

CITY OF NORWALK

PARKING CAPACITY STUDY AND STRATEGIC PARKING PLAN



WALKER
PARKING CONSULTANTS

In Association with:

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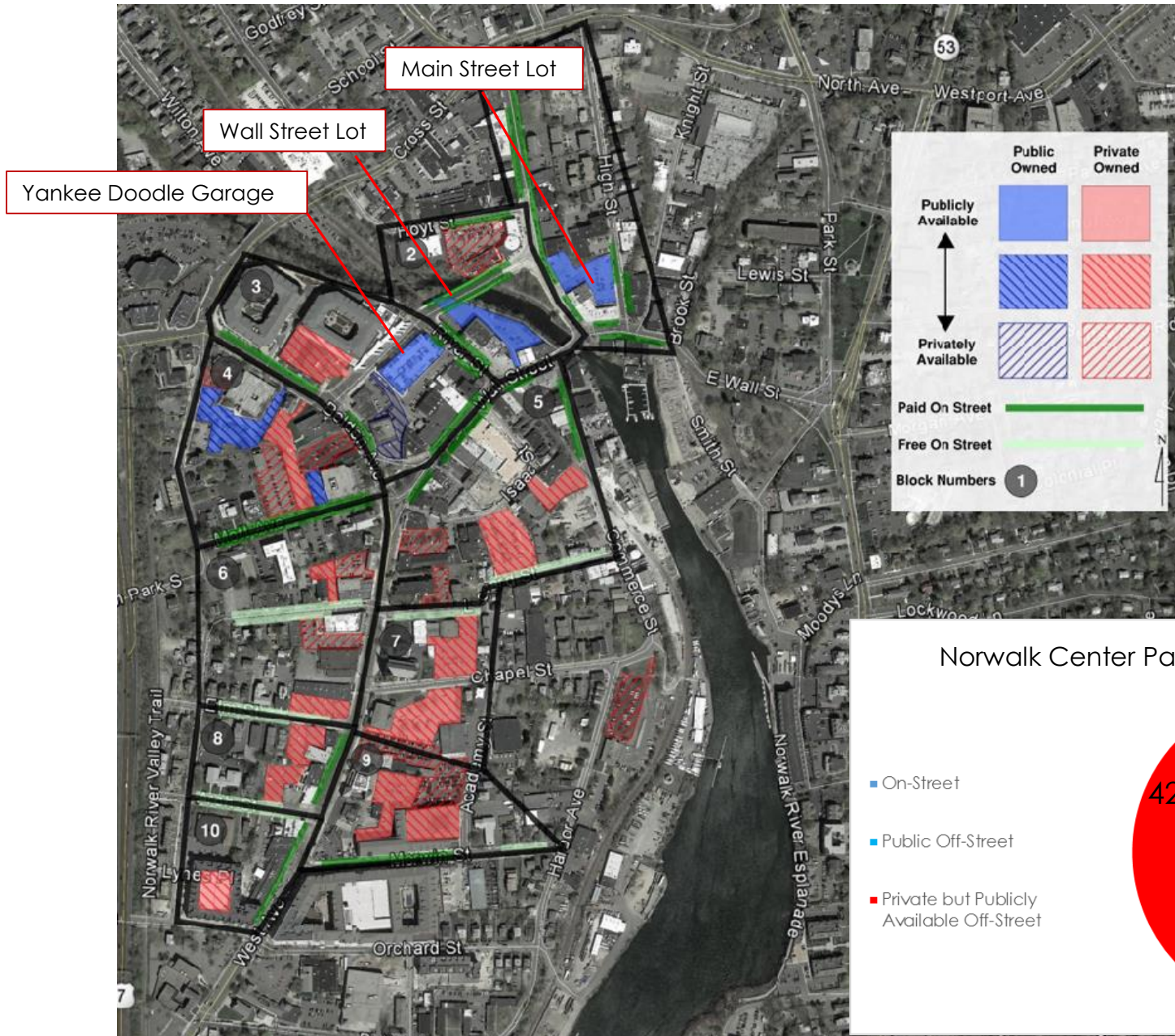
HR&A
Analyze. Advise. Act.

CITY OF NORWALK - PARKING CAPACITY STUDY & STRATEGIC PARKING PLAN

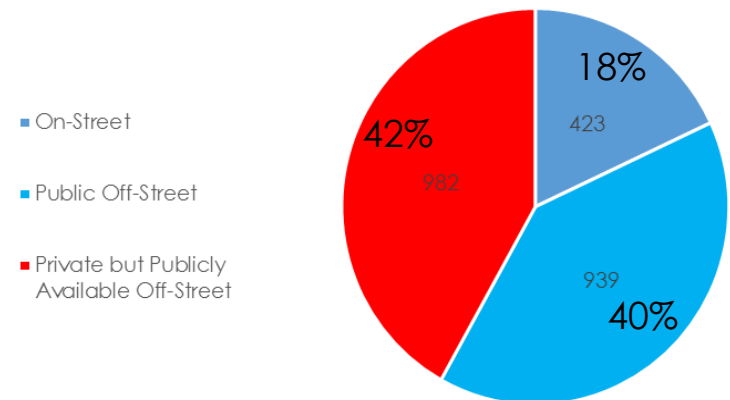
- Current Parking Inventory
- Current Parking Utilization
- Results of Station Platform Questionnaires
- Results of Open House Questionnaires
- Modeling Future Parking Demand
- Overview of Next Steps – Parking Operations



