

Downtown Parking Capacity & Management Study: Future Conditions

July 11, 2017

BOMA Worksession



VOLKERT



WALKER
PARKING CONSULTANTS

Today's Agenda

- Project Overview & Status
- Public Meeting Update
- Future Land Use
- Future Parking Scenario
- Questions/Next Steps

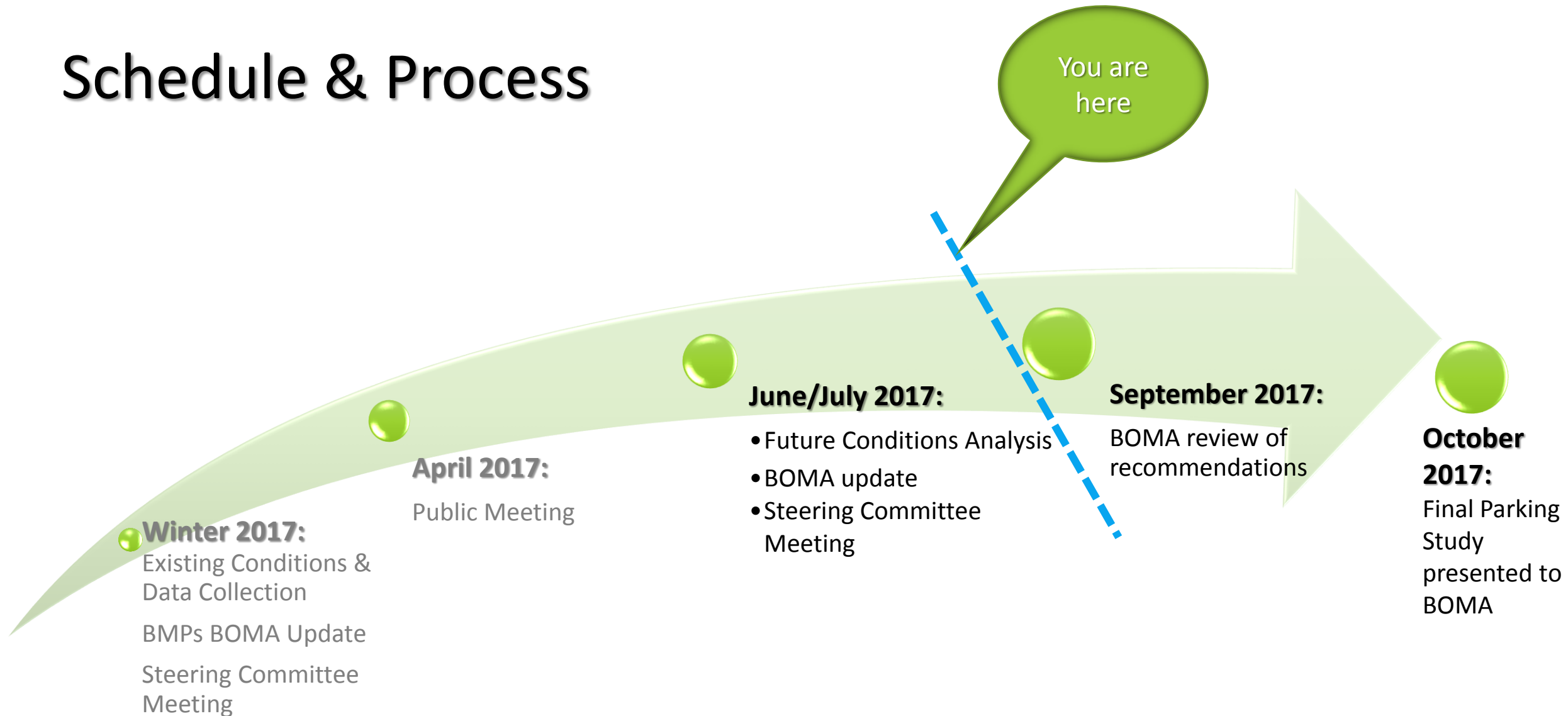


Purpose

- Provide the City, Businesses, Shoppers, Diners, Workers, Churches, Tourists, and Citizens with:
 - Clear understanding of the existing parking infrastructure.
 - Projections of anticipated parking demand in the downtown area.
 - Identification of parking infrastructure and operational needs.



Schedule & Process



Public Meeting Update

- Open House format Public Meeting was held April 10 from 4:30 – 6:30 pm
- Great feedback & comments on:
 - Existing Challenges
 - Future Programs & Practices

COMMENTS

NAME/ORGANIZATION: Marty Curley - Generations Church
 EMAIL/CONTACT: marty@generationsstu.com
 TELL US WHAT YOU THINK:

"I would love to see better signage for courthouse."
 - More parking for employee and non-employee that is affordable and safe



COMMENTS

NAME/ORGANIZATION:
 EMAIL/CONTACT:
 TELL US WHAT YOU THINK:

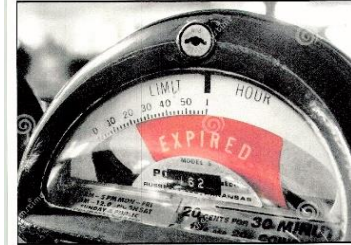
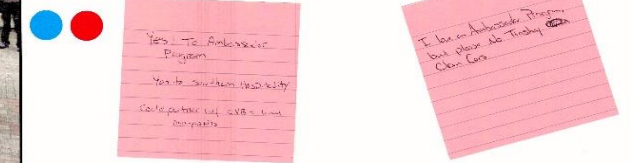
"I do not support Valet - a company should not make money off my business they are making money off my spending dollars."



