

Plattsburgh Downtown

Parking Study

Recommendations Presentation

12/20/17



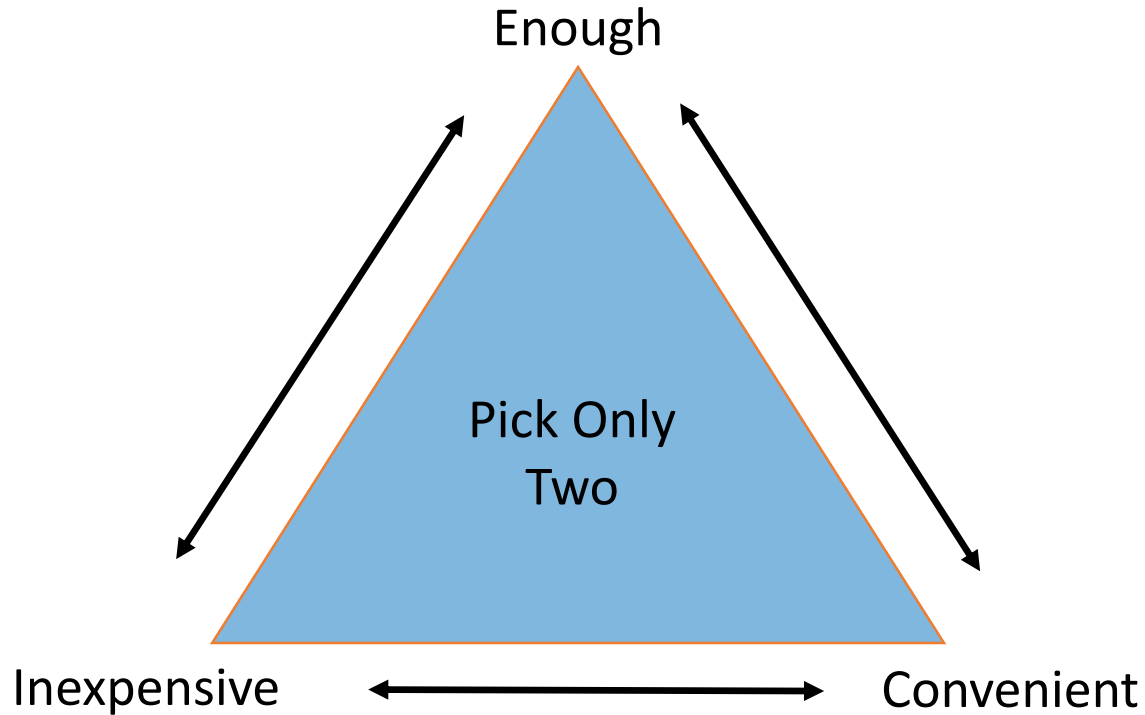
- Free parking for patrons
 - First come / first park basis
 - Light enforcement
 - Occupancy levels getting tight (peaking at 85% during noon on weekdays)
- Durkee St. lot provides majority of off-street parking for entire downtown

- Durkee St. development will change parking system that has been in place for decades
 - There were meters previously
- Few large parcels of land available downtown for development OR additional parking lots
- No longer able to let parking take care of itself!