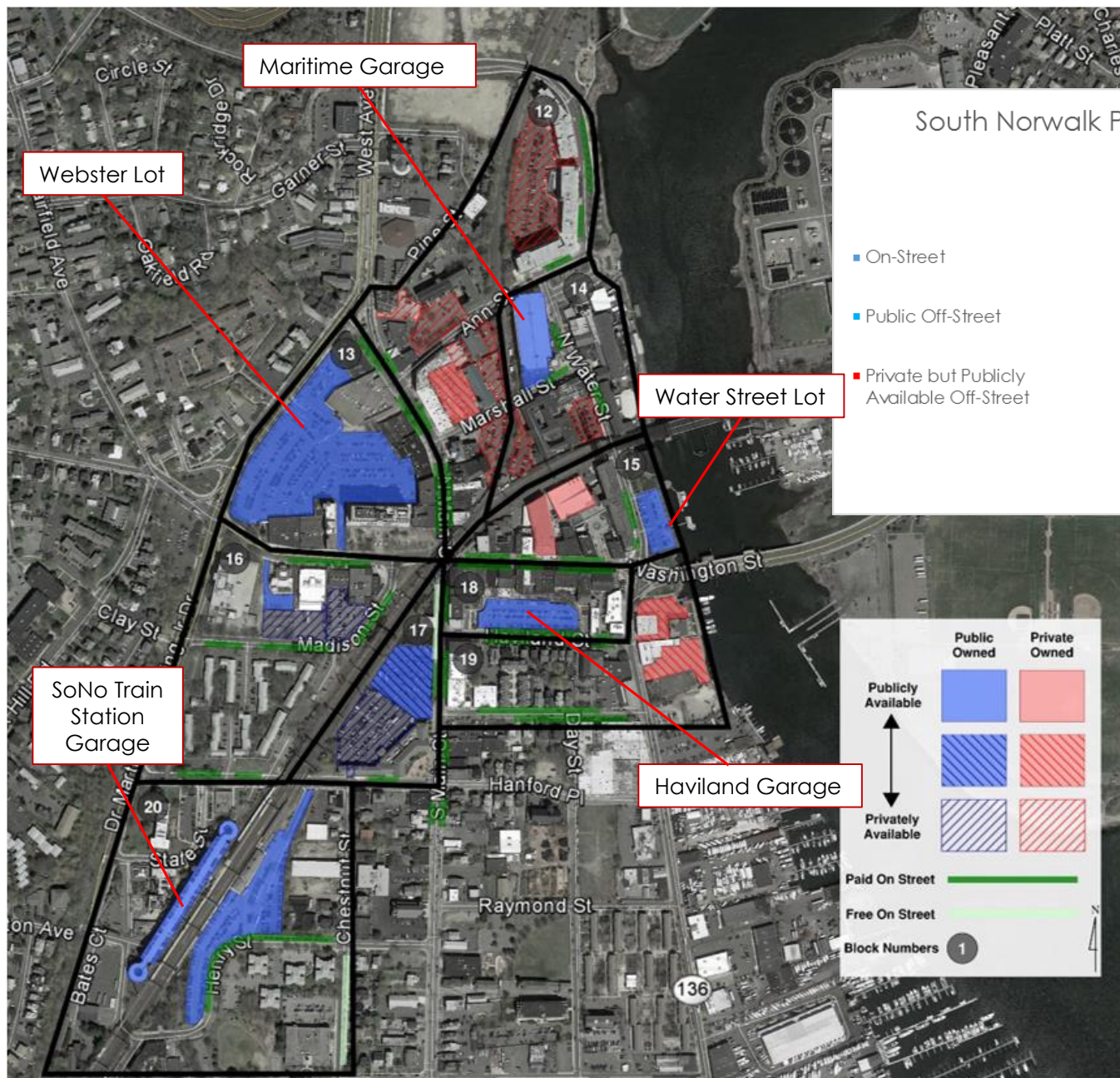
CURRENT PARKING INVENTORY – NORWALK CENTER



Norwalk Center Parking Inventory by Type

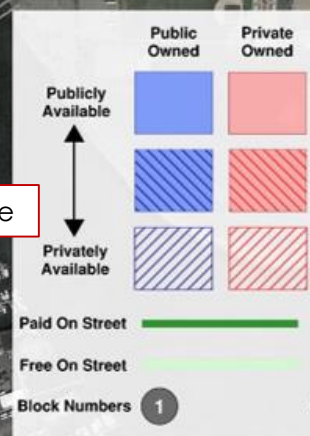
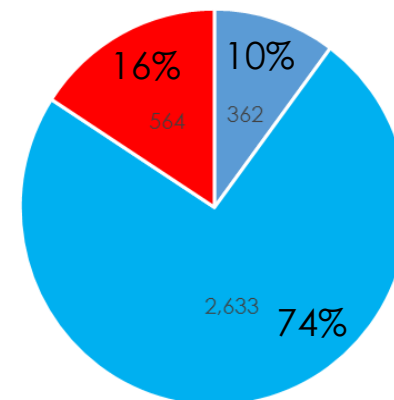


