

Meeting #6

6/22/10

Storrs Center Steering Committee

restoration

consulting

studies

design

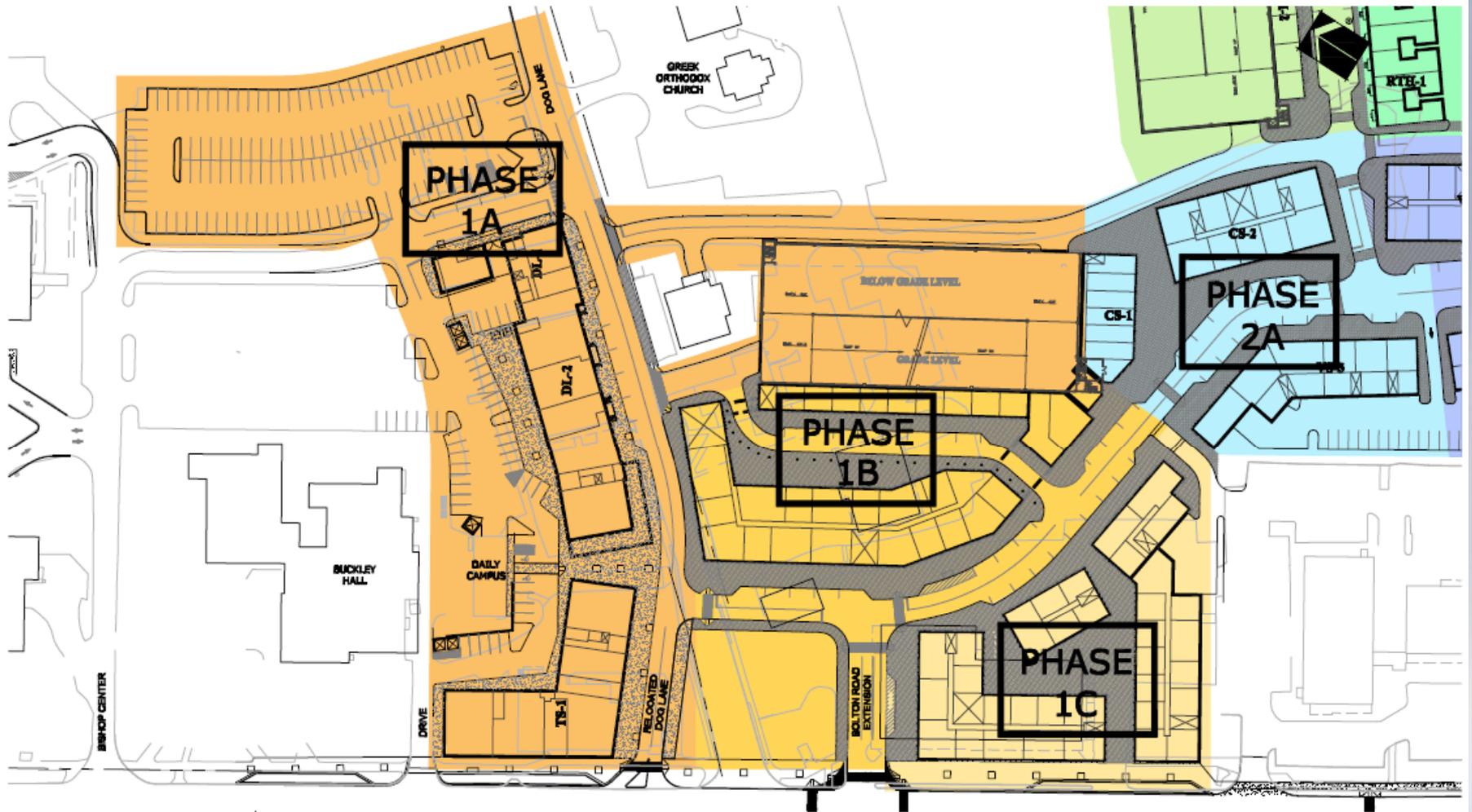


Agenda

- 1) Call to Order
- 2) Approval of Minutes from April 13, 2010 (attachment)
- 3) Remarks from the Chair
- 4) Parking Management and Adjacent Parking
- 5) Topics for next meetings
- 6) Review of next meeting date
- 7) Public Comment
- 8) Adjourn



Conceptual Phase 1 Parking Plan



STORRS CENTER
STORRS, CONNECTICUT

PHASE 1 PLAN

DATE: 01.07.10
PROJECT # 030607



Preliminary Phase 1 Program

Phase 1A:

