

**CITY COUNCIL WORK SESSION
ON
PARKING**

TUESDAY, APRIL 13, 2010

5:30 P.M.

CITY COUNCIL WORK ROOM

AGENDA

- I. Welcome and Opening Comments Mayor William D. Euille

- II. Background on the "Parking Problem" Barbara Ross, Deputy Director
Planning and Zoning

- III. Old Town Area Parking Study Yon Lambert, Principal Planner
Transportation and Environmental Services
 - A. Study Findings Barbara Ross
 - B. Study Recommendations

- IV. Discussion and Next Steps Abi Lerner, Deputy Director
Transportation and Environmental Services
 - A. Implementation of Selected Strategies
 - B. Assessment of Strategies with Stakeholder Group/Task Force
 - C. Topic Meetings
 - D. Implementation of Additional Strategies

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work Session may call the City Clerk and Clerk of Council's Office at 703-746-4500 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

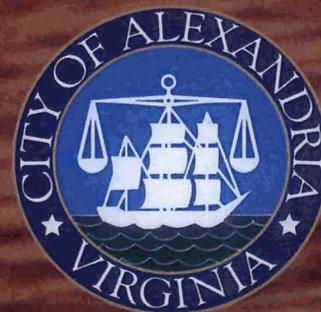
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Old Town Area Parking Study

13 April 2010
City Council



Agenda

- Background on the Parking Problem
- Old Town Area Parking Study
 - Findings
 - Recommendations
- Next Steps

Introduction

- Solutions vs. Management
- **Transportation Master Plan:**
Provide parking supply to meet community demand in an efficient manner while being careful not to induce driving
- Parking spaces are assets which can be leveraged for the common good

Old Town Area Parking Study

- **PURPOSE:**
 - Inventory existing public parking (supply)
 - Study utilization (demand)
 - Develop recommendations for eventual consideration by City Council
- Note about the supply...
 - Public-Public Garages/Lots
 - Public-Private Garages/Lots
 - Private-Private Garages/Lots (not included)

Study Area

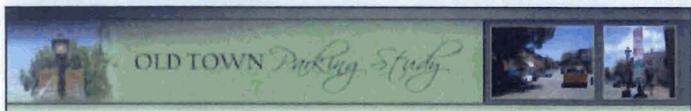
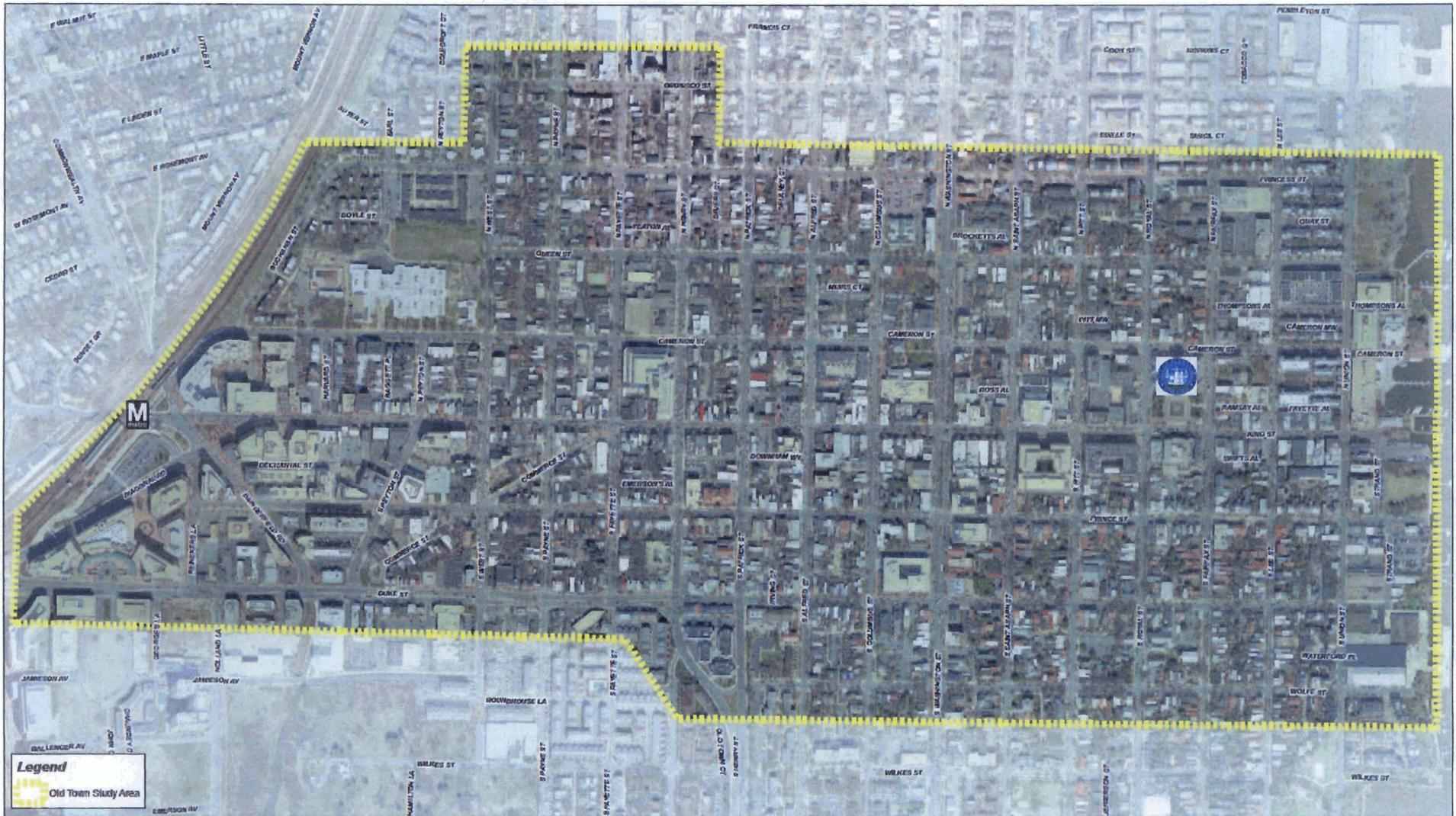
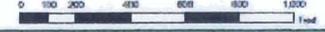