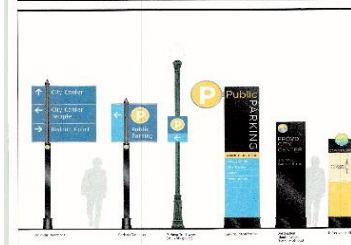
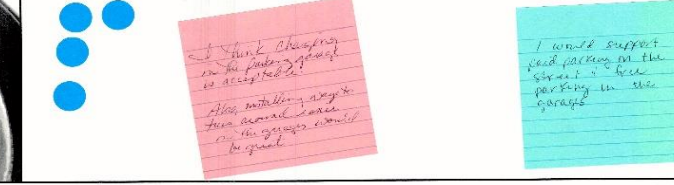
Future Parking Programs & Projects



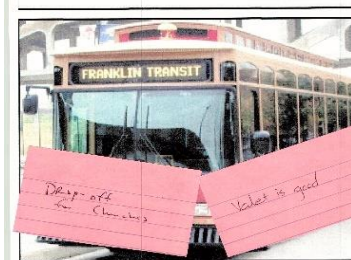
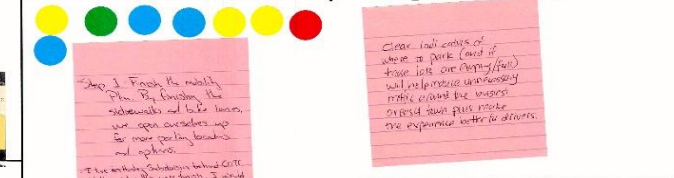
Enforcement (utilize warning citations, graduated fines, ambassador program)



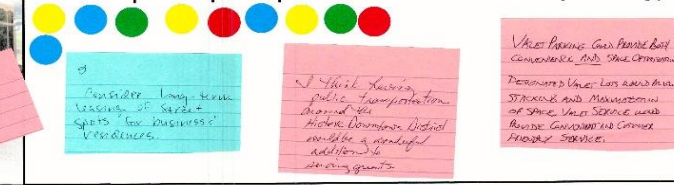
Financial Sustainability (paid parking in garage or on-street)



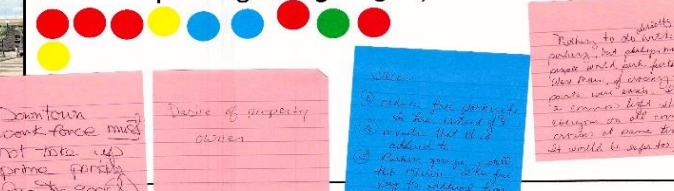
Wayfinding (improve signage for parking/downtown attractors & parking availability)



Alternative Solutions (increase in transit service, uber/lift pick-up/drop-off areas, and valet parking)



Shared Parking (city policies to encourage business parking lots/garages)



Existing Parking Supply and Committed Parking Supply

Parking Classification	Parking Spaces		
	Supply	Demand (Peak Hr)	Need
Existing*	1378	1166	-212
Existing +Committed**	1824	1878	54

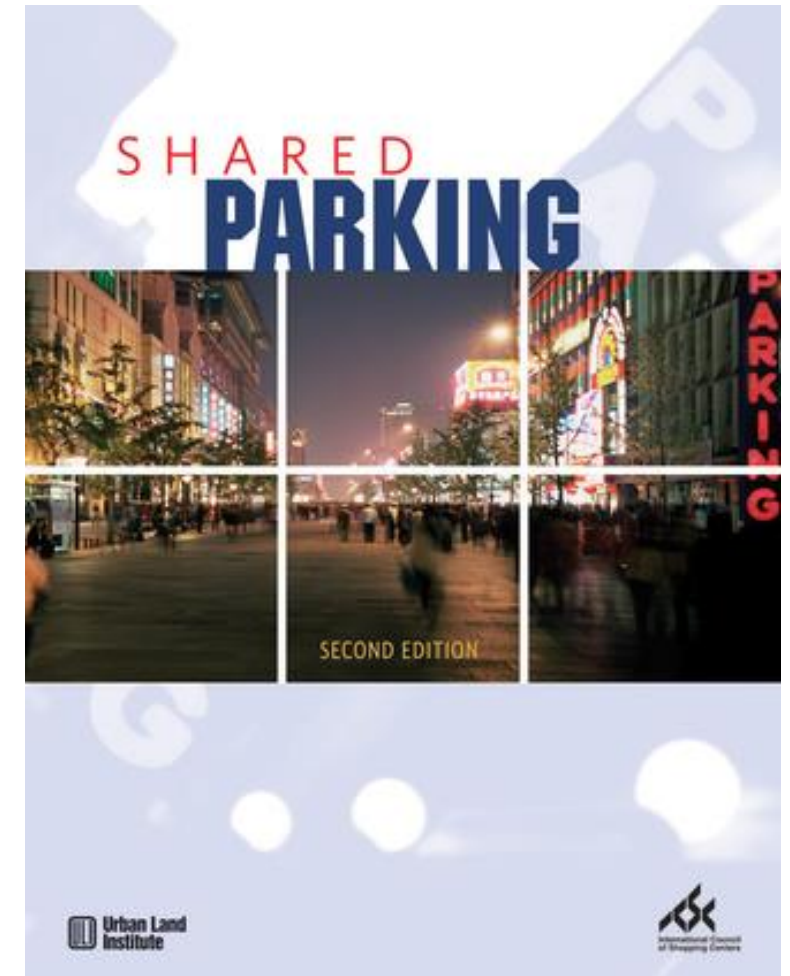
* This includes the two parking garages, on-street parking, & the 4th Avenue Church of Christ Lot.

