

# Town Council Work Session: Parking Discussion Wednesday, February 6, 2019

## Town Staff Presenters:

Dwight Bassett, Economic Development Officer  
Ben Hitchings, Planning Director  
Meg McGurk, Community Safety Planner  
Chris Roberts, Manager of Engineering & Infrastructure



# Agenda:

- What is the current and future parking demand downtown?
- What are the opportunities and financing tools to meet the future demand?





An aerial photograph of a city street scene. In the foreground, a white van and a white truck with a green logo are parked on the left side of a two-lane road. The road has yellow double lines. To the right of the road, there are green trees and a brick building. In the background, there are more buildings and a blue sky with white clouds. A large green semi-transparent rectangle is overlaid on the center of the image, containing white text.

**Requesting Town Council Feedback on:**

**(1) Additional parking on Wallace Deck**

**(2) Integrated parking management system that includes data and best management practices**

**(3) Financing system that allows the Town to build parking to meet future demand**





## Recent Parking Improvements:

- 60 new parking kiosks
- Added 375 new spaces to public parking downtown
- Downtown Ambassadors helped ease the transition to new parking systems
- Consistent times for all off-street parking at 8am-8pm  
On-street remains 8am-6pm



An aerial photograph of a city street scene. A large, semi-transparent blue rectangular overlay covers the center-left portion of the image. Overlaid on this blue area is the text "What is the current and future parking demand downtown?" in a large, white, sans-serif font. The background shows a multi-lane city street with yellow lane markings, white directional arrows, and a crosswalk. Several cars are visible on the street. To the left of the street is a parking lot with several cars parked. In the background, there are various city buildings, including a large, modern multi-story building with many windows. The sky is clear and blue.

