

City Council Joint Committee

1. Agenda 4/17/2018

Documents:

[2018-04-17 JOINT AGENDA.PDF](#)

2. 2. Downtown Parking Committee Recommendations

Documents:

[2. MEMO DOWNTOWN PARKING COMMITTEE RECOMMENDATIONS.PDF](#)

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**City Council Joint Committee
Tuesday, April 17, 2018 at 6:30 pm
City Hall – Public Meeting Room**

AGENDA

1. Call to Order
2. Downtown Parking Committee Recommendations
3. Future Discussion Items
4. Adjourn

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Council Committee Memorandum

TO: Joint Council Committee
THROUGH: Downtown Parking Committee
Tim Murray, City Administrator
Deanna Kuennen, CED Director
FROM: David Wanberg, City Planner
MEETING DATE: April 17, 2018
SUBJECT: Downtown Parking Committee Recommendations

Background:

In 2016, the City Council appointed a Downtown Parking Committee to develop recommendations for parking in downtown Faribault. The Committee conducted a thorough inventory and analysis of parking issues and opportunities. The attached report provides an overview of the key recommendations of the Committee. It should be noted that Committee expressed diverse views regarding some recommendations presented in this report. As a result, some recommendations do not have the full support of the entire Committee.

Request:

The Joint Council Committee is encouraged to ask the Downtown Committee any questions they may have regarding the recommended strategies to enhance parking in the downtown.

The Joint Council Committee should also provide direction on next steps, which may include one or more of the following:

1. Accept one or more of the recommended strategies and formally adopt one or more of the recommended strategies at a regular meeting of the City Council. For example, the City Council could ultimately approve changing the existing three-hour parking on Central Avenue to 90-minute parking, but not take action on any other strategy.
2. Forward one or more of the recommended strategies to the Downtown Master Plan Steering Committee for further refinement or integration into the Downtown Master Plan.

3. Direct the Downtown Parking Committee continue to meet and come back to the Joint Council Committee with further refined parking recommendations.

Strategies to Enhance Parking in Downtown Faribault

Downtown Parking Committee

April 17, 2018

Introduction

In 2016, a downtown property owner submitted plans to the City for development of apartments on the second and third floors of their downtown building. Like many downtown properties, the subject property had no opportunity to provide onsite parking for the proposed residential uses. Consequently, the owner approached the City to see if it would be possible to lease public parking spaces from the City for use by the tenants. This request raised several general questions regarding whether there is a need for additional parking in the downtown. It also raised specific questions on how potential future residential development in the downtown could affect the parking situation in the downtown.

To help address these and other parking-related questions, the City Council appointed a Downtown Parking Committee to conduct an inventory and analysis of existing downtown parking. The Council also asked the Committee to recommend strategies to enhance parking in downtown Faribault and to address expressed concerns regarding residential parking in the downtown.

This report provides an overview of the Downtown Parking Committee's primary recommendations. It should be noted that the Committee expressed diverse views regarding some recommendations presented in this report. As a result, some recommendations do not have the full support of the entire Committee.

It should also be noted that the Committee conducted a significant amount of work that is not included in this report, but that may nonetheless be helpful to the City as it works to enhance parking in the downtown. For example, the Committee prepared maps showing all public and private parking in the downtown. The Committee also identified all existing residential units and the private parking spaces assigned to those units. The Committee also prepared projections that identified the number of parking spaces needed for potential future residential and business development. Finally, the Committee prepared plans that maximize existing parking opportunities through re-stripping parking spaces in the downtown.

Recommended Strategies to Enhance Parking

The Downtown Parking Committee recognizes that having convenient, functional, safe, and cost-effective parking is one of many components that contribute to a vibrant downtown. Consequently, in considering parking improvements, the Committee also considered related opportunities to enhance the downtown. For example, the Committee identified the importance of having attractive, accessible, and safe walks from public parking lots to downtown destinations. While sidewalk improvements do not directly provide additional parking, they can help encourage people to feel comfortable parking in a public lot that has abundant available parking, rather than parking on a public street directly adjacent to their destination where parking is in high demand.

