



the city of  
**GAINESVILLE**

**Parking Planning Study**  
**Downtown and College Park/University Heights**

# **City of Gainesville**

## **Parking Planning Study**

### **Parking Implementation Plan**

**Presentation to**  
**Community Redevelopment Agency**  
**Board**



**Rich and Associates, Inc.**  
Parking Consultants



## **Agenda**

- **Introduction**
- **Background / Experience**
- **Project Approach**
- **Strategies**
- **Time Schedule**
- **Working Together**



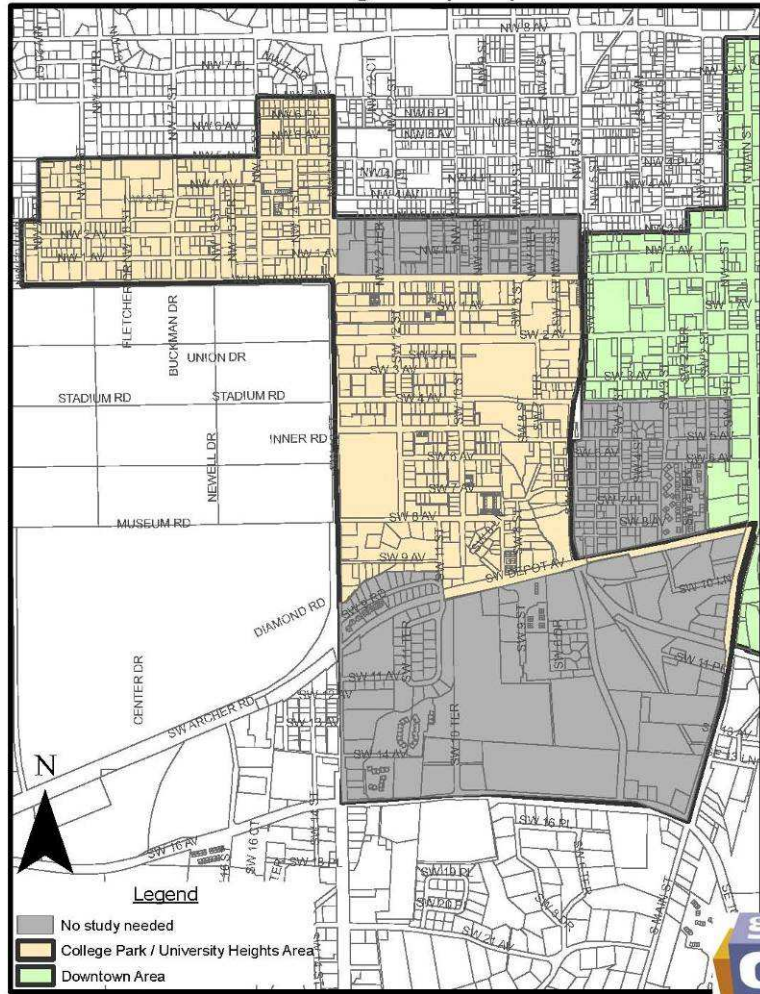


## Background / Experience

- Parking specialists since 1963
- Completion of 300 similar parking studies, including
  - *City of Champaign / Urbana, Illinois*
  - *City of Iowa City, Iowa*
  - *Village of Arlington Heights, Illinois*
  - *City of Chapel Hill, North Carolina*
  - *City of Charlottesville, Virginia*
  - *City of Chula Vista, California*
  - *City of Bellingham, Washington*
  - *City of Fort Walton Beach, Florida*
  - *Village of Libertyville, Illinois*
- Design of 2,000 parking structures
- Private development and management of parking