122 Residential Units
10,889 SF "Sit Down" Restaurant
5,007 SF "Grab N Go" Restaurant
4,764 SF Office
9,602 SF Community Shopping

Phase 1B:

109 Residential Units
2,027 SF "Grab N Go" Restaurant
20,000 SF Community Shopping

Phase 1C:

120 Residential Units
8,889 SF "Sit Down" Restaurant
5,537 SF "Grab N Go" Restaurant
4,724 SF Office
9,972 SF Community Shopping

PARKING:

Storrs Road Parking (Public)	59 Spaces
Garage (Public)	538 Spaces
Surface Parking (Private)	150 Spaces
Town Square/Dog Lane (Public)	<u>20 Spaces</u>
TOTAL	767 Spaces

PHASING:

- Storrs Road and Garage completed in tandem with Phase 1A
- Commercial spaces in Bishop Lot developed as needed for Phase 1A commercial tenants
- On-Street parking made available as phasing permits
- Bishop Lot extension is completed last



Adjacent Parking Areas



Adjacent Parking Areas

- Commercial Centers
- U. Conn
- E.O. Smith H.S.
- Center for Hellenic Studies Paideia
- Town Hall/Community Center*
- Courtyard Condos*
- Post Office*

* 1,000+ ft. from Phase 1A



Protecting Against “Poaching”

- May be best to use different approaches for different areas
- Two sets of options, variations within each:
 - Free, restricted parking with enforcement
 - Paid parking with some form of validations



Enforced Private Parking

- Parking is free and ungated. Signage specifies who is allowed to use the space. (and “only while shopping at...”)
- Enforcement of space restrictions can be through courtesy notices, then tickets, booting, etc.
- Pool of enforcement initially.
- Pros:
 - No gates, queuing, etc.
 - No equipment maintenance, supplies or validation management/auditing.
 - Less hassle for legitimate customers
 - No hassle with validations for clerks.
- Cons:
 - In some cases it will be difficult to tell who is a poacher and who is a pedestrian. Mistakes will irritate customers.
 - Cost of enforcement.
 - May need to fence perimeters at some properties.



Paid/Validated Parking

• Traditional Gated

- Patrons receive time-stamped ticket from dispenser at entry.
- Patrons can get ticket validated by merchants for free parking.
- Pay-on-foot machines for exit.
- Pros:
 - Paid parking is best way to reduce poaching.
 - Does not require enforcement.
- Cons:
 - If Storrs Center parking gets crowded enough, people will park anyway and just pay for it.
 - Validations are challenging – unless limited in some way (minimum purchase, maximum number per store, etc.), poachers will get validations. Requires oversight, tracking, etc.
 - Equipment cost is significant but generates almost no revenue.
 - Customer confusion initially. Potential for irritation when someone forgets a validation.
 - Must have room for gates, including turn radius for delivery trucks, and queuing space.



Paid/Validated Parking

• Token-operated Gated

- No entry gates
- Patrons can get a token from merchants for free parking.
- Token is deposited at exit gate. Must have a token to open gate.
- Pros:
 - Less equipment than traditional gated system, but still discourages poaching.
 - Does not require enforcement.
 - No inbound queuing from street.
- Cons:
 - Like validations, tokens are challenging – store clerks feel compelled to give them away unless there are limits. Requires oversight, tracking, limitations on numbers distributed, etc.
 - Some equipment cost without revenue generation to offset.
 - Customer confusion initially. Potential for irritation when someone forgets a validation.
 - Need room for gates, turns, minor queuing at exit.



Paid/Validated Parking

- **Meters**

- Multi-space meters with receipt.
- Store clerks refund parking cost.
- Pros:
 - No gates, queuing, etc.
 - Can use time limits to make it difficult for poachers to use spaces for longer visits to Storrs Center.
 - Helps enforce employee parking areas in back of lots.
- Cons:
 - Refund process is awkward for clerks and cumbersome to audit.
 - Some equipment cost without revenue generation to offset.
 - Customer confusion initially. Potential for irritation when someone forgets a validation.
 - If Storrs Center is crowded, people will use meters for overflow regardless of refund. Time limits are only a partial solution.



Summary/Further Consideration

- Different options may work better for different land uses.
 - Land uses that lend themselves to permits (E O Smith, Condos)
 - Less frequently used land uses (Church)
 - Transient demand, often high-turnover (Post Office, Retail, City)
- Need to Consider:
 - In a system that uses validations, how would they be distributed? What would be the accountability?
 - Are gates feasible for the property?
 - Enforcement requires keeping track of who is going where. Some layouts lend themselves better than others.