**What is the current  
and future parking  
demand downtown?**



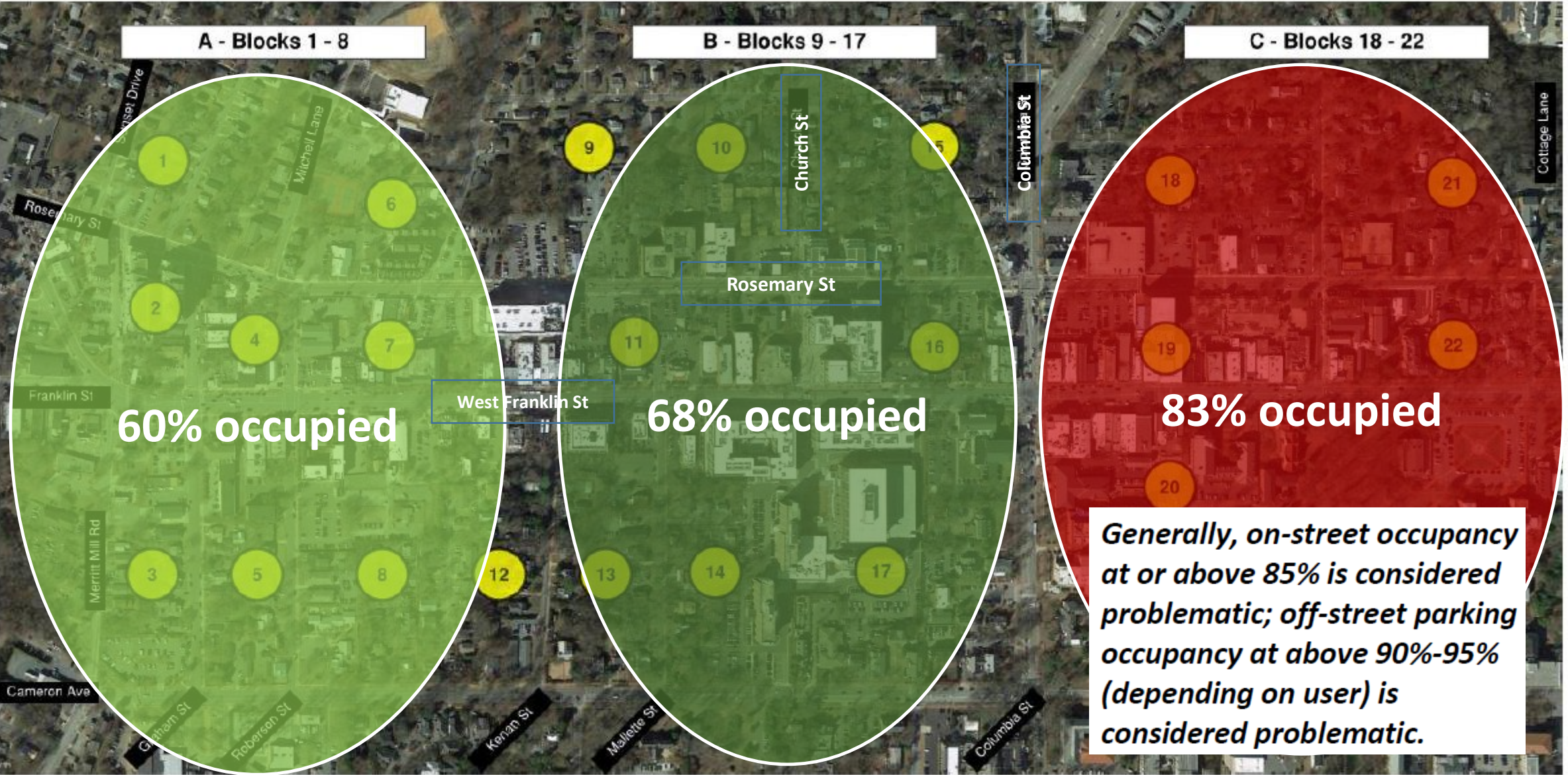


## From Walker Consultants:

- The overall peak parking demand was observed during a weekday, between noon and 2 pm.
- Occupancy reached 70% overall which is considered adequate. However, several areas did experience high occupancy levels putting them at or near capacity.



