

Work Session

Agenda Item	6
Meeting Date	May 11, 2015
Prepared By	Rosalind Grigsby Community Development Coordinator
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Continued Discussion of Parking Adjacent to Commercial Areas
Background	<p>This item is intended to provide an update on the parking data presented at the Council’s October 20, 2014 worksession discussion and to offer recommendations for further research and analysis of the parking needs of the community as a whole and an evaluation of the City’s current laws and regulations related to parking in general.</p> <p>Street parking is a public asset that the City manages in order to balance needs and availability. Changes in the Old Takoma commercial district, including the opening of new businesses and the shift to paid parking in privately owned lots, have led to changes in parking demand and behavior.</p> <p>Police have conducted parking counts in the residential areas within a block of Carroll Avenue on Maple, Willow, Tulip and Westmoreland Avenues, as well as of the metered parking on Carroll, Laurel and Westmoreland Avenues. With the addition of the nuisance abatement officer, more enforcement has occurred in the residential permit areas.</p> <p>The parking counts and the feedback from residents highlight the need for a more comprehensive look at the City’s parking management. Staff recommends a careful analysis of the community’s parking needs, review of current parking policies and evaluation of options as outlined in the following listing:</p> <ul style="list-style-type: none"> • a comprehensive examination and update of the parking code, administrative regulations and procedures for consolidation, consistency, functionality and adherence to ADA law; • research on practices in other communities that may be appropriate for Takoma Park; • a mail survey of neighborhoods with parking permit zones to see if the current system addresses the current needs; • an analysis of parking permit zones and the use of permits by residents, businesses and non-profits; • research on the option of pay-by-phone for meters city-wide; and • the inclusion of public parking in the Public Lands and Open Space Management Plan to develop city-wide policies regarding the use of public parking spaces.

	<p>Examples of the kinds of findings and recommendations that may come from these investigations include:</p> <ul style="list-style-type: none"> • recommendations on the per hour charge for Takoma Park parking meters and the pay options that should be offered; • recommendations of changes to the permit parking provisions, including the streets included in permit parking zones (deletions or additions), the effective hours of restricted parking in those districts, fees, etc.; • recommendations on policies and designs of public parking lots and on-street parking areas.
Policy	<p>“To create and maintain a livable community that is vibrant, healthy, and safe for all of its residents.”</p> <p style="text-align: right;"><i>City of Takoma Park Strategic Plan (FY2010-FY2015)</i></p>
Fiscal Impact	TBD
Attachments	Continued Discussion: Parking Adjacent to Commercial Areas (May 11, 2015)
Recommendation	To give staff direction regarding next steps for the development of a comprehensive parking analysis and policy recommendations
Special Consideration	