College Park / University Heights  
Parking Study Map

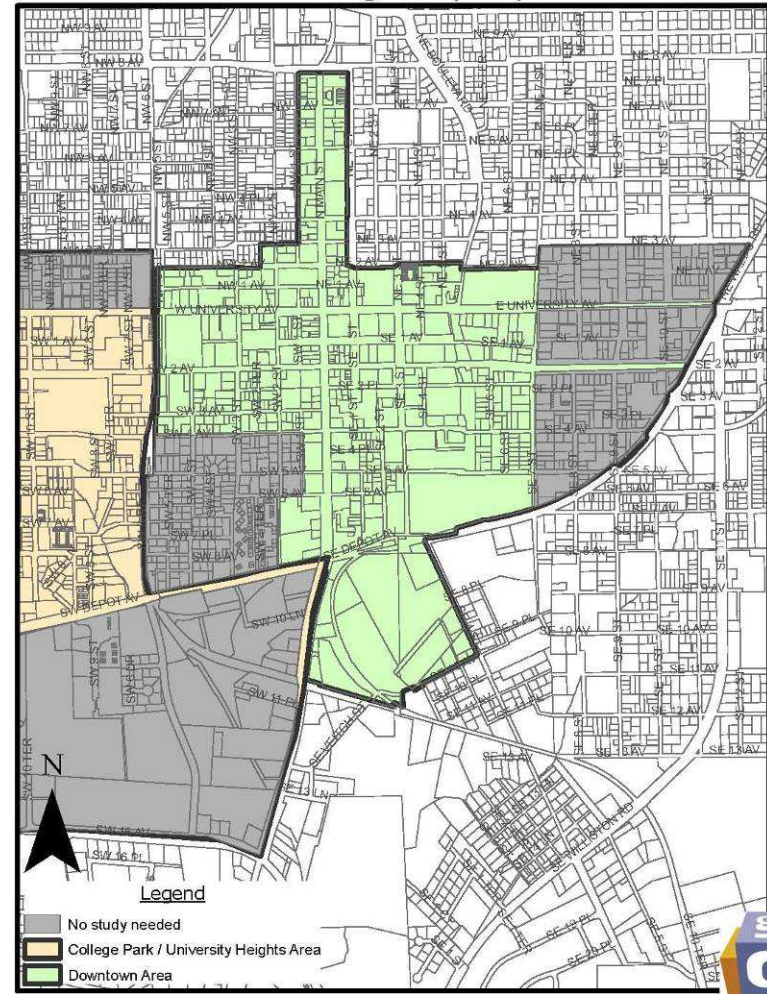


0 700 1,400 2,800 Feet

Gainesville Community  
Redevelopment Agency  
9/2008



Downtown Area  
Parking Study Map



0 700 1,400 2,800 Feet

Gainesville Community  
Redevelopment Agency  
9/2008





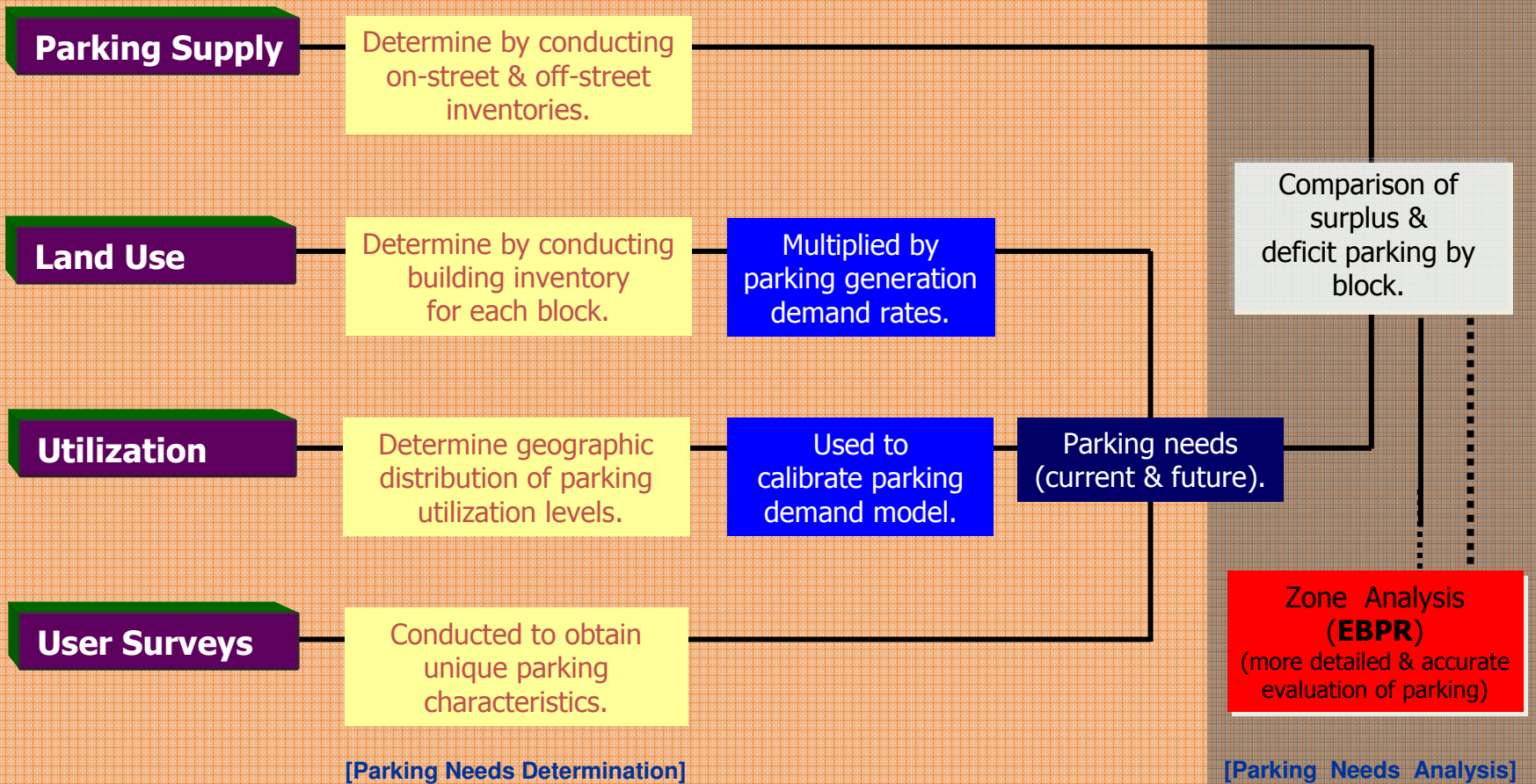
## Study Goals

- Assess Current Conditions
- Quantify / Qualify Future Parking Needs
- Collect, Collaborate, Inform Stakeholder Process
- Parking Management Plan
  - Real World Recommendations
- Implementation Strategies
- Separated by district
  - Downtown
  - College Park / University Heights
- What is in City's best interest



# Project Approach

## Phase 1 Parking Needs Assessment





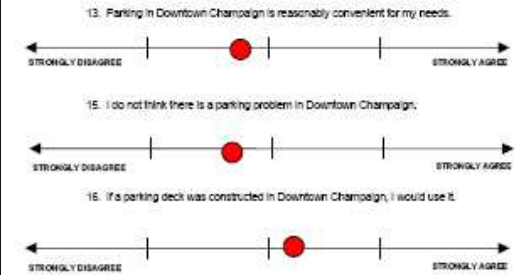
## Project Approach

### Data Collection Efforts

- **Building Inventory (Block by Block Analysis)**
- **Parking Supply Inventory**
- **Stakeholder Interviews / Public meetings**
- **Manager / Employee Surveys**
- **Turnover / Occupancy Studies**