CURRENT PARKING INVENTORY – SOUTH NORWALK



South Norwalk Parking Inventory by Type

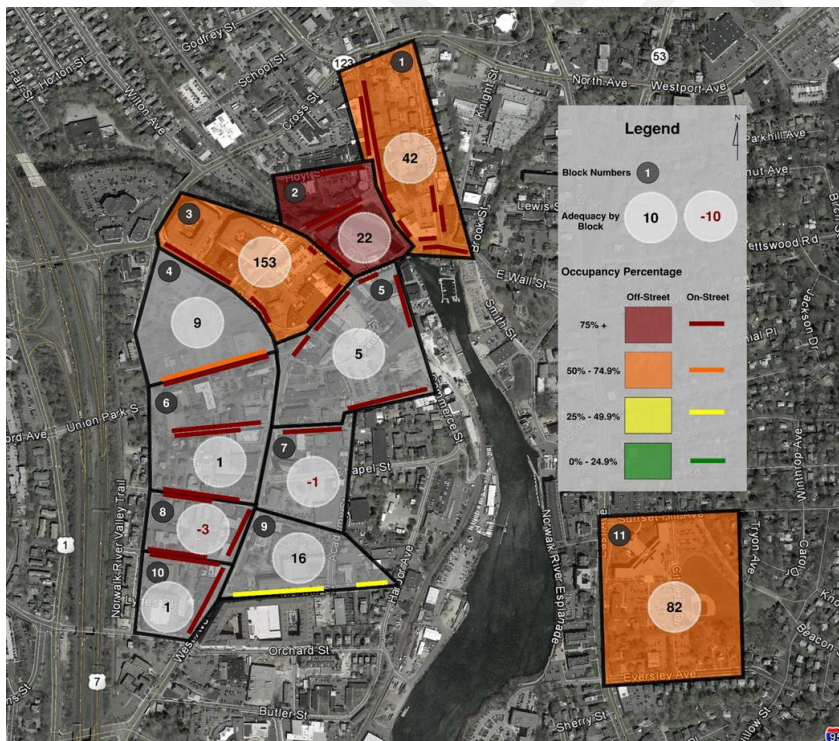
- On-Street
- Public Off-Street
- Private but Publicly Available Off-Street



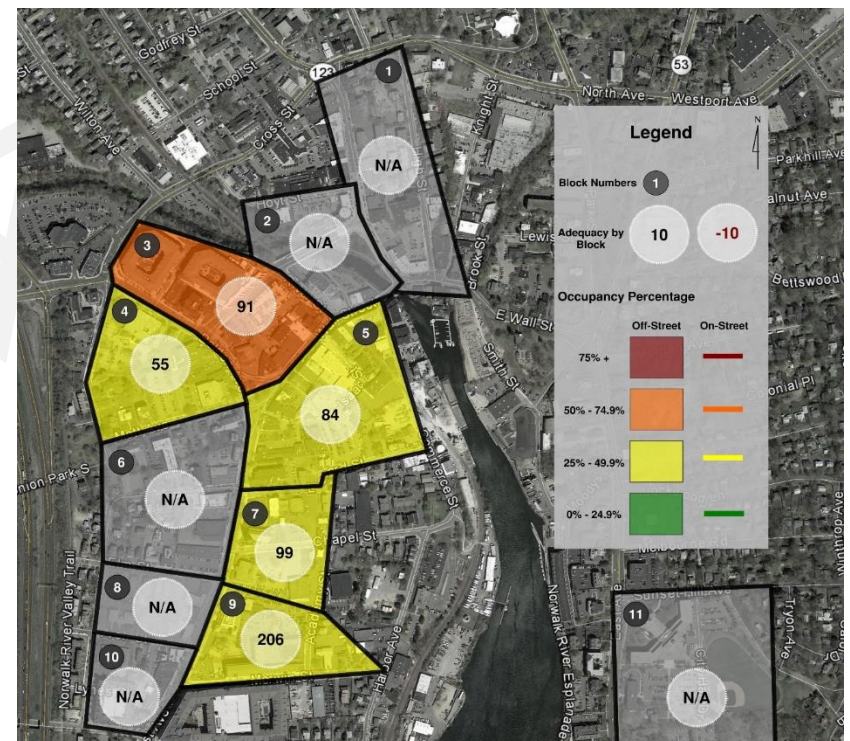
East Norwalk Station parking data collected but illustrated separately

CURRENT PARKING OCCUPANCY - METHODOLOGY

- Weekday (Thursday) Occupancy Counts at 8 a.m. - 10 a.m., 12 p.m. to 2 p.m. and 6 p.m. to 8 p.m.
- Saturday Occupancy Counts at 12 p.m. to 2 p.m., 6 p.m. to 8 p.m. and 10 p.m. to 12 a.m.
- Covered on-street, publicly owned/operated off-street, and privately owned but publicly available off-street facilities.



