

# Downtown Parking Capacity & Management Study: Future Conditions

July 11, 2017

BOMA Worksession



**VOLKERT**



**WALKER**  
PARKING CONSULTANTS

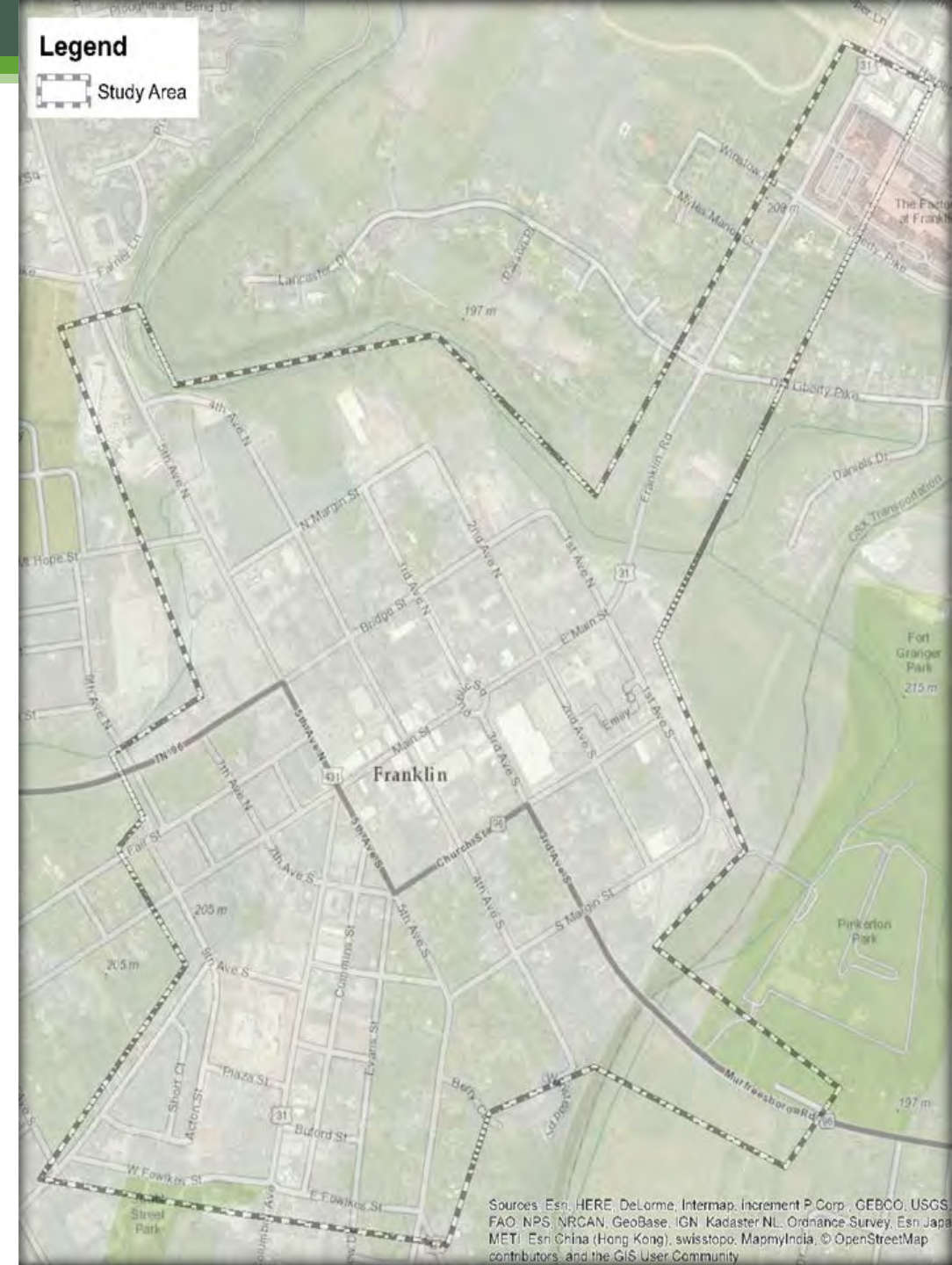
# Today's Agenda

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



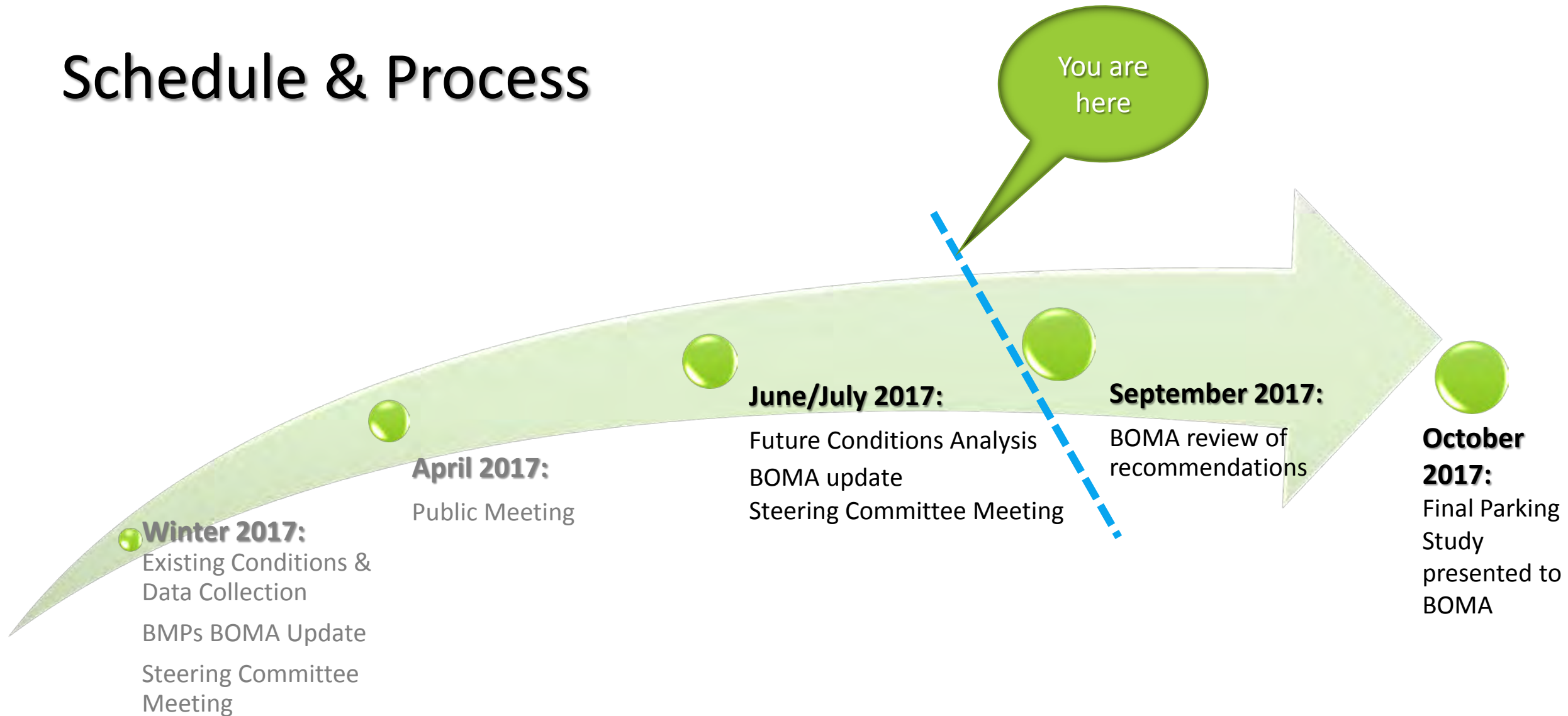
# Purpose

- 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.



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# 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 Corley Generations Church  
 EMAIL/CONTACT: marty@generationsstu.com  
 TELL US WHAT YOU THINK:

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:

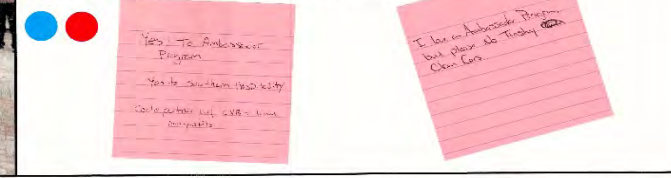
