City of New Haven

John DeStefano, Jr.
Mayor

Parking in New Haven

Policy & Economic Development Framework



Parking Working Group

NEW HAVEN
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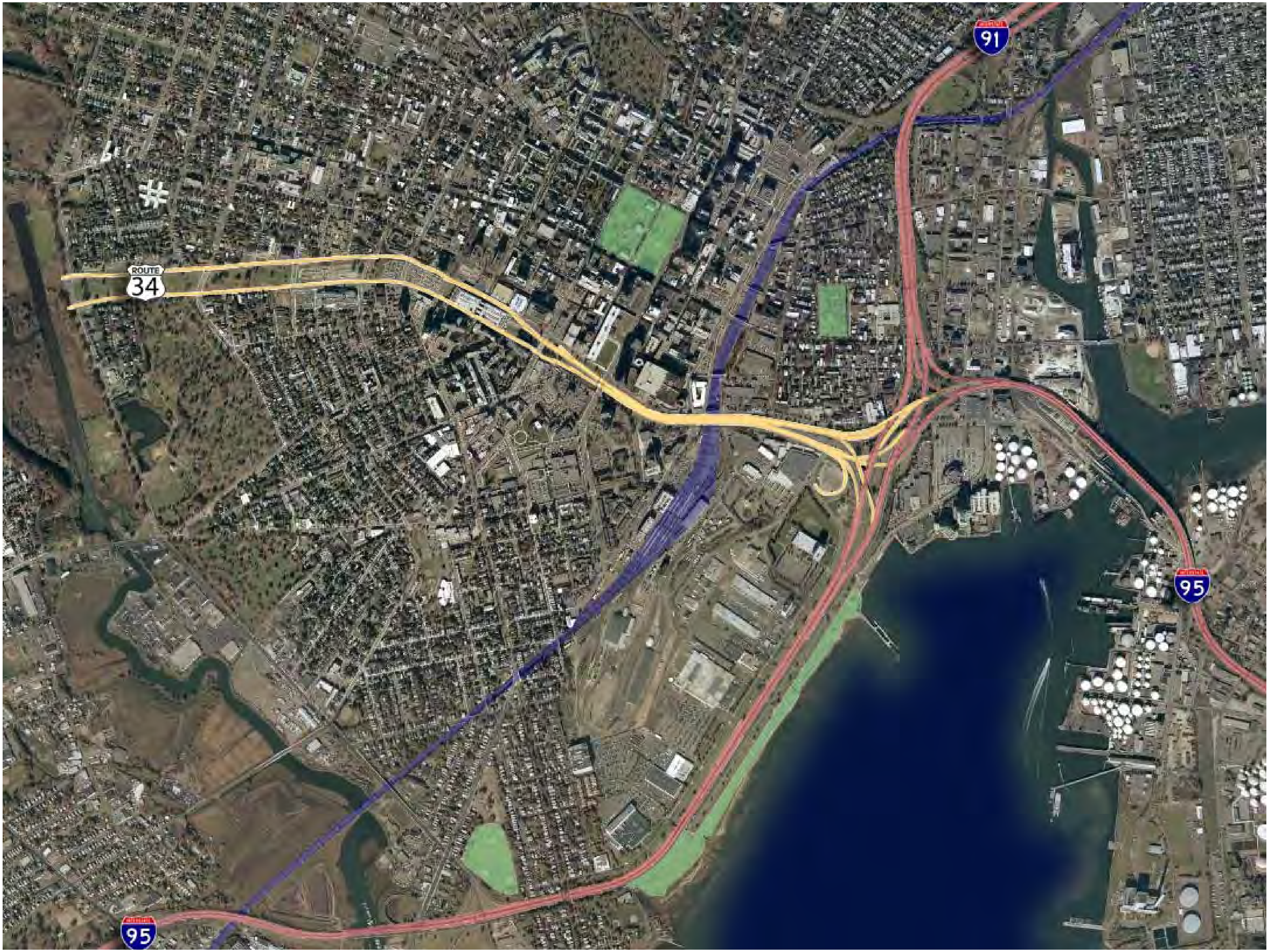
91
ROUTE
34
95
95

Greater New Haven

- Cultural and economic center of southern Connecticut.
- Approximately 850,000 metro residents.
- Over 14,000 businesses in the region.
- Among the Top 20 highest performing metropolitan areas during the recession.

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Downtown New Haven

- Over 10,000 residents in the central business district.
- Estimated 75% of the City's 80,000 jobs.
- Yale University – 20,000 students, faculty and staff.
- Office vacancy rate at a 20-year low.