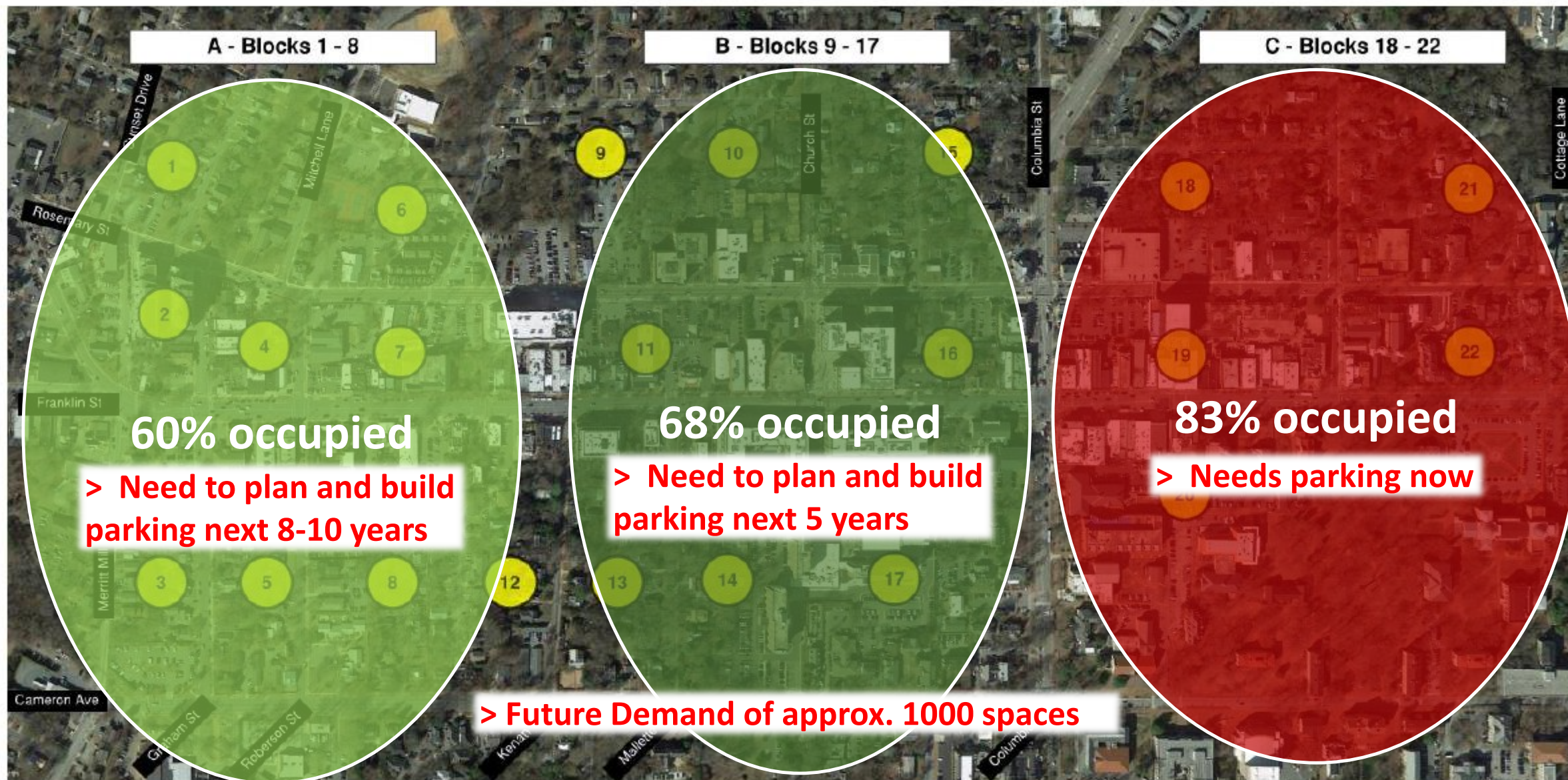
Figure 3: Sub-Areas Defined



Source: Walker Consultants



## > Outcome expectation






## Key Study Takeaways:

- Study captures usage at a point in time.
- Demand changes if we add customers and/or development.
- To meet future demand we have a variety of options.





An aerial photograph of a city street scene. In the foreground, there is a parking lot with several cars parked. A large blue semi-transparent rectangle is overlaid on the center of the image, containing white text. The background shows a mix of urban buildings, trees, and a street with traffic. The text is centered within the blue overlay.

**What are the  
opportunities  
to meet the future  
demand?**





Wallace Deck  
Additional  
100 spaces

Explore shared  
parking with  
private sector

Payment in  
Lieu for future  
development

Evaluate the  
current leased  
parking program

Other  
financing tools

Engage with UNC  
leadership to  
discuss shared  
needs, assets

Future demand  
of approx. 1000  
parking spaces

Future  
development of  
parking  
infrastructure





Potential opportunities for future development of parking infrastructure.

