



CITY OF NORWALK
PARKING AUTHORITY
SPECIAL MEETING
December 7, 2015

ATTENDANCE: Julius Hayward, Chairman
Richard Brescia
Jud Aley
Olga Arteaga
Mike Harden

STAFF: Bruce Chimento, DPW Director
Kathryn Hebert, Administrative Services Manager
Dilene Byrd, Secretary

OTHERS: Stathis Manousos, LAZ Parking
Rocky Legesse, LAZ Parking
Andrew Hill, Desman Associates
David Taxman, Desman Associates
Anastasia Cheruozubova, Desman Associates

PARKING RATE STUDY

Mr. Taxman presented the draft parking rate study and said that the Parking Authority currently controls a majority of the parking market share, and that the market share will decrease as additional development and public parking is constructed. He discussed the parking inventory and utilization and said that most of the parking facilities have available capacity, and that the facilities that are over

capacity are the North Water Lot, the South Norwalk Railroad Station, and the East Norwalk Railroad Station. He discussed the existing parking rates and said that the on-street parking in the South Norwalk area is \$1.00 an hour with a two hour limit and is enforced from 8:00AM through 6:00PM except for N. Main which is enforced until 9 p.m., and in the Wall Street it is free parking for a two hour limit and is enforced from 8:00AM through 6:00PM. He discussed the off-street parking and said that at the Maritime Garage there is an accelerated rate structure and that the South Norwalk area surface lots are pay by space and has a consistent transient rate structure. He said that the Yankee Doodle Garage is the only parking facility in the Wall Street area with transient rates and that the commuter parking facilities have a daily and monthly rate. He said that the initial conclusions are that the on-Street parking during the evenings is very well utilized, and that it is free after 6 PM in SONO area except on N. Main Street until 9 p.m., but other facilities charge, on-street turnover is less than 2 hours on average, and extensive queuing of vehicles was observed along Washington and Main Streets. He said that the Maritime Garage is not well utilized during evenings, even though the rate is only \$2.00 after 6:00 PM, the North Water Lot is always well utilized due to its convenient location, there is some available capacity in Haviland and Webster Lots during evening, since they are not free like the on-street parking, there is substantial available parking capacity in parking facilities in Wall Street area and that the commuter parking facilities are well utilized and potential shortage of parking supply. He discussed the rates benchmarking analysis and said that the on-Street rate of \$1.00 per hour in the SONO area is consistent, the off-street monthly and daily rates are low and the off-street hourly rates are slightly lower. Mr. Brescia asked if when doing the study if the occupancy of the private facilities was done because it is critical information to have and not for just what they are charging, but how the public is reacting to their price and location. Mr. Taxman said "yes" and that they were not utilized very well. Mr. Brescia asked if there is a final recommendation for the maximum turnover ratio for parking spaces. Mr. Taxman said that he had taken the data that was provided from the street sensors and found that the actual average parking time was less than two hours. Mr. Brescia asked if that was for any time of the day. Mr. Taxman said "yes" and that the on-street parking is being used well and that he suggested leaving it at two hours based on the data.

Mr. Taxman presented the parking rate recommendations and said for the on-street parking in the SONO area that the recommendation is that the hourly rate be increased to \$1.50 per hour from \$1.00 per hour, and that there be extended enforcement until 9:00 PM. He said that the benefits will include reducing traffic congestion, incentivize people to use off street parking facilities, eliminate abuse of on-street parking by residents and employees in area, and make most convenient and high-turnover spaces available to visitors and business patrons.

Mr. Taxman discussed the recommendations for the Maritime Garage and that they are a graduated rate structure to \$2.00 per hour which will attract more people to use facility, and that the maximum daily rate of \$8.00 be unchanged which is consistent with other parking facilities in SONO area, the monthly rate be unchanged, and continue to offer \$2.00 evening rate after 5:00 PM to incentivize evening, long-term parkers. He also recommended offering a 20% discount for online pre-paid parking for visitors to Aquarium, and continue to offer validation program and discounted employee parking which supports economic development initiative and incentives employees to use the parking facility. He emphasized that the Maritime Garage is typically an event parking garage servicing the Maritime Aquarium customer base. The low rate of \$2 in the evening with directional signs does not motivate parkers to park at the Maritime Garage and walk under the railroad bridge preferring to pay the higher rate of \$3 per hour at the Ironworks garage or the \$1 per hour at the N. Water Lot.