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Downtown

Community Setting

CNNMoney.com

"Centrally located in the Northeast corridor between New York and Boston, singles are taking note of New Haven's urban revival. Within the last ten years, the destination has witnessed a sharp increase in single residents, with many living and working in the downtown area/130 businesses have recently opened in and around downtown New Haven, including restaurants, retail stores, museums and cultural and entertainment attractions."

The New York Times

"…as the city's continuing efforts to revitalize the block around the historic town green yield airy lofts and stylish restaurants. In one of the surest signs of the central business district's resurgence, more developers are proposing to build ownership housing, a relatively scarce commodity that could help expand and stabilize the downtown population"

NuWire Investor

New Haven 8th in the Top 1 0 Small College Towns for Investment due to steady stream of students and professors for the rental market, job markets thrive by the well educated populations, and real estate investments

The Boston Globe

"It will grow on you. Known as the Elm City, [New Haven] enjoys a big city feel. With more than 100 restaurants, various shopping districts, museums, concerts, theater, visual arts, lectures, films, night spots, and landmark architecture, the small city generates a big-city vibe."

BROOKINGS

"Specialization in [ed's and med's] may help account for the relatively stable performance of education centers like Boston, New Haven, Provo; health centers like McAllen, New Haven and Springfield, and government/military centers like Honolulu, El Paso and Washington, DC."

- * ERC and Primary Relocation used statistical profiles of the 100 largest U.S. metro areas to weigh criteria including: a robust cost-of-living index, crime rates, job growth, affordability of quality higher education, diversity and density, number of newcomers to the area, commute times, percentage of the population that is unmarried (ages 25-34), ratio of single men and single women, quality and quantity of restaurants, bars, health clubs, sporting events and concerts

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Parking System

- <u>Downtown</u>: 13,528 spaces.

Private = 5,948 (44%).
NHPA = 5,654 (42%).
On-Street = 1,955 (14%).

- <u>Union Station</u>: 1,151 spaces.

Waiting List = 4 years.
Current Utilization * = 1,471 spaces.
Forecast Demand = 2,042 spaces.

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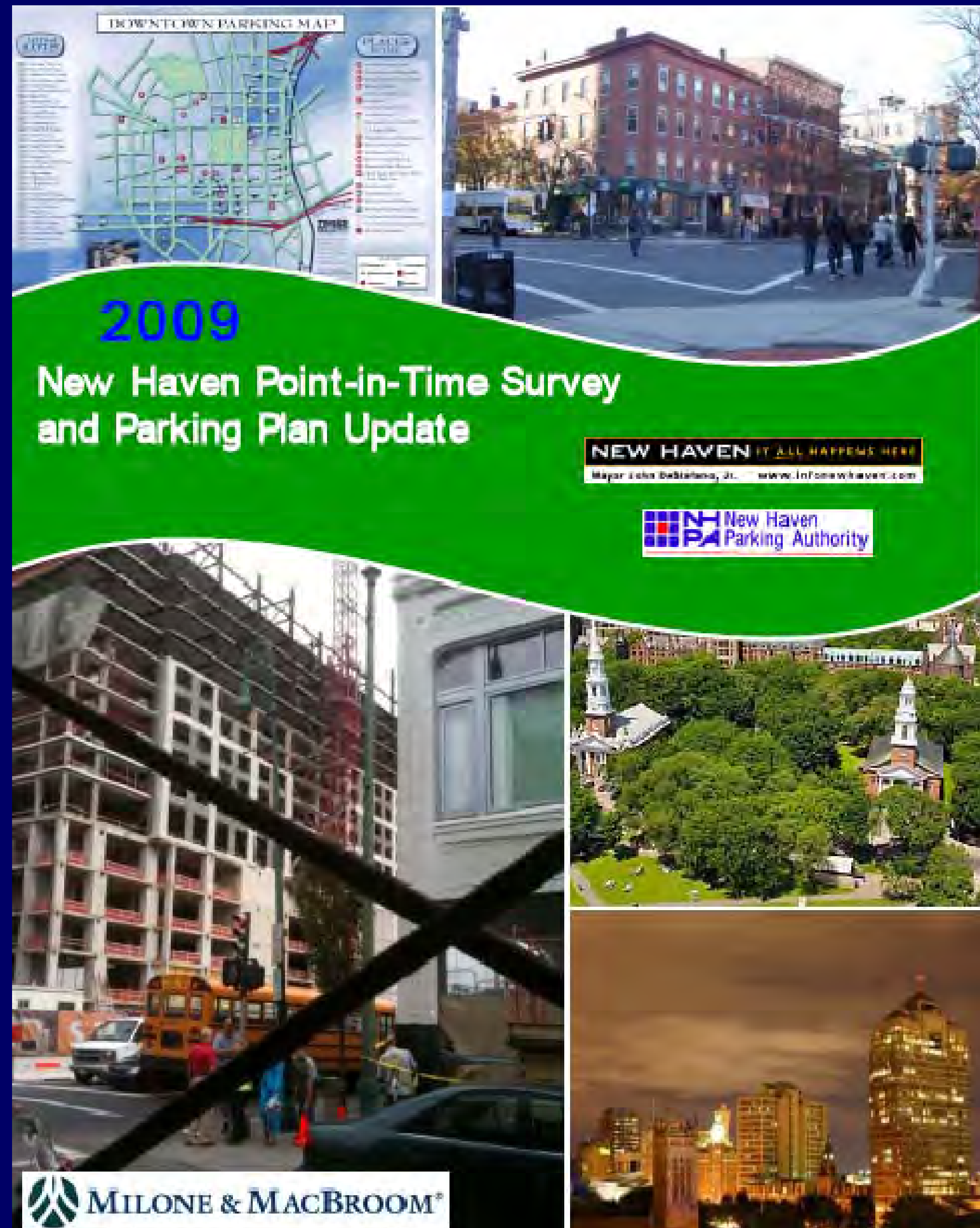
Downtown Parking Study