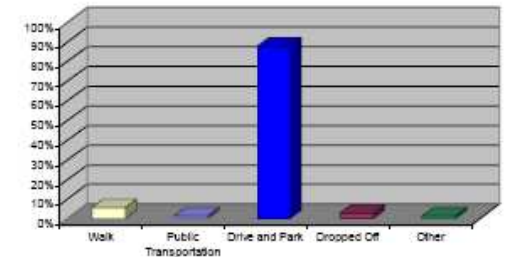


### SURVEY RESULTS



#### 3.3.2 - Customer Survey Summary (Written Comments and Observations)

How do you generally travel to Downtown Champaign?



City of Royal Oak (Economic Development)  
 1. Business Name: Barrett's, Inc.  
 2. Business Address: 335 W. South St.  
 3. Type of Business: Commercial  
 4. Approximate Number of Employees: 10  
 5. Number of Customers: 20  
 6. Number of Employees: 10





## **Data Collection Efforts**

- **One on One interviews with key stakeholders**
  - **Key business / property owners**
  - **Developers**
  - **Theater Management**
  - **Courthouse**
  - **University**
  - **Prescheduled (20 – 30 minute meetings)**
  - **Public Meetings (Inform & Educate with Best Practices)**





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**Project Approach**

City of Brunswick, Georgia  
On-Street Parking Supply Summary - All Blocks

Block	Face	Handicap	2-Hour	30-Minute	Police	No Designation	Reserved	TOTAL
1	B (E)					26		26
	C (S)					5		5
2	C (S)			6				6
	D (W)			2		15		17
3	B (E)	1			27			28
	C (S)					8		8
4	A (N)					3		3
	D (W)	1	27					28
5	A (N)	1				6		7
	B (E)					20		20
	C (S)					3		3
7	A (N)						8	8
	B (E)						14	14
	C (S)	2	12					14
	D (W)					10		10
<b>Total</b>		<b>18</b>	<b>235</b>	<b>14</b>	<b>27</b>	<b>433</b>	<b>24</b>	<b>751</b>
<b>% of Total</b>		<b>2.4%</b>	<b>31.3%</b>	<b>1.9%</b>	<b>3.6%</b>	<b>57.7%</b>	<b>3.2%</b>	<b>100.0%</b>

City of Brunswick, Georgia  
Off-Street Parking Detail

Block	Lot/Block	Capacity	Description
1	A1	74	Courthouse Annex Parking
2	A2	19	Courthouse Annex Parking
	B2	6	Courthouse Annex Parking
	C2	22	C McGarvey Bldg Parking
	D2	6	Private Lot (Dirt Lot)
3	A3	36	Private Lot
4	A4	4	Private Lot (Dirt Lot)
	B4	13	Private Lot (1614-1618 Newcastle)
	C4	18	Chapter 13 Employees Only
	D4	3	Robert Baer (Attorney)
	E4	2	Private Lot
<b>Total</b>		<b>752</b>	



# Project Approach

City of Brunswick  
Brunswick, GA  
Date Analysis Conducted: 5/9/2007

8C Block Face 8C 5 Spaces											
Circuit	1	2	3	4	5	6	7	8	9	10	
Spaces Occup.	0	2	3	2	0	3	2	2	2	2	
Cars that Stay	1X	2X	3X	4X	5X	6X	7X	8X	9X	10X	
# of Cars	16	1									
<b>Cars Pkd</b>											<b>17</b>
<b>Occup</b>											<b>36.0%</b>
<b>T/O</b>											<b>3.40</b>

9C Block Face 9C 3 Spaces											
Circuit	1	2	3	4	5	6	7	8	9	10	
Spaces Occup.	2	2	2	2	1	1	2	2	1	0	
Cars that Stay	1X	2X	3X	4X	5X	6X	7X	8X	9X	10X	
# of Cars	7		1		1						
<b>Cars Pkd</b>											<b>9</b>
<b>Occup</b>											<b>50.0%</b>
<b>T/O</b>											<b>3.00</b>

9D Block Face 9D 25 Spaces											
Circuit	1	2	3	4	5	6	7	8	9	10	
Spaces Occup.	13	16	23	21	20	19	18	20	10	5	
Cars that Stay	1X	2X	3X	4X	5X	6X	7X	8X	9X	10X	
# of Cars	52	10	9	4	2			5			
<b>Cars Pkd</b>											<b>82</b>
<b>Occup</b>											<b>66.0%</b>
<b>T/O</b>											<b>3.28</b>