Figure 1-1:
Old Town Parking Study Area

Kinley-Horn
and Associates, Inc.

FIGURE
1-1



Existing Parking Regulations

- City Code: Permit Parking
 - 11 Residential Districts
 - Special permit district
 - Federal courthouse parking zone, Restricted overnight parking district
- City Code: Parking Meters
 - Meter Zones, Meter Locations, Rates stipulated
 - Metered Parking Lots stipulated
- Zoning Ordinance: Off-Street Parking and Loading Requirements

Major Findings: Inventory

- 8,332 publicly accessible parking spaces in the study area
 - 4,399 on-street spaces (53%)
 - 3,527 garage spaces (42%)
 - 406 surface lot spaces (5%)
- Including *private-private* locations, approximately 10,000 spaces

On-Street Inventory



**Figure 2-1:
On-Street Parking Locations**



Off-Street Inventory



**Figure 2-5:
Publicly-Available Off-Street
Parking Locations**

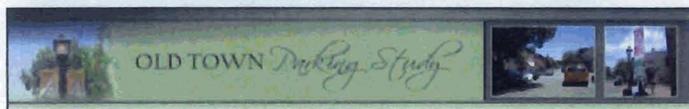
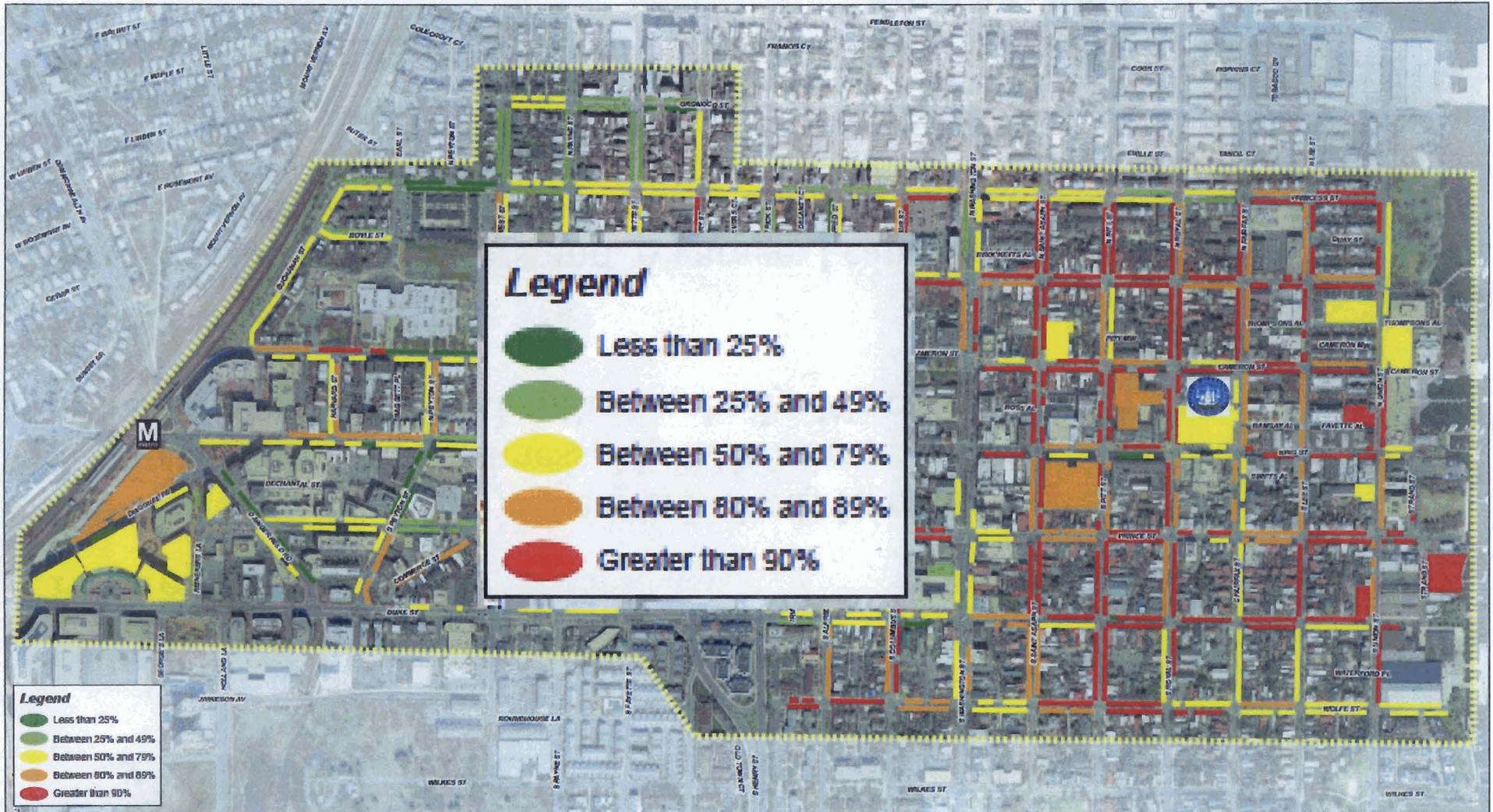


FIGURE
2-5

Primary Findings

- System wide snapshot reveals availability at all times and in all areas with system peak at 75% capacity
 - Closer review of data reveals range of utilization levels
- Limited capacity on-street metered and residential
- All garages and lots are underutilized

Utilization: Friday afternoon



**Figure 2-15:
Parking Utilization
During Friday Afternoon**



About the “parking problem”

George: I can't park in a garage.

Elaine: Why?

George: I don't know, I just can't. Nobody in my family can pay for parking, it's a sickness. My father never paid for parking; my mother, my brother, nobody. We can't do it.

Elaine: I'll pay for it.

George: You don't understand. A garage. I can't even pull in there... Why should I pay, when if I apply myself, maybe I could get it for free?

