

Plattsburgh Downtown Parking Study



Study Update – October 2017



- Engage Community in Parking Discussion
- Assess Current Conditions
 - Parking Demand
 - Patron Service Levels
 - Administration of Parking Assets
- Consideration of DRI / Durkee St. Lot
- Options for Future Flexibility and Service

- Data Collection – On and Off-Street Parking
 - Inventory Downtown Parking
 - Parking Occupancy Counts
 - Wednesday, September 20- Workday
 - Thursday, September 21 - Workday
 - Friday, September 22 - Evening

- Data Collection – Public Input
 - Public Survey
 - Interviews
 - City Staff
 - City Department Leads
 - Business Owners
 - Public Open House



Plattsburgh Parking Survey

Downtown Parking Study Area



0 of 34 answered

Downtown Parking Supply

- Almost 1,200 Off-Street Parking Spaces
 - 444 in Public Parking Lots
 - 289 in Durkee St. Lot
- 677 On-Street Parking Spaces
- 394 Unused Spaces at Harbor (Not Included)



Preliminary Findings



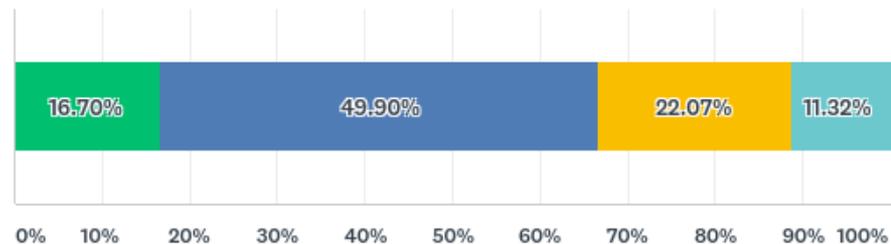
Downtown Parking Demand

- Peak Occupancy of City Lots
 - 85% - Noon (Not Including Bridge St. Lot)
 - 55% - Evenings
 - Margaret and Court – 100%
 - Durkee St. – 86%
- Can Usually Find A Space in Durkee St. Lot



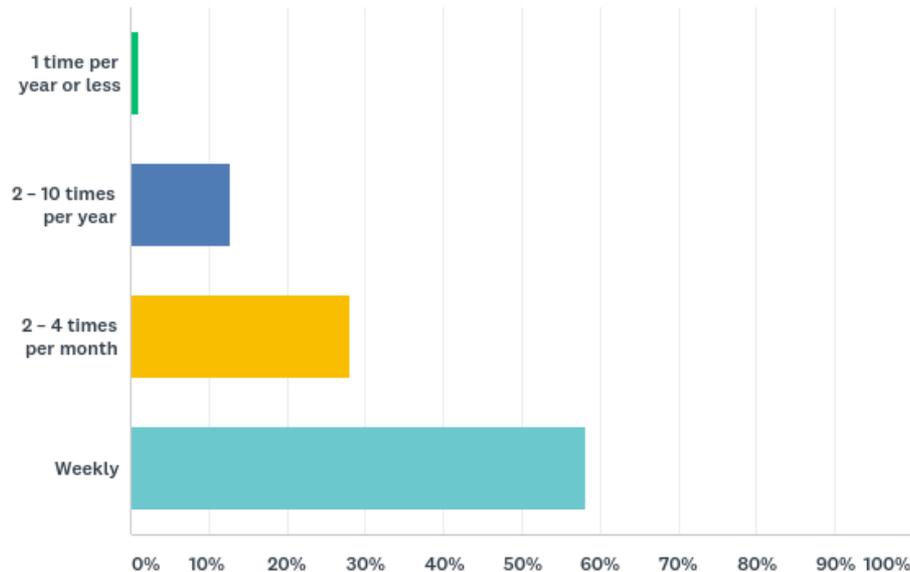
- Peak Occupancy of On-Street Parking
 - Overall Peak of 62%
 - Specific Streets
 - Brinkerhoff – 77%
 - Clinton – 98%
 - Margaret – 82%
- Can Usually Find a Space – May Have to Circle Block

Q23 In general, do you consider the parking supply in downtown Plattsburgh to be adequate?