### All Lots Combined - Turnover / Occupancy Spaces

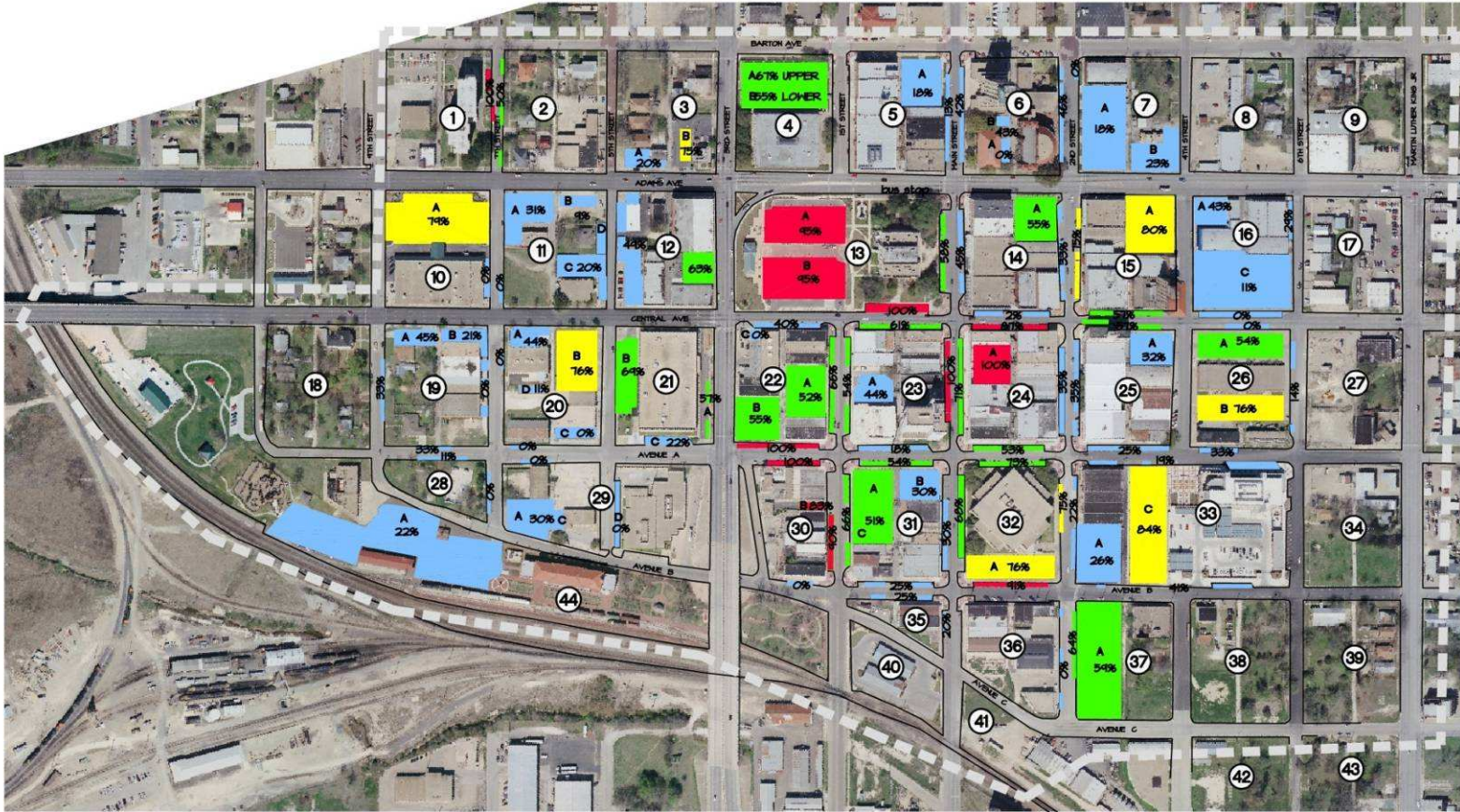
Circuit	1	2	3	4	5	6	7	8	9	10
<b>TOTAL OCCUP</b>	130	143	164	209	181	169	159	161	109	82
<b>% Occup</b>	44.4%	48.8%	56.0%	71.3%	61.8%	57.7%	54.3%	54.9%	37.2%	28.0%

City of Brunswick  
Brunswick, GA  
Date Analysis Conducted: 5/9/2007

## Turnover / Occupancy Study Report Summary

Circuit	1	2	3	4	5	6	7	8	9	10
<b>TOTAL OCCUP</b>	130	143	164	209	181	169	159	161	109	82
<b>% Occup</b>	44.4%	48.8%	56.0%	71.3%	61.8%	57.7%	54.3%	54.9%	37.2%	28.0%

Summary	
<b>Total Spaces -</b>	<b>293</b>
<b>Turnover Circuits -</b>	<b>10</b>
<b>Total Circuits -</b>	<b>10</b>
<b>Total Cars Parked -</b>	<b>872</b>
<b>Average # Spaces Occupied</b>	<b>151</b>
<b>Average Pct Occupancy</b>	<b>51.4%</b>
<b>Average Turnover</b>	<b>2.98</b>