Mr. Taxman discussed the recommendations for Haviland Deck and said that the recommendation is to increase the hourly rate based on the high demand from \$1.00 per hour to \$1.25 per hour which is less expensive than recommended on-street rate, and that the rate has not increased since 2004 and possibly longer. He also recommended increasing the monthly rate from \$64.00 to \$66.00 which is consistent with the other garages in the area, and that there is a very high demand for monthly parking.

Mr. Taxman discussed the recommendations for Webster lot and said that the recommendations are that there is to be no change to \$1.00 per hour rate, and that it is less expensive than on-street rate, and less expensive than Haviland Deck and there is still available

parking. He also said that the recommendation is to increase the daily maximum rate from \$7.00 to \$8.00 for over four hours and that it will be consistent with Maritime Garage, and less expensive than the Ironworks Garage and will also keep a rate high to promote turnover. It is also the recommendation to increase the evening rate after 5:00 PM from \$2.00 to \$3.00 which is less expensive than parking on-street, but more expensive than Maritime Garage since it is closer to the downtown area which will incentivize evening, long-term parkers versus parking on-street, and to increase the monthly rates from \$54.00 to \$60.00 for the unreserved parking and from \$77.00 to \$80.00 for the reserved parking.

Mr. Taxman discussed the parking rate recommendations for the North Water Lot and that the recommendations are to increase the hourly rate from \$1.00 to \$1.50m per hour because there is very limited availability and high utilization. He also said that the recommendation is to increase the daily max rate from \$7.00 to \$9.00 for over four hours which is consistent with Ironworks garage across the street.

Mr. Taxman discussed the parking recommendations for on on-street parking in the Wall Street area and said that the recommendations are to install meters with a rate of \$1.00 per hour and to extend enforcement until 9:00 PM. He discussed the benefits and said that it will reduce traffic congestion, incentivize people to use off street parking facilities, eliminate abuse of on-street parking by residents and employees in area and make most convenient and high-turnover spaces available to visitors and business patrons.

Mr. Taxman discussed the parking recommendations for the Yankee Doodle Garage and said that the recommendation is to reduce the hourly rate from \$0.75 to \$0.50 per hour which is due to very low demand and that this will would help attract patrons. He also said that the recommendation is that the maximum daily rate of \$4.00 over four hours remain unchanged, and that it is well below the current market rate, and that the monthly rate of \$38.00 remain unchanged due to the low utilization, and is already well below the current market rate. He said that the recommendation is to implement discounted monthly rate of \$25.00 for library employees and local restaurant/entertainment employees after 3:00 PM, which will reduce

use of on-street parking by local employees and the rate is consistent with what is offered at the Maritime Garage.

Mr. Taxman discussed the parking recommendations for the Wall and Main Street lots and said that the recommendation is to install pay-by-space stations with a rate of \$0.50 per hour, and said that if it was free, then it may become over-utilized leaving no spaces available for monthly parkers, and that it is less expensive than on-street. He also said that the recommendation is that there be a daily maximum rate of \$4.00 for over four hours which is consistent with Yankee Doodle Garage and is well below market rate, and that there be no change to monthly rate of \$37.00.

Mr. Taxman discussed the parking recommendations for the commuter facilities and said that the recommendation is that the monthly rate at the South Norwalk Railroad Station be increased from \$91.00 to \$95.00, and that the daily rate be increased from \$10.00 to \$11.00, due to high utilization. He also said that the recommendation at the East Norwalk Railroad Station for the monthly rate be increased from \$60.00 to \$62.00, due to the high demand for parking, and that the daily Sunday rate of \$8.00 remains unchanged.

Mr. Taxman reported on the financial implications and said that revenue should be reinvested into the parking system in lieu of taking on additional debt service, and any additional revenue should be earmarked towards capital improvements in Norwalk.

Ms. Hebert said that the draft parking rate study can be used now for budgetary purposes, but that making it a final document will need to be discussed and approved at a public meeting. Mr. Manousos suggested that if anyone feels strongly about what they would like to see in the report to make the suggestions prior to it be put into a final form. Ms. Hebert said that if anyone had any suggestions or changes to send them to her and she will forward them to Mr. Taxman.

**** MR. BRESCIA MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 4:50PM