Publicly Owned/Operated Peak Occupancy



Privately Owned but Publicly Available Peak Occupancy

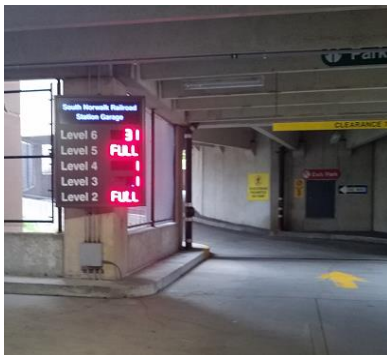
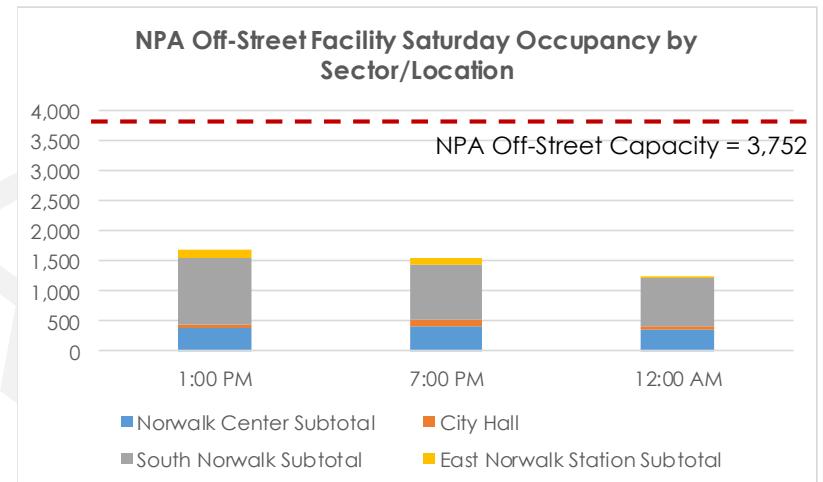
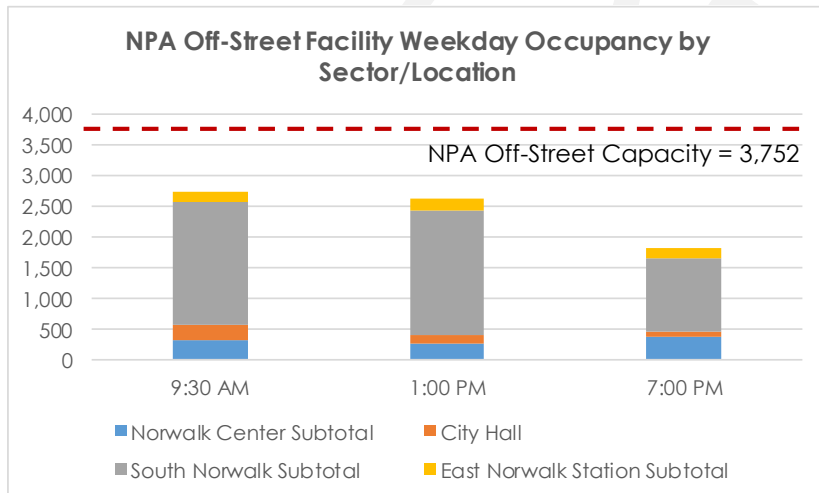
CURRENT PARKING OCCUPANCY – SUMMARY OF NPA FACILITY COUNTS

Weekday Occupancy Counts - NPA Off-Street Facilities

Location/Facility Name	Inventory	Occupancy		
		9:30 AM	1:00 PM	7:00 PM
Norwalk Center Subtotal	586	328	251	363
City Hall	353	236	150	84
South Norwalk Subtotal	2,633	1,993	2,028	1,209
East Norwalk Station Subtotal	180	176	177	162
NPA Off-Street Facility Total	3,752	2,733	2,606	1,818