** The committed projects include Harpeth Square, 231, 249, and Renasant Bank.



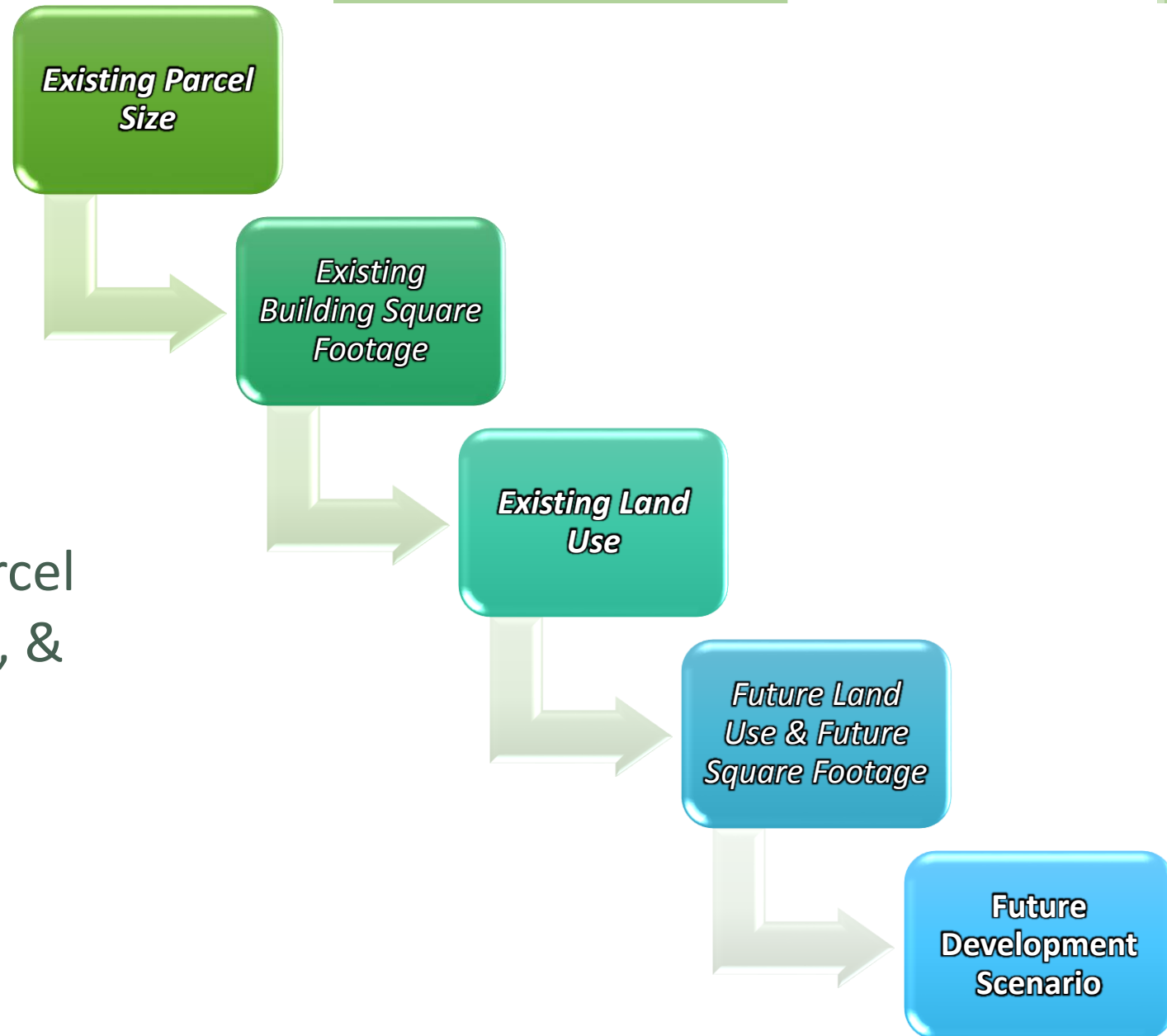
Shared Parking Purpose & Analysis

- Peak Hours and Demands for Parking vary according to the Land Use
- Land Uses with varying peak demands that are located within close proximity can share parking areas
- Reductions were taken for the time of day & month; However, reductions were not taken for different modes of travel (pedestrians, bicycles, transit)
- Industry Standards established in the 2nd Edition of the *Shared Parking* book published by the *Urban Land Institute*



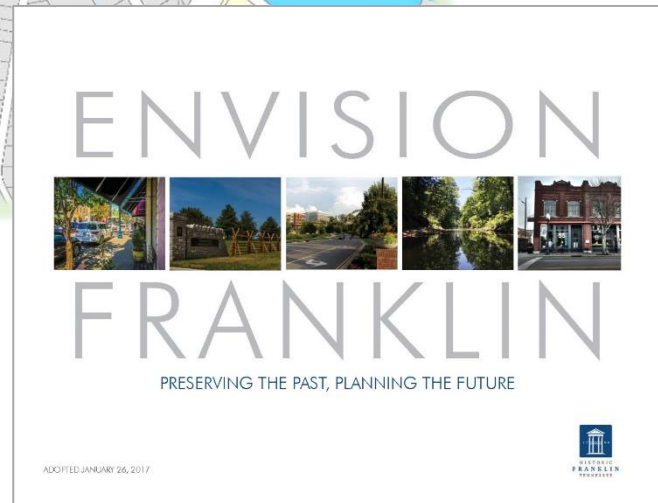
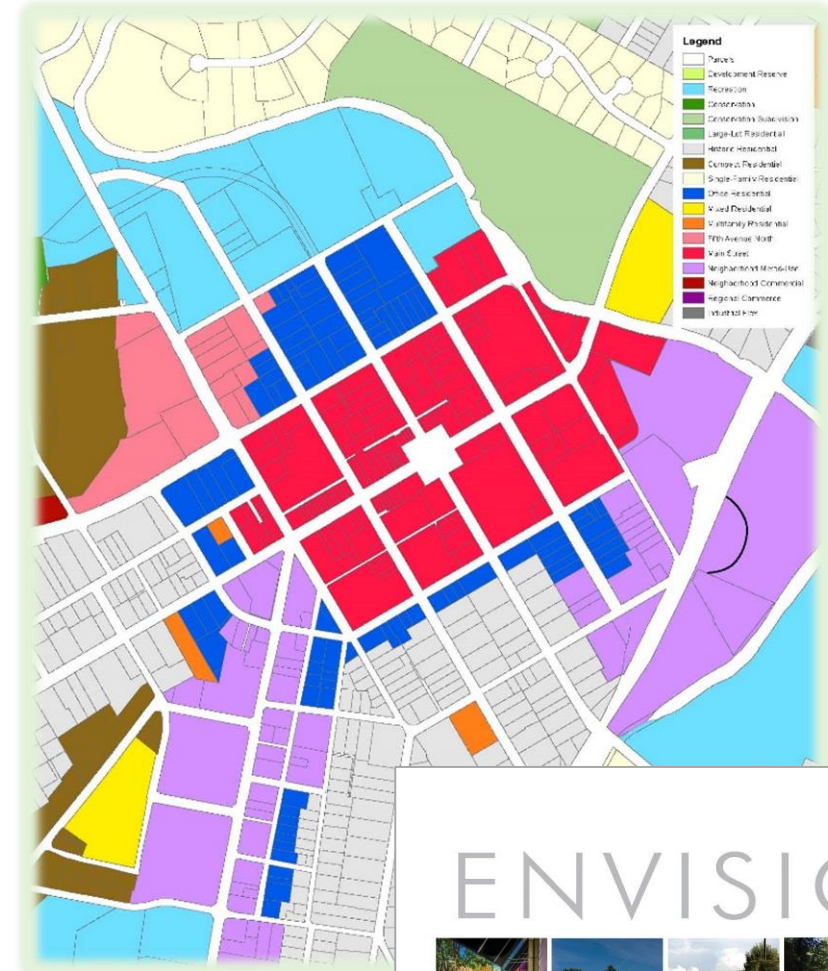
Future Land Use