**PARKING STUDY  
FOR THE CITY OF  
TEMPLE**

TEMPLE, TEXAS



DWG. TITLE: MAP 3

**PEAK HOUR**

Thursday, October 18, 2007  
2:00 to 3:00 pm

**LEGEND**

- BLOCK #
- 85% - 100%
- 75% - 84%
- 50% - 74%
- 0 - 49%

DATE: 11-20-07

DRAWN BY: GWK



SCALE: NTS



Block	Retail	Office	Restaurant	Public Use	Government	Financial	Commercial	Hotel	Residential	Medical Office	Vacant	Special	Current				
													Demand (Current)	Parking Supply	Surplus / (Deficit) (Current)		
<b>Current</b>	<b>0.85</b>	<b>3.44</b>	<b>3.30</b>	<b>1.55</b>	<b>1.54</b>	<b>0.95</b>	<b>1.13</b>	<b>0.00</b>	<b>0.35</b>	<b>1.73</b>	<b>0.00</b>						
<b>Base Year Values</b>																	
1	1,999								100		5,467			37	71	34	
2	3,600								12		1,000			7	38	31	
3		880	1,023						4					8	24	16	
4		23,800		41,650		5,950								152	156	4	
5	9,792	500									19,772	43,173	0.20	19	71	52	
6				13,608					100			2,671	0.10	56	50	(6)	
7			1,860									6,692	0.10	7	86	79	
8	4,009	2,005					1,000							11	40	29	
9		1,043					23,118					7,011		30	11	(19)	
10										29,836				52	102	50	
11		9,134	3,002											41	86	45	
12		16,321				3,245	1,714							61	85	24	
13					36,699								800	0.25	57	167	110
14	12,992	12,674				2,458						25,789	23,228	0.15	60	75	15
15	8,289	19,450		8,000								49,206		86	64	(22)	
16	14,925											5,404	0.50	15	141	126	
17	4,357	2,118							2			7,469		12	62	50	
18		2,477												9	19	10	
19		5,143										18,609		19	50	31	
20							7,928						6,379	0.30	11	99	88
21		43,233												149	30	(119)	
22	6,663	9,800	1,500			5,054						12,640		49	129	80	
23	13,485	106,252				5,863	1,315			3,064			6,700	0.25	391	67	(324)
24	5,102	9,444	24,347			800	2,965		1			13,827	6,600	0.25	123	73	(50)
25	24,020	6,430					6,845					44,935		50	73	23	
26					17,452							7,238	8	0.00	27	128	101
27	1,773						3,546							6	37	31	
28														0	20	20	
29					4,284							34,737		7	104	97	
30						800						22,038	3,278	0.50	2	39	37
31	16,389	3,095					5,363					2,731		31	134	103	
32		58,144												200	84	(116)	
33													47,500	0.50	24	239	215
34							3,315							4	8	4	
35							536							1	14	13	
36	3,675		1,872									23,371	1,198	0.50	10	20	10
37												8,767		0	131	131	
38												1,985		0	12	12	
	<b>131,070</b>	<b>331,943</b>	<b>33,604</b>	<b>63,258</b>	<b>58,435</b>	<b>24,170</b>	<b>59,099</b>	<b>0</b>	<b>219</b>	<b>32,900</b>	<b>306,592</b>	<b>153,631</b>		<b>1,823</b>	<b>2,839</b>	<b>1,016</b>	
													<b>1,194,702</b>			<b>64%</b>	



**PARKING STUDY  
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DWG. TITLE: MAP 14

**SURPLUS - DEFICIT  
PEAK DAY**

**LEGEND**

- BLOCK #
- 100 +
- 99 - -1
- 0 - 99
- +100

DATE: 12-09-07

DRAWN BY: GWC



SCALE: N.T.S.

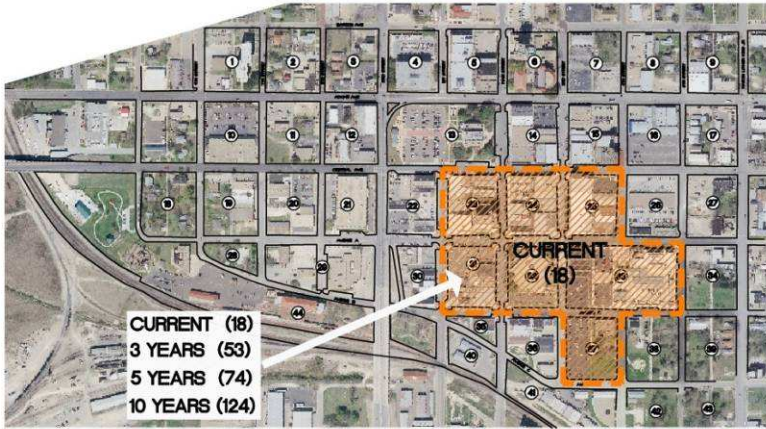


## **Parking Demand Assessment**

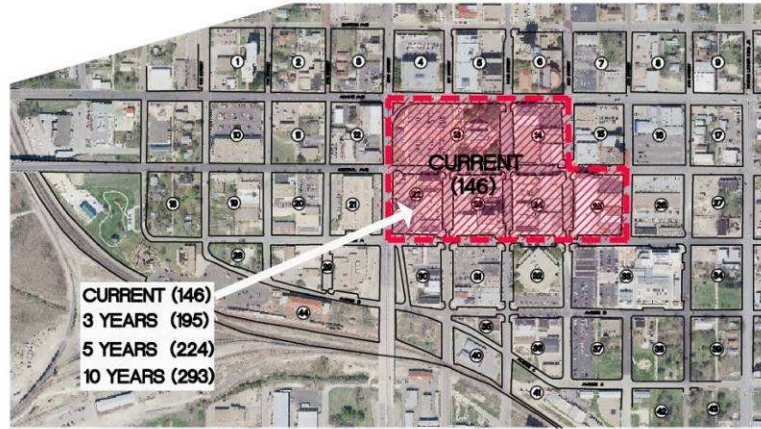
- **Initially done on block by block basis**
  - **Indicates areas of deficits**
  
- **Zone Analysis recognizes real world conditions**
  - **Parking supply may be across street in large facility**
  - **Overall supply vs. demand discounts walking distance patrons will travel**