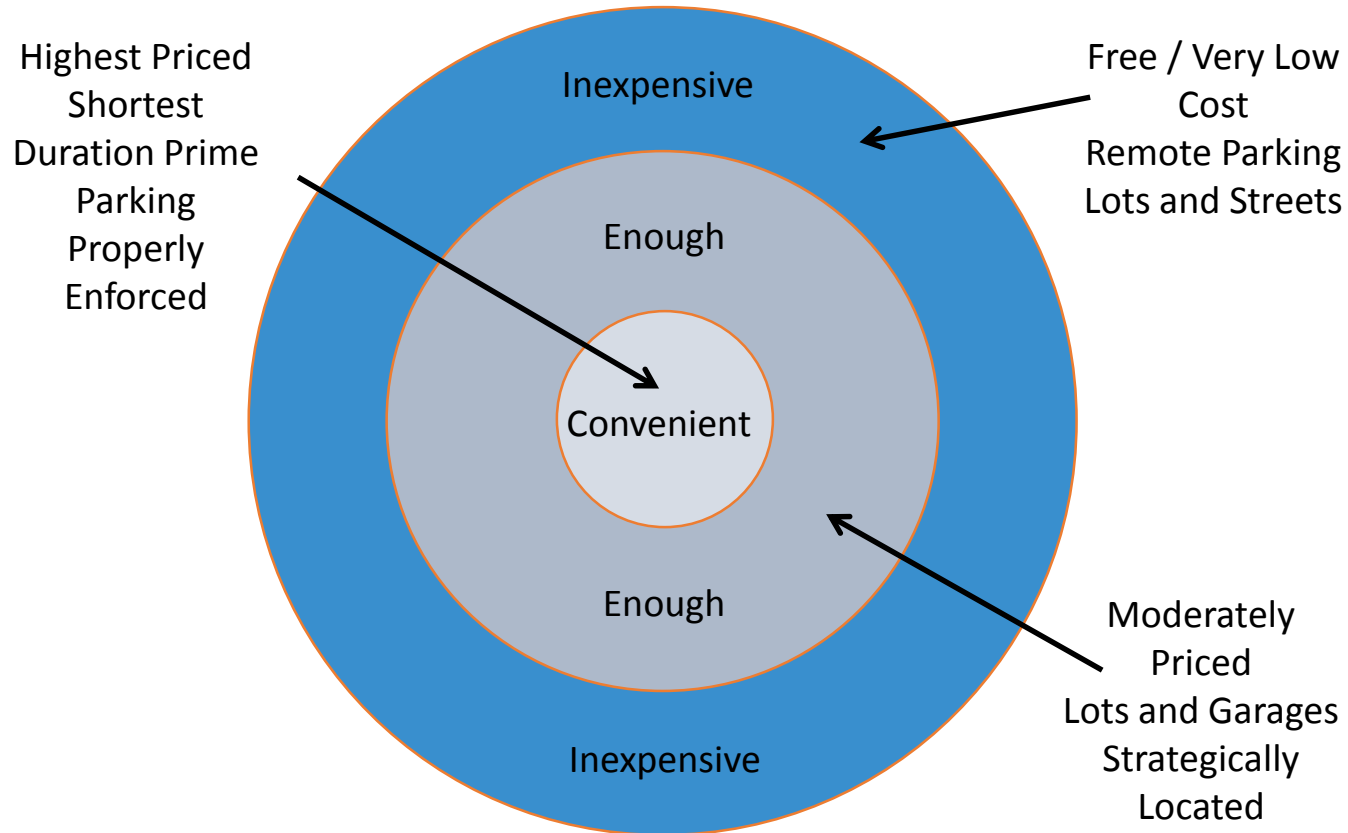
Parking Options

- # 1 – Maintain current policy and tell people to park in the Harbor Lots
- # 2 - Administer FREE parking system that does not charge patrons for use. City bears costs for creating and managing parking.
- # 3 - Administer Paid parking system that charges fees for use.
- Option 1 provides lower levels of customer service.
- Option 2 is not financially feasible for the City, without assessment increase.
- Option 3 provides high levels of customer service and has revenue to help cover costs.

The Parking Paradigm



The Targeted Solution



Targeted Solution

- Convenient spaces on-street throughout downtown
- Quality off-street parking in Durkee St. development and other off-street lots
 - Garage - \$20,000 - \$25,000 / space
 - Surface - \$6,000 - \$8,000 / space
- Low cost or free parking in the Harbor lots



- Administer the parking system
 - Staffing
 - Capital investment
 - Ongoing administration
- Include spaces in the Durkee St. Development plan.
 - For DRI development and replacement of existing.
- Plan for short-term loss of spaces during construction.

- Engaged leadership
- Sound policy
 - On-street parking
 - Off-street parking
 - Rates
 - Enforcement
- Based on customer service.
 - Providing options and value.
- Efficiency / costs monitored



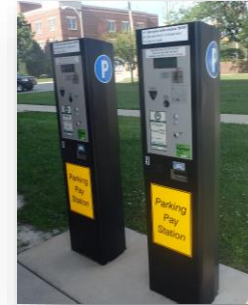
Coordinated
System

- Many decisions – someone has to lead the implementation effort
 - Customer service / economic development focus
 - Public communication plan
 - Parking system is
 - Long-term service to community
 - Tool of good city management
 - Parking system is not
 - Compliance / enforcement based
 - Problem to be solved
- Responsibilities / tasks can be spread across multiple departments, coordination and responsibility **NECESSARY**

- Staffing
 - Administrative / policy / planning
 - Daily management and operations
 - Supervision
 - Permits / cash / credit reconciliation
 - Customer service / enforcement
- What can be done by existing staff?
- When does the City start?