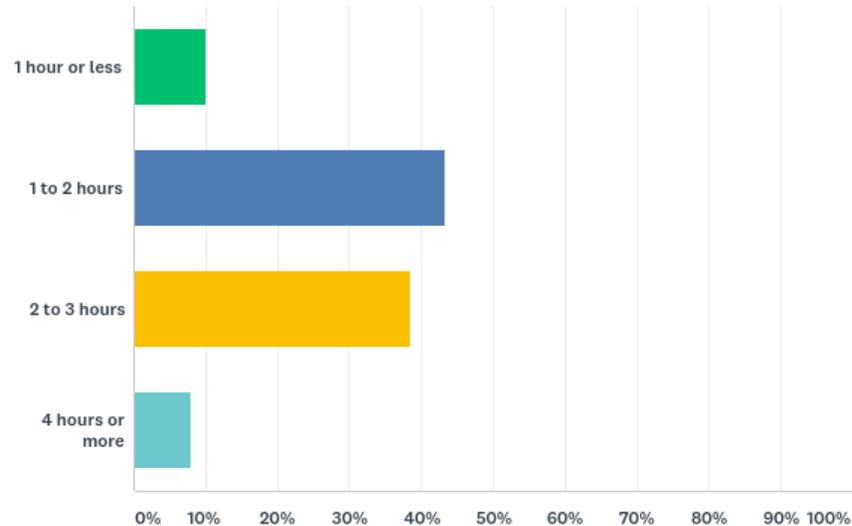


- Yes, I never have a hard time finding a reasonable parking spot
- Most of the time; occasionally it can be tough to find a spot
- Rarely; I usually drive around before I find parking
- No; every time I come downtown it's difficult to park

Q3 How often do you visit downtown?



Q4 On average, how much time do you spend on a typical trip downtown?

