

# Winters Downtown Parking Public Meeting



05/03/2017

# Introductions



- John Donlevy
- Parking Committee
- Peter Hunter
- Jake Mirabella
- Frederik Venter

# Agenda for Today

- Parking 101
- Background to Study
- Parking Study Data
- Public Survey
- Open Forum
- Next Steps



# Parking 101



- When does it work, when does it not work?
- What are some industry standards?

# Parking jargon

- **Supply** = # of striped parking spaces
- **Turnover** = Car #1 parks and leaves, then Car #2 parks and leaves; Turnover is 2
- **Occupancy (%)** = percentage of occupied spaces averaged over the surveyed period of time (8:00am – 4:00pm)



# Parking Generation

- Empirically determined at similar land use types – ITE Manual
- Average and peak data
- Urban Land Institute
- City Code / Requirements

# Parking Generation versus Trip Generation

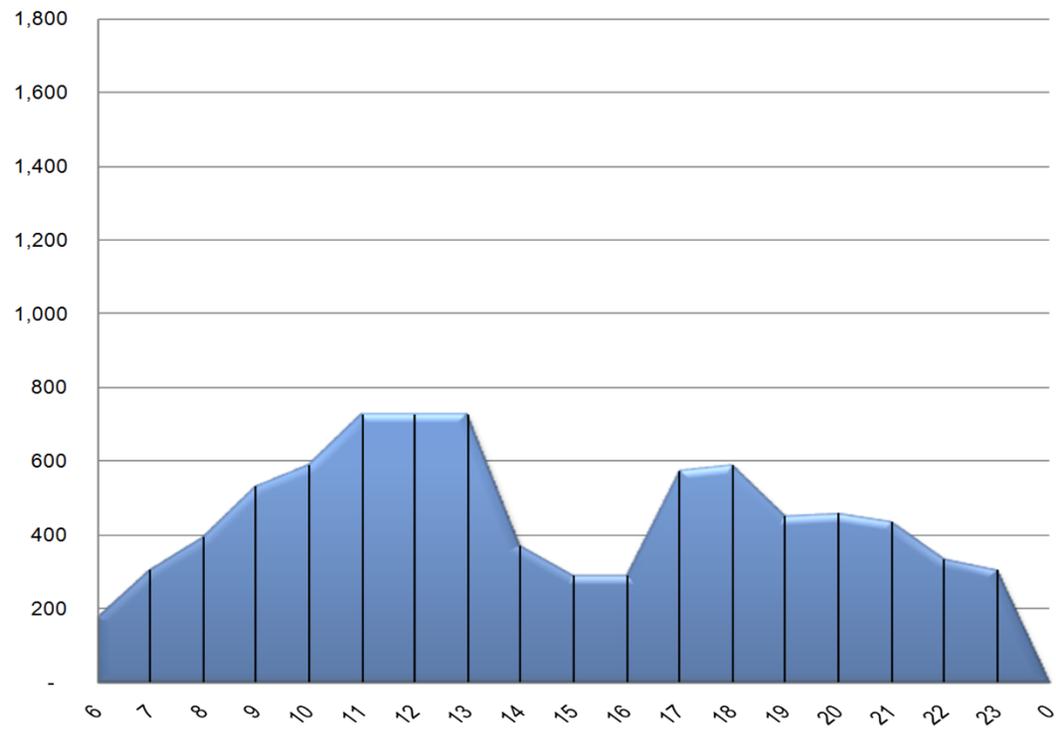
- Buckhorn Steakhouse
  - 2 to 3 trips per 3 seats per hour
  - 1 parking space per 3 seats
- Gas Station
  - 60 trips per pump per hour
  - 6 parking spaces

# Parking Standards

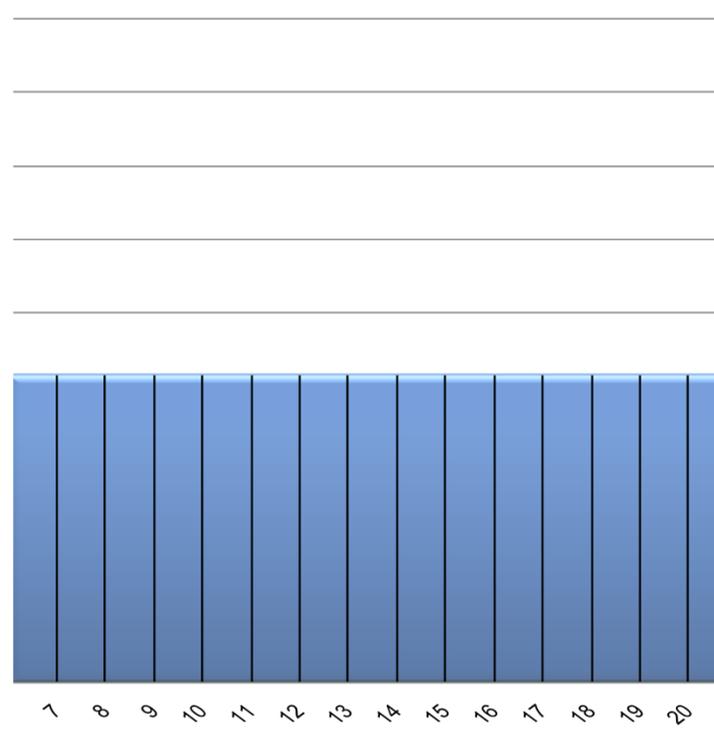
Use	City Code	ITE Weekday	ITE weekend
Hotel	1 per room	0.89 per room	1.2 per room
Office	1 per 250 SF	0.71 per 250 SF	0
Restaurant	1 per 3 seats	1.44 per 3 seats	1.41 per 3 seats