Although the Committee recognizes that parking alone cannot make for a vibrant downtown, the Committee chose to focus its recommendations on the following six strategies that directly relate to parking:

1. Provide additional parking to serve the needs of the 200 and 300 blocks of Central;
2. Revise parking time limits to prioritize available parking for customers on Central;
3. Develop and implement a residential parking permit program to help ensure that parking for downtown residents does not conflict with parking for downtown customers;
4. Develop and implement an incentive program to encourage private investment in downtown parking enhancements;
5. Implement a downtown wayfinding plan to help guide vehicles to appropriate parking areas; and
6. Continue to strengthen enforcement of parking regulations.

The following provides an overview of the recommended strategies to enhance parking in downtown Faribault.

Provide Additional Parking to Serve the 200 and 300 Blocks of Central

Overall, the Committee found that there is generally an adequate amount of available parking in the downtown at most times. However, the Committee identified a strong and immediate need for additional parking to serve the uses on the 200 and 300 blocks of Central Avenue. Although the Committee did not specify a minimum number of additional parking spaces needed, the Committee would like to maximize opportunities to provide additional parking in this area, perhaps adding roughly 100 spaces.

The Committee determined that the following criteria should be applied when considering different sites for additional parking:

1. Sites for additional parking should be located within a close proximity to the 200 and 300 blocks of Central Avenue;
2. Sites for additional parking should have the ability to enhance the area's sense of place and strengthen the uses on the 200 and 300 blocks of Central; and
3. Sites for additional parking should have ability to provide high-end parking such as a parking ramp, garages, or covered parking.

Refer to [Exhibit 1: General Search Area for Development of Additional Parking](#) for a map that shows the general search area for additional parking.

Revise Parking Time Limits

The Downtown Parking Committee is recommending the following changes to the existing parking time limits in the downtown. Refer to [Exhibit 2: Downtown Parking Restrictions](#) for a map of existing parking restrictions. Refer to [Exhibit 3: 2018: Proposed Parking Restrictions and Revisions](#) for a map of proposed parking restrictions.

Restrict Parking on Central Avenue to 90 minutes

Currently, the City restricts parking on most of Central Avenue and the side streets to three hours between 8:00 a.m. and 8:00 p.m. Presumably, the existing three-hour limit is intended to discourage employees and residents from parking on the streets adjacent to businesses, thereby preserving these spaces for customers.

However, the Committee believes some downtown employees and residents park in these three-hour spaces and periodically move their vehicles, rather than parking in the 18-hour public lots.

To help ensure that the parking spaces adjacent to downtown businesses remain available for customers, the Downtown Parking Committee recommends changing the parking time limits on Central Avenue from three-hour parking to 90-minute parking. The Committee feels 90 minutes is adequate to allow most customers to conduct their business. Three-hour parking on the side streets and 18-hour parking in the public lots will still be available for those customers who would prefer to spend over 90-minutes in the downtown.

Provide two 15-minute Parking Spaces at the Midpoint of each Block and at Other Key Locations

Currently, the City provides 15-minute parking spaces where businesses have expressed a need for them. In some cases, those businesses that desired the 15-minute spaces are no longer in business in the downtown, but the 15-minute parking spaces remain.

The Committee feels that there must be an appropriate number and location of 15-minute parking spaces. Too many 15-minute parking spaces reduces the number of other spaces available for customers who spend 90 minutes or more in the downtown. Too few 15-minute parking spaces reduces the ability for customers to find a convenient parking space to simply drop-off dry cleaning or pick-up baked goods, for example.

The Committee recommends placing 15-minute parking spaces in consistent locations so that customers know where to expect the 15-minute parking spaces. This is a change from the current practice of placing the 15-minute parking spaces wherever there is an expressed demand. The Committee recommends placing two 15-minute spaces at the midpoint of each block. This centralized location would provide the shortest distance between the spaces and a maximum number of businesses on the block.

The Committee also recommends providing 15-minute parking spaces at key locations that are not at the midpoint of blocks. Specifically the Committee recommends providing 15-minute spaces at the following locations:

1. 301 Central Avenue (the Eastman Building);
2. 32 2nd Street NE (Carriage House Liquor); and
3. 28 3rd Street NE (the U.S. Postal Service Building).