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Objectives

- Annual “point-in-time” look at Downtown parking.
- Forecast demand relative to major development projects.
- Prepare for the opening of Gateway Community College.
- Time new parking initiatives to market demand.
- NEW: Collect data on bike/ped. activity in the Downtown.

Methodolgy

- Reach out to parking operators in advance.
- Check for outlying conditions.
- Identify peak demand (Wed/Thur. in Fall/Spring).
- Cobble enough volunteers to reduce the count window.
- Count ‘empties’ in built facilities and vehicles in surface lots.
- Ask questions for anecdotal evidence of user behavior.
- Develop a consistency for annual reporting and forecasting.
- Use mapping tools to analyze activity by district.

2009 Results

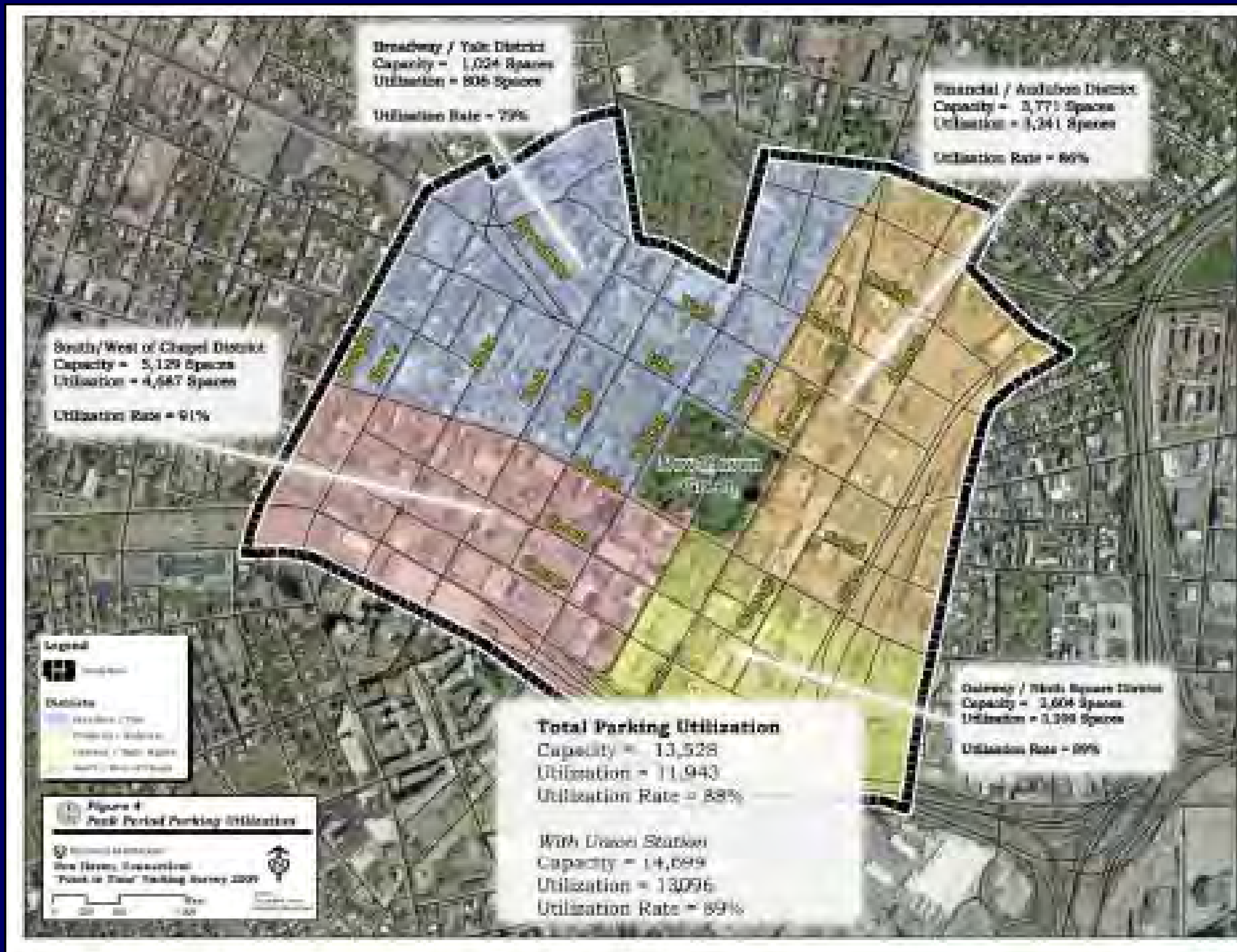
- Estimated 89% occupancy across the board.