# Restaurant

**Restaurant (150k SF):  
Real Demand**



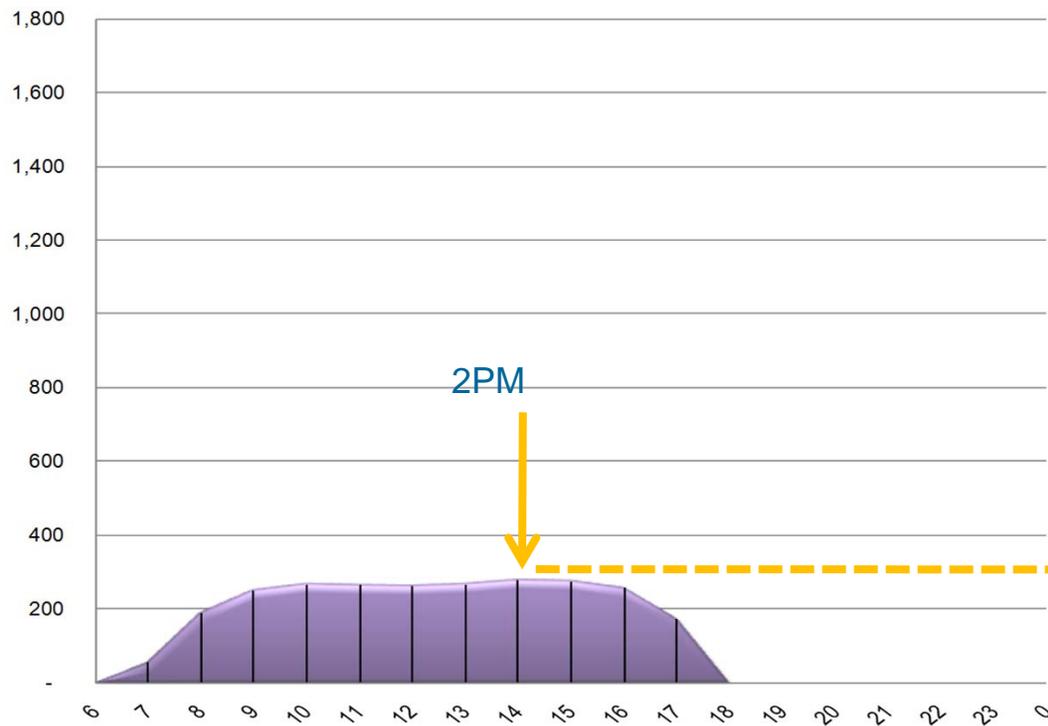
**Unshared Supply**



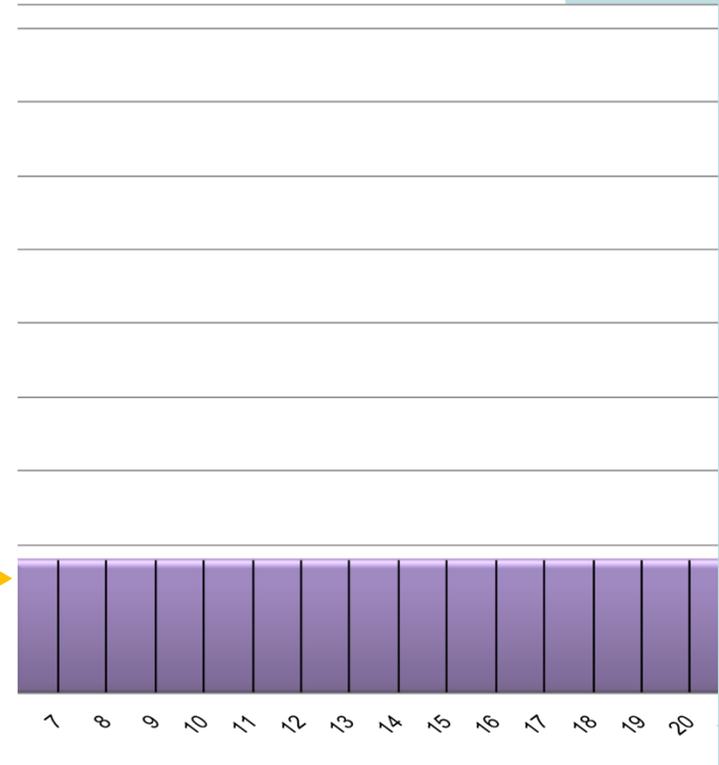
# Office

**Office (150k SF):**

**Real Demand**



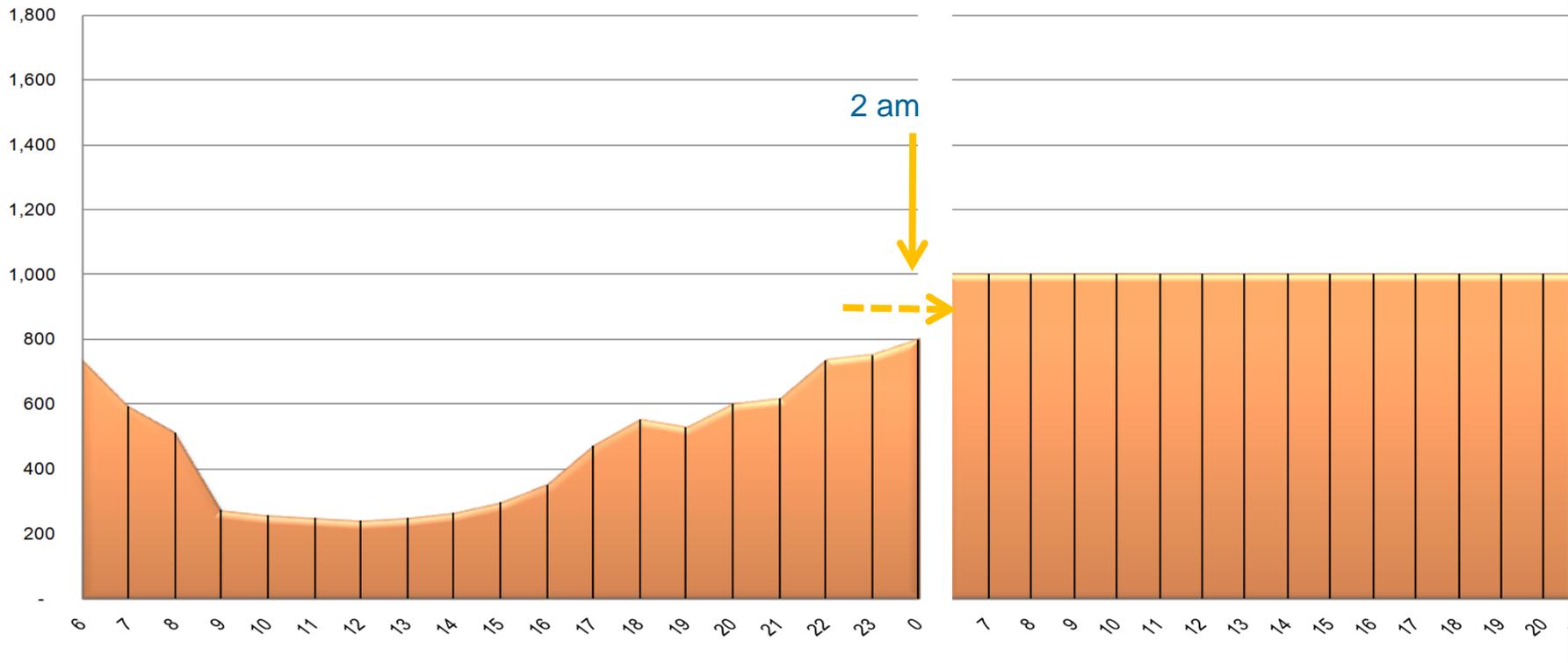
**Unshared Supply**



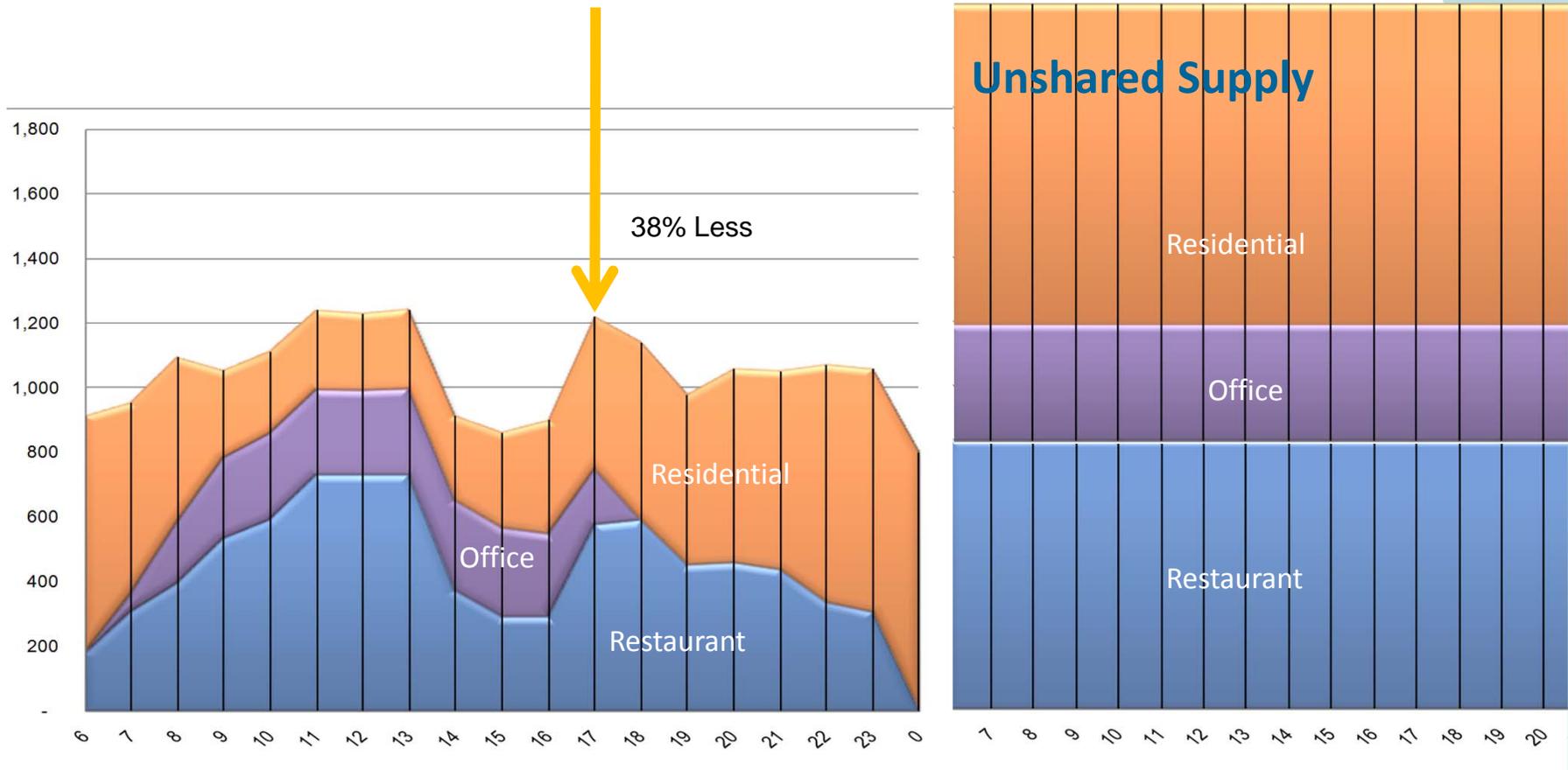
# Residential

**Residential (1000 units):  
Real Demand**

