

BOARD OF ALDERMEN

ITEM NO. E(1)

AGENDA ITEM ABSTRACT

MEETING DATE: February 18, 2003

TITLE: Report on Implementation of the Parking Task Force Report

DEPARTMENT: PLANNING	PUBLIC HEARING: YES ___ NO ___ X ___
ATTACHMENTS A. Resolution B. Task Force Report C. Minutes of October 8 Meeting	FOR INFORMATION CONTACT: Dale McKeel – 918-7329

PURPOSE

The Parking Task Force Report was presented to the Board of Aldermen on October 8, 2002. The Board received the report, requested that the report be reviewed by staff and three advisory boards, and directed staff to develop an implementation and monthly reporting schedule. The purpose of this item is to (1) provide an update from Town staff on implementation, (2) receive direction from the Board on how to proceed with changes to the land use ordinance, and (3) receive direction from the Board on elements to be reviewed by the advisory boards. A resolution receiving the report is attached (Attachment A).

INFORMATION

IMPLEMENTATION ACTIVITIES TO DATE

The Town of Carrboro staff facilitated the development of the Parking Task Force Report (Attachment B). Page 6 of the report recommended that the Board of Aldermen begin immediate implementation of eight actions. There are several ongoing projects that meet some of the recommended actions in the report. The following is an update of staff activities on these items.

As a prelude to the discussion on implementation, note that on November 19, 2002 the Board authorized staff to move forward with funding requests for a downtown Carrboro transportation study. Requests were made to the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (\$40,000) and the N.C. Department of Transportation (\$25,000). Both requests were approved, and \$65,000 is available. As noted on November 19, the use of these funds would require a \$10,000 match from the Town. Several of the recommendations of the task force would most appropriately be analyzed as part of the transportation study. A discussion of the components of the transportation study is scheduled for the Board of Aldermen meeting on April 8.

1. Revise Parking Ordinance. Town staff have begun to research the task force recommendations and requests guidance on which ordinance changes the Board is most interested in pursuing (see below).

2. On-Street Parking. Town staff have proposed a cross-section for Roberson Street to provide on-street parking. In response to a petition from the Roberson Place Homeowners Association, Town staff are proposing on-street parking on the upper part of Sweet Bay Place (scheduled for discussion on March 4). Consideration of on-street parking on other streets should be part of the transportation study.
3. Walkability and Transportation. A comprehensive assessment of these issues will be a primary focus of the transportation study. The new signal at Main and Lloyd, and revisions to the signal at Main and Rosemary (to be operational by the end of March), are intended to improve the safety and ease of pedestrian crossings on east Main Street.
4. Consolidations and Sharing. The following summaries cover two of the projects in this area:
 - a. Main Street Parking Lot Construction Project. The Board of Aldermen funded a new parking lot in the downtown, which will be located on Main Street next to the Bank of America. The town has secured the ground lease for this project, developed a set of plans, and had the plans reviewed by the Town Engineer. This project requires an ordinance amendment to provide for the consolidation of private parking areas in the downtown. This ordinance change is needed to facilitate a recommendation in the parking report to promote the concept of consolidated parking in the downtown to maximize the parking opportunities for businesses. This project involves three property owners. We are currently leasing one lot and will need to consider leasing another in next year's budget. In talking with property owners there is a desire for cooperation at this time on parking and other issues such as sewer connections. As with all town leased lots we would seek a three-year lease and propose that we pay the property tax on the second property, which is considerably less than a market rent for the land. If this project is successful we will work towards consolidating all of the parking behind the 100 block of Main Street.
 - b. Rosemary Street Purchase Project. The Town has operated this lot for three years. This parking lot is a joint venture between the Towns of Chapel Hill and Carrboro and is highly used by the Midway Business District business patrons in Carrboro and Chapel Hill. The Board authorized staff to prepare an offer to purchase this land in the amount of \$113,000. The owners have indicated that they will accept the offer to purchase. A public hearing date has been set to receive public comment on the purchase per LGC requirements. The Town will borrow the money to complete this transaction per Board of Aldermen instructions. An environmental assessment is needed by the lending institution and has been contracted. The Town of Chapel Hill is in the process of purchasing the Chapel Hill side of the lot. Upon completion of the purchase this will be the first parking lot purchased for the Town of Carrboro and should help the businesses in the Midway business district feel more secure.
5. Enforcement and Fees. The Town does not currently have employees dedicated solely to parking enforcement. Enforcement by the police department is primarily complaint-

driven and some merchants assist with monitoring. This may be incorporated this into the downtown transportation study.

6. Parking Development Trust Fund. No activity. This may be incorporated this into the downtown transportation study.
7. Structured Parking. There are on-going conversations about the potential for the development of structured parking in the downtown. This discussion is linked to potential new development in the downtown and information will be shared with the board as the potential project evolves. This could also be incorporated into the downtown transportation study.
8. Monitoring and Reporting. On-going.

CHANGES TO THE LAND USE ORDINANCE

Page 11 of the Parking Task Force Report recommended revisions to the parking section of the land use ordinance in the following areas:

1. Abandon use-based calculation of parking load.
2. Provide payment-in-lieu option based on cost of town supplying parking not provided by developer.
3. Simplify dimensional standards for parking bays and aisles shown on development plans.
4. Give consideration to establishing maximum lot area devoted to parking
5. Remove requirement to pave lots.

In addition, Town staff proposes for consideration a sixth item:

6. Eliminate the requirement that development in downtown provide parking, or eliminate parking requirement for residential uses in mixed-use developments or for residential uses on upper floors of multi-story buildings.

Town staff propose that the Board of Aldermen review these suggested ordinance revisions and provide direction on whether there should be additional analysis of any of these recommendations and, if so, the priority order in which the recommendations should be analyzed.

ELEMENTS TO BE REVIEWED BY ADVISORY BOARDS

The Board of Aldermen have requested that the Parking Task Force Report be reviewed by the Planning Board, Downtown Development Commission, Transportation Advisory Board, and Environmental Advisory Board. Town staff are currently meeting with advisory boards per the Board of Aldermen's direction to receive their comments on the report.

Due to the number and complexity of topics covered in the report, the Board is asked to identify specific elements of the report that should be reviewed by each of the advisory boards. This action will assist Town staff and the advisory boards in focusing on the topics which are most critical for review.

RECOMMENDATION

The Administration recommends that the Board of Aldermen adopt the resolution (Attachment A) receiving this report and provide guidance to staff and the advisory boards on follow-up actions in response to the recommendations of the Parking Task Force Report.