



CITY OF DURHAM | NORTH CAROLINA

**Date:** May 22, 2012

**To:** Thomas J. Bonfield, City Manager  
**Through:** Theodore L. Voorhees, Deputy City Manager  
**From:** Mark D. Ahrendsen, Transportation Director  
Harmon E. Crutchfield, Assistant Transportation Director  
**Subject:** Comprehensive Parking Study

### **Executive Summary**

The City of Durham issued a request through its on-call consultant solicitation to receive proposals for a Comprehensive Parking Study focusing on the Downtown and Ninth Street areas. Six firms, CDM Smith, Ramey Kemp & Associates, Kimley-Horn & Associates, Inc., Parsons Brinckerhoff, Martin/Alexiou/Bryson, P.C., and SEPI Engineering & Construction, submitted proposals. A Selection Committee consisting of representatives from the DDI, EOEA, OEWD, Finance, General Services, and Transportation reviewed each proposal and interviewed three of the firms, Kimley-Horn & Associates, Inc., Parsons Brinckerhoff, and Martin/Alexiou/Bryson, P.C.. Upon the completion of the review and interview, the Selection Committee recommended Kimley-Horn & Associates, Inc. and the Department of Transportation negotiated with Kimley-Horn & Associates, Inc. for the scope of services for the Comprehensive Parking Study within the areas the Downtown and Ninth Street.

### **Recommendation**

The Department of Transportation recommends that the City Council authorize the City Manager to execute a supplemental agreement with Kimley-Horn & Associates, Inc. to provide professional consultant services for the overall Comprehensive Parking Study for Downtown (\$196,463.64) and Ninth Street (\$33,142.74) for a total of \$229,606.38.

### **Background**

The City desires to evaluate the parking it manages primarily within the downtown and Ninth Street areas and learn how that parking can be managed and operated in a more effective and customer friendly manner. The downtown is experiencing growth and development and it is expected the City's parking operations should support the vision and growth of the downtown since many businesses rely on the City's parking facilities for their livelihoods. Consequently, this Comprehensive Parking Study should determine if the current parking supply in the Downtown area is adequate under existing conditions and for future conditions as the City becomes more developed. If a parking shortfall or deficit is identified, the study should identify potential sites suitable for increasing parking supply. The goal of the Comprehensive Parking Study is to prevent parking issues from developing without over-building parking supply, both of which would lessen the quality of life for the City's residents, property owners, merchants and visitors. The Comprehensive Parking Study should provide guidance to the City Council in the formulation of policies to address the on-going development of Downtown while preventing parking issues from developing and help to ensure that existing off and on-street parking supply is being efficiently and effectively utilized. The Comprehensive Parking Study for the following Tasks with the defined areas:

## Downtown

- (1) Project Management;
- (2) Review of Background Documentation Relating to Existing Conditions;
- (3) Inventory of Current Parking Capacity;
- (4) Assessment of Current Parking System Utilization;
- (5) Supply/Demand Analysis and Projection of Future Parking Needs;
- (6) Development of Supply Side Solutions;
- (7) Development of Demand Side Solutions;
- (8) Evaluation of Parking Policy and the Municipal Parking Program;
- (9) Development of Public Information Tools; and
- (10) Recommendations and Financial Plan for Meeting Future Parking Needs

## Ninth Street

- (1) Project Management;
- (2) Review of Background Documentation Relating to Existing Conditions;
- (3) Inventory of Current Parking Capacity;
- (4) Assessment of Current Parking System Utilization;
- (5) Supply/Demand Analysis and Projection of Future Parking Needs;
- (6) Development of Supply Side Solutions; and
- (7) Recommendations and Financial Plan for Meeting Future Parking Needs, see attachment.

## Issues/Analysis

There are several converging issues that place emphasis on the issues that should be addressed in this study. These factors include:

- There is direct pressure from increased development generating a greater demand for parking
- Maximizing efficiency and effectiveness of existing and future parking, ensuring that the parking in Downtown Durham and Ninth Street is properly priced (possible metered parking) and parking supply is meeting the demand (proper allocation of spaces between long-term (monthly), and short-term (hourly) parking)
- Many Downtown projects expect public parking facilities to meet their parking needs
- There is a perception among visitors, residents and employees that parking is a problem in Downtown Durham
- Downtown Durham Parking needs to be incorporated within a Parking Strategic Plan process
- Lack of parking has a direct negative impact on retailers and service providers
- Conditions have changed significantly since the last Downtown parking study that was done over 10 years ago
- Different government agencies and private interests provide parking in the downtown area

The Comprehensive Parking Study should include but not limited to the following:

- Utilization of stakeholders, such as developers, parking operators, theater owners, residents, etc. to obtain input regarding specific parking issues by user group
- Need to access and match the locations of demand for parking with locations of parking supply (i.e., may not be an overall shortage of parking in downtown

- but in some area demand may exceed supply while in others supply may exceed demand)
- An analysis of current conditions including an inventory of existing parking spaces

### **Alternatives**

The City can choose not to conduct the Comprehensive Parking Study. Without the Comprehensive Parking Study, the City will continue to provide parking under its current method which has inherent efficiency and operational limitations. Consequently, the City will continue to address the concern of businesses and citizens in the downtown and Ninth Street areas parking issues within current staffing resources.

### **Financial Impact**

The proposed contract for professional consultant services is \$229,606.38, \$196,463.63 for Downtown and \$33,142.74 for Ninth Street. The Downtown Parking Study will be funded using 58004200-728600 while the Ninth Street Parking Study will be funded using 07300000-728600.

### **SDBE Requirements**

As per the On-Call Master Agreement, a good faith effort must be used to fulfill the SDBE Requirements for this project.

### **Attachments**

- 1 - City of Durham-Kimley-Horn & Associates, Inc. On-Call Supplemental Agreement #8 to the Master Agreement Dated December 21, 2009.
- 2 - Parking Study Area, Downtown, Durham, NC
- 3 – Parking Study Area on Ninth Street, Durham, NC