**Unshared Supply**



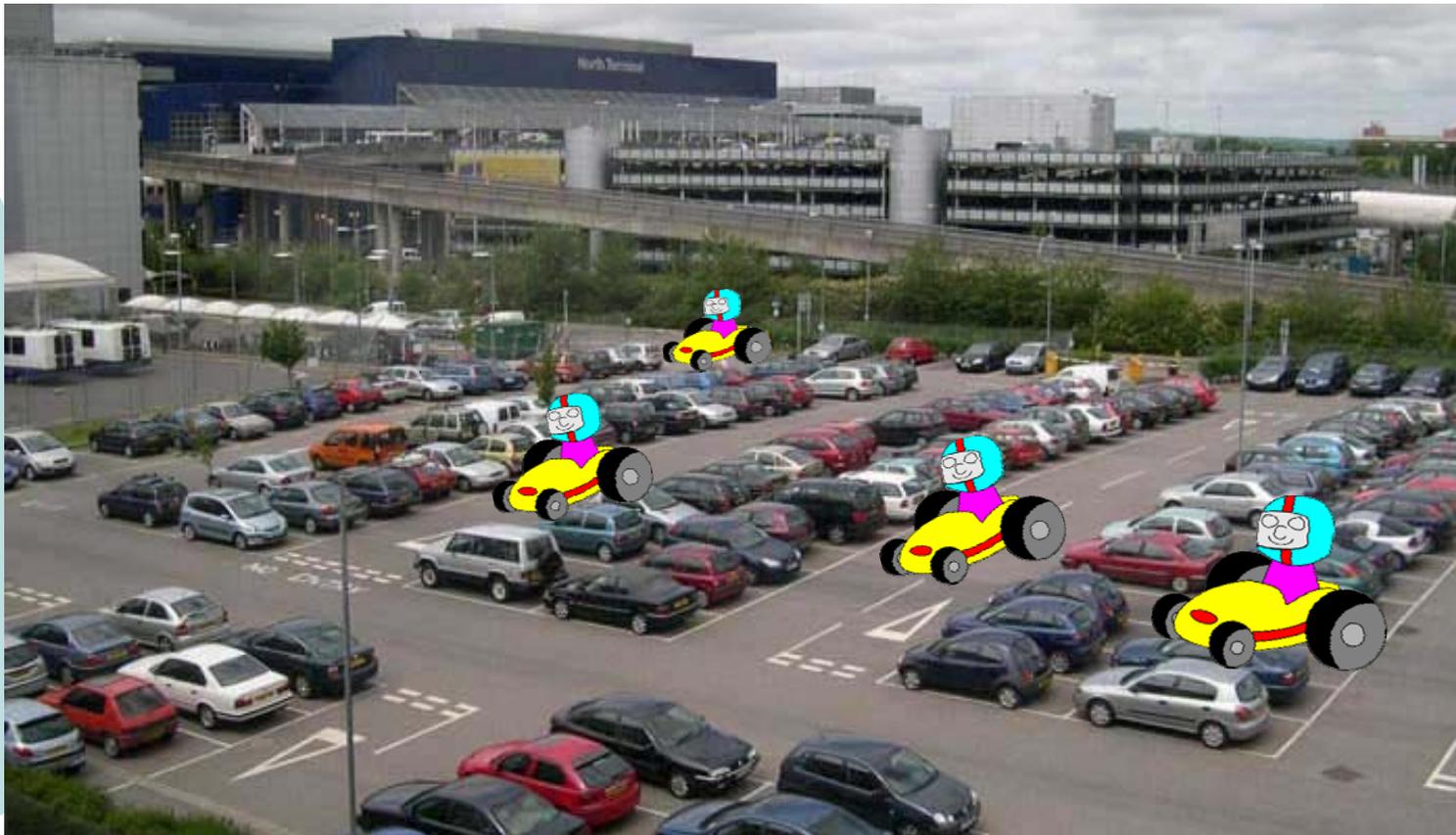
# Shared Uses: Real Demand



# Bicycle parking standards



# When is parking demand exceeding capacity?



# Time limits and Metering



# Improve Wayfinding and Information



# Improve Parking Design Before



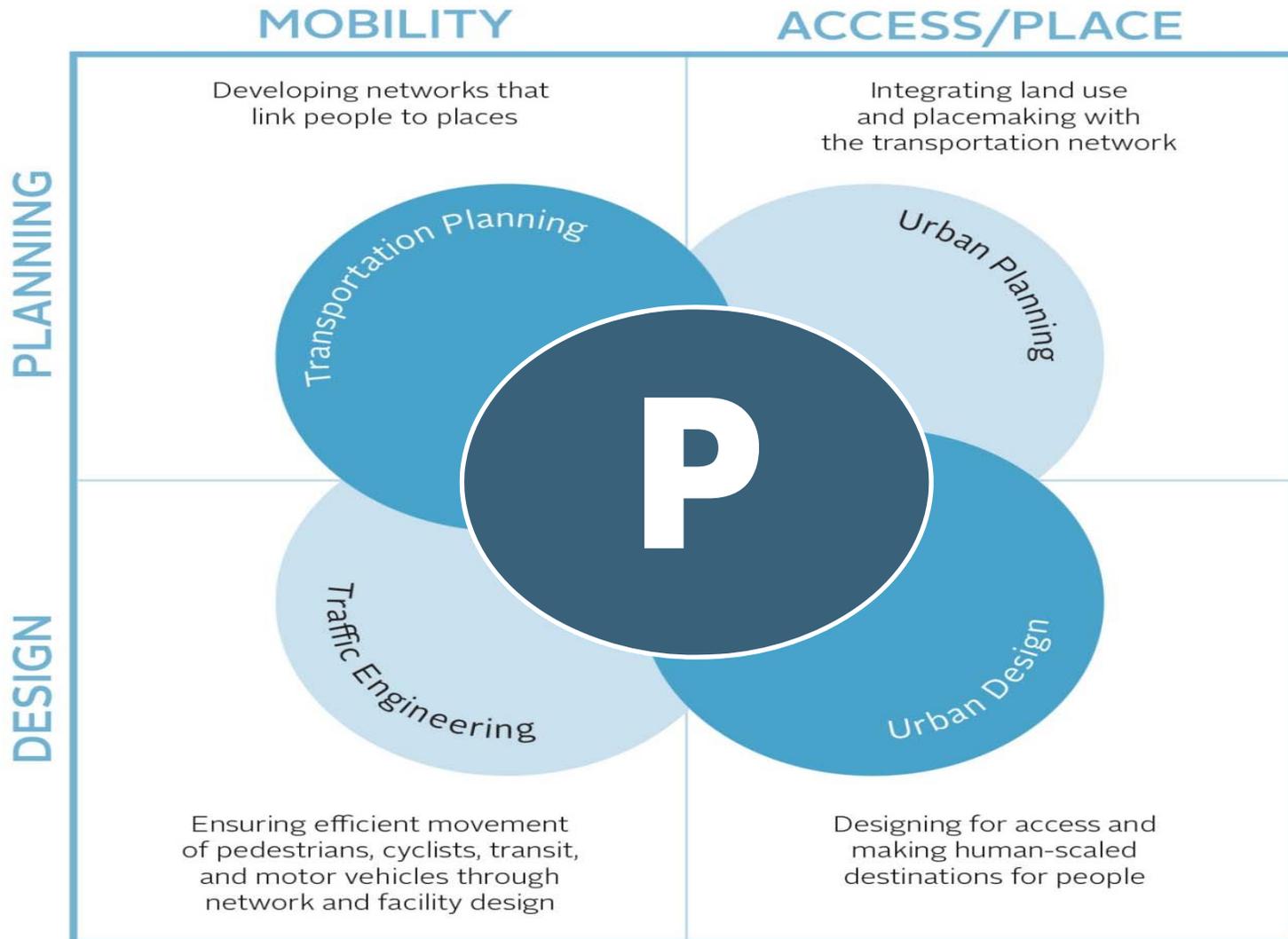
# Improve Parking Design After



# Enforcement

- Time limits