Saturday Occupancy Counts - NPA Off-Street Facilities

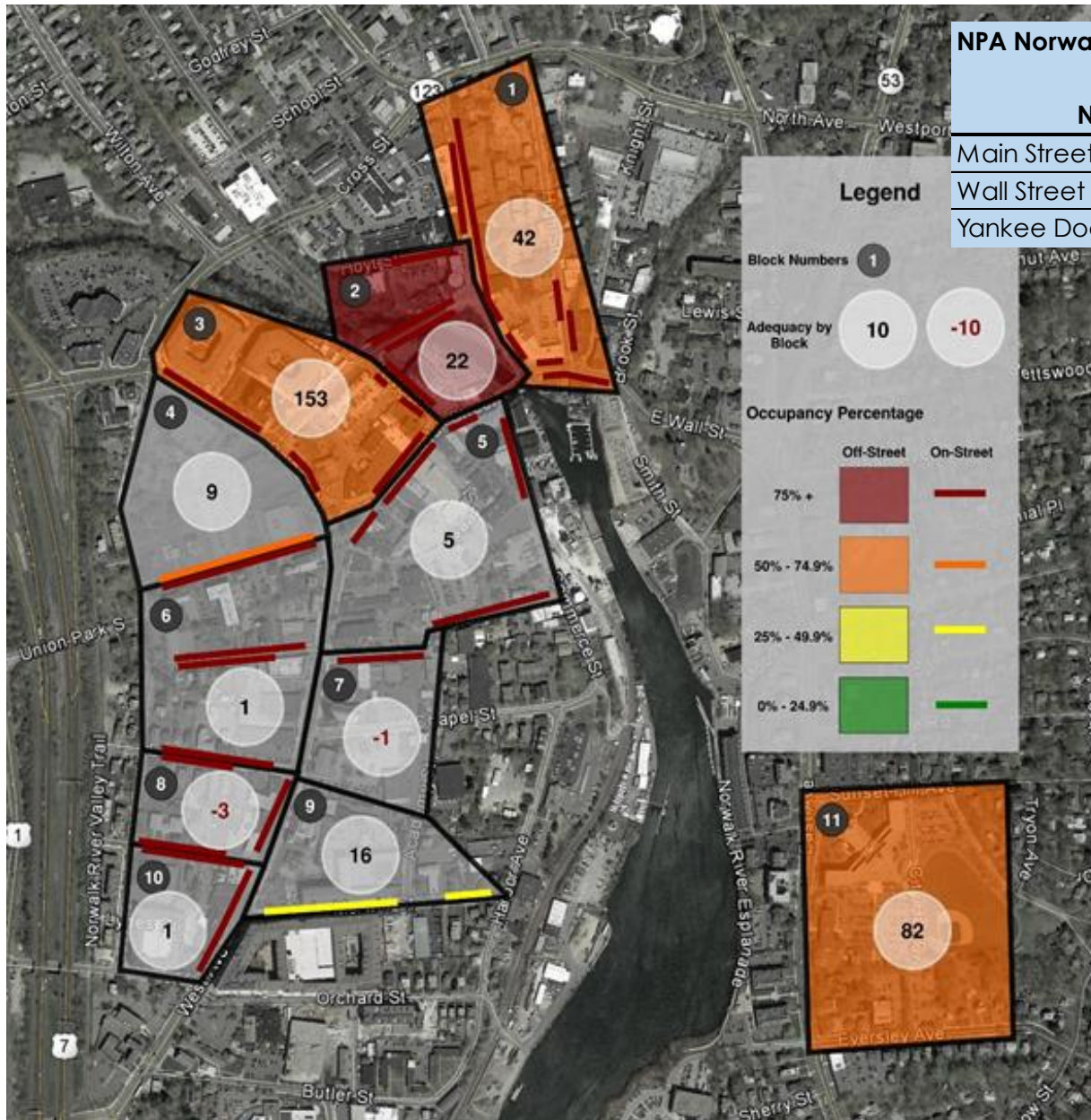
Location/Facility Name	Inventory	Occupancy		
		1:00 PM	7:00 PM	12:00 AM
Norwalk Center Subtotal	586	399	428	366
City Hall	353	53	100	36
South Norwalk Subtotal	2,633	1,112	907	822
East Norwalk Station Subtotal	180	114	122	21
NPA Off-Street Facility Total	3,752	1,678	1,557	1,245