Provide Courtesy Parking Spaces at Key Locations

The Downtown Parking Committee recommends the installation “courtesy” parking spaces in three downtown locations:

1. 127 Central Avenue (Bernie’s);
2. 323 Central Avenue (the Paradise Theater for the Arts); and
3. 511 Central Avenue (the Sunset Salon).

The Committee intends courtesy parking spaces to be used by seniors, people with young kids, and others who would benefit by having convenient parking spaces adjacent to a particular business. The Committee recognizes that the parking in a courtesy space will be based on the honor system. Police Department will not be able to limit who parks in a courtesy parking space.

Convert Existing Two-hour and Eight-hour Parking Spaces to Three-hour Parking Spaces

For the sake of consistency, the Committee recommends replacing the existing eight-hour parking spaces on 5th Street NE (adjacent to the Faribault Hotel) with three-hour parking spaces. The Committee also recommends replacing the two-hour parking spaces on 4th Street NE (adjacent to Heritage Park) with three-hour parking spaces.

Strengthen the Process for Businesses to Petition the City to Change the Parking Requirements Adjacent to their Businesses

Currently, the City has a process that allows businesses to petition the City for 15-minute parking spaces, accessible parking spaces, and the like. The Committee supports the continuation of the petition process. However, the City should review the petition process and refine it as may be necessary to ensure recommends that the City continue to provide a process for businesses to petition the City to allow flexibility in the application of the parking requirements. The City should review and refine the current petition process if necessary.

Develop and Implement a Residential Parking Permit System

A primary charge of the Downtown Parking Committee was to make recommendations that address parking for downtown residents. Some existing downtown residents have onsite parking, but many do not. The Committee expressed concerns about allowing additional residential units in the downtown without providing dedicated parking for those new units. The Committee recommends the following:

1. Require every existing residential unit that does not have dedicated onsite parking to have a parking permit.
2. Maintain the current ordinance that requires all new residential units to provide dedicated onsite parking or to secure private parking within 400 feet of subject building.
3. The landlord (not the renter) should be the should be the party responsible for obtaining a residential parking permit.
4. The City's Rental Licensing Program should administer the residential parking permit system. If the landlord does not obtain the required permits, the Rental Licensing Program should take action to revoke the landlord's rental license.
5. A residential parking permit should have an annual fee of \$120.
6. A residential parking permit would allow the permit holder to park in any 18-hour public lot. The permit holder would not have an assigned parking space and would have to abide by all other parking requirements.

Incentivize Private Investment in Parking

The Downtown Parking Committee recognizes that the public and private sectors must work together to enhance parking in the downtown. Consequently, to encourage private investment in parking (including, but not limited to, parking enhancements at the rear of buildings, garages, and building pass-throughs), the Committee recommends that the City develop and implement an incentive program to encourage private investment in parking. This program may include financial incentives, flexibility in the application of ordinances, and/or other incentives.

Implement the Downtown Wayfinding Plan

The Faribault Main Street organization developed a Downtown Wayfinding Plan, which, in part, provides signage that guides motorists to appropriate parking areas. The Downtown Parking Committee supports the implementation of the plan, which is anticipated to occur during the summer of 2018.

Continue to Strengthen Enforcement of Parking Regulations

The Downtown Parking Committee acknowledges the extensive efforts of the Police Department to enforce parking regulations. The Committee supports additional efforts that can further strengthen enforcement including, but not limited to, the following:

1. Invest and use technology that can strengthen enforcement efforts;
2. Periodically target specific enforcement problems, such as violations of the 15-minute parking regulations; and
3. Promote random enforcement efforts to reduce the chance that parking violators know when enforcement activities take place.

Next Steps

In addition to the recommendations discussed above, the Downtown Parking Committee recognizes that there are additional steps that the City Council should take related to enhancing parking in the downtown. The following provides a brief overview of some of those additional steps.

Seek Public Input on Parking Recommendations

Although Committee members had informal parking conversations with downtown customers, employees, and residents, the Committee did not conduct a formal effort to solicit public input on the Committee's specific recommendations. Therefore, the Committee recommends that the City Council consider gathering public input on the recommendations before the Council takes action on the Committee's recommendations.