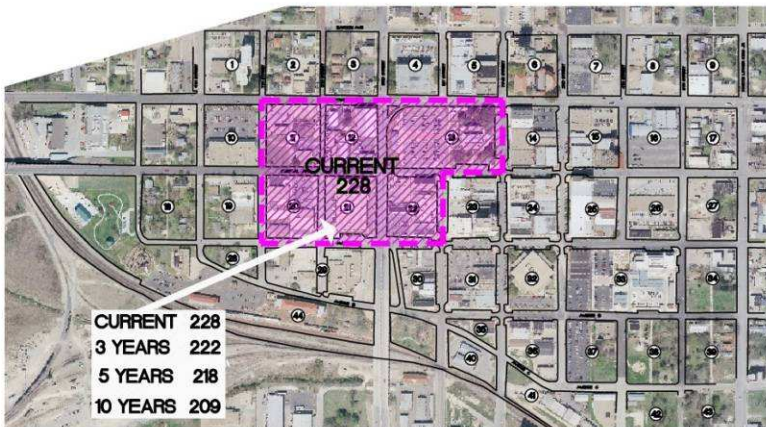
**ZONE 23- 37**



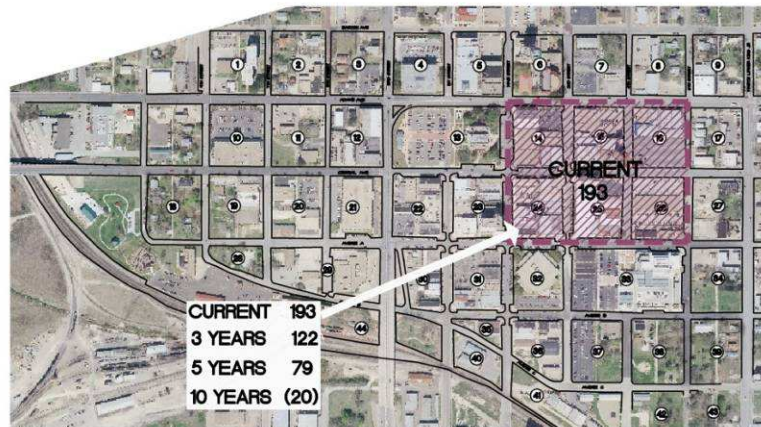
**ZONE 13- 25**



**ZONE 11- 22**



**ZONE 14- 26**



**PARKING STUDY  
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TEMPLE , TEXAS



DWG. TITLE: MAP 15

**ZONE ANALYSIS  
'PEAK' DAY**

**LEGEND**

**BLOCK #**

DATE: 12-07-07

DRAWN BY: GWC



SCALE: NTS



## Management Strategies

- Time Restricted Parking On Street
  - Change existing configuration / timing
- Location of Long-term parking locations
- Proportion of Public Parking Provided
- Lot Permit System
- Chalking of tires vs. Electronic Enforcement
- Shared Parking Opportunities
- Decal Zones, Residential Parking Permit Programs (RPPP's)





## Project Approach

### Phase 2 Interactive Planning Sessions

- Review parking needs
- Discuss issues
- Identify sites for new parking
- Build consensus





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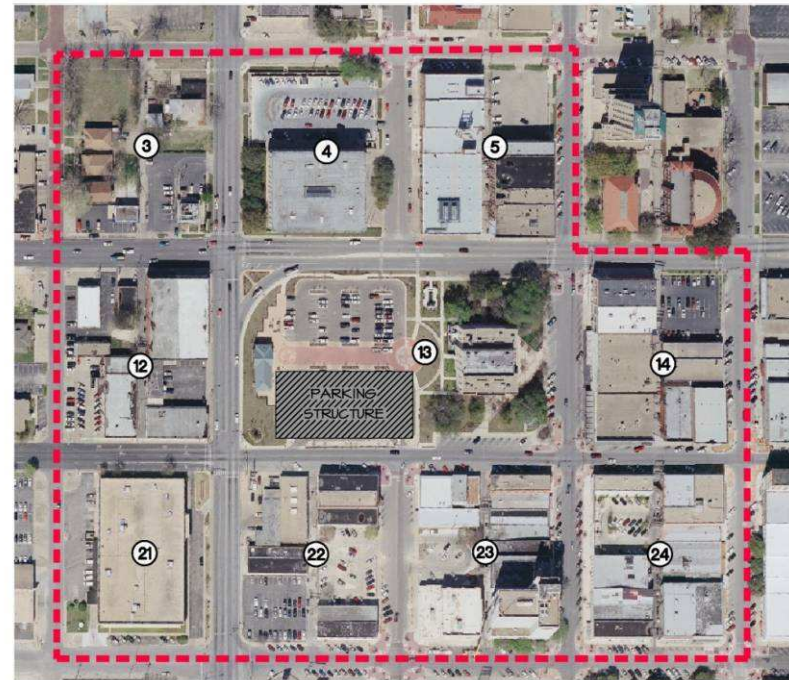
**BLOCK 13**