- Neighborhood intrusion
- Potential Income source

# Parking Policy Should be Approach Holistically



# Public Survey



# Background to Study (John)

# Parking Study Data (Peter/KHA)

# Data Analysis – Morning & Afternoon

- December 2, 2016
  - Friday – 7 AM to 5 PM
  - Friday – 5 PM to 9 PM



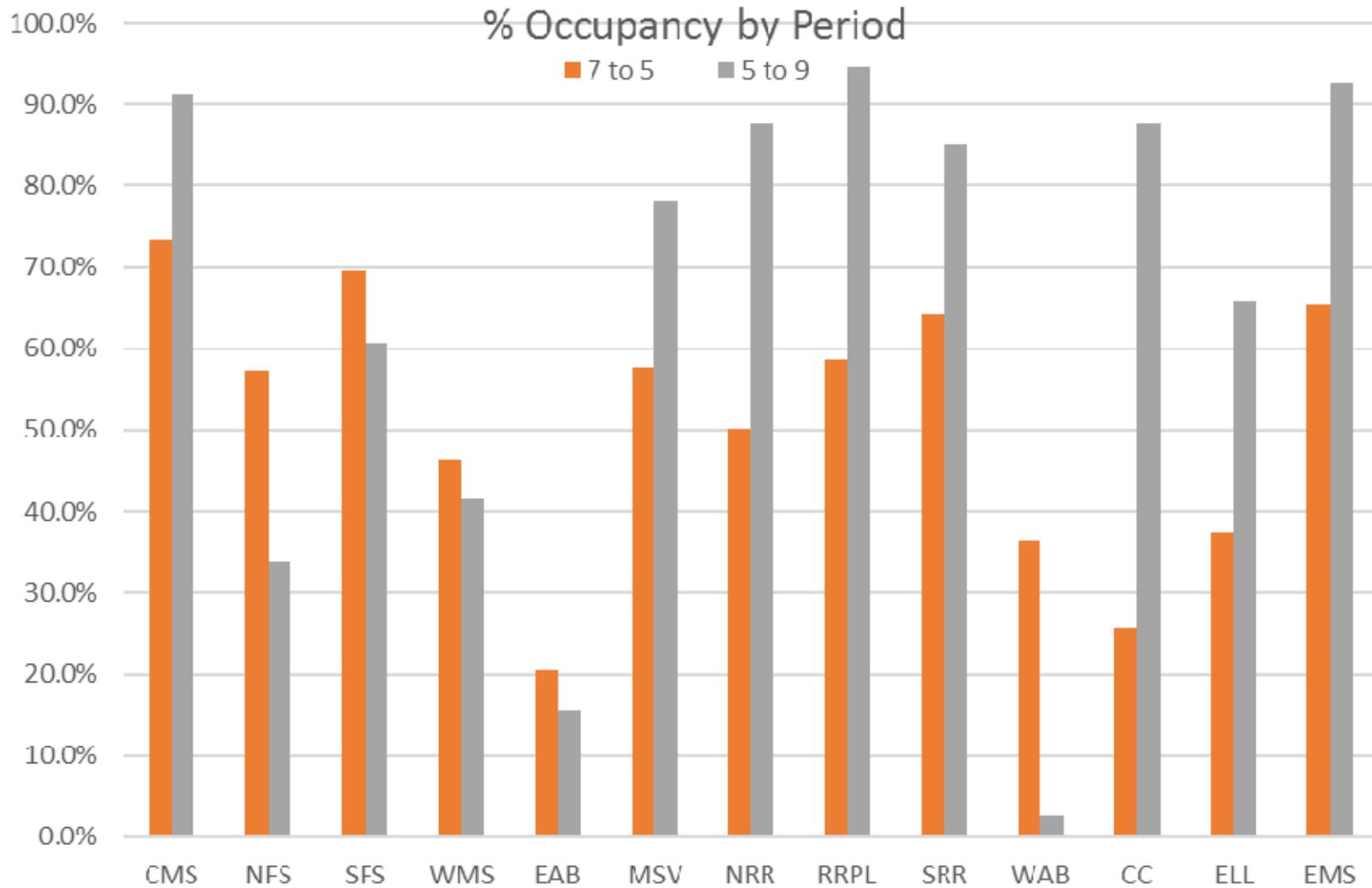