Incorporate Recommendations into the Downtown Master Plan

The City Council has authorized a consultant team to work with the City of Faribault on the development of a Downtown Master Plan. The Downtown Parking Committee recommends that the Committee's recommendations be incorporated into the Downtown Master Plan where appropriate.

Continue to Strengthen the Downtown in Ways beyond Parking

The Downtown Parking Committee recognizes that parking is one of several important components related to the success of the downtown. The Committee recommends that the City Council take a holistic view of the downtown and address related issues including, but not limited to, the following:

1. Provide adequate lighting;
2. Provide security cameras as needed;
3. Strengthen landscaping and other amenities;

4. Ensure that parking and access to the downtown is consistent with the Americans with Disabilities Act; and
5. Consider transportation trends and plan for those changes; for example, develop a plan to provide electric charging stations and to respond to the anticipated transition to autonomous vehicles as may be needed or desired.

EXHIBIT 1:
General Search Area for Development of Additional Parking

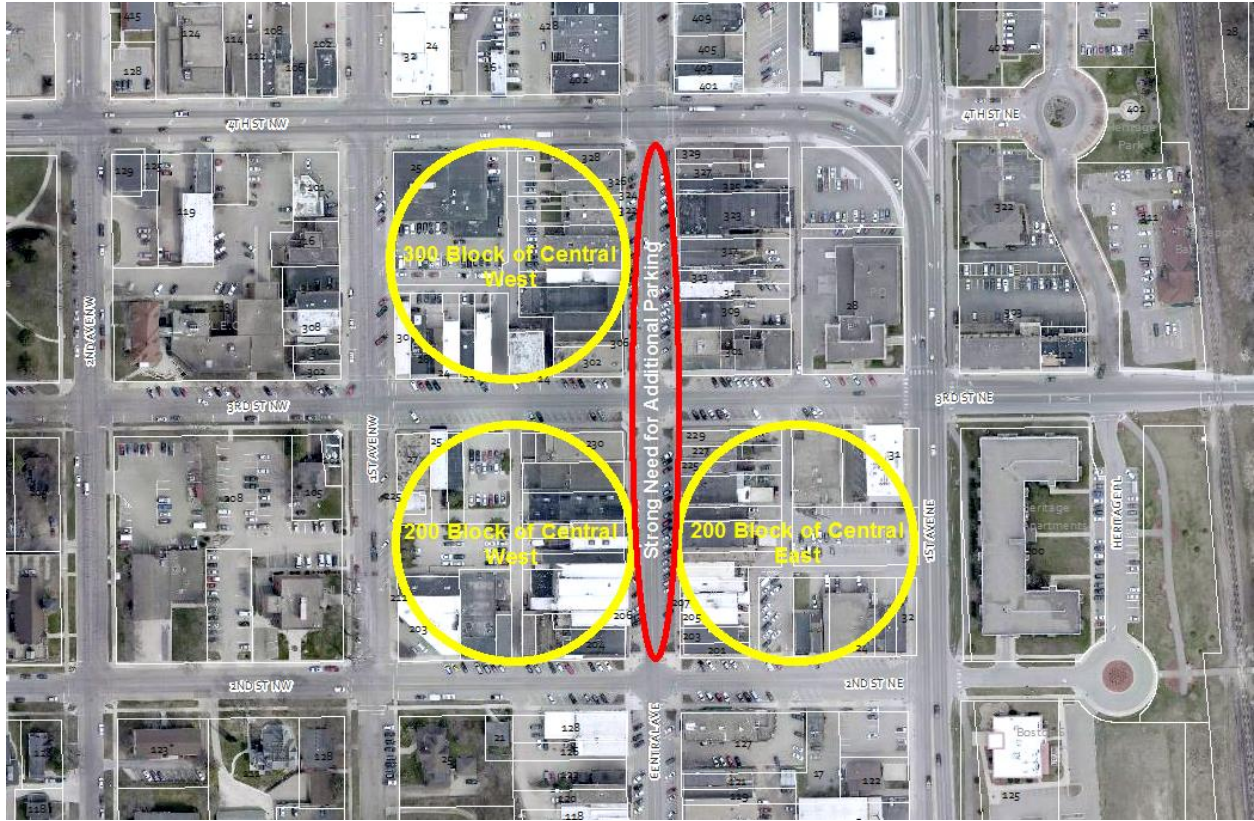


Exhibit 2: Existing Downtown Parking Restrictions

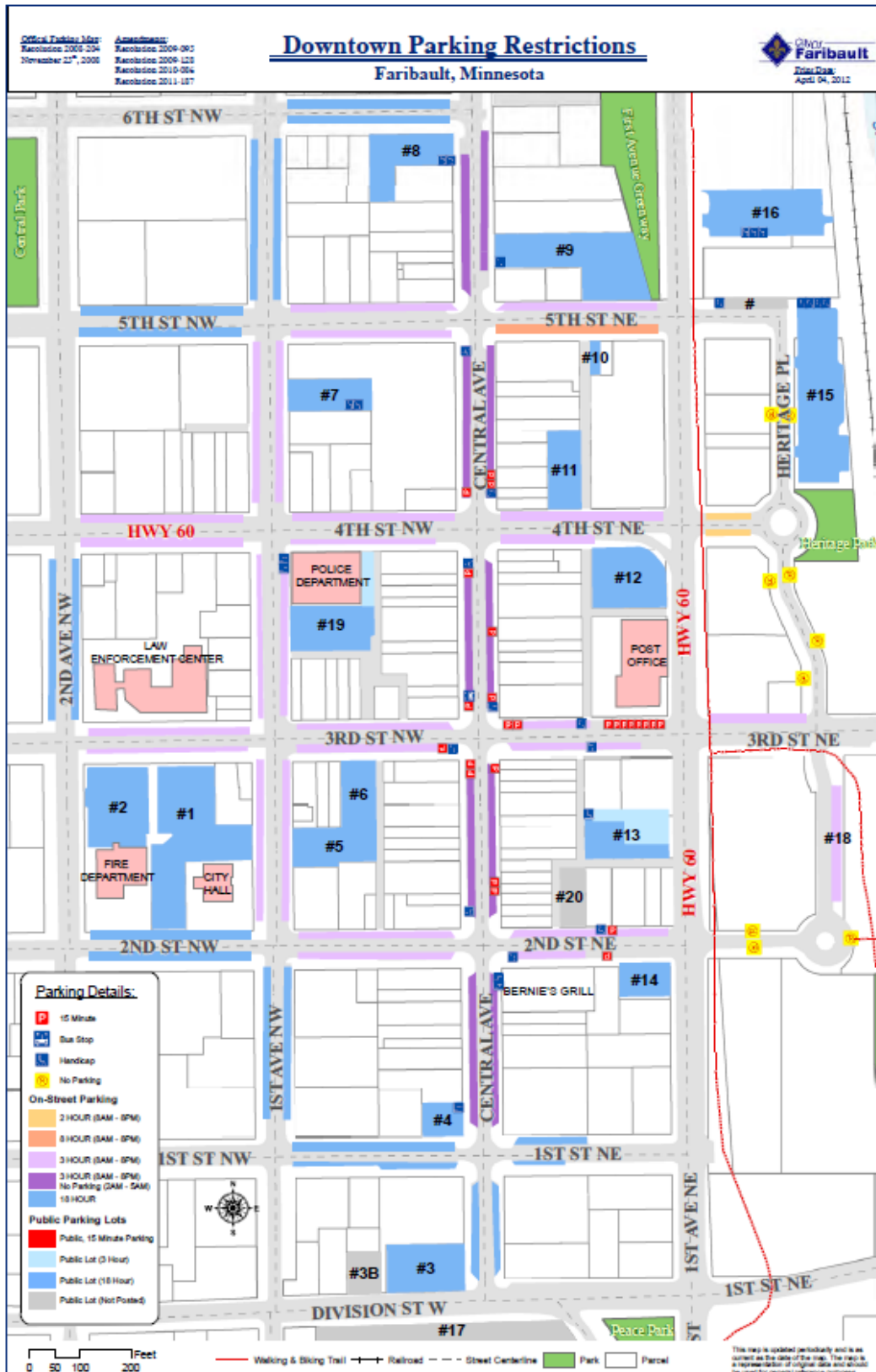


Exhibit 3: 2018 – Proposed Parking Restrictions and Revisions