**Continued Discussion:
Parking Adjacent to Commercial Areas**

**Council Work Session
May 11, 2015**



Work Session Discussion

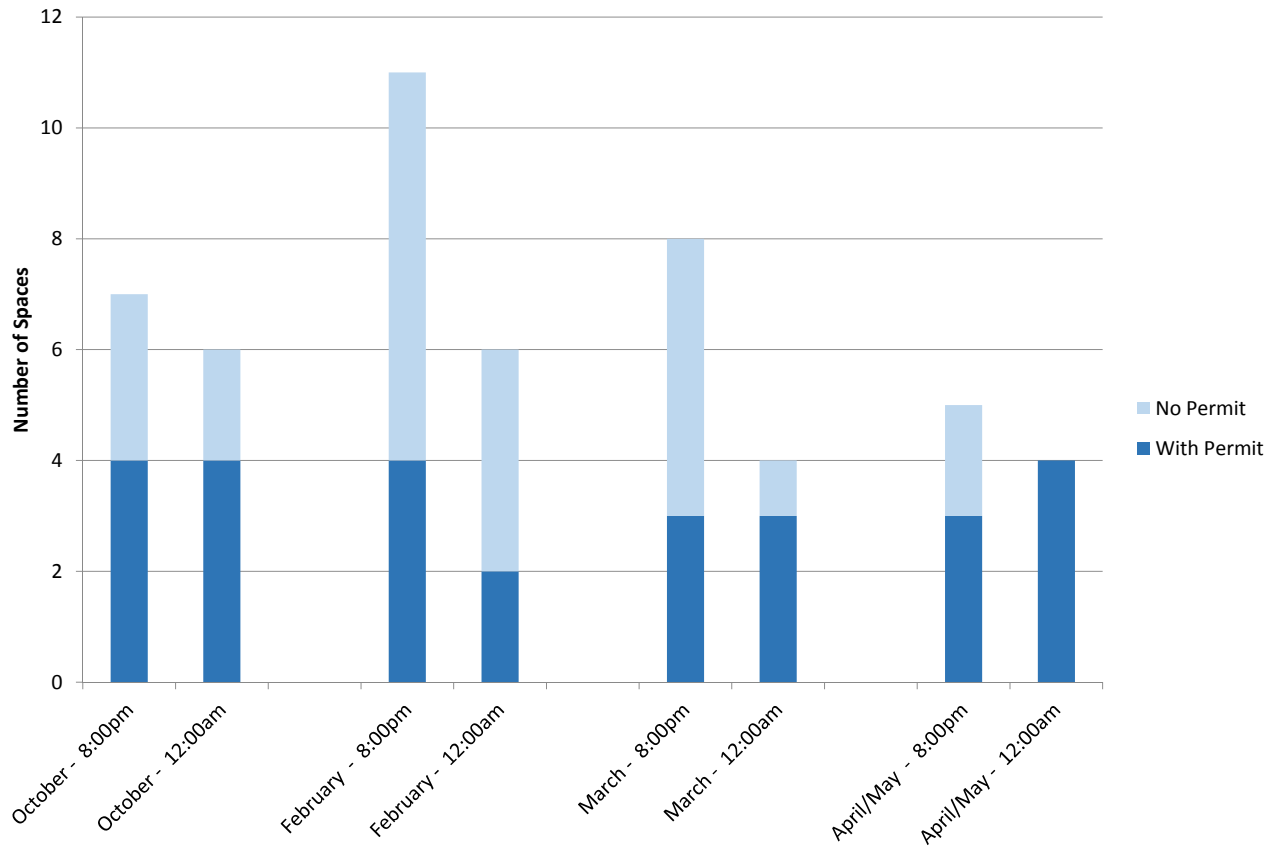
- Updated Parking data in Old Takoma
- Staff recommendations



