

Nantucket Parking Study Updated Report Findings February 1, 2010



Parking Study Updates

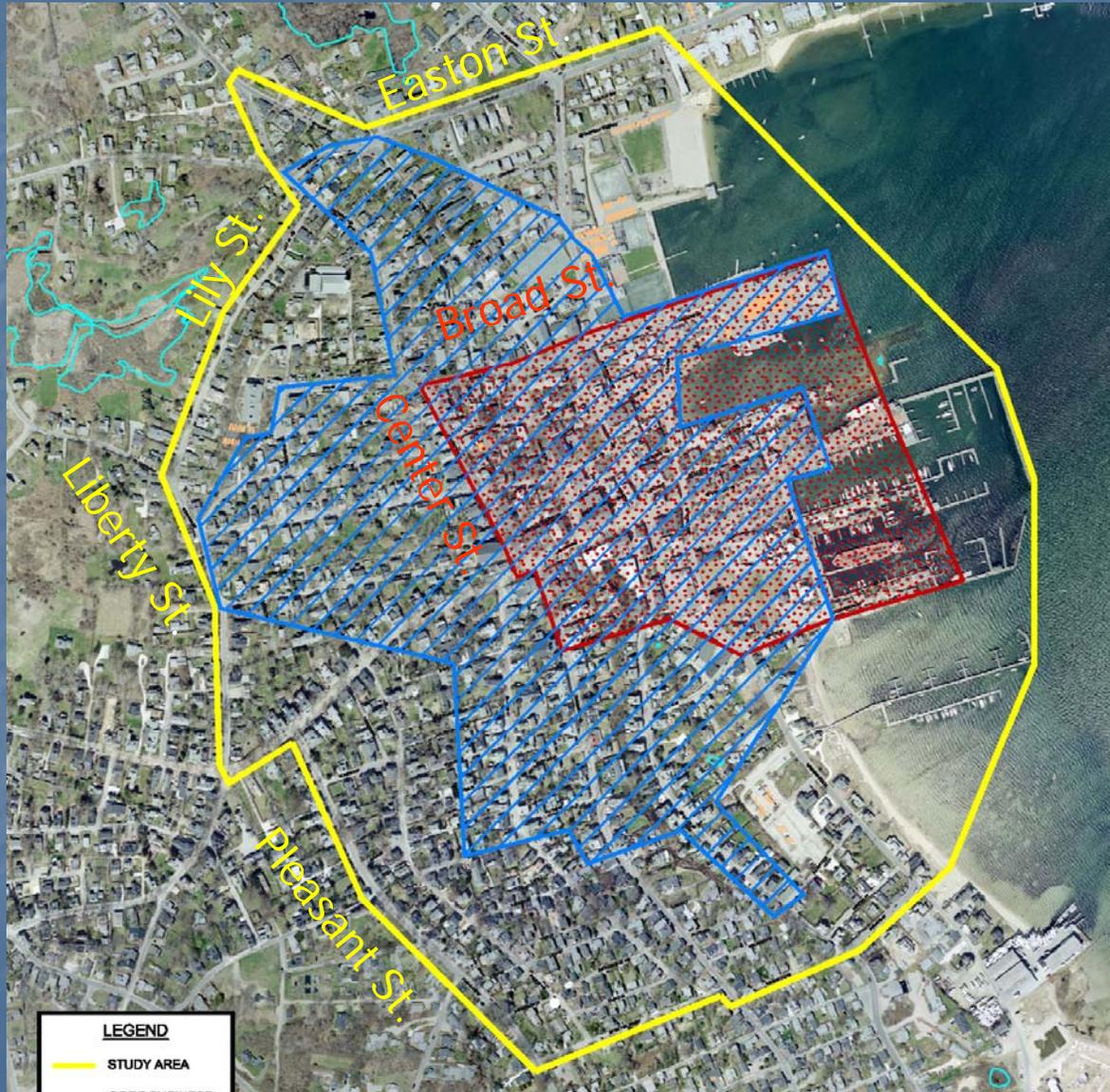
Study Area

- Added a Walkable Area

Parking Demand Calculations

- Utilization
 - based on on-street general use spaces
 - calculated for core area, walkable area and total study area
- Land Use and National Parking Rates
 - Revised info on building sizes
 - New information on ferry passenger mode split

