</td>
<td>Annual Cost</td>
</tr>
<tr>
<td>Parking Garage</td>
<td>$208</td>
</tr>
<tr>
<td>Surface Lot</td>
<td>$153</td>
</tr>
<tr>
<td>Overall Average</td>
<td>$178</td>
</tr>
</tbody>
</table>

*based on 2020 Downtown Denver Parking Study
**based on average cost of gas in August 2022 and average vehicle mpg

Spatial Inventory

Nearly 40 off-street bicycle parking facilities in downtown Denver were surveyed during this study. While this list is not exhaustive of all the off-street bicycle parking downtown, it does highlight certain blocks and corridors where bicycle facilities are more prominently located. The survey consisted of questions about safety and security mechanisms, bicycle parking amenities, storage capacity, rack types, signage and wayfinding, and general information about the building. For a full list of questions included within the survey, please contact mobility@downtowndenver.com.
Bike Facility Parking

Amenities
76% of the facilities surveyed have maintenance stations to perform basic repairs.

Security
89% of the facilities surveyed require a building-issued key card for access.

Storage
At 82% the space saving vertical rack is by far the most prevalent bike rack type.

Former retail space - 1515 Arapahoe

Renovated Space

Former Uses

New Build 31%
Retail/Office Space 15%
Car Parking 18%
Storage/Mechanical 67%
By The Numbers

The average cost to construct a parking space in a garage in Denver according to WGI.

$23,516

Bicycles can fit in an area the size of a single parking space.

10–12

97%

7:1

93%

8%

The average ratio of vehicle to bike parking in downtown offices surveyed.

of surveyed spaces have never had a bicycle theft reported.

of downtown employees have invested in a new bicycle to commute with since March 2020.

Post Survey Best Practices

Rack Types

- Offering an assortment of rack types supports a variety of mobility devices and promotes equity by serving all types of downtown commuters.
- Bicycles and scooters come in all shapes and sizes, so racks should be able to accommodate everything from light-weight commuter bikes to bulky cargo bikes and electric scooters.
- Providing outlets allow employees to charge their e-bikes and scooters while they work at their downtown office.

Amenities

- Access to amenities such as showers, changing rooms, and lockers have become increasingly essential for bicycle commuters.
- If amenities already exist in gym facilities, providing signage within the bicycle facilities can help navigate commuters to these spaces.

Safety and Security Mechanisms

- Safety and security is crucial to the success of any bicycle parking facility. Security devices such as key card access, cameras, and ample lighting help ensure that bicycles and scooters will be safely stored during the workday.
- As much as possible, provide separation between bicycle and vehicles in high conflict areas, such as parking garages.

Wayfinding

- Bicycle parking facilities, especially when located in a basement or parking garage, can oftentimes be challenging to find. Installing signage and pavement markings can help micromobility users easily identify where their office building’s bicycle parking facilities are located.

Repair Stations

- Bicycle pumps and small maintenance stations can help cyclists perform basic repairs and upkeep. From inflating flat tires to adjusting brakes, repair stations are crucial to getting cyclists back on the road after experiencing minor setbacks.

Additional Tips

- Vending kiosks can help quickly provide micromobility users with locks, patch kits, and water bottles when needed.
- Wall murals and art installations can help create a more vibrant and comfortable space for micromobility users.
- Consider ways to provide bicycle parking for non-office tenants of the building including restaurant and retail service workers and even the general public.

Lincoln Crossing

4:1 vehicle to bike parking ratio
Company Profiles

Auraria Campus

Auraria Campus has two stand-alone bicycle parking structures that were designed and built by students on campus.

- **Year Built:** 2020
- **Prior Use:** Vacant lots
- **Capacity:** 100 bicycles across two bicycle parking structures
- **Security Features:** Key card access, ample lighting
- **Space Features:** Bike repair station, air compressor, skateboard racks, and natural lighting
- **Bike storage designer:** CU Denver School of Architecture and Planning – Colorado Building Workshop

DC Building

A decal on the wall has QR codes for bike trails in Denver. There is also a vending machine stocked with bike locks, batteries, and tools.

- **Address:** 518 17th St.
- **Year Built:** 2016
- **Prior Use:** Storage room
- **Capacity:** 22 bicycles
- **Security Features:** Key card access, ample lighting
- **Space Features:** Bike repair station, air compressor, showers, and locker room
- **Bike storage designer:** Interior Architects

Lincoln Crossing

Contains an art installation suspended from the ceiling, wall murals, and a sitting area.

- **Address:** 1776 Lincoln St.
- **Year Built:** 2021
- **Prior Use:** Outside patio space
- **Capacity:** 96 bicycles
- **Security Features:** 24/7 video surveillance, key card access
- **Space Features:** Lockers, bike repair station, air compressor, natural lighting. Newly completed restrooms, lockers, and showers are in nearby gym facilities.

Conclusion

Increasing off-street bicycle parking in downtown Denver is a fundamental way to encourage more people to feel comfortable accessing downtown by bicycle. While many new office developments continue to incorporate bicycle parking facilities within their properties, there are still many opportunities for existing office buildings to retrofit underutilized office, retail, mechanical rooms, and vehicle parking spaces into bicycle parking facilities. Designing thoughtful facilities that incorporate an array of security mechanisms, amenities, rack types, and wayfinding are the most effective ways to maximize the use of bicycle parking facilities and ensure devices will be safely stored during the workday.

Downtown Denver properties have made considerable progress developing bicycle parking spaces for office tenants, but there remains a gap in secure bicycle parking for public use. This is especially relevant as nearly 27% of downtown employees make less than $40,000 a year according to the 2019 US Census. Because bicycle thefts have increased 34% over the past five years, retail and service workers remain vulnerable to theft, unjustly impacting downtown workers who struggle to afford alternative means of transportation. Providing additional safe and secure options for cyclists to store their bicycles is crucial in promoting a more equitable and accessible downtown Denver.
Acknowledgements

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JLL – Craig Foti

Lastly, the Partnership would like to thank all the downtown property owners and managers who provided access to their off-street bicycle facilities.

Questions on where to park your bicycle? Contact:

mobility@downtowndenver.com