- Developed a Planning-level Future Development Scenario
- Multilayered Data Projection:
 - GIS data provided Current Parcel Size, Building Square Footage, & Land Use
 - Envision Franklin provided guidance for future form & land-use mix



Future Land Use

- Future Development Scenario attempts a *realistic* look at the downtown core of the Study Area
- Land Use Mix & Development Scenario vetted & refined with guidance from Planning Staff
 - Reviewed and revised on a block-by-block basis for the downtown core
 - Incorporated approved developments (committed) but not yet constructed/occupied

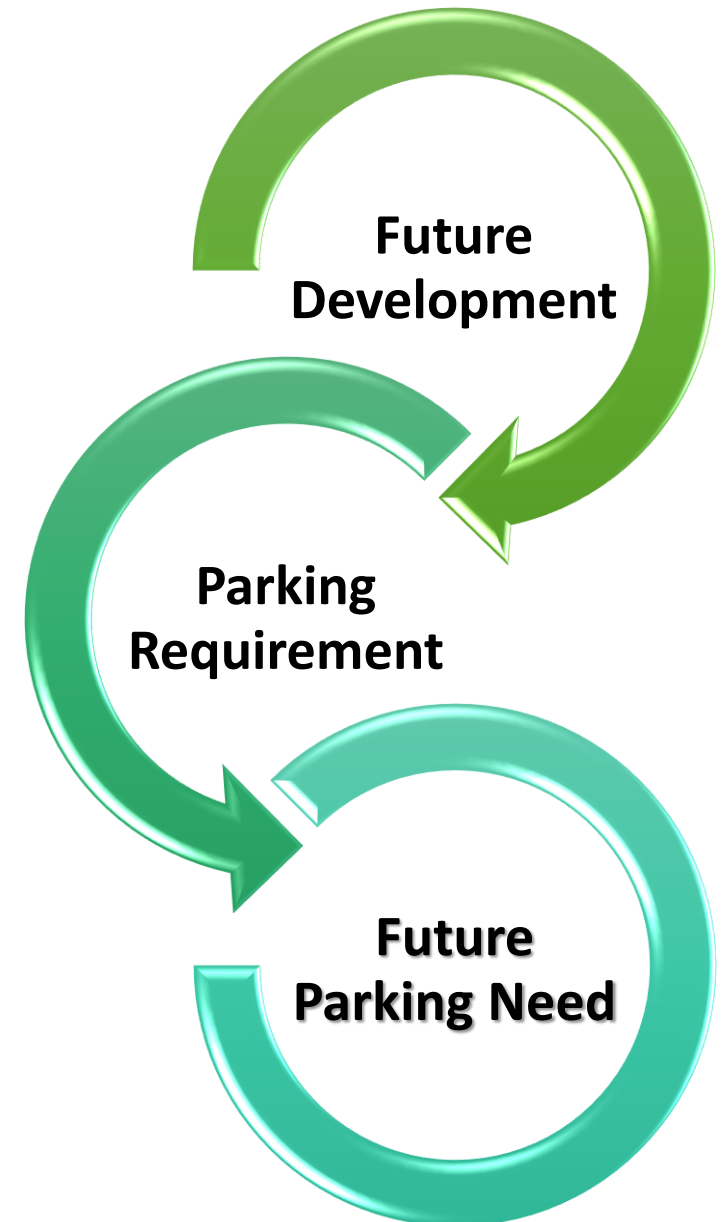


Future Parking Scenario

- Projected Bldg. Sq. Ft. were applied to parking standards to produce a **shared** Future Parking Scenario
- Shared Use Parking Analysis conducted on Shared Parking Districts
- Shared Parking Districts = Geographic Analysis Zones