Study Area



Legend

- Study Area
- Core Area
- Walkable Area

Summary of Existing Parking Supply

Private Parking Areas

- Residential 560 spaces
- Parking Lots 240 spaces
800 spaces

On-Street Parking Areas

- On-Street General Use 988 spaces
- On-Street Restricted 66 spaces

Off-Street Parking Areas

- Steamboat Wharf (private) 52 spaces
- Winthrop/NIR lot (private) 131 spaces
- Washington St. lot 153 spaces
1,390 spaces

Total 2,190 spaces



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Summary of Existing Public Parking

Type of Space	Core Downtown	Walkable	Total Study Area
On-Street			
General Use	276	683	988
Restricted	<u>54</u>	<u>65</u>	<u>66</u>
On-Street Total	330	748	1,054
Off-Street			
Steamboat Wharf*	52	52	52
Winthrop/NIR Lot*	131	131	131
Washington St. Lot			<u>153</u>
Off-Street Total	183	183	336
Total	513	931	1,390

* Private lots

Parking Demand Estimates



- On-Street General Use – Utilization Study
- Public and Private Areas – Land Use and National Parking Rates



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Summary of Utilization Study

	Friday, July 31, 2009				Saturday, August 1, 2009			
	10 a.m.	12 p.m.	5 p.m.	7 p.m.	10 a.m.	12.p.m.	5 p.m.	7 p.m.
Core Area (276 spaces)	86%	82%	86%	105%	90%	78%	82%	108%
Walkable Area (683 spaces)	85%	83%	85%	97%	91%	84%	84%	98%
Study Area (988 spaces)	79%	80%	78%	91%	89%	83%	80%	94%

Estimated Additional Parking Based on On-Street Utilization

- 988 on-street spaces surveyed
- Max. utilization of 94 percent occurred on Sat. 7:00 p.m.
- 926 spaces occupied
- 15 percent surplus desired
- 1,065 Desirable
- **Additional Spaces Required – 77**



Land Use Methodology



- Establish Land Uses in Study Area
- Apply National Parking Rates per Land Use
- Adjust for Shared Use
- Adjust for Modal Split



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Summary of Land Use Study

Land Use	Size	Space per Unit	Total
Residential	869 units	1.78/unit	1,546
Hotels/Inns	390 rooms	0.91/room	259
Commercial	710,400 s.f.	3.02/1,000 s.f.	636
Office/Industrial	125,261 s.f.	2.59/1,000 s.f.	169
Institutional*	28,496 s.f.	3.01/1,000 s.f.	34
Government**	58,318 s.f.	3.67 s.f.	125
Waterfront	152 pass/hour	0.67/pass	101
Total			2,871

* Schools and museums

**Town offices/court, library, police dept., P.O.

Estimated Additional Parking Based on Land Use

- 2,200 Existing Spaces
(1,400 public + 800 private)
- 2,871 Spaces Demand
- Additional Spaces Required – 671



Recommendations



- Encourage Use of Available Spaces Outside of Core Area
 - Further Limit Parking Duration in Core Area
 - Establish Fees for Parking in Downtown



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Recommendations (Cont.)



- **Construct New Parking Spaces in Core**
 - Utilization Study – 77 spaces
 - Land Use Study – 671 spaces
 - Average of Both Methods 374 spaces
- **Develop a Parking Management Plan**



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Parking Management Plan Strategies

- Encourage visitors to park outside of core
 - Charge fees for parking in core area
 - Reduce duration of parking in core area
- Park and ride system
- Encourage public transit for visitors and employees
- Increase parking efficiency in core area
 - Paint parking spaces