**Seinfeld, “The Parking Space” (Episode 39),
April 22, 1992**



First-hour rates: Friday evening

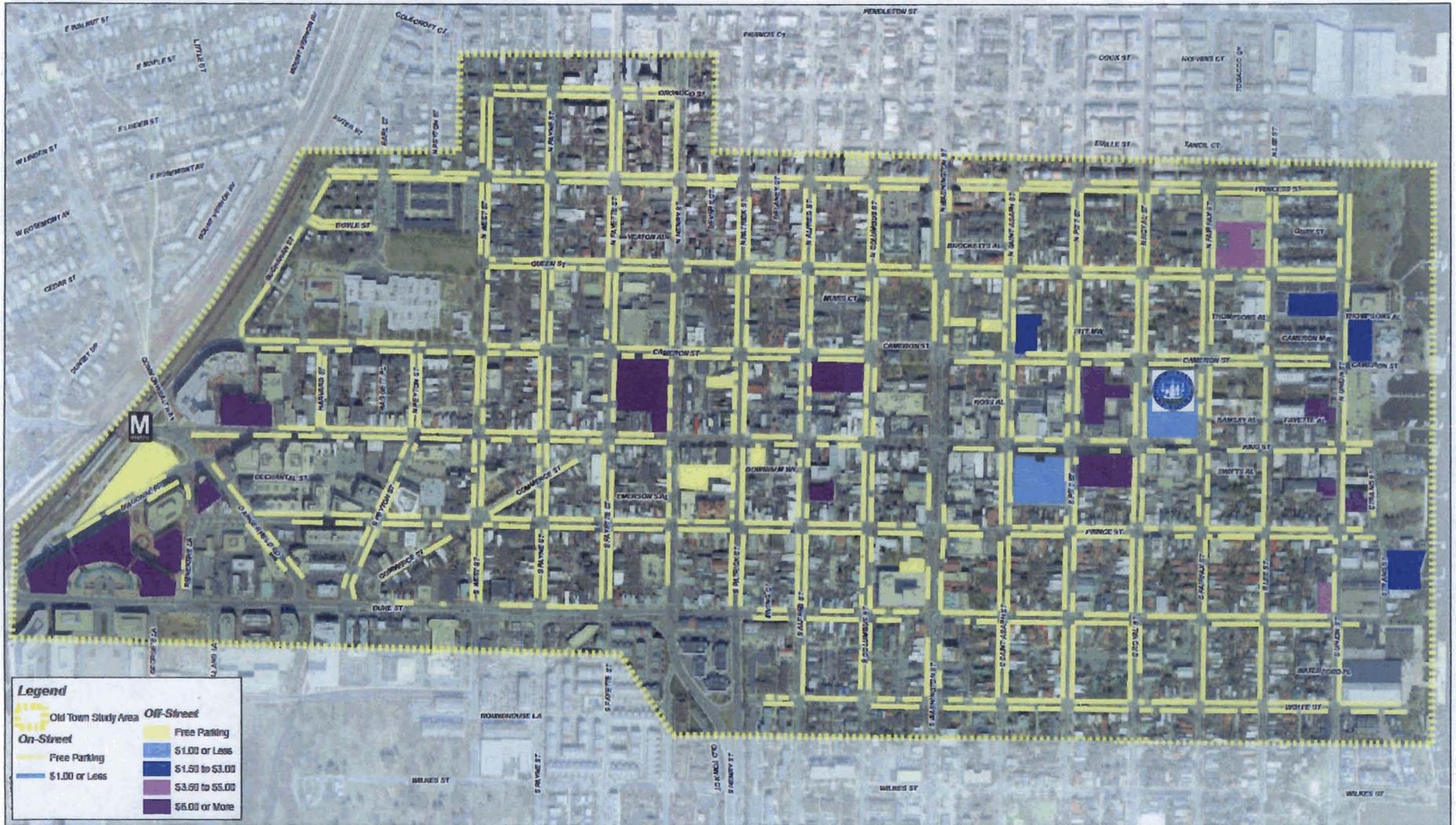


Figure 2-9:
Old Town First Hour Parking Rates
During Friday Nighttime



FIGURE
2-9

Utilization: Friday evening

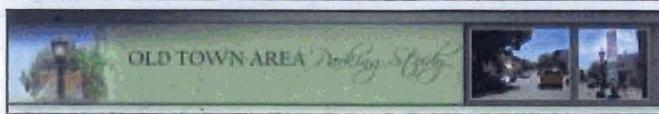
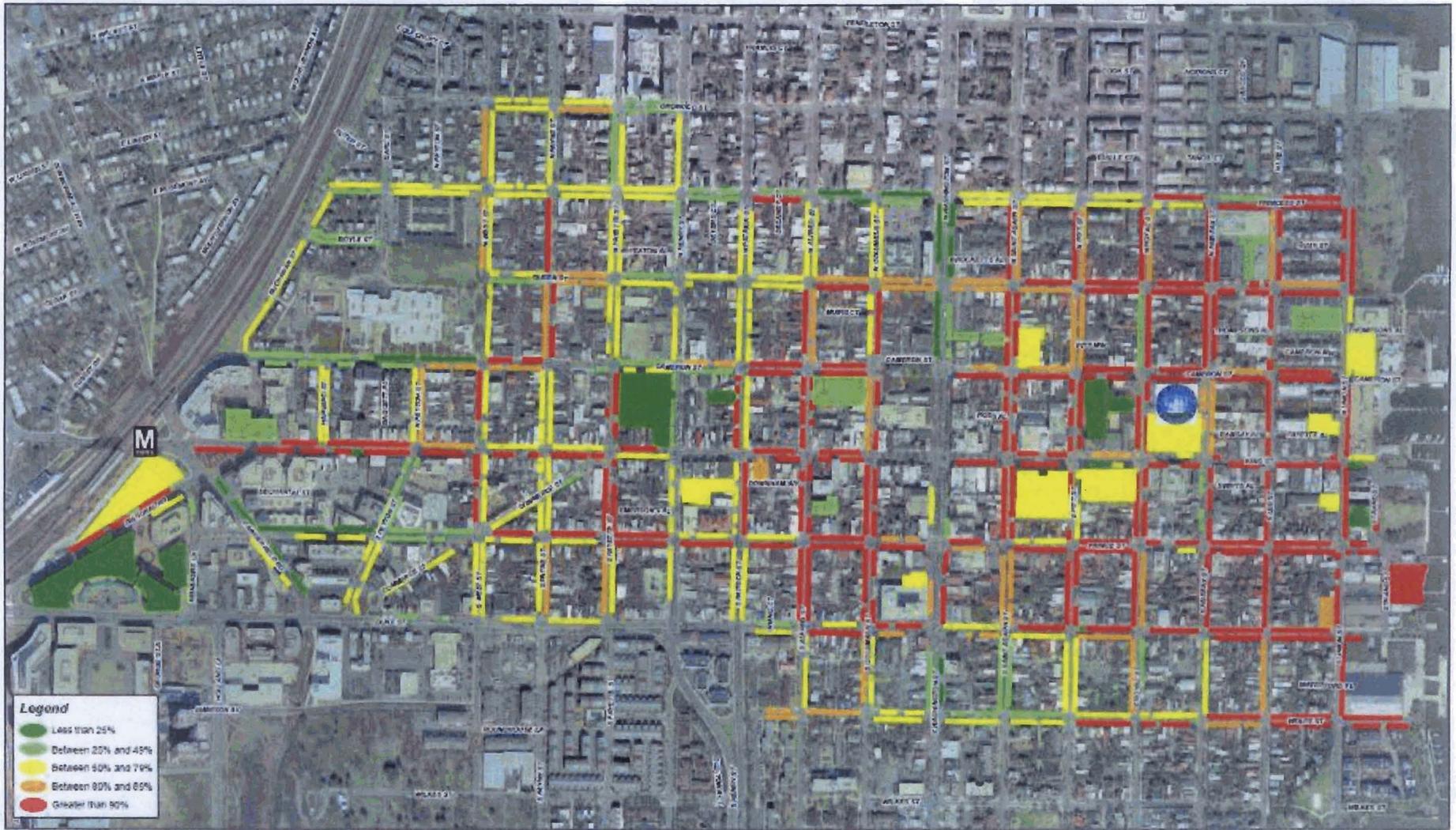


Figure 2-16:
Parking Utilization
During Friday Evening



Parking Management Goals

- Higher on-street turnover to support higher retail and restaurant sales
 - Well-managed on-street parking can generate up to \$150,000 in direct retail sales
 - Short-term turnover provides choice, availability for customers
 - 85% occupancy is the rate at which there is approximately one space per block