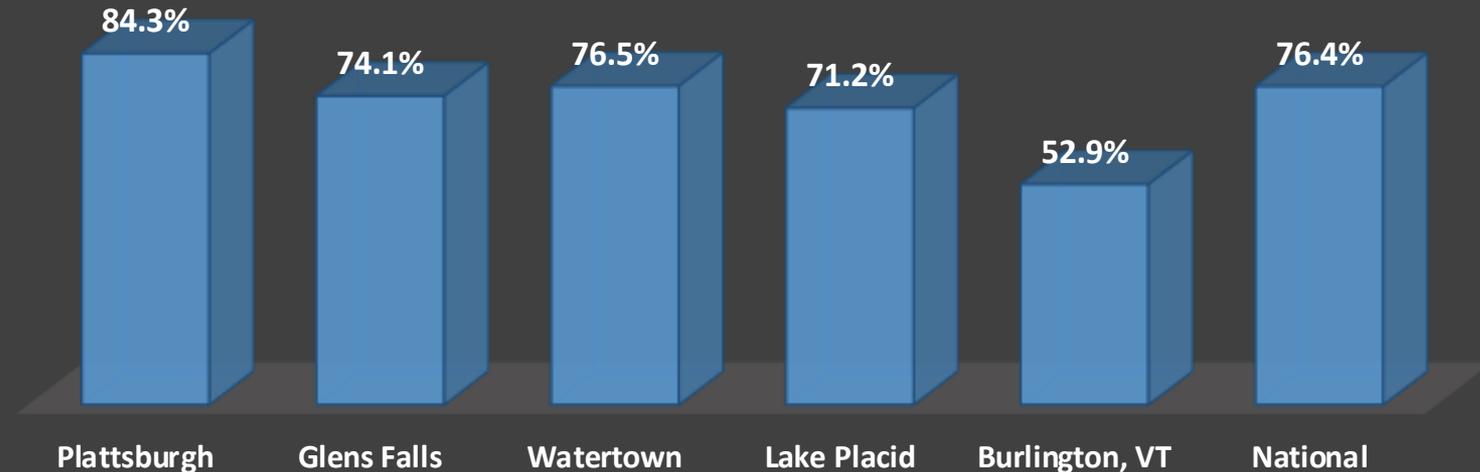


Comparable Cities

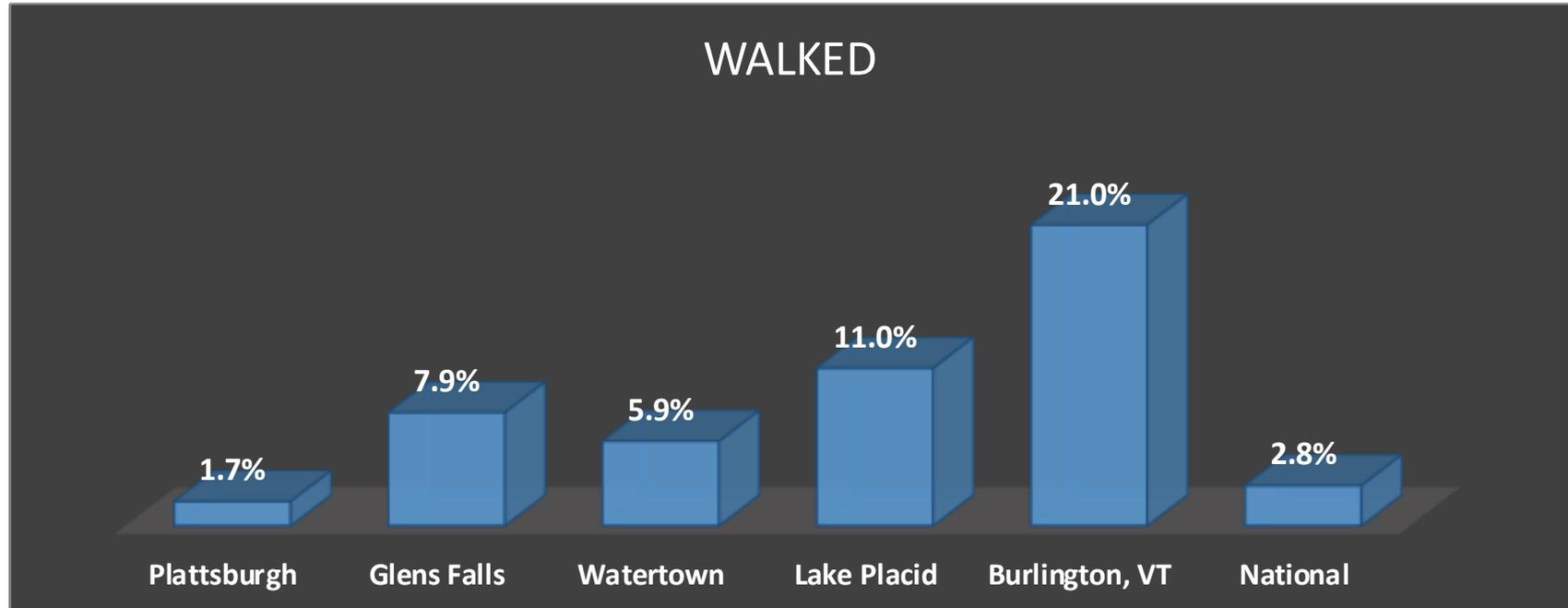
Peer City Parking Comparison					
<i>Policy</i>	Plattsburgh	Glens Falls	Watertown	Lake Placid	Burlington, VT
On-Street Parking	Free	Free	Free	\$2 / Hour	\$1.50 / Hour
Time Limits	10 Min to 2 Hour	3 Hour	2 Hour	2 Hour	None
Off-Street Parking	Free	\$20 - \$40 Per Month	Free	50 Cents / Hr \$5 / Day	\$55-\$96 month 1st 2 Hours Free \$8 / \$10 Daily Max
Enforcement	Police: Complaint Only Response	Police	Police	Police	Police: Civilian
Parking Responsible Leader	No	No	No	No	Yes
Parking Branding	No	No	No	No	Yes
Online Presence	Police Page: Ticket Focused	Link to Parking Map on City Homepage	Seasonal Parking; Business Assoc. Map	Police Website: Compliance Based	Yes: Maps and Directions
Loading Zones / Delivery Areas	Some Problems	Some Problems	Some Problems	Some Problems	Some Problems
Overnight Parking	Yes	No	No	No	No

Comparable Cities

DROVE ALONE



Comparable Cities



- Free Parking
 - Off-Street
 - Public
 - Private
 - On-Street
 - Time Limits
 - Not Regularly Enforced
 - Laissez-Faire System



- Providing Parking for Numerous Organizations
 - Employers – DSS Estimates 140
 - Landlords
- Large Amount of Unused Parking at Harbor
- Storage Parking In Durkee St. Lot





- Downtown Draws
 - Strand Theater and Arts Center
 - Events
 - Food Co-Op
 - Restaurants
 - Employment Base
- Gathering \$65,000 from Assessment
 - \$4.83 per space / month in Revenue
 - Non-Profit, Gov't, Churches Exempted