Denotes Peak Hour

CURRENT PARKING OCCUPANCY – NORWALK CENTER

Weekday Peak Occupancy – Publicly-Owned

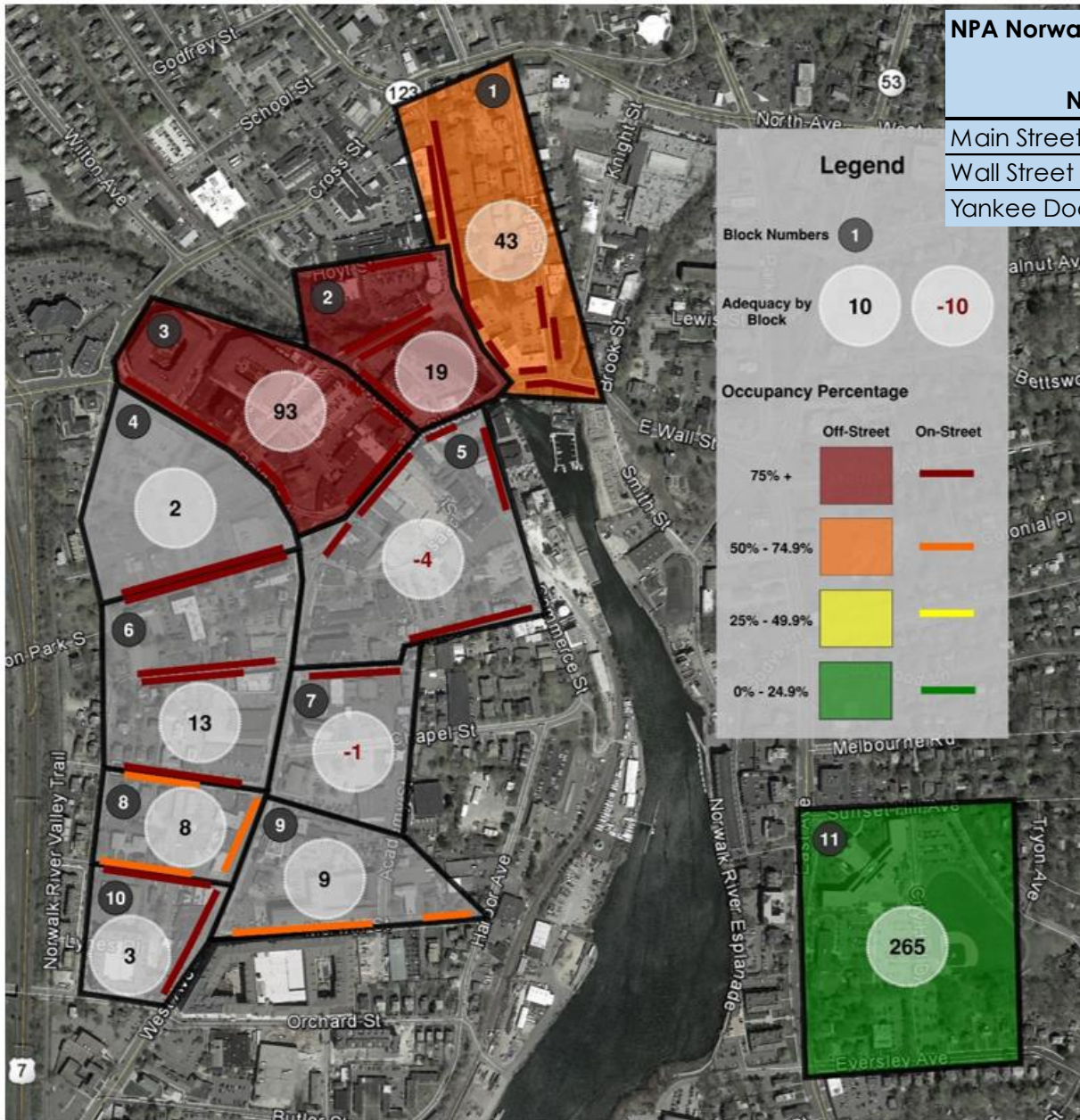


NPA Norwalk Weekday Peak Occupancy

NPA Facility	Parking Capacity	Weekday Peak 9:30 AM
Main Street Lot	91	43 / 47%
Wall Street Lot	85	62 / 73%
Yankee Doodle Garage	410	223 / 54%