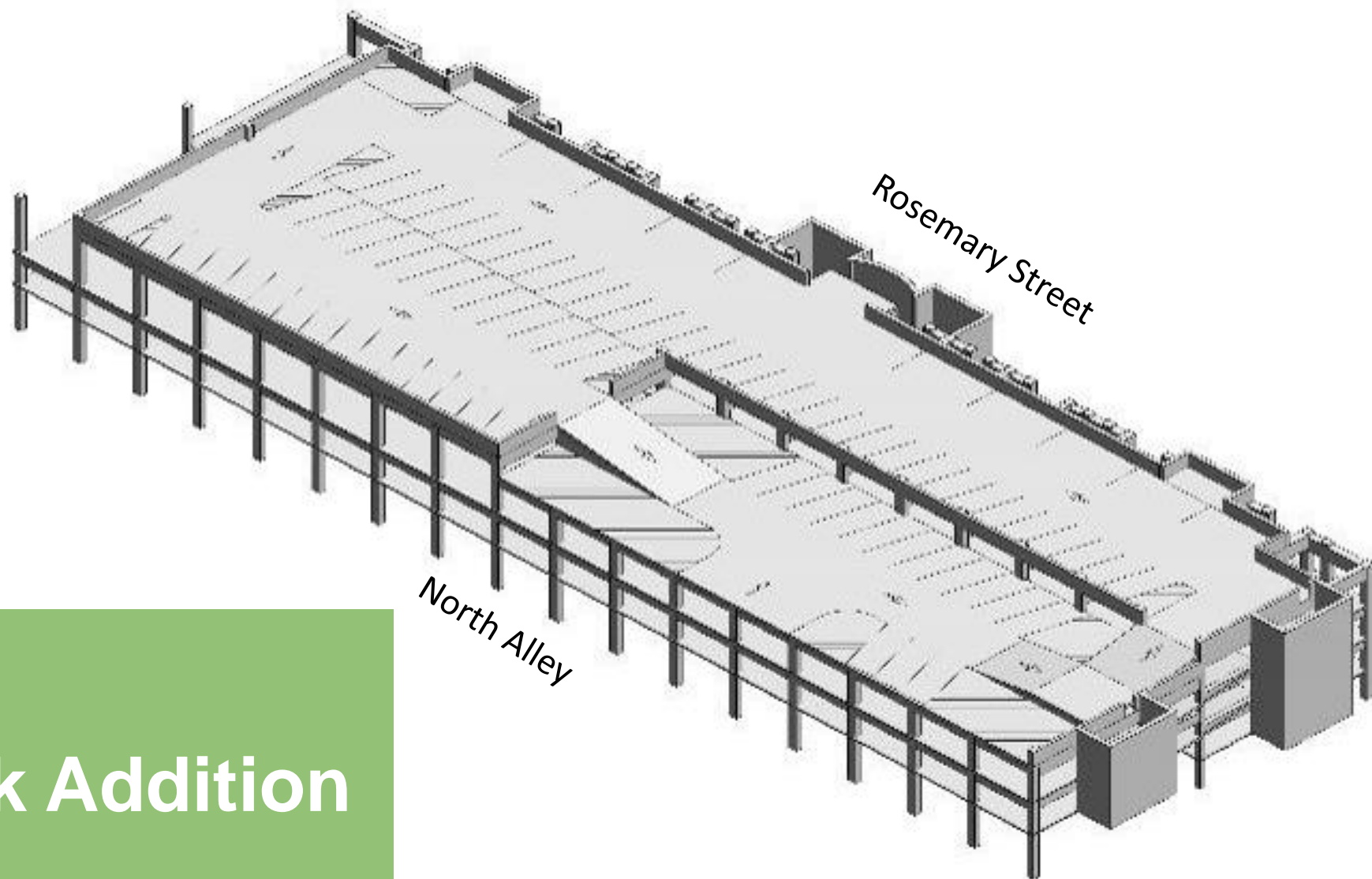


# Build additional parking on Wallace Deck (est. 1991)

- 2012 Condition Assessment Report identified maintenance needs
- To repair the Plaza level alone will cost approx. \$1.8 Million
- To add additional parking (approx. 100 spaces) would require additional \$600,000
- Staff will recommend to Council the addition of one layer of parking (minimum of 100 spaces) and the repairs (total cost \$2.4 Million) in late Feb/early March







# Wallace Deck Addition





Town depts. jointly develop a system that includes data and best management practices that monitors demand.

- Evaluate Town's leased parking program
- Explore shared parking opportunities
- Engage with UNC leadership to discuss shared parking needs, assets, and economic development goals for downtown.



Determine best system of financing long-term needs for parking and combine with management system to create a functional system.






# Opportunity to offer off-site parking option to new development

- Could facilitate shared parking
- Could support more efficient use of land
- Could build inventory of public parking







# One potential source of funding is Parking Payment in Lieu (PIL)

1) Update PIL fee in Code of Ordinances

2) Re-establish downtown parking requirement in LUMO

3) Set expectation for amount of new private parking (50% maximum?)





To support economic development, system has to reliably deliver parking as new development opens

To do this, we need integrated system for planning, funding, and building public parking





# Components of Integrated Parking Management System

- 1) Parking Information System
- 2) Parking Capital Improvements Plan
- 3) Financing Plan
- 4) Capital Improvements Delivery System





## Next Steps:

- Wallace Deck recommendation to Council tentatively in late February or early March
- Come back to Council in the fall with updates on exploration of other items





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