- Wide variation by district, on- and off-street facilities.
  - 91% South/West of Chapel Street.
  - 79% Broadway / Yale District.

- Bike / ped. activity exceeded expectations.
  - 2 of 4 intersections with over 1,000 peds. in one hour.
  - 74 bicyclists at one intersection in one hour.

COUNT YEAR DISTRICT	NOVEMBER-03	APRIL 06	AUGUST 07	SEPTEMBER-08	NOVEMBER-09
Financial / Audubon	82%	91%	92%	80%	86%
Gateway / Ninth Square	90%	87%	78%	84%	89%
South / West of Chapel	87%	88%	91%	88%	91%
Broadway / Yale*	91%	90%	94%	70%	79%
Total	86%	89%	89%	84%	88%

Downtown Parking Study



Downtown Parking Study

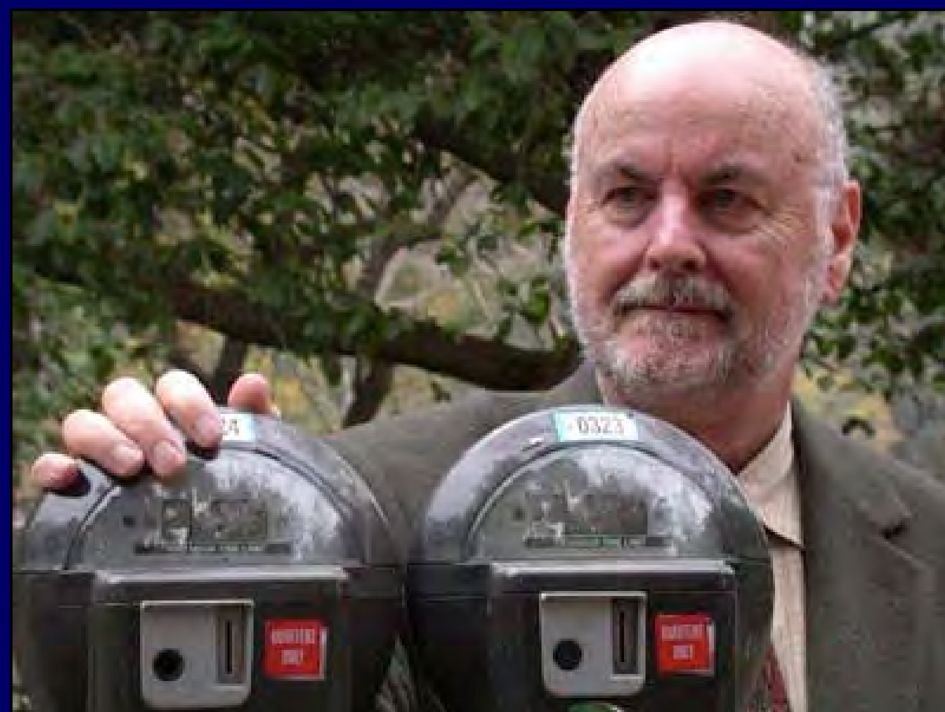
Forecast

Table 4 - Projected timing of anticipated major changes to supply/demand

Anticipated Changes to Capacity	District	2010	2010	2010	2010	2011	2011	2011	2011	2012	2012	2012	2012	2013	2013
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
GCC Parking Garage	Ninth Sq.											600			
2 Howe Street Parking Garage	S/W Chapel	845													
Second Union Station Garage	Ninth Sq.													667	
Phase-out of Coliseum Site Parking	Ninth Sq.			(100)									(500)		
360 State Street Garage	Ninth Sq.			500											
New Coliseum Site Garage	Ninth Sq.														1,000
Net Change in Capacity		845	-	400	-	-	-	-	-	-	-	600	(500)	667	1,000
Anticipated Changes to Demand	**District**														
Lot E (net new employees)	S/W Chapel	200	385												
GCC Construction	Ninth Sq.	67	100						50			100	(317)		
GCC Faculty, Staff & Students	Ninth Sq.											1,300			
360 State St Construction	Ninth Sq.	83	50	(133)											
360 State Street Mixed Use	Ninth Sq.			100	100	100	100	50							
Knights of Columbus Reallocation	Ninth Sq.									100					
205 Church Street Redevelopment	Financial									300					
Union Station Construction	Ninth Sq.										50			(50)	
Coliseum Site Mixed Use	Ninth Sq.														100
Net Change in Demand		350	535	(33)	100	100	100	50	50	400	50	1,400	(317)	(50)	100
Summary	**District**														
Projected Capacity		14,402	14,402	14,802	14,802	14,802	14,802	14,802	14,802	14,802	14,802	15,402	14,902	15,569	16,569
Projected Demand		12,293	12,828	12,795	12,895	12,995	13,095	13,145	13,195	13,595	13,645	15,045	14,728	14,678	14,778
Utilization Rate		85%	89%	86%	87%	88%	88%	89%	89%	92%	92%	98%	99%	94%	89%