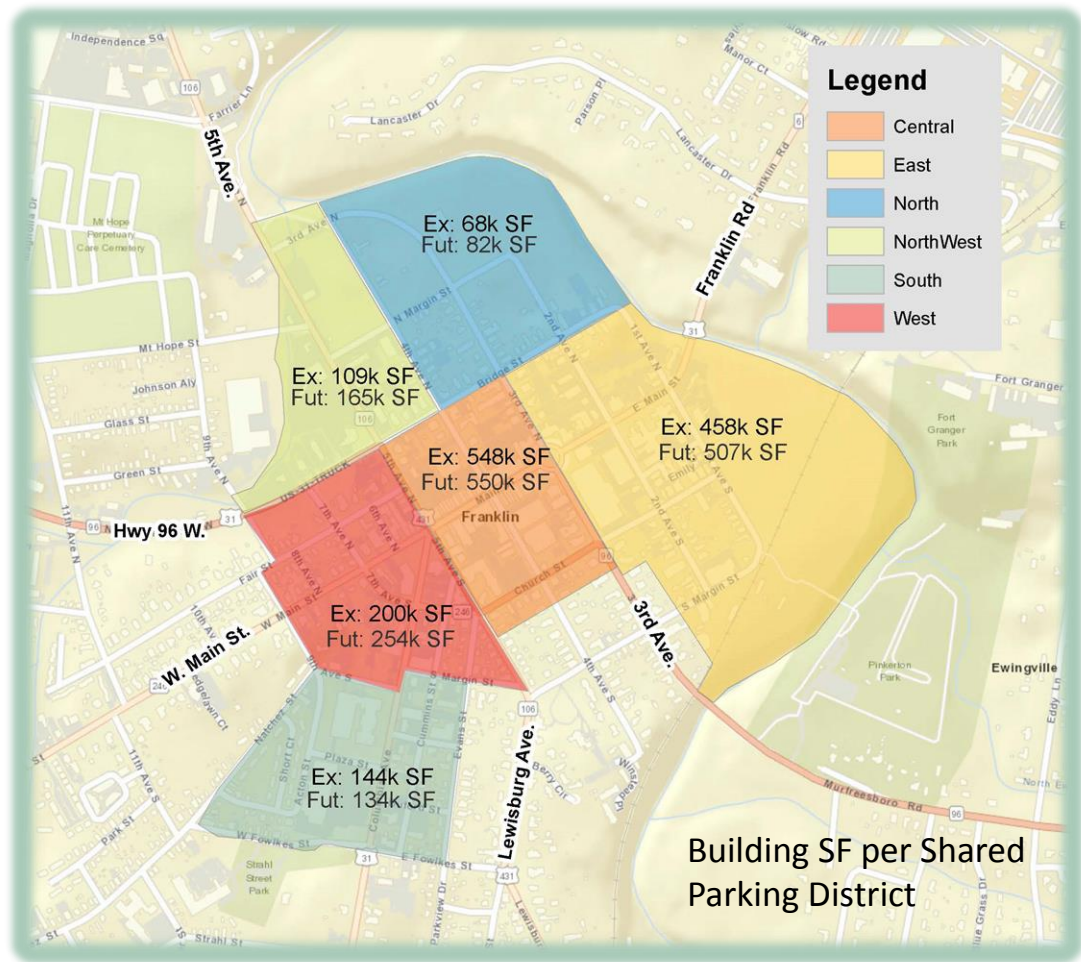
Important!

- Shared Uses – included in Future parking analysis (Retail, Institutional, Office, Restaurant, & Finance)
- Discrete Uses – not included in the Future parking analysis (Residential & Hotel)