# December 7am-5pm



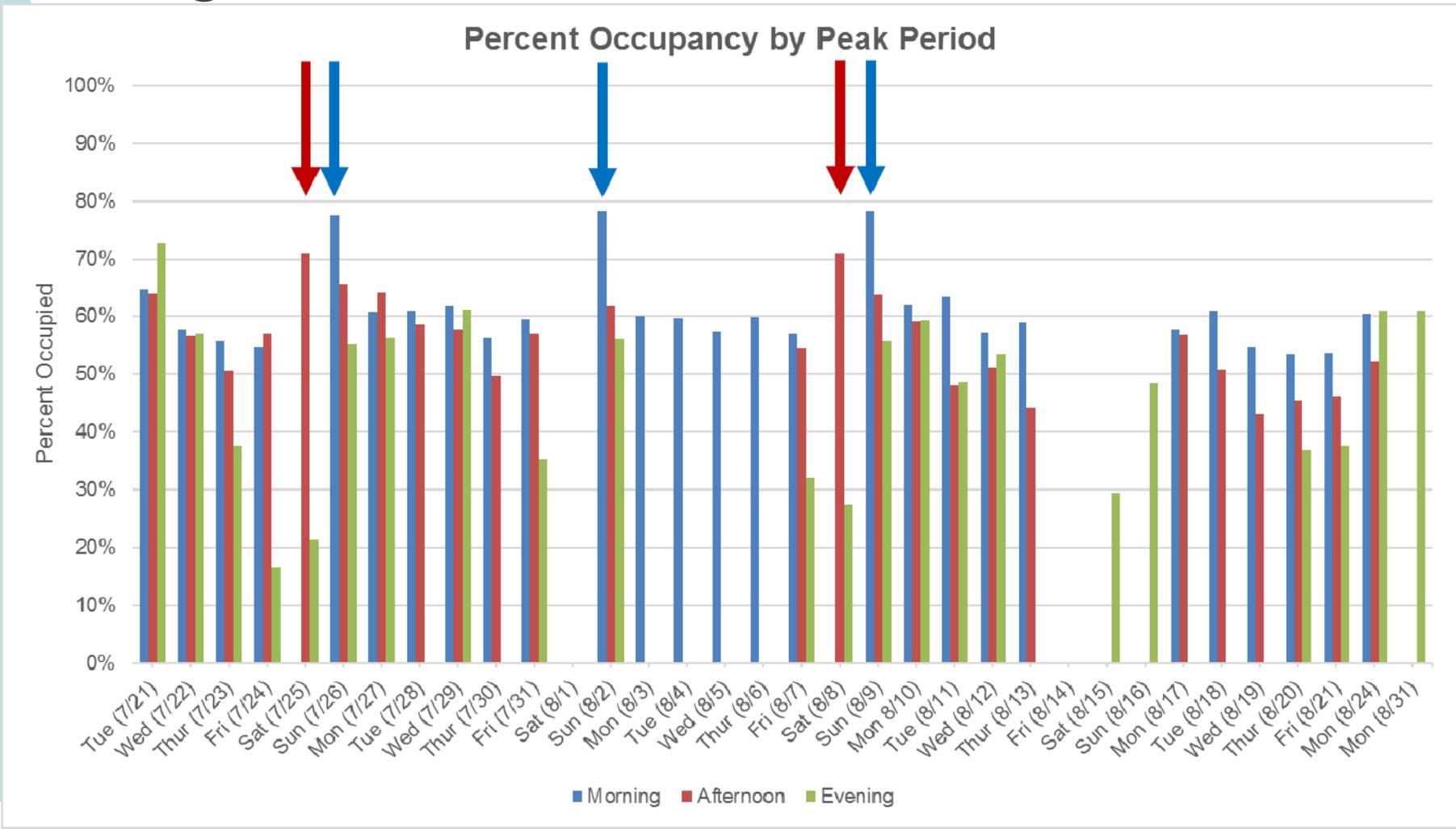
# December 5pm-9pm



# Occupancy by Period & Lot Comparison



# August Data - Occupancy by Day

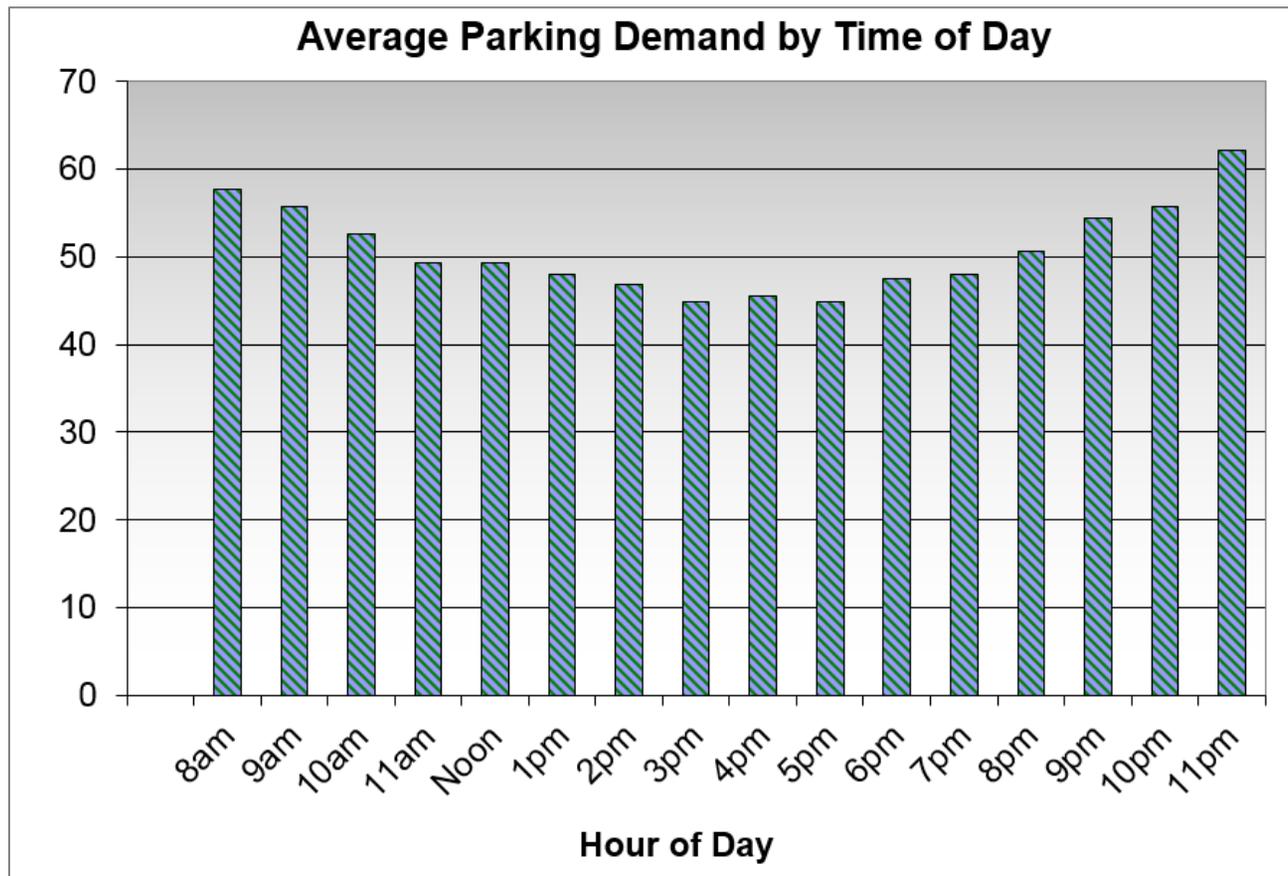


# Citywide Comparison – August & December

- **December 2016 - Friday**
  - 7am-5pm - 46% daytime Occupancy
  - 5pm-9pm - 71% evening occupancy
- **August 2016 – Monday thru Friday**
  - 10am-4pm - 53% daytime occupancy
  - 8pm – 54% evening occupancy
- **August 2016 – Saturday thru Sunday**
  - 10am-4pm – 76% daytime occupancy
  - 8pm – 42% evening occupancy

# Parking Impact of the Hotel

**Hotel (72 rooms and restaurant):**  
**Parking Demand: 58 parking spaces during daytime and 62 space during nighttime**



\*estimated using ITE and ULI

# Parking Impact of the Hotel

Land Use	Daytime Demand	Fri Evening Demand, also Saturday Midday in August 2016
Existing Uses Daytime	197 (46% occupancy)	302 (70% occupancy)
Hotel (72 rooms and restaurant)*	58	62
OR Events @ 2.5 persons per car	100	100
Future Demand with Hotel	255 (59%)	364 (85%)
OR Future with Events	297 (69%)	402 (94%)

\*estimated using ITE and ULI

# Open Parking Discussion!!

- What is working for residents' parking needs in Downtown Winters?
- What is not working for residents and parking needs in Winters?
- What do you think the needs are of visitors to Downtown Winters?
- What improvements do you want to see?
- Who should pay for these improvements and how?

# Next Steps