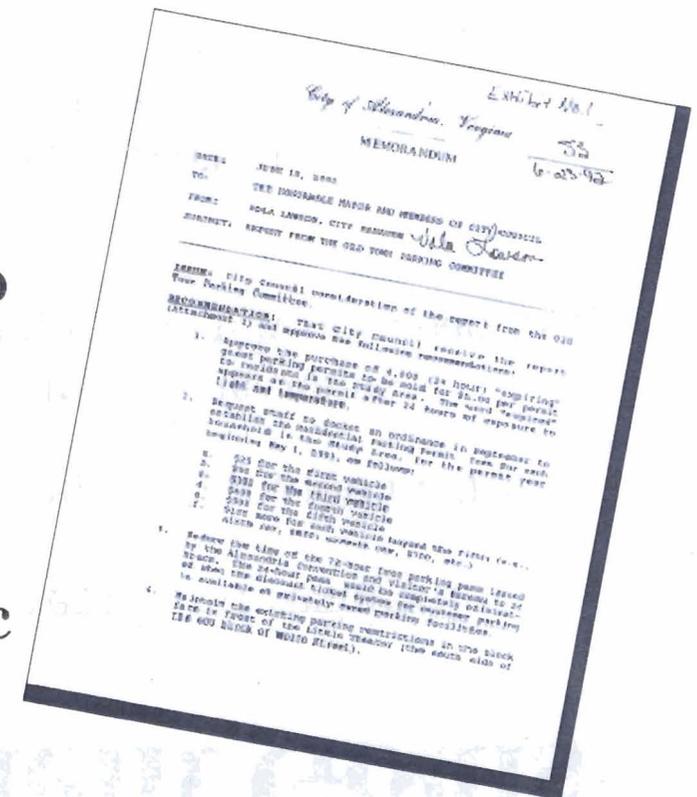
Increased use of garages for long term (2+ hour) parking

- Better communication about location, availability and rates

- Use streets/parking to decrease auto use, support business and protect neighborhoods

Goals & Community Input

- 1992/93: Old Town Parking Committee and Parking Report
- Business: 'Dispel the myth that parking is inadequate ... and develop effective strategies for utilization'
- Residents: 'Don't let... infill development... (or) associated traffic and parking impacts destroy the stability of neighborhoods'



Major Report Recommendations

1. Convenience

- ✓ Install multi-space meters & accept multiple forms of payment
- ✓ Explore variable pricing

2. Pricing

- ✓ Raise *on-street* rates to encourage choice, availability for short-term parkers
- ✓ Extend the hours of meters to encourage turnover in late peaks
- ✓ Add meters to the blocks on and close to King Street which lack meters now

3. Neighborhood Protection

- ✓ Reduce time for non-permit holders in residential districts
- ✓ Address guest, contractor issues

Major Report Recommendations

4. Availability

- ✓ Use capacity in *existing garages* to increase availability
- ✓ Consider pricing changes in public garages
- ✓ Negotiate with private garages to add public parking
- ✓ Consider a valet system for King Street (city-managed?)
- ✓ Consider 'All May Park, All Must Pay'

5. Communication

- ✓ Wayfinding parking signs
- ✓ Advanced parking management, real-time availability

6. Enforcement

- ✓ Continually improve enforcement capacity

7. Consensus

- ✓ Form a workgroup to develop consensus on management strategies

Next Steps

- Implementation of Selected Strategies
 - Install multi-space meters
- Assessment of Strategies with City Manager-appointed Stakeholders Group/Task Force with specific scope/time table to review:
 - On-Street Rates
 - Extending Hours of Meters
 - Adding Meters
 - Wayfinding
 - All may park, All must pay
 - » City Hall Employee Parking (Internal Survey)
- Topic Meetings
 - Addt'l Strategies for More Discussion/Implementation:
 - Reduce parking time in residential districts
 - Variable pricing

Questions?

Thank You!

**Abi Lerner, T&ES
Yon Lambert, T&ES
(703) 746-4025**

**Barbara Ross, P&Z
(703) 746-3802**