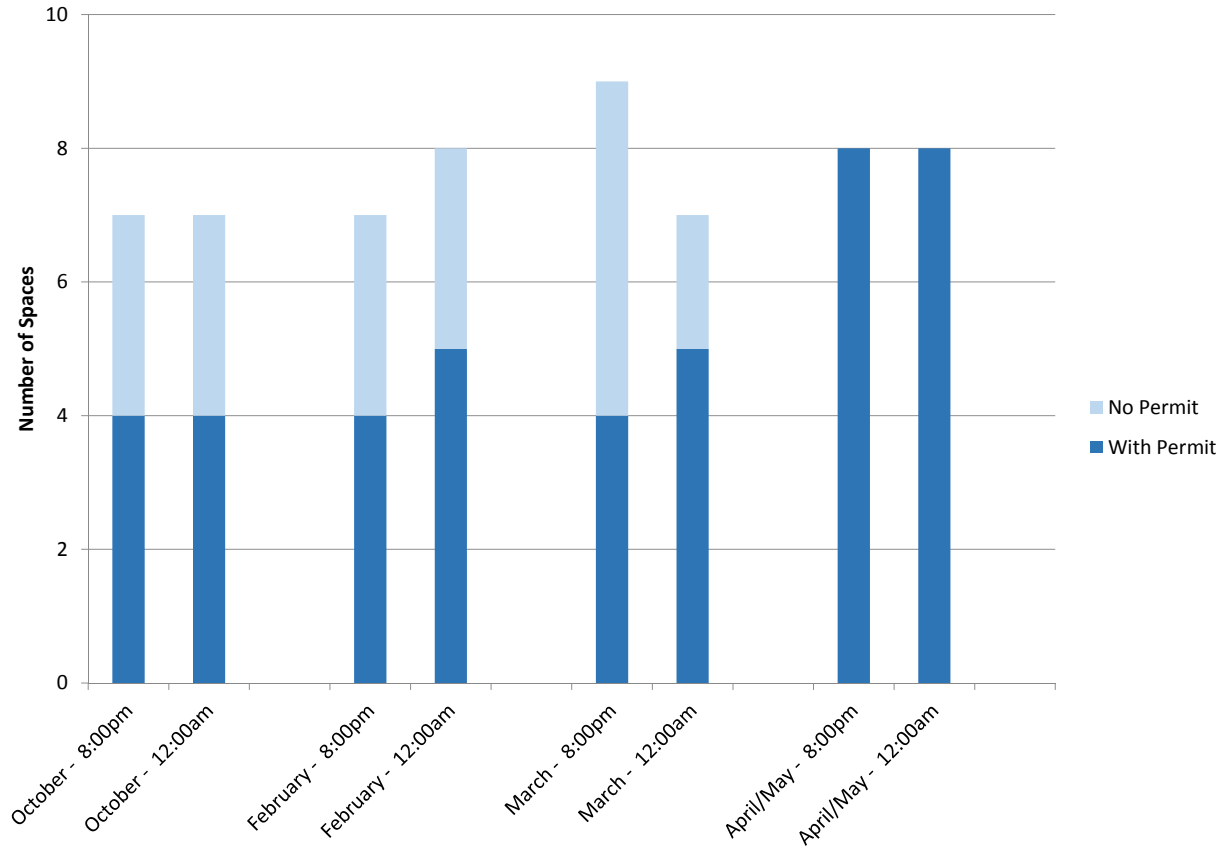
Study Area



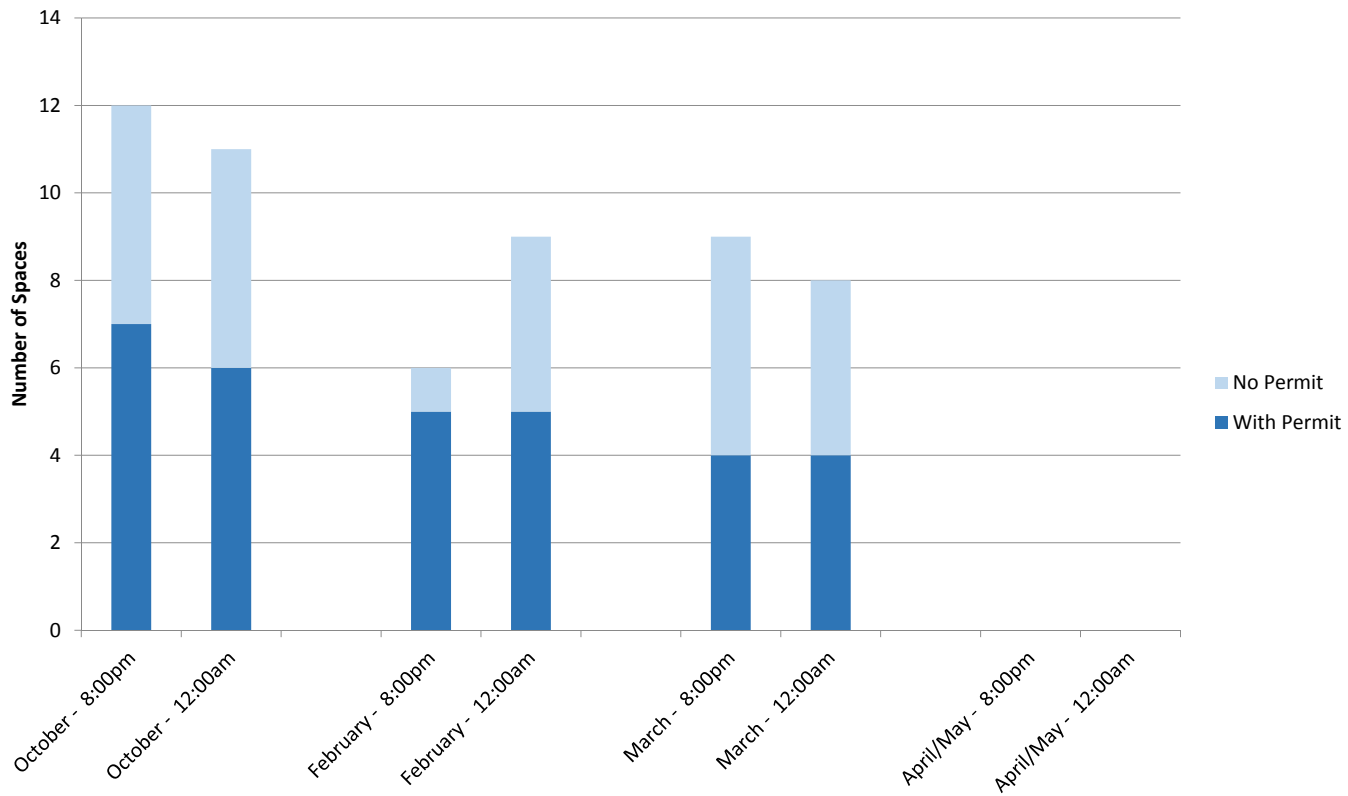
7100 block of Maple Avenue



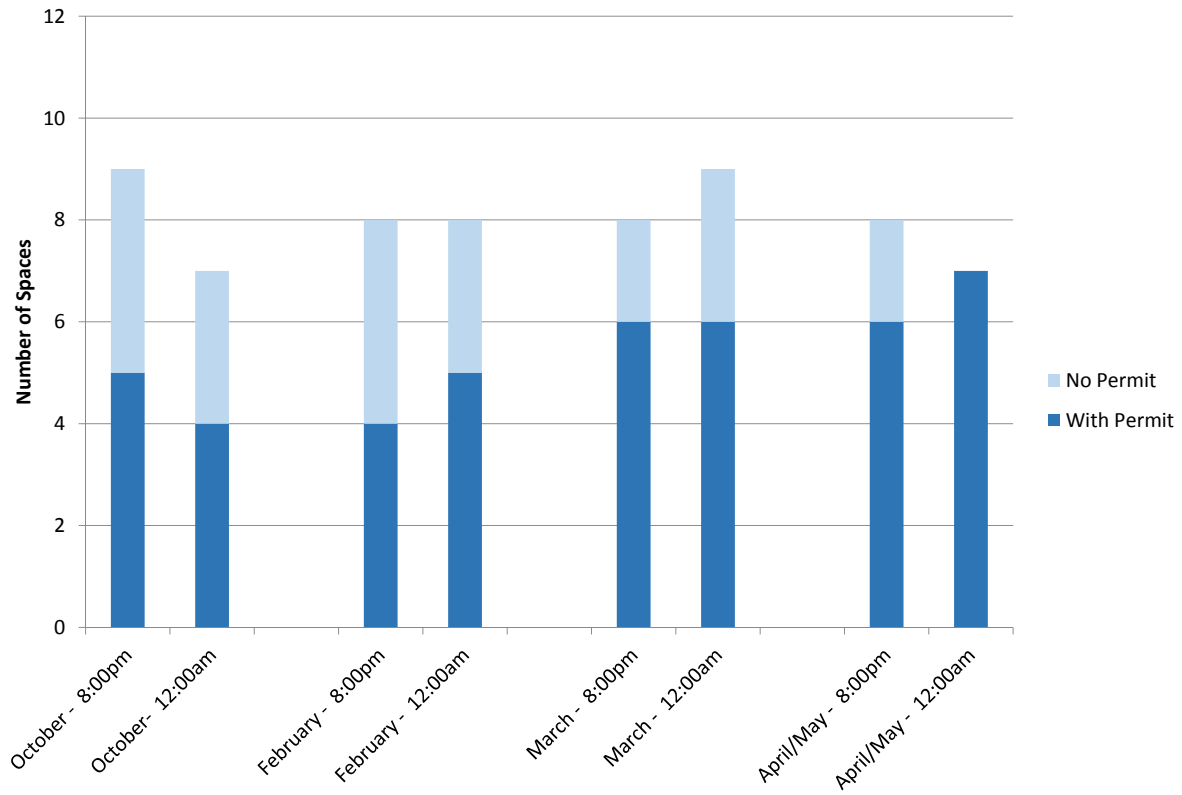
7100 block of Willow Avenue



6900 block of Westmoreland Avenue