- Good On-Street Parking Signage



- Almost No Off-Street Parking Wayfinding





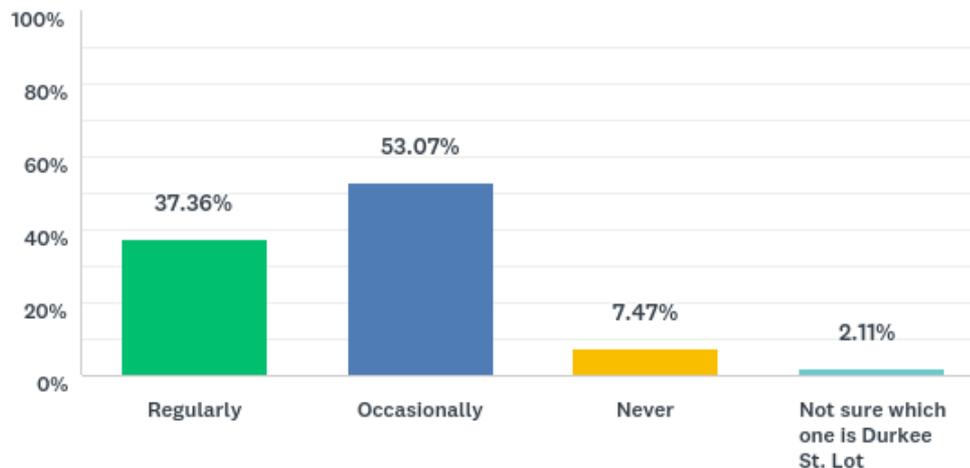
- Generally Good Pedestrian Links
- Except Along Durkee St. Lot



- Few Bike Racks

- 289 Spaces
 - Largest Single Parking Area
 - Only Significant Public Parking
- Development Opportunity
- Will Change Downtown
- Replace Existing Parking
- Meet Future Parking Demand

Q24 Do you park in the Durkee St. lot?



- Adequate Parking Supply
 - 75% - 85% Occupancy Levels
 - Regular Measurement
- Ability to Support Development Opportunities
- Available On-Street Parking
- Well – Branded / Good Communication

When Parking Occupancy Exceeds 70%

Choices

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graph TD; Choices[Choices] --> Choice1[Build Enough Parking Supply So That It Doesn't Have to Be Managed]; Choices --> Choice2[Actively Manage Parking Supply];
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Build Enough Parking Supply So That It Doesn't Have to Be Managed

Actively Manage Parking Supply

- Must Overbuild by At Least 20%-30%
 - Land Area Concerns
 - Cost of Creating Parking Supply
- Low Operating Costs
- Can't Add On-Street Spaces
- Low Customer Service Levels
 - First Come – First Serve – No Options
- Requires Planning Consideration

- Overhead and Operating Costs
 - Create Organizational Structure
 - Capital Equipment
- Maximize Parking Supply
- Customer Service
 - On-Street Strategy
 - Employees
 - Residential
- Long Range Planning and Support DRI

What Parking Should Accomplish

- Parking as Infrastructure / Utility
- Plan for the Future
 - Monitor Occupancy Levels
 - Identify Future Parking Locations
 - Support Development Plans
- Maintain Customer Service Focus
- Provide Options Through Pricing and Allocation

- Engaged Leadership
 - Sound Policy
 - On-Street Parking
 - Off-Street Parking
 - Rates
 - Enforcement
 - Based on Customer Service
 - Efficiency / Costs Monitored
- Coordinated System
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- Important Ingredient in Effective Parking Systems
- Most Visible and In – Demand Spaces
- Meters / Time Limits Valuable Tools
 - Provide Turnover of Parking Spaces
 - High Level of Customer Service
- Enforcement
 - Consistent – Not Overbearing

- Maximize Durkee St. Development
 - Replace / Add Parking Supply on Site
 - Require Necessary Spaces to Meet Development
 - Add On-Street Spaces
 - Net Gain of 60 - 75