Administer Public Parking

- Equipment
 - Meters
 - Single, multi-space, mobile
 - Mobile is low cost for City
 - Enforcement
 - Electronic issue
 - Not civil infractions
 - Civilian staff
 - Adjudication
 - Downtown ambassador



- On-street
 - Fees, no time limits
 - Fees, 3 hour time limits
 - Fees, escalating
- Off-street
 - Monthly
 - Daily
- Residential permit
- Support Downtown
 - Free day After Thanksgiving
 - City event parking
 - Visitor experience

- Fine – tuning the system
 - Implementing paid parking WILL change occupancy and parking patterns
 - Implementation WILL require adjustments
 - Allocation of spaces
 - Rates to balance demand
 - Refining unknown consequences

- Replace lost spaces in Durkee St. Lot
 - Off-street on-site spaces for both development and replacement
 - Use Durkee St. to increase on-street space
 - Opportunities for spaces in other locations
- There is little land available for surface parking or parking structures in downtown

New Parking - Structured



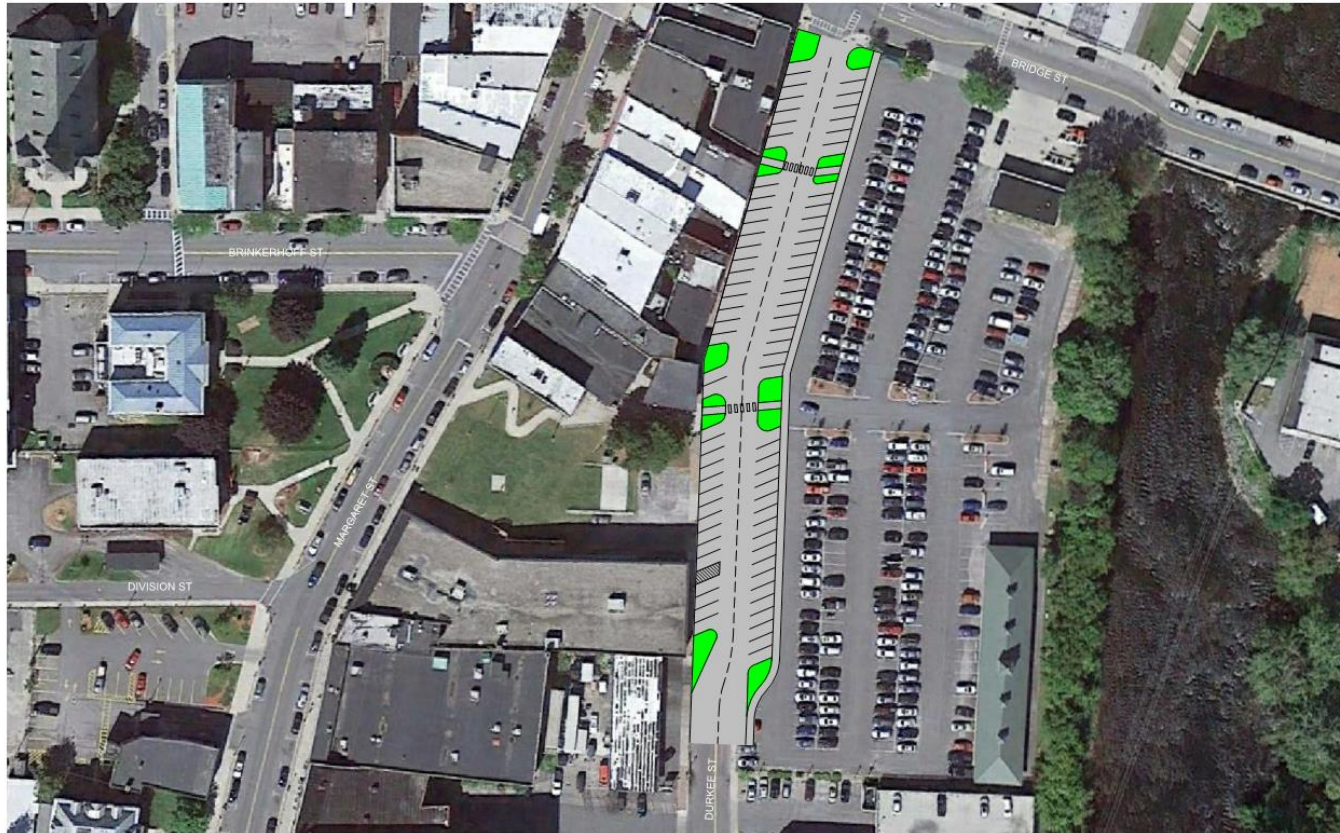
New Parking



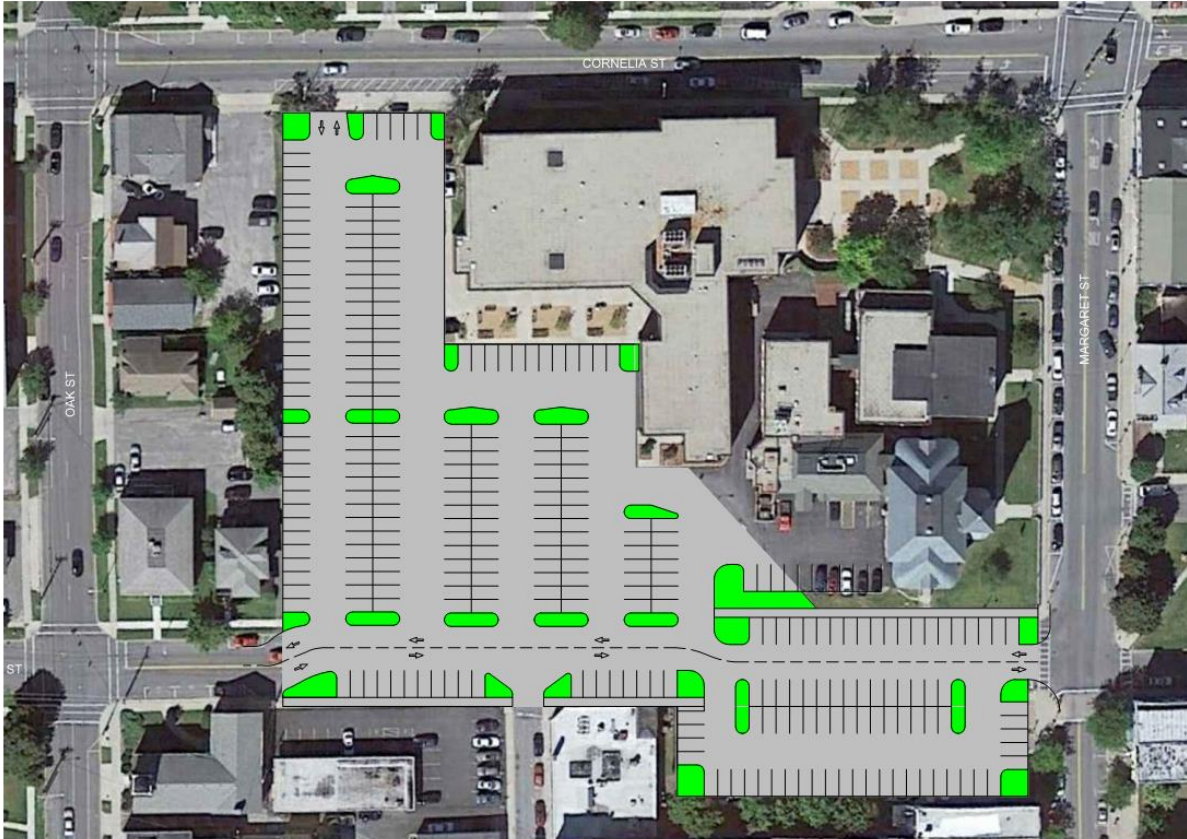
New Parking



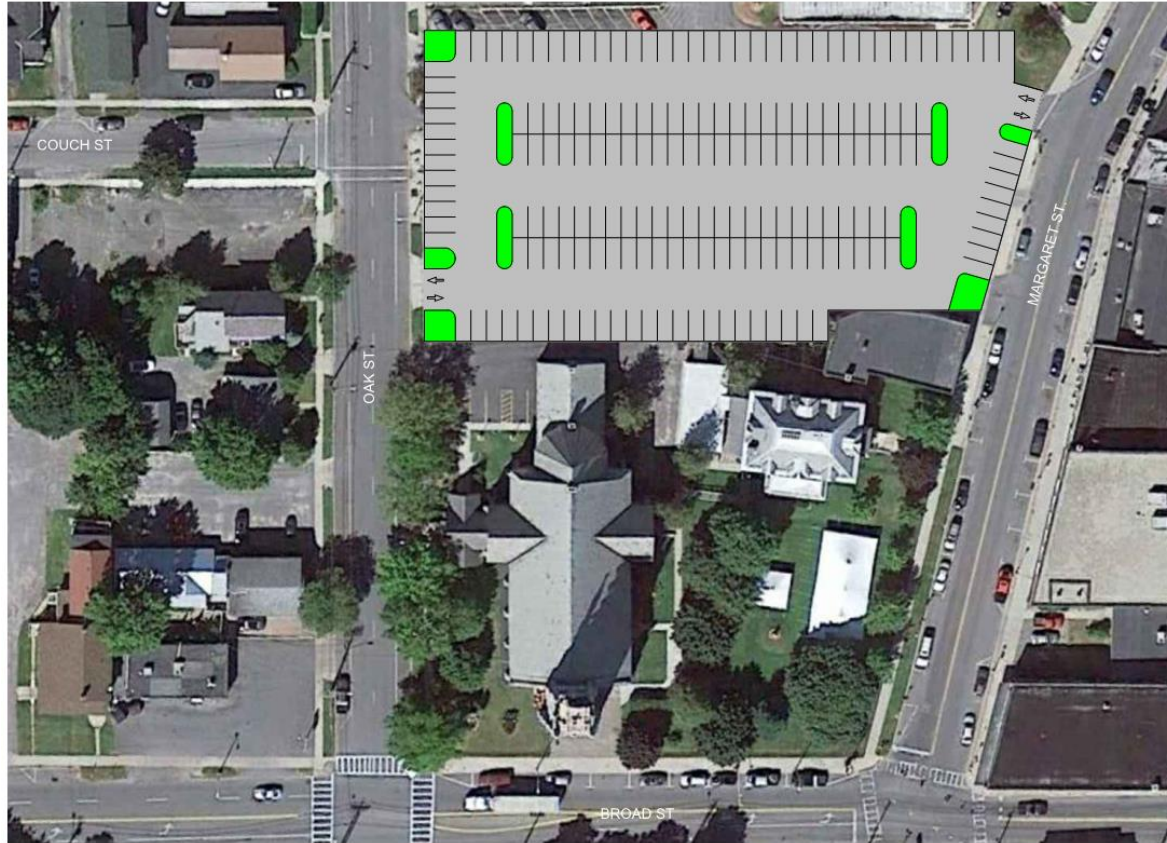
New Parking



New Parking



New Parking



- Current Parking District is a steady revenue source
- District can work along with paid parking
 - Legitimate concerns of “double dipping”
- Fees have to support parking system
- All revenue goes to system
 - Meters
 - Off-street
 - Citations

During Durkee St. Construction

- Harbor lots provide almost 400 spaces
- May need shuttle service



During Durkee St. Construction

- Potential to provide infrastructure for future use



During Durkee St. Construction

- Potential to provide infrastructure for future use



Long-Term Benefits



Potential Complete Streets Project



Long-Term Benefits



Other Recommendations

- Eliminate the Parking Special Assessment District in favor of parking fees
- Create a parking website
- Develop parking branding and wayfinding program for downtown, that can also be used citywide.



Albany, NY



BURLINGTON

Burlington, VT

- Create a parking map / program to support the Strand Center - DRI
- Work with railroad to avoid simultaneous blockage of BOTH Dock St. and Green St. when a train needs to stop downtown.
- Implement a residential parking permit program for downtown residents.
- Add bicycle racks throughout downtown.

- Opportunity to support growth and provide high levels of customer service.
- Committed and capable leadership.
 - Big picture thinking
 - Focused on community good
- Parking advocate a must.
- This is a good problem to have!!



**Downtown
Revitalization
Initiative**

Discussion