Future Development Scenario

Existing vs. Future Square Footage of Shared Parking Land Uses

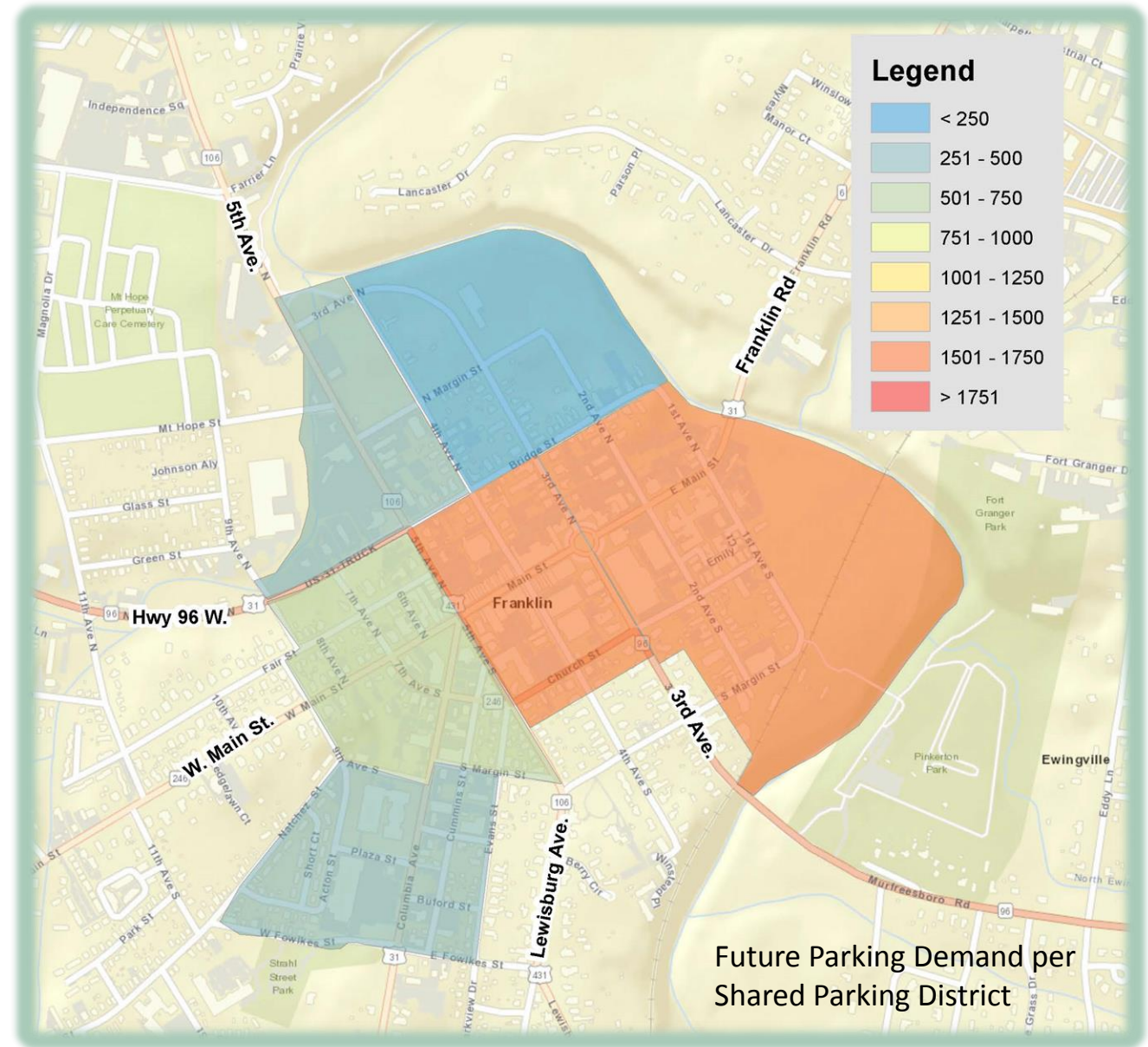


Land Use Shifts per Area					
North	Northwest	West	Central	East	South
increase in office	increase in office & retail	increase in retail & office	increase in office	increase in retail	increase in office

Future Shared Parking Demand per Shared Parking District

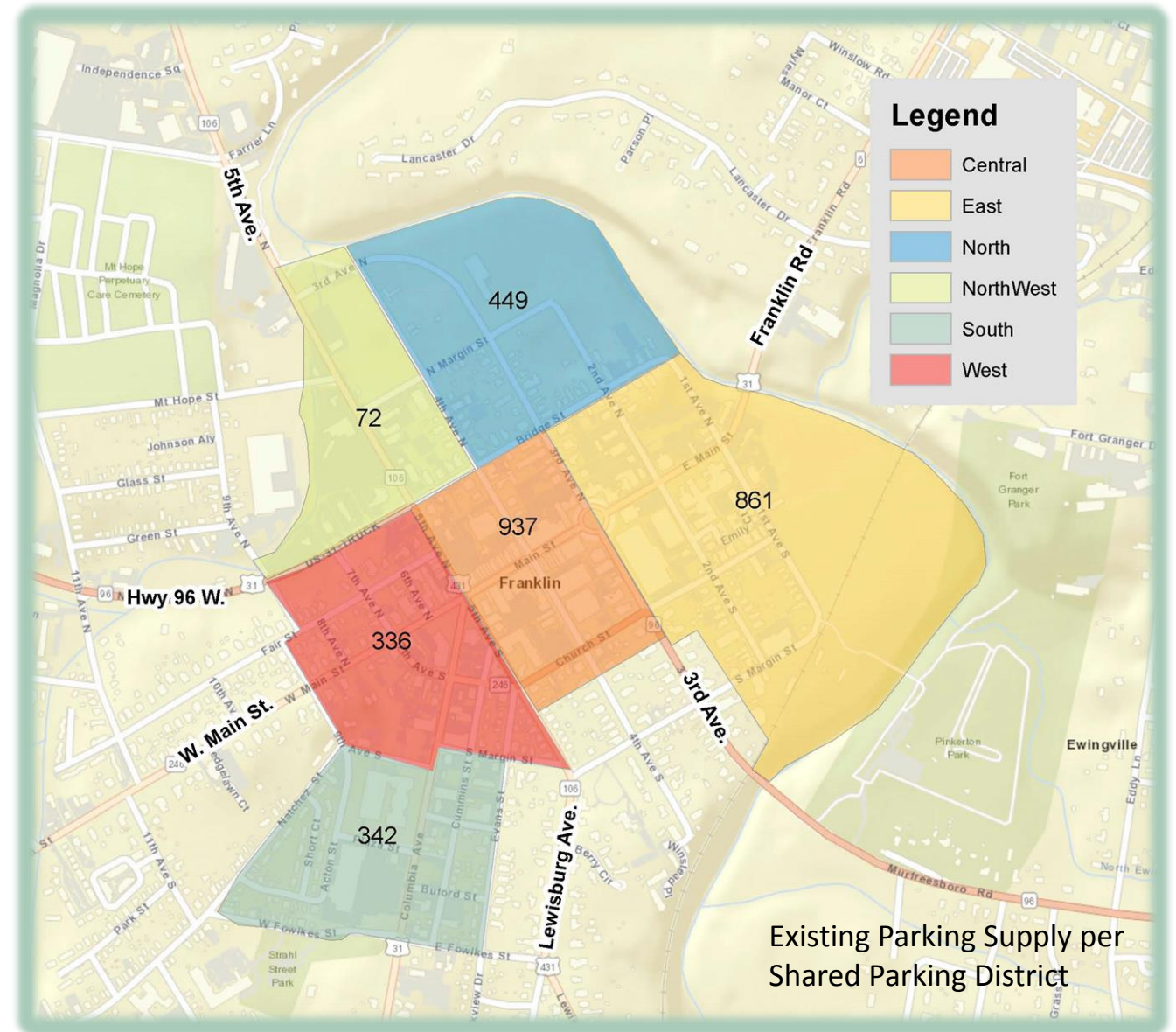
Shared Parking District	Shared Parking Demand*
North	250
Northwest	450
West	700
Central	1500
East	1600
South	450

* This demand is based on the future development scenario & are approximate so they will need to be reevaluated as development is proposed.



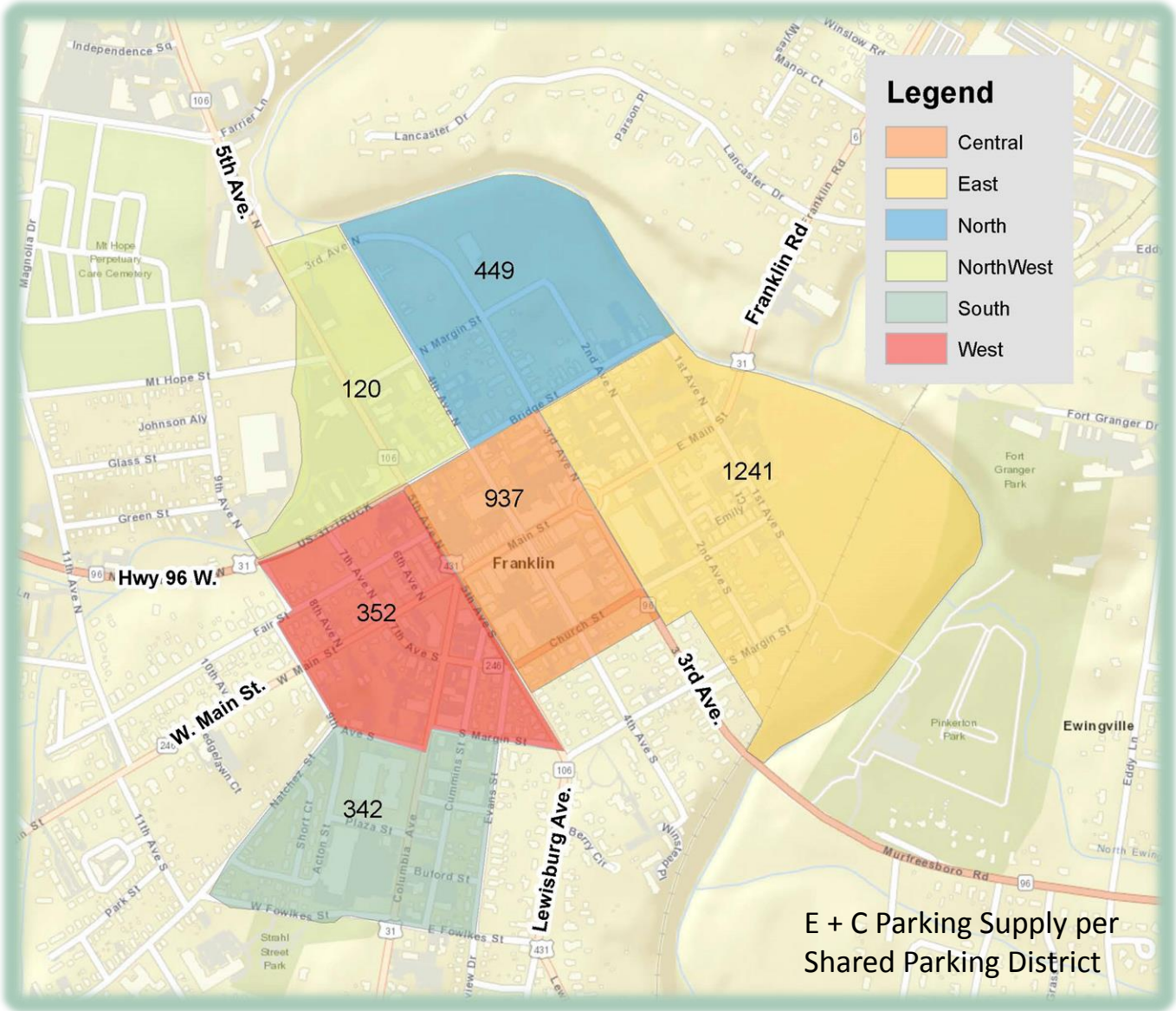
Existing Parking Supply with Private Lots per Shared Parking District

Shared Parking District	Existing Parking Supply
North	449
Northwest	72
West	336
Central	937
East	861
South	342



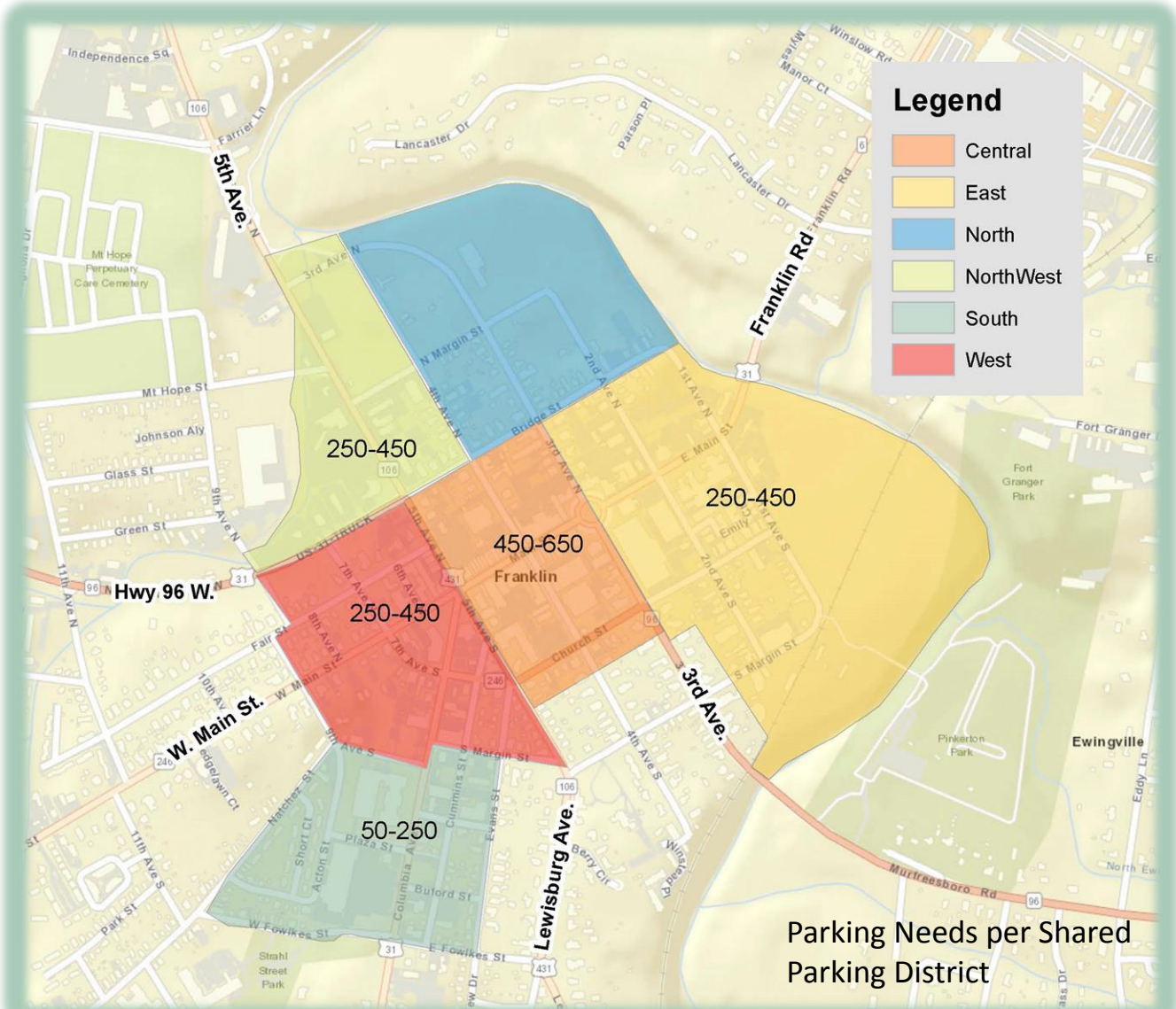
Existing + Committed Parking Supply per Shared Parking District