CURRENT PARKING OCCUPANCY – NORWALK CENTER

Saturday Peak Occupancy – Publicly-Owned

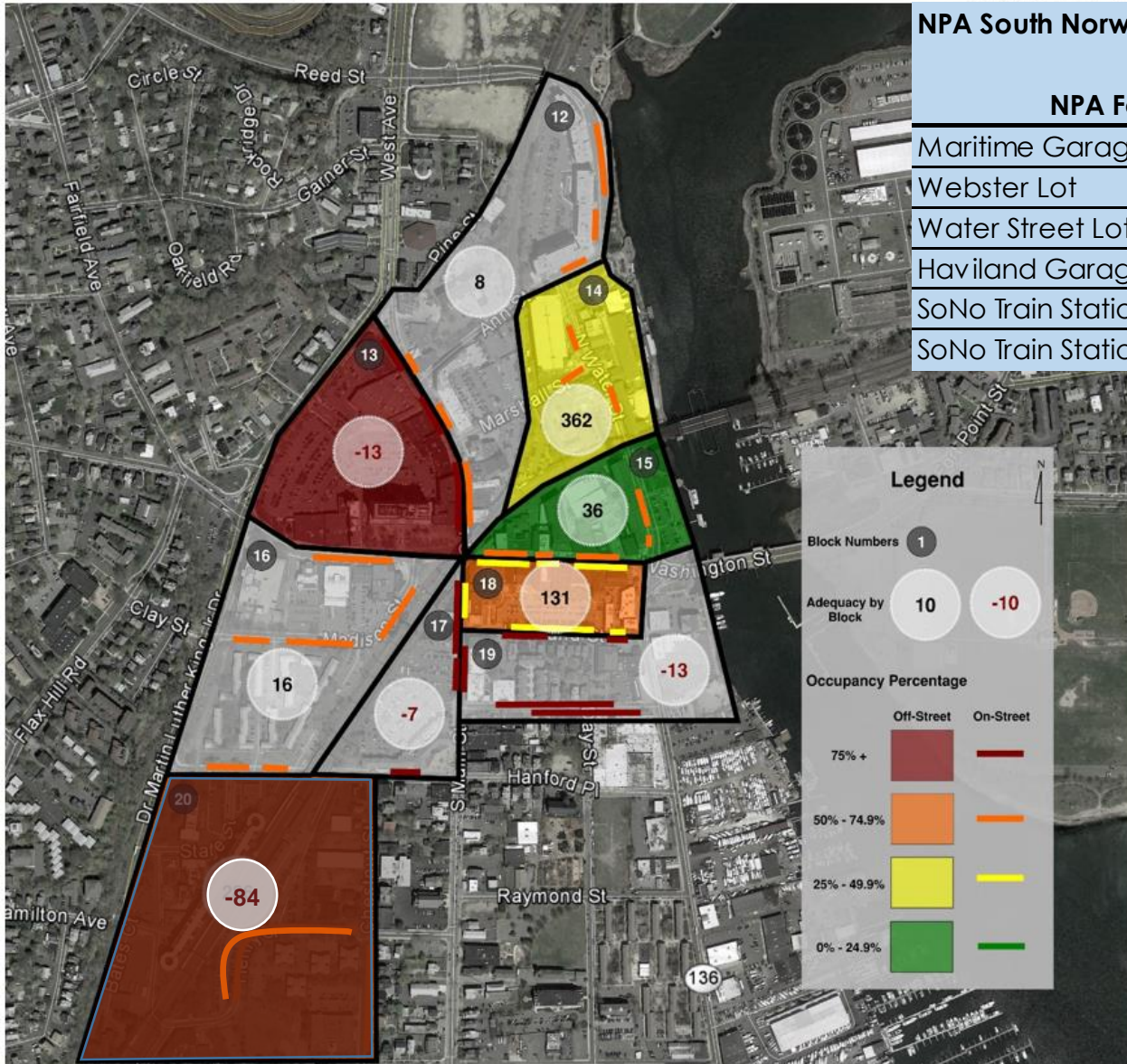


NPA Norwalk Saturday Peak Occupancy

NPA Facility	Parking Capacity	Saturday Peak 1:00 PM
Main Street Lot	91	60 / 66%
Wall Street Lot	85	59 / 69%
Yankee Doodle Garage	410	280 / 68%

CURRENT PARKING OCCUPANCY – SOUTH NORWALK

Weekday Peak Occupancy – Publicly-Owned



NPA South Norwalk Weekday Peak Occupancy

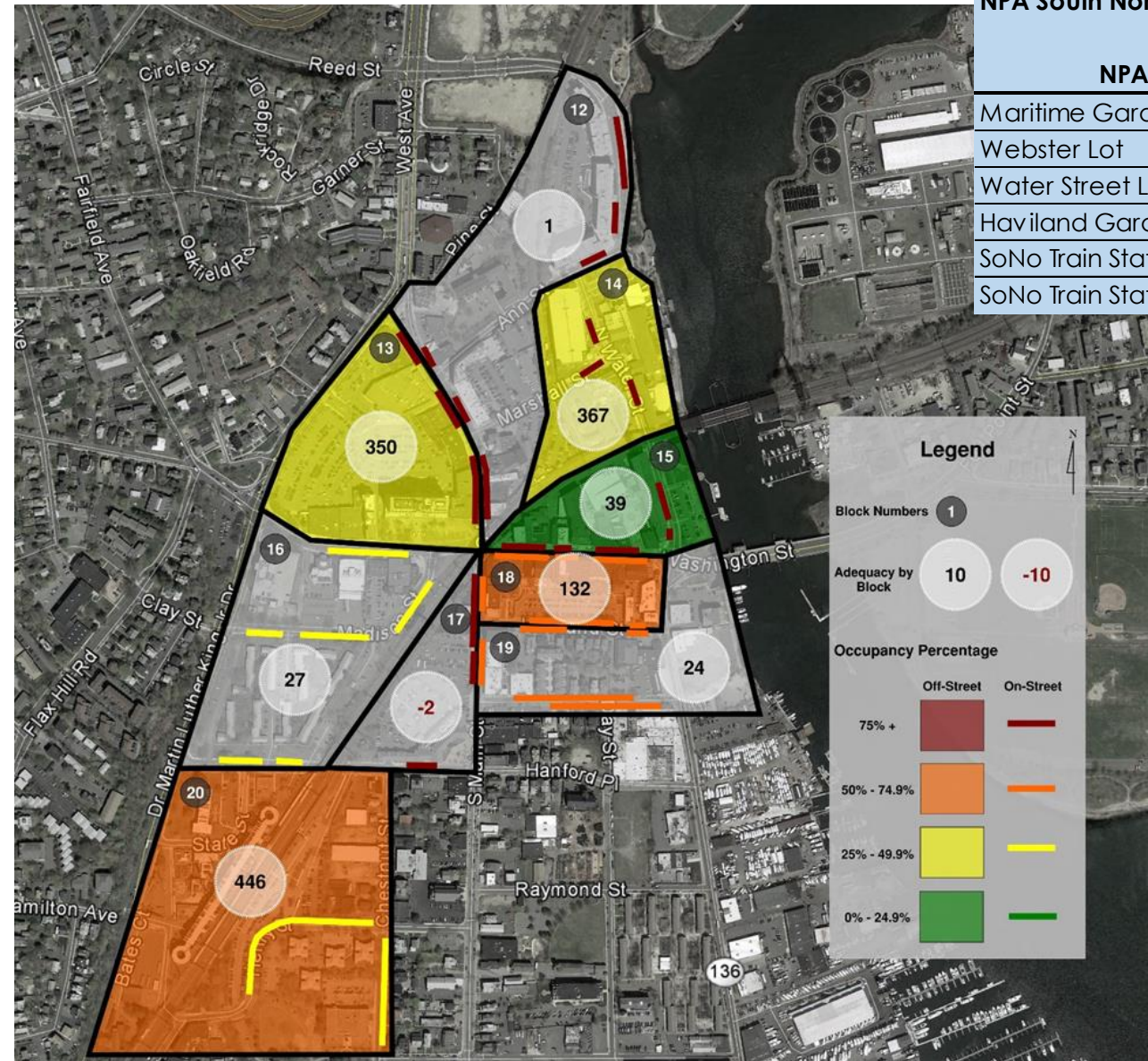
NPA Facility	Parking Capacity	Weekday Peak 9:30 AM
Maritime Garage	755	395 / 52%
Webster Lot	600	547 / 91%
Water Street Lot	45	35 / 78%
Haviland Garage	279	207 / 74%
SoNo Train Station Garage	709	689 / 97%
SoNo Train Station Lot	245	244 / 100%

