



Date: April 21, 2015

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Mark D. Ahrendsen, Director, Department of Transportation
Subject: Fees Changes for Construction Contractor Vehicles and Dumpsters

Executive Summary

The City recently completed a Comprehensive Parking Study for Downtown and Ninth Street. A presentation of the findings and recommendations of the Study was provided to City Council at a work session on October 24, 2013. Many of the recommendations of the Parking Study have been implemented over the past 18 months.

One of the recommendations of the Comprehensive Parking Study is to establish a fee structure to charge for the occupancy of on-street parking spaces or other valuable curb space in the Downtown area. The Department of Transportation proposes to allow construction contractors vehicles and receptacles that hold rubbish or recyclables (popularly called Dumpsters) to be parked longer than the posted time period.

Thus, the new ordinance incorporates the following language: The fees for construction contractor vehicle and dumpster receptacle parking apply seven days per week, up to a maximum of \$15.00 per day per space.

In an effort to ensure that valuable parking and curb space in the Downtown area is used in an effective manner, the Transportation Department is requesting that City Council approve an amendment to the Code of Ordinances to implement a rate structure for contractor or construction activity occupancy of on-street parking spaces and other valuable curb space in the Downtown and Ninth Street areas effective July 1, 2015.

Recommendation

The Department of Transportation recommends that the City Council approve an ordinance to establish a fee structure for Contractor or construction activity occupancy of on-street parking spaces and other valuable curb space at a rate of \$15.00 per parking space or equivalent in the Downtown and Ninth Street areas effective July 1, 2015.

The proposed ordinance is provided as Attachment #1 and a map of the enforcement area for the proposed ordinance is provided as Attachment #2.

Background

In 2013, the City of Durham, under contract with Kimley-Horn, conducted a Comprehensive Parking Study. Highlighted within the Downtown Parking Study is the recommendation “to establish a fee structure to charge contractors and others that block on-street parking spaces to pay what is equivalent to the maximum daily amount for a full day of hourly parking.” The current ordinance does not contain a fee structure provision to enable the City to charge contractor service vehicles or construction activity occupancy of on-street parking spaces or equivalent spaces.

Issues and Analysis

Development in the Downtown and Ninth Street parking enforcement areas results in a loss of on-street parking spaces due to construction staging and service vehicle parking. Currently, construction contractors are parking their service vehicles and/or dumpster receptacles in designated on-street parking spaces beyond the posted time restrictions. As a result, the availability of on-street parking spaces is compromised and limited for use of the general public. Currently, construction contractor service vehicles are issued parking violations for parking beyond the posted time limits or in no-parking areas.

The City's parking lots and garages operate as an enterprise. Currently, the City has realized a significant increase in the number of construction and development projects in the Downtown and Ninth Street corridors. As a result, construction service vehicles and dumpster receptacles and other construction activity have been occupying on-street parking spaces thereby reducing the availability of parking spaces for use of the general public.

City staff conducted a comparative analysis of contractor parking fees in Durham with other cities within and outside of North Carolina, as shown in Attachment 3.

Alternatives

1. Increase fees for contractor vehicle, dumpster receptacles and other construction activity occupancy of parking and other equivalent curb space in the Downtown area to encourage effective utilization of Downtown curb space as recommended, projected to realize minimum parking revenue of \$30,000.
2. Increase parking fees for construction activity by an amount less than what is recommended.
3. Do not implement parking fees for construction contractor vehicles, dumpster receptacles and/or other construction activity at this time.

Financial Impact

The total annual revenue from establishing the new fees for contractor service vehicle, dumpster receptacle and other construction activity occupancy of parking and other equivalent curb space in the Downtown area is estimated to provide an additional \$30,000.00 in annual revenue. This additional revenue could be used to pay for improvements to the parking system. The proposed Fee Ordinance is provided as Attachment #4.

SDBE Summary

DBE participation is not an issue that is associated with acceptance and implementation of the proposed fee structures.

Attachments

- Attachment 1 Proposed Ordinance
- Attachment 2 Map of Enforcement Area
- Attachment 3 Peer City Analysis
- Attachment 4 Proposed Fee Ordinance