Top 5 “Go-Forward” Strategies

1. Transportation Demand Management
2. Transit / Circulation Enhancements
3. State / Wall Garage
4. Dynamic Pricing
5. Union Station TOD



Customer Survey Results

October 2010

Broadway and Chapel St Merchants

Parking Meter Customer Service Survey - City of New Haven

An on-street parking space was conveniently located

Disagree	Somewhat Disagree	Agree	No Opinion
72	32	34	5
50.3%	22.4%	23.8%	3.5%

On-street parking meter rates are fair

Disagree	Somewhat Disagree	Agree	No Opinion
90	26	24	3
62.9%	18.2%	16.8%	2.1%

I think parking meters should accept credit cards

Disagree	Somewhat Disagree	Agree	No Opinion
10	5	114	14
7.0%	3.5%	79.7%	9.8%

I would use a credit card at a parking meter if it was offered

Disagree	Somewhat Disagree	Agree	No Opinion
20	10	106	7
14.0%	7.0%	74.1%	4.9%

It is easy to find enough coins for the parking meter

Disagree	Somewhat Disagree	Agree	No Opinion
117	17	9	0
81.8%	11.9%	6.3%	0.0%

I would stay longer if I could pay by credit card

Disagree	Somewhat Disagree	Agree	No Opinion
21	14	86	22
14.7%	9.8%	60.1%	15.4%

How long is your typical visit to downtown New Haven

1 hour or less	2 hours	3 hours	4 hours or more
20	48	32	43
14.0%	33.6%	22.4%	30.1%

Residential Permit Parking

16 Residential Parking Zones

Parking permits required to park

Residency requirement for location

Only certain streets are designated RPZ

Typically by Alderperson's request with petition signed by majority of residents

2010	2011
1897 permits	**1319** permits ytd

Union Station TOD Original Plan

Revised TOD Plan

Phase 3:
- New development garage 500 spaces
- New retail 20,000sf
- New office 90,000sf
- New loft apartments 138 units

Phase 2:
- New North Garage 530 spaces
- Develop retail frontage at existing garage 14,000sf

Phase 1:
- New South Garage 667 spaces
- Pedestrian Bridge to Union Station
- Multi-modal connections at grade
- Expand mixed use development of Union Station 50,000sf

Schedule of Supply and Demand

PHASE	YEAR	PROGRAM	SUPPLY	DEMAND
	2008	Existing garage Existing surface lot	1153	1618
1	2011	New south garage	1850	1833
2	2013	New north garage New retail in existing garage Reduces existing supply	2206	2022
3	2017	New Phase 3 program Reduces existing supply	2571	2556
	2025		2571	2650

Discussion