CURRENT PARKING OCCUPANCY – SOUTH NORWALK

Saturday Peak Hour Occupancy – Publicly-Owned

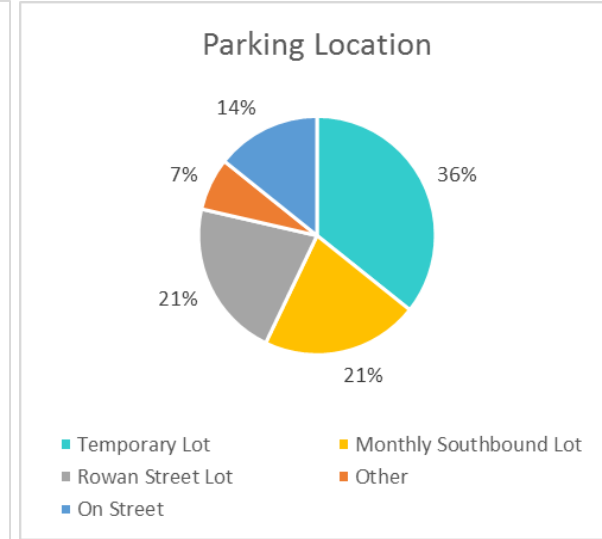
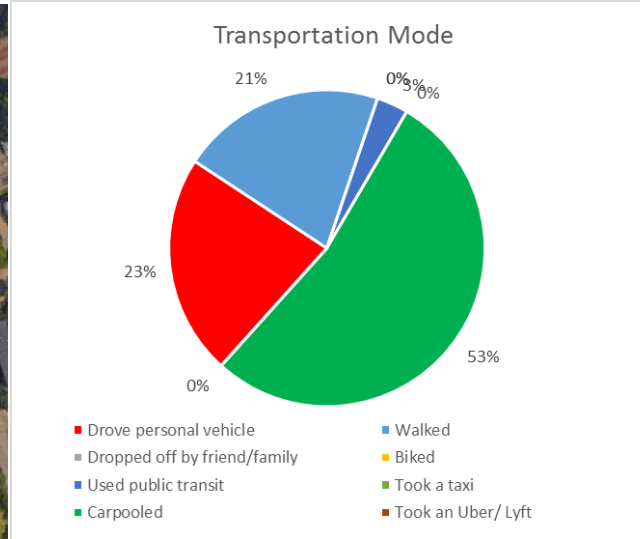
NPA South Norwalk Saturday Peak Occupancy

NPA Facility	Parking Capacity	Saturday Peak 1:00 PM
Maritime Garage	755	310 / 41%
Webster Lot	600	327 / 55%
Water Street Lot	45	40 / 89%
Haviland Garage	279	218 / 78%
SoNo Train Station Garage	709	299 / 42%
SoNo Train Station Lot	245	136 / 56%

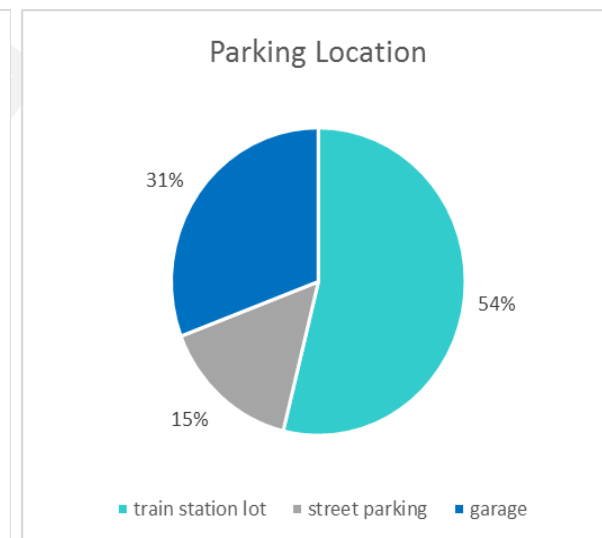