I do not support Valet - a company should not make money off my business they are making money off my spending dollars



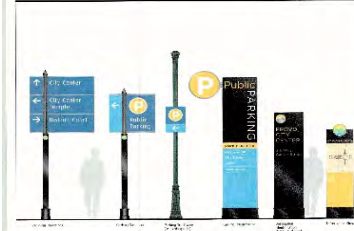
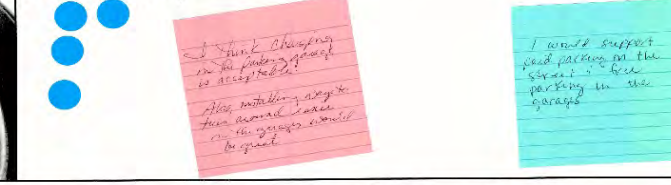
## Future Parking Programs & Projects



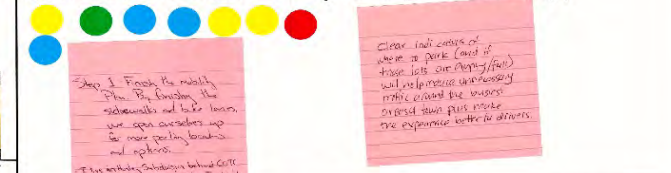
Enforcement (utilize warning citations, graduated fines, ambassador program)



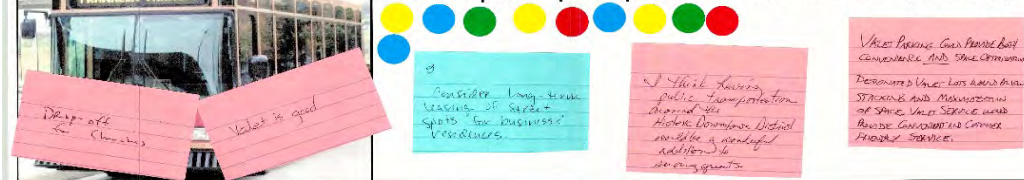
Financial Sustainability (paid parking in garage or on-street)



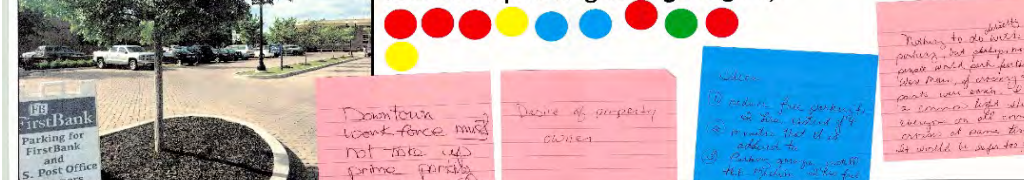
Wayfinding (improve signage for parking/downtown attractors & parking availability)



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 4<sup>th</sup> Avenue Church of Christ Lot.

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



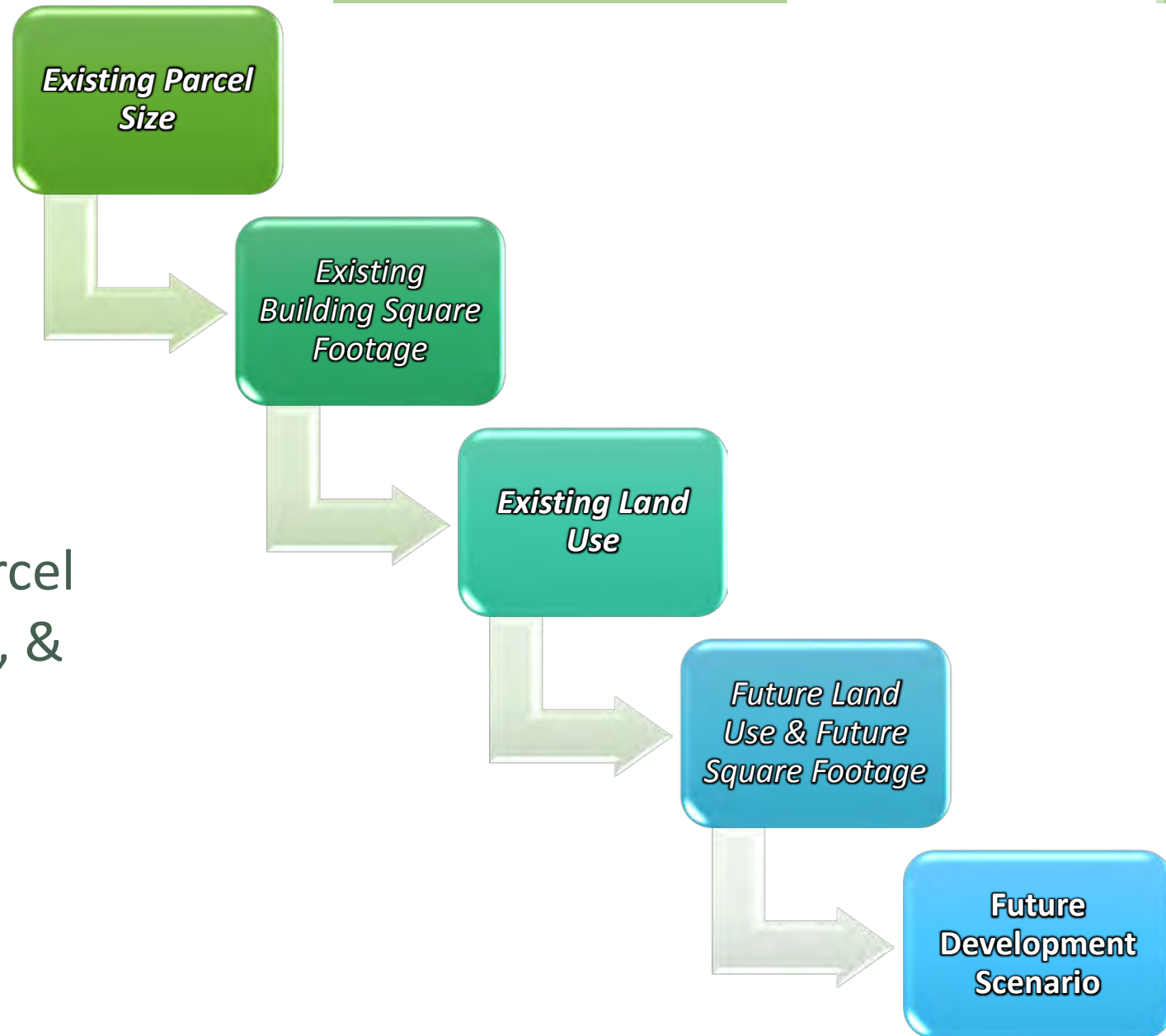
# Shared Parking Purpose & Analysis

- 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 2<sup>nd</sup> Edition of the *Shared Parking* book published by the *Urban Land Institute*



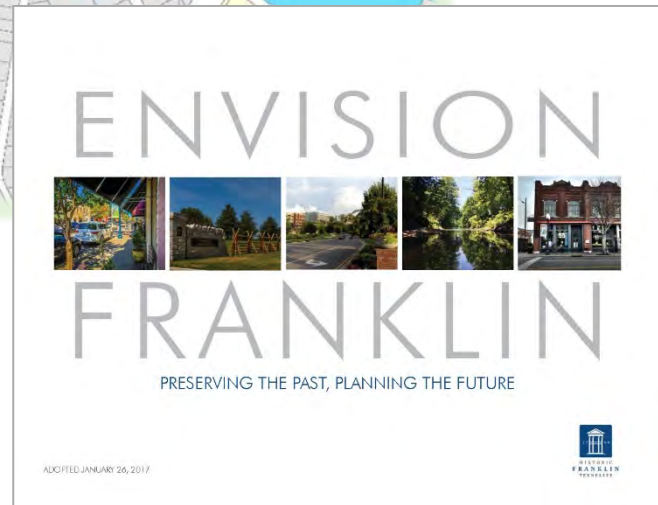
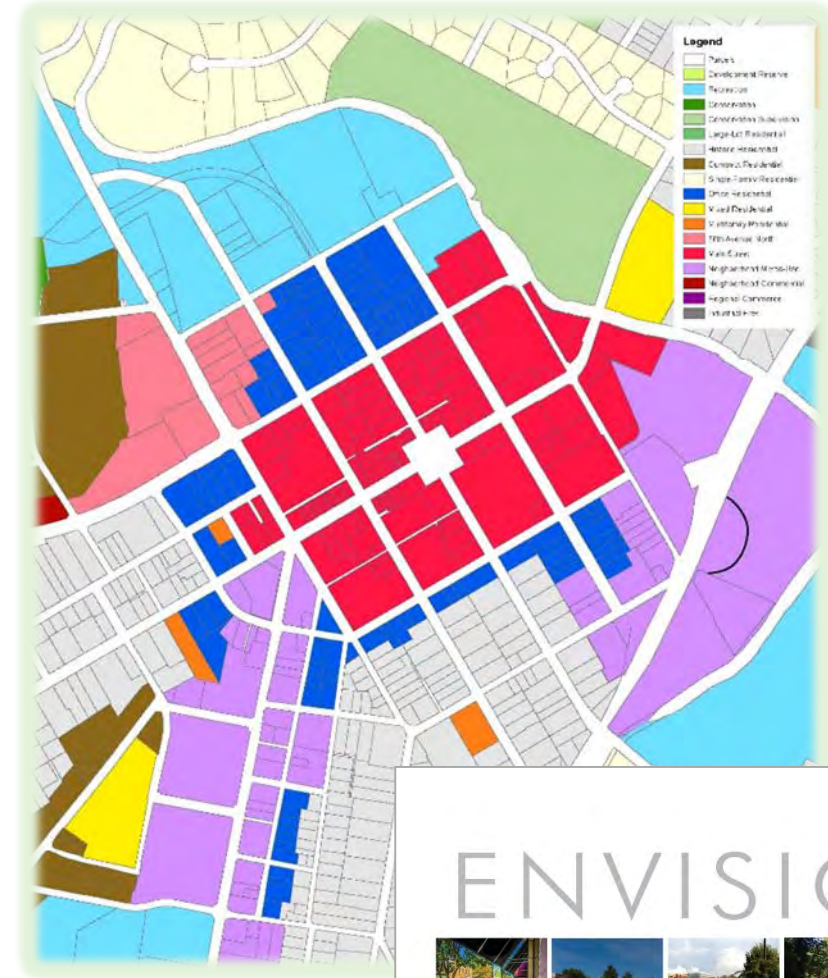
# Future Land Use

- 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

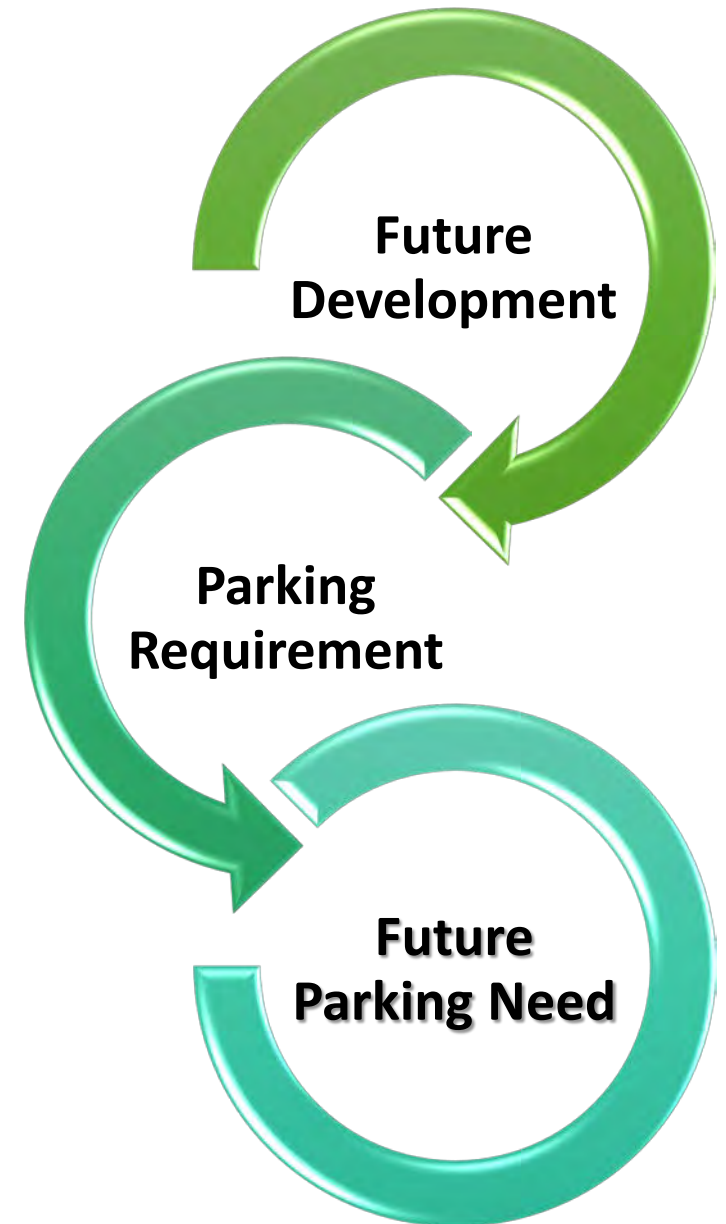


# Future Parking Scenario

- 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

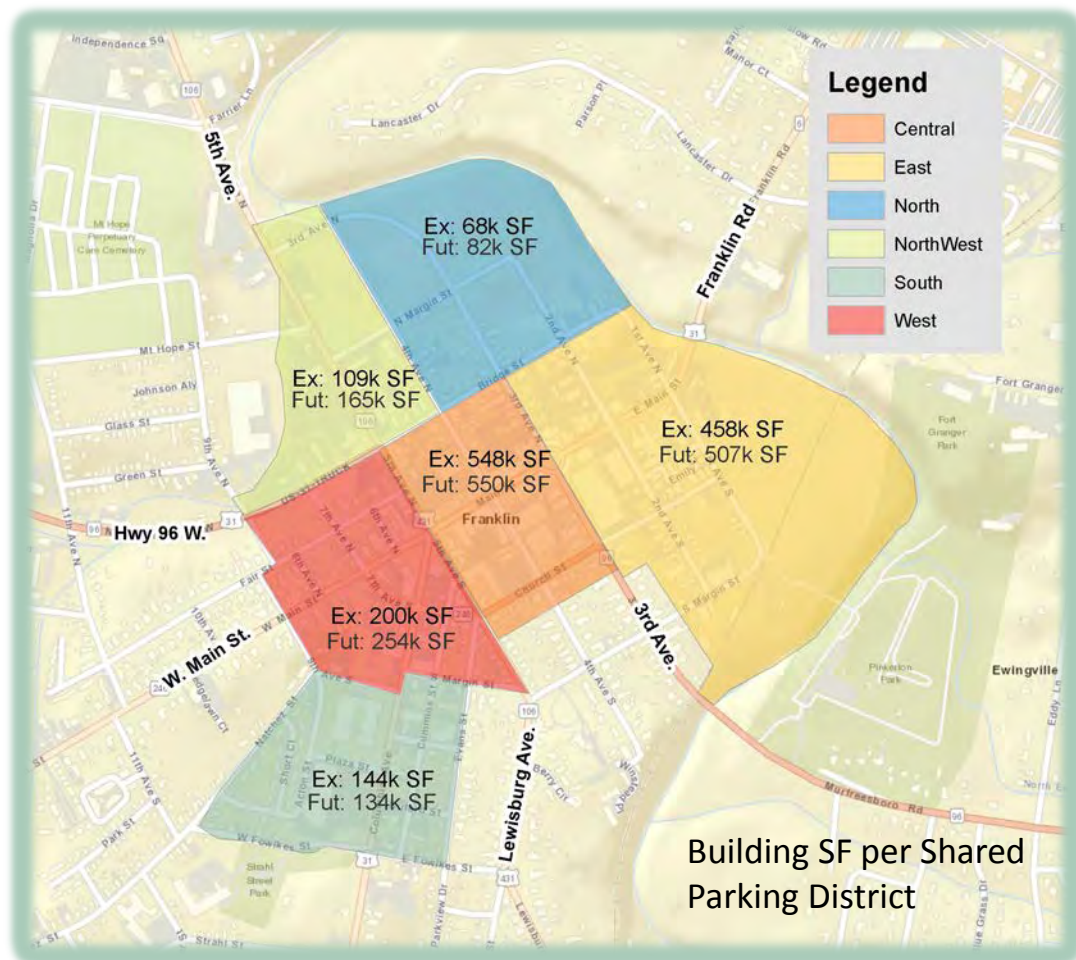
## Important!

- 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



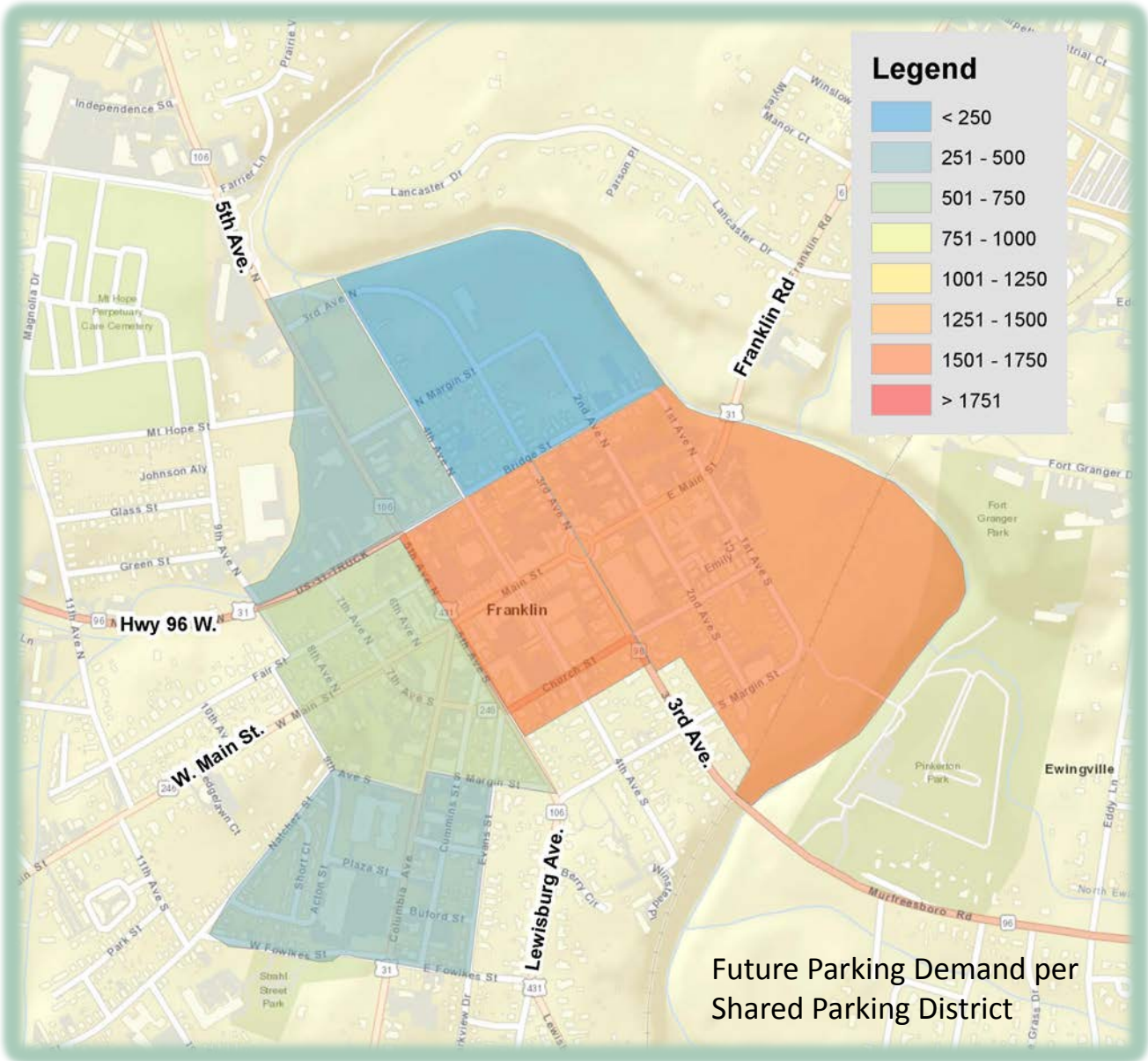
## Land Use Shifts per Area

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

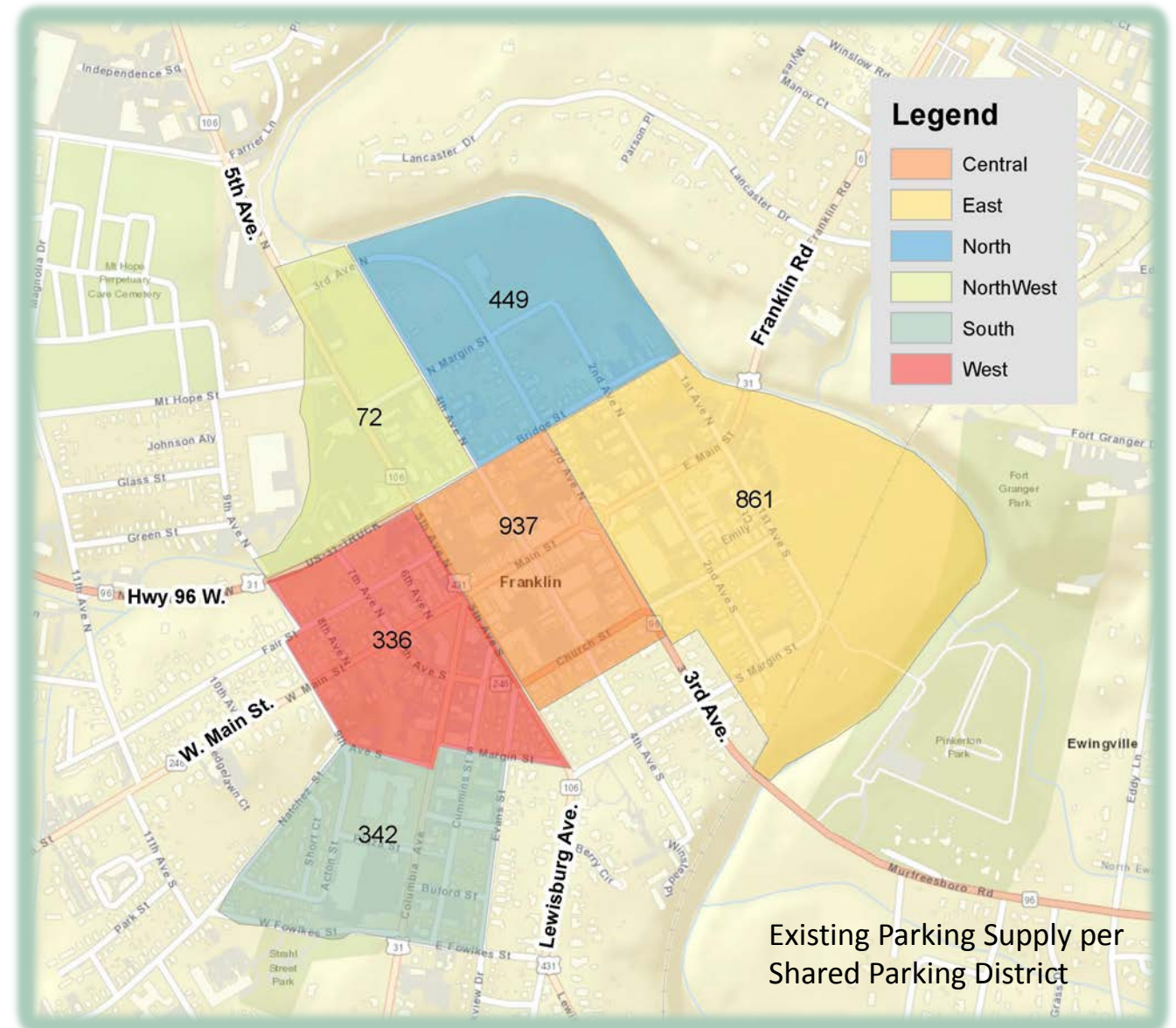
Shared Parking District	Shared Parking Demand*
North	250
Northwest	450
West	700
Central	1500
East	1600
South	450

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



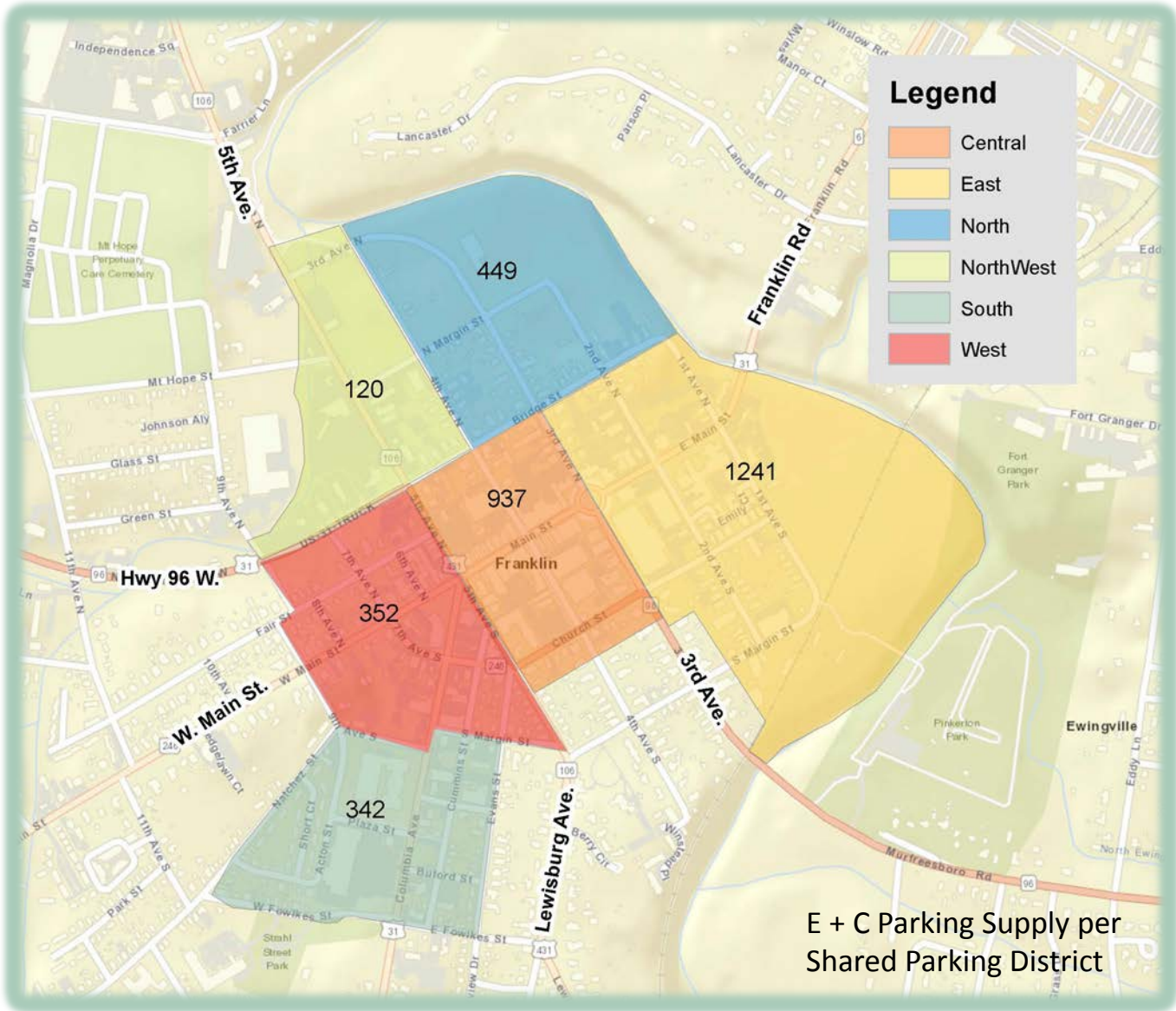
# Existing Parking Supply with Private Lots per Shared Parking District

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



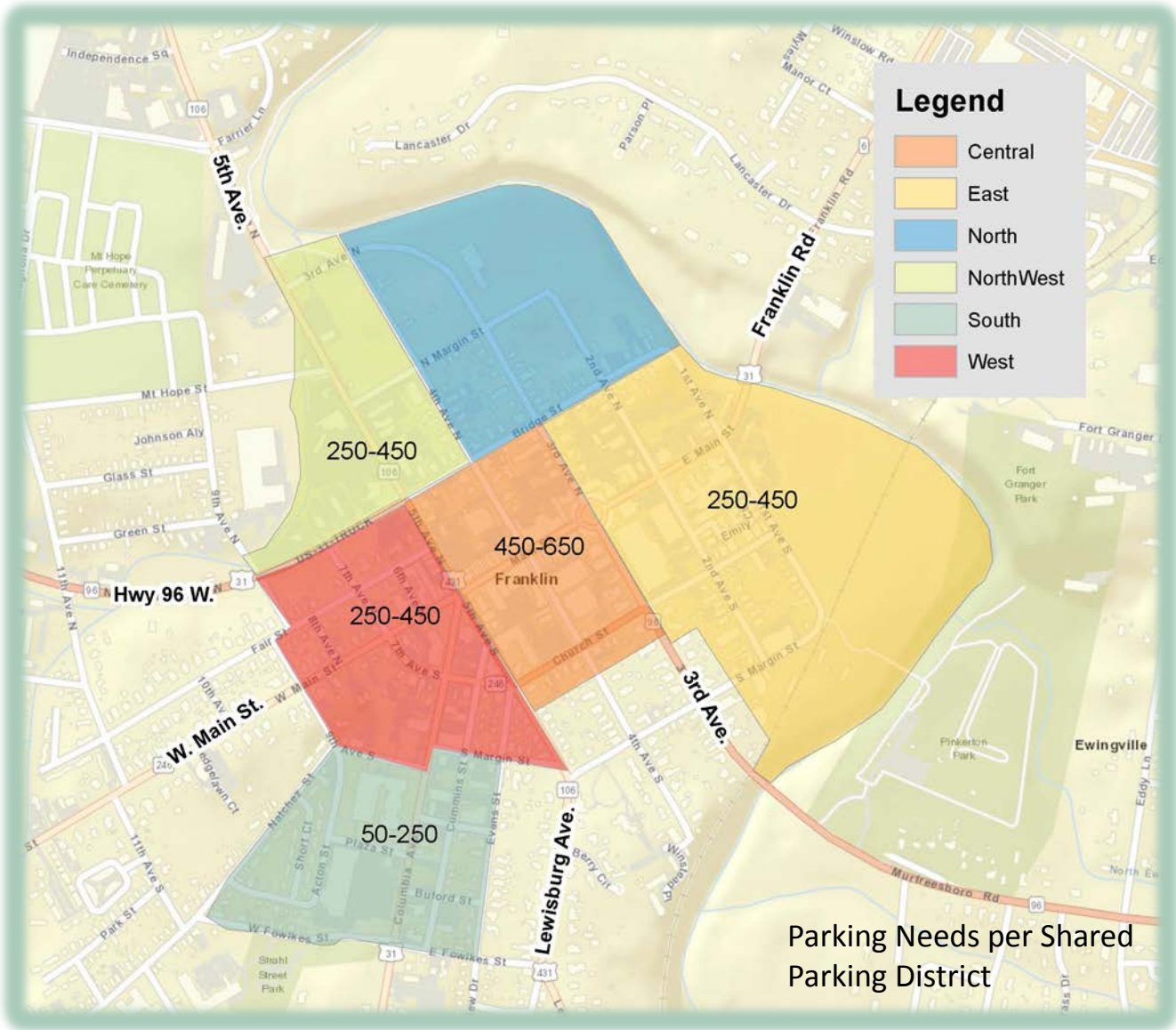
# Existing + Committed Parking Supply per Shared Parking District

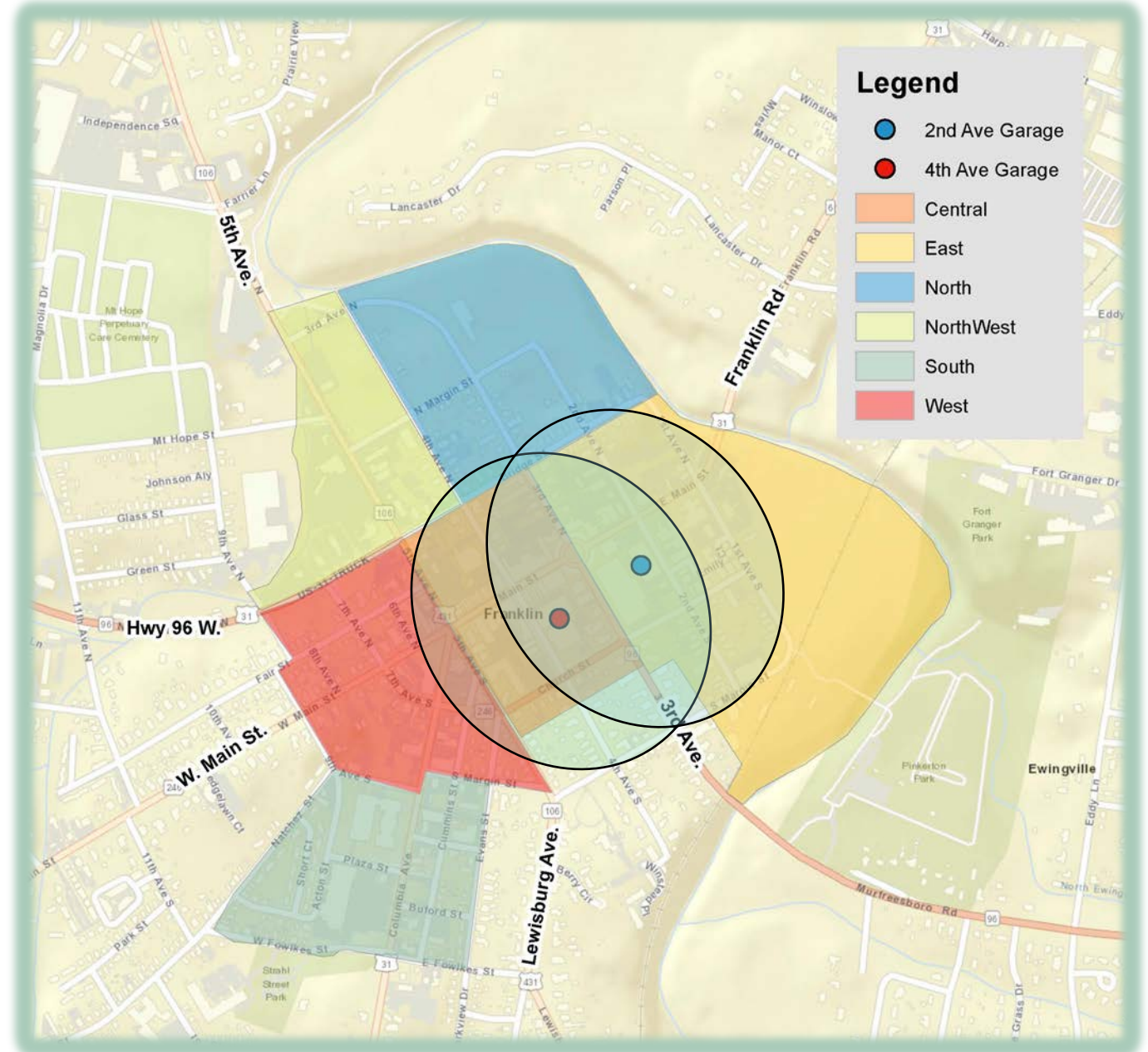
Shared Parking District	E + C Parking Supply
North	449
Northwest	120
West	352
Central	937
East	1241
South	342



# 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





# Questions?

Thank you for your time!

**NEXT STEP:  
RECOMMENDATIONS**