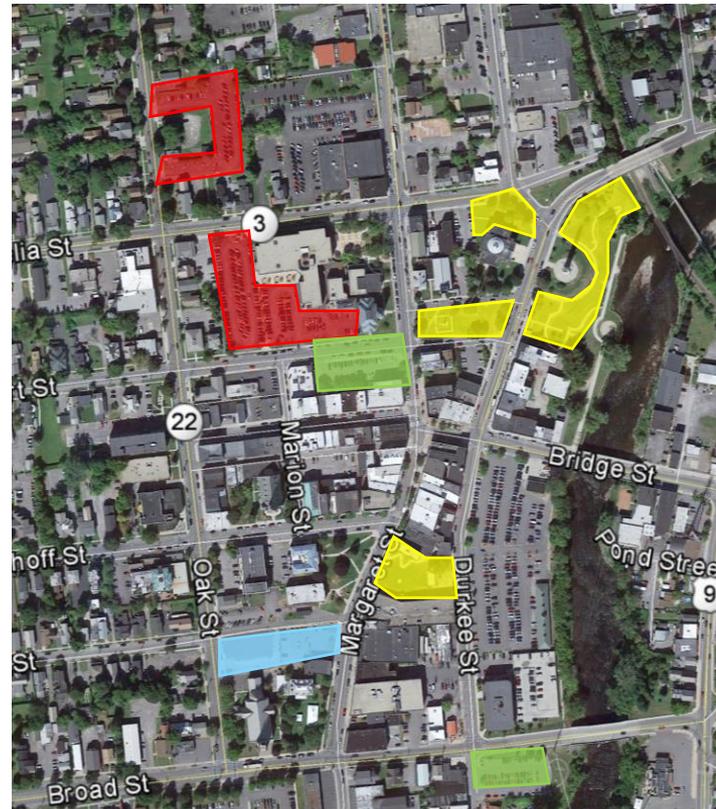
Options and Opportunities

- Can the Harbor Spaces Be Effectively Utilized?



Options and Opportunities

- Create Parking
 - Greenspace
 - County Parking / Garages
- Demolish Condemned Buildings
- Shared Parking Arrangements w/ Private Owners



Options and Opportunities

- Manage Parking System
- Extended Time Limits On-Street
- User Fees and Rates
 - Customer Service
 - Management Tool
 - Assists in Paying Overhead
- Residential Program



Options and Opportunities

- Branding and Communication
 - Signage and Wayfinding
 - Online Presence
 - Add Some 
- Adjust Parking Assessment District Policy
- Promote Walking and Biking

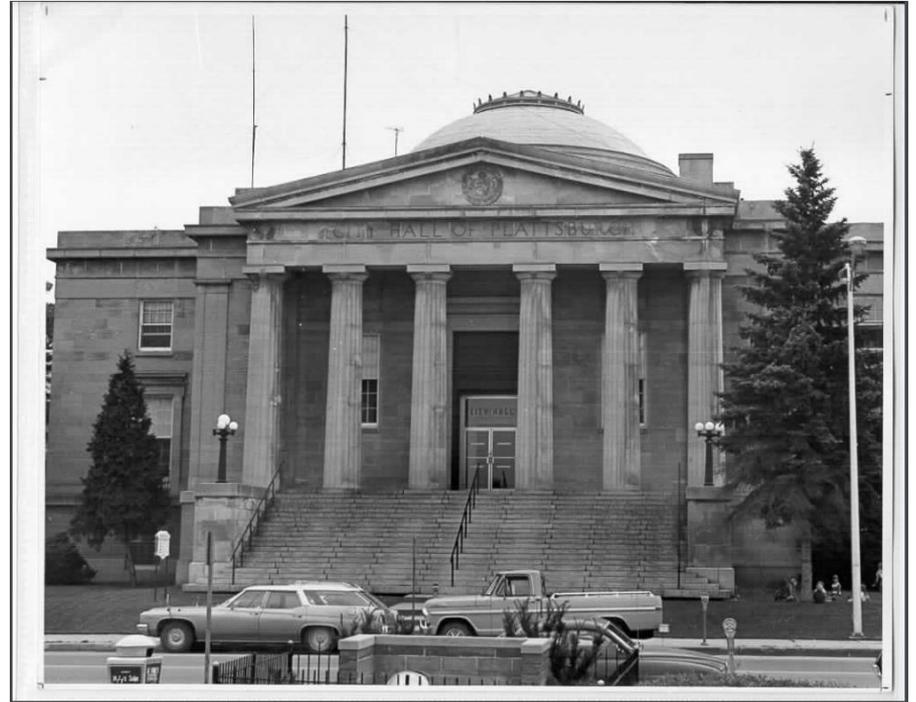


Options and Opportunities

- Things Always Change –
Response is Critical

When you're finished
changing, you're finished.

Benjamin Franklin



Discussion