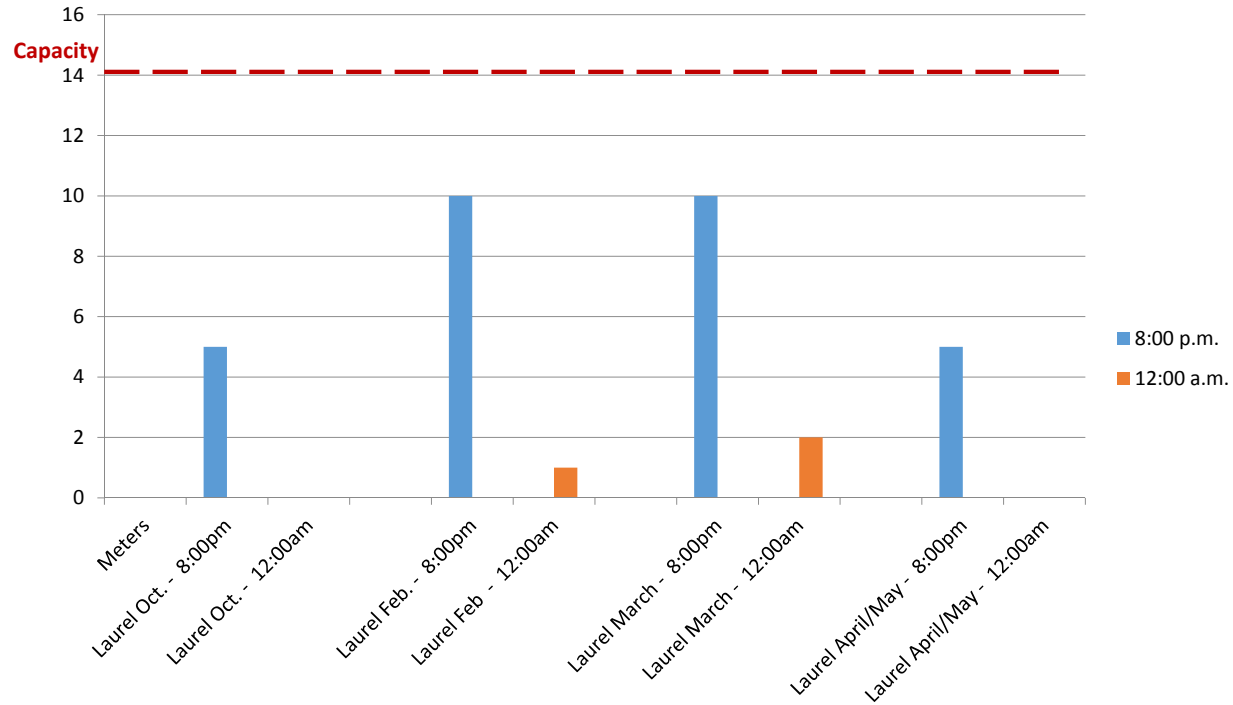


500 block of Tulip Avenue

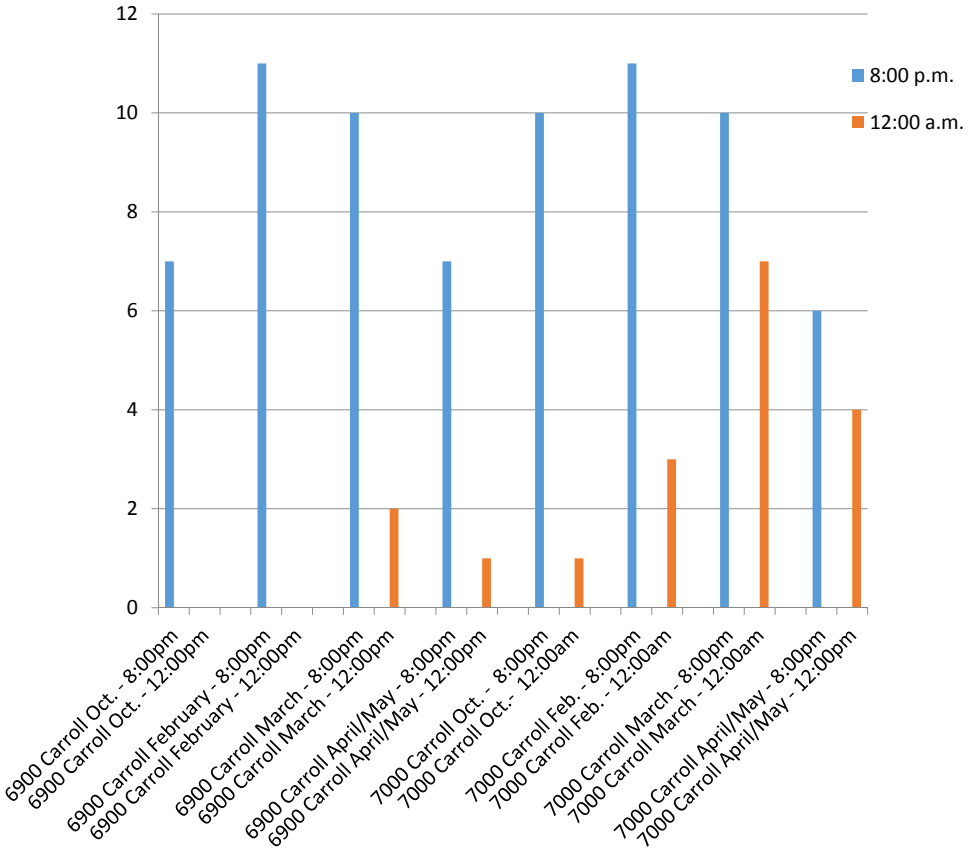


Laurel Avenue Meter Usage

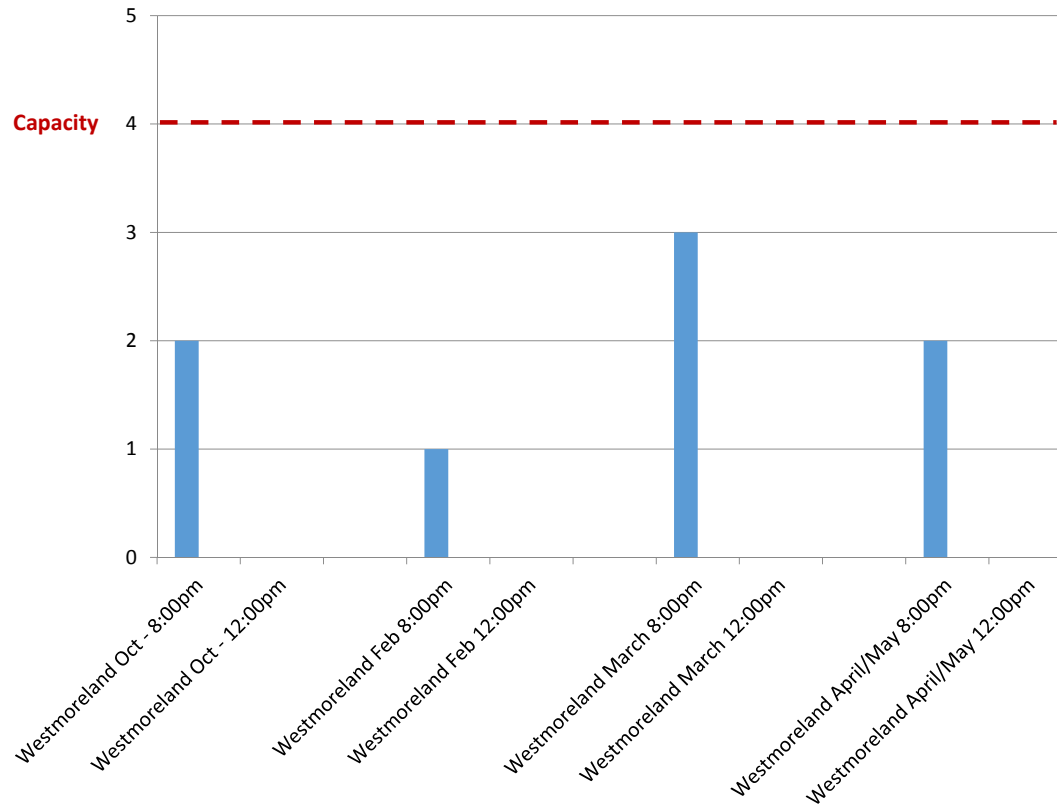
Laurel Avenue Meter Usage



Carroll Avenue Meter Usage



Westmoreland Avenue Meter Usage



Staff Recommendations

Comprehensive Examination of Parking Policies, Needs, Options

- Review and update code, regulations and procedures
- Analyze residential permitted parking, including a survey, and develop options to address identified needs
- Explore pay-by-phone options for City meters
- Develop policy regarding public parking as part of the Public Lands and Open Space Management Plan