100 SPACES PER TYPICAL LEVEL



SITE MAP

**ZONE 3 - 24**



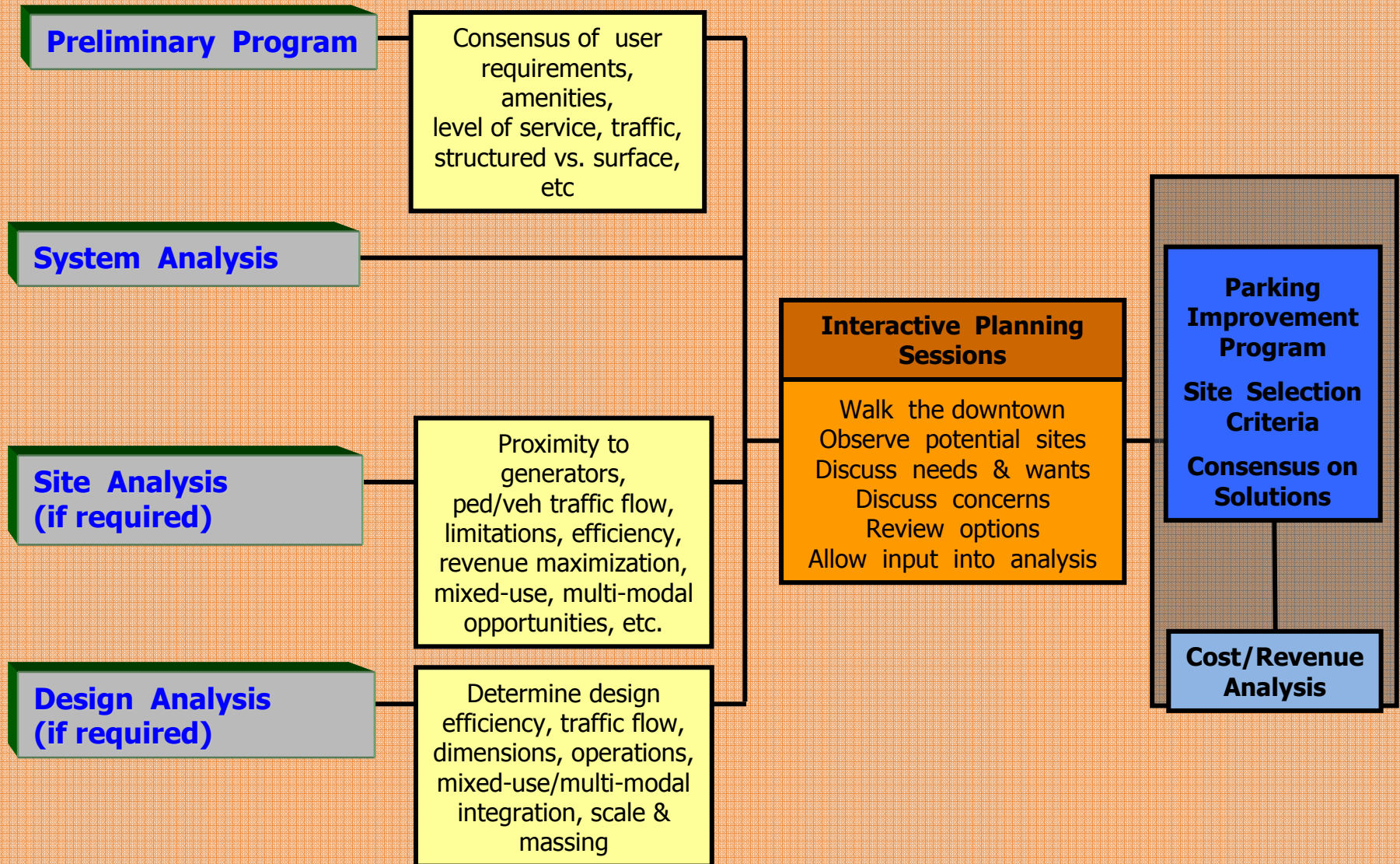
SURPLUS - DEFICIT

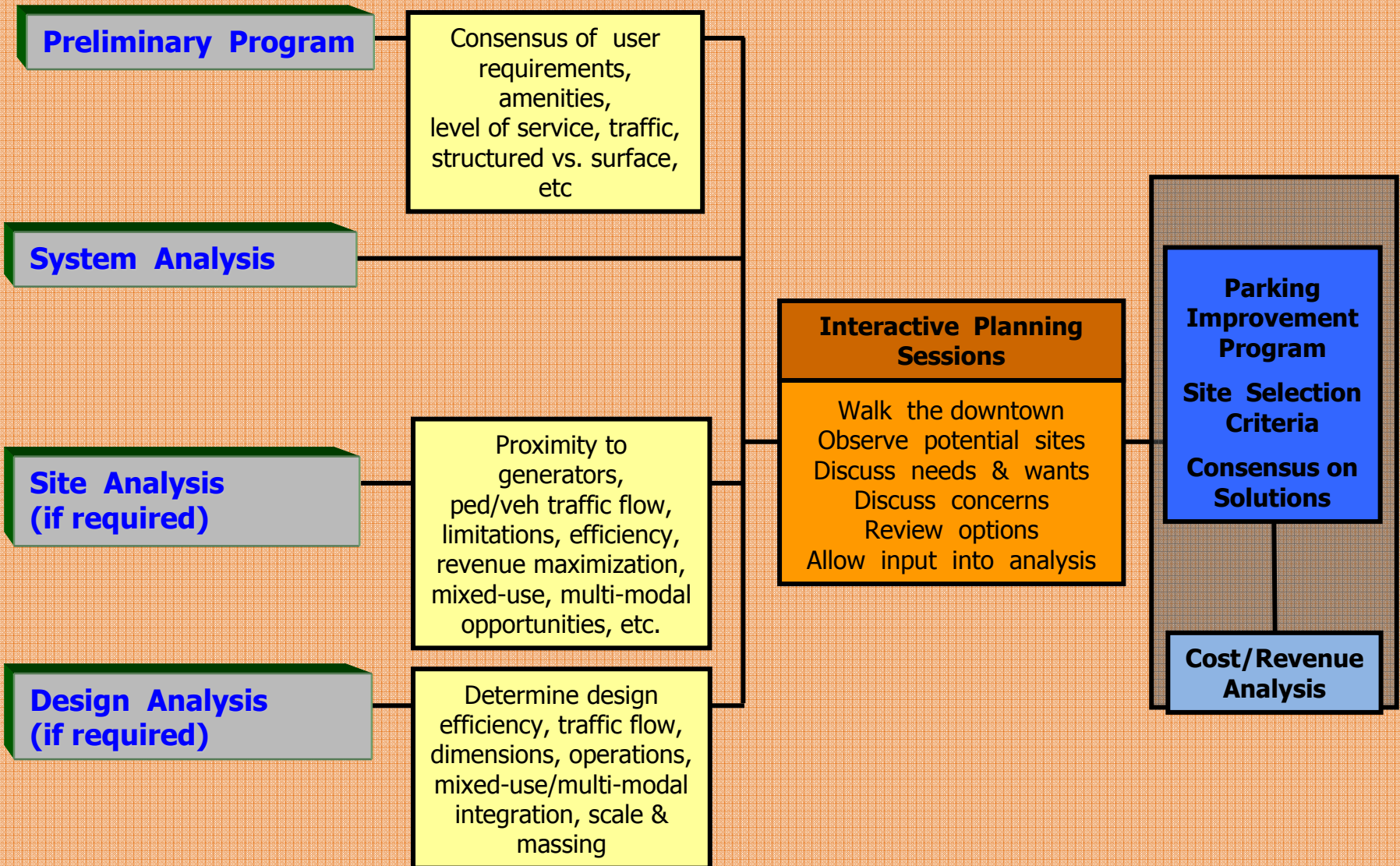
CURRENT	-192
3 YEARS	-228
5 YEARS	-250
10 YEARS	-300