Shared Parking District	E + C Parking Supply
North	449
Northwest	120
West	352
Central	937
East	1241
South	342

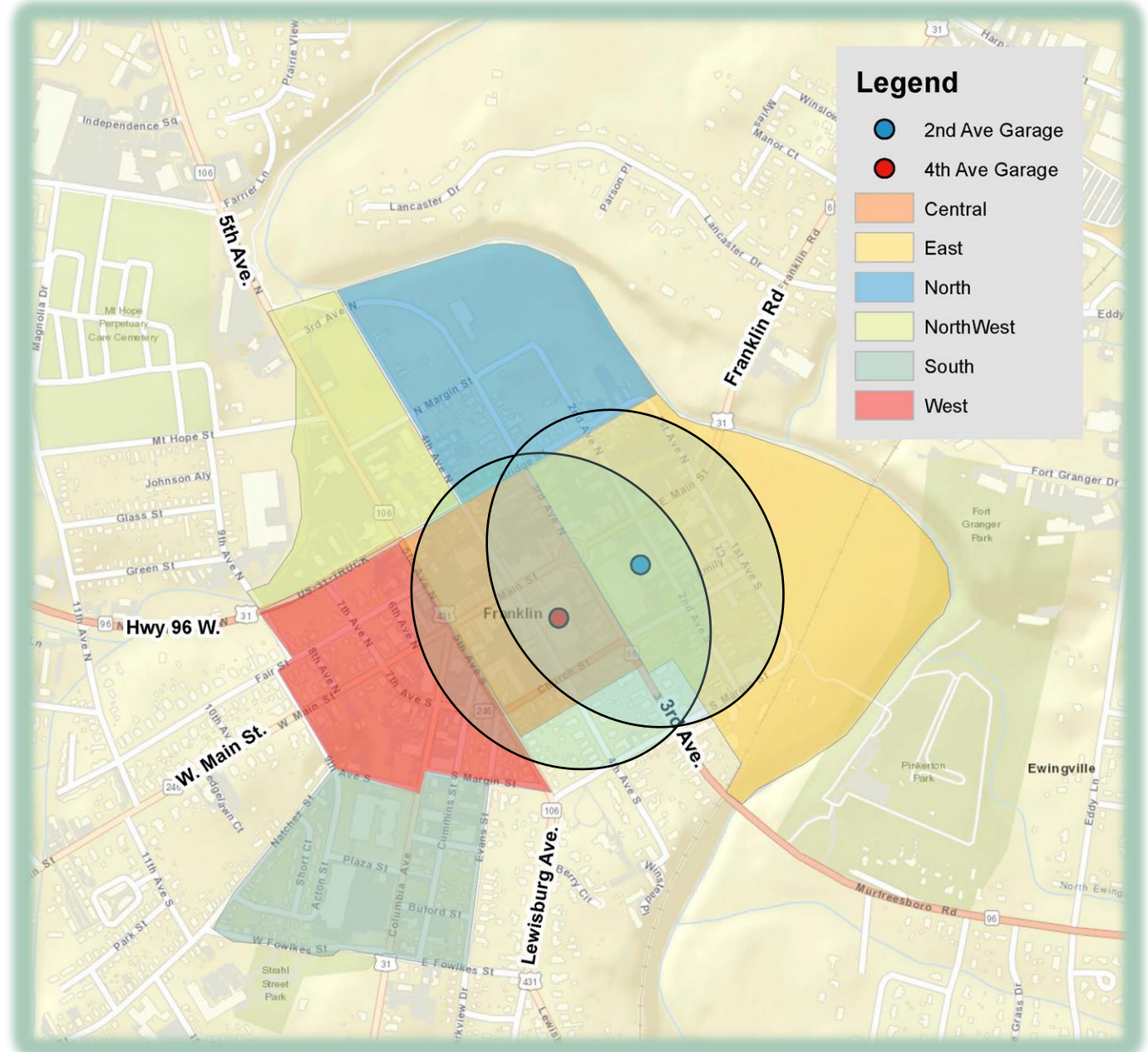


Parking Needs per Shared Parking District

Shared Parking District	Parking Needs
North	0
Northwest	250-450
West	250-450
Central	450-650
East	250-450
South	50-250



Walkable Areas versus Shared Parking Districts



Questions?

Thank you for your time!

**NEXT STEP:
RECOMMENDATIONS**