SURPLUS - DEFICIT  
WITH PARKING STRUCTURE  
NET ADD OF 324 SPACES

CURRENT	132
3 YEARS	96
5 YEARS	74
10 YEARS	24



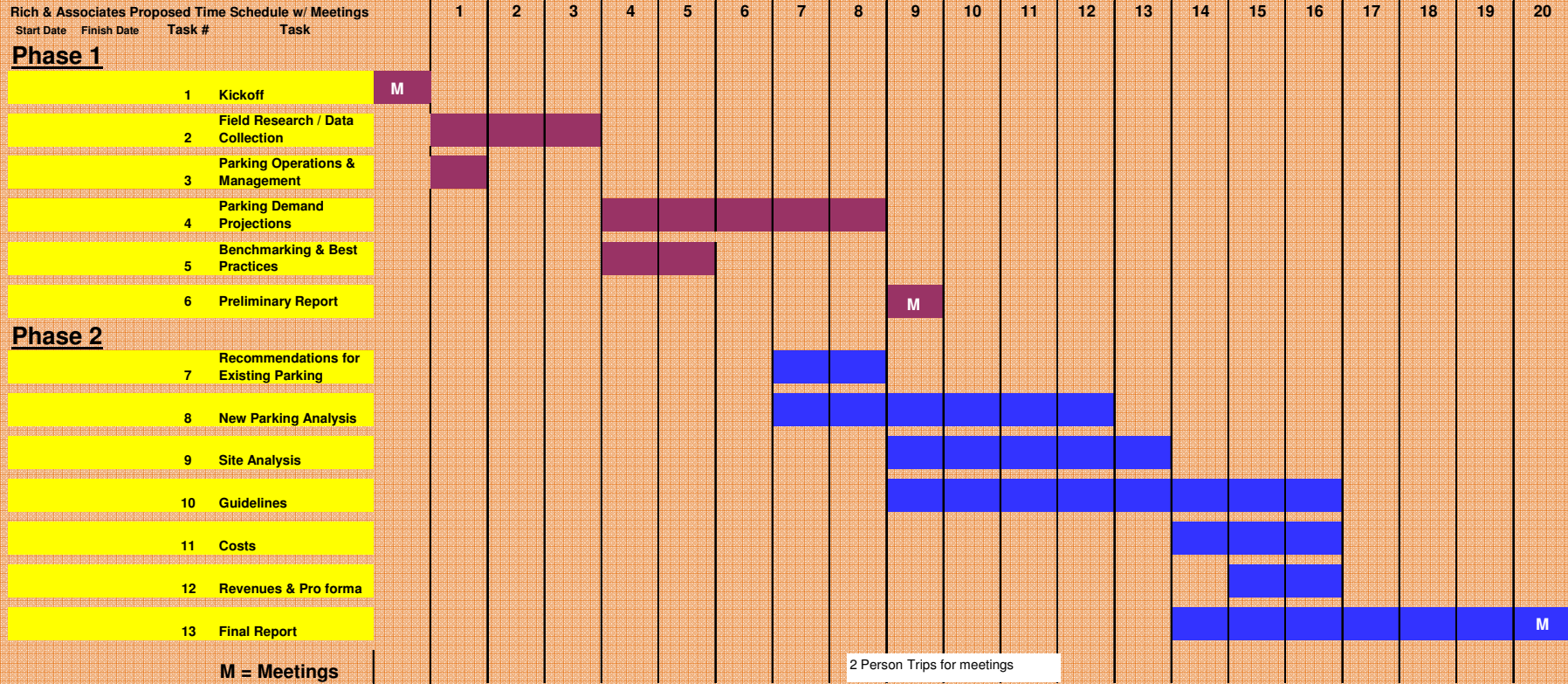






# Time Schedule

Rich & Associates Proposed Time Schedule w/ Meetings



M = Meetings

2 Person Trips for meetings





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What are your Concerns?



Rich and Associates, Inc.  
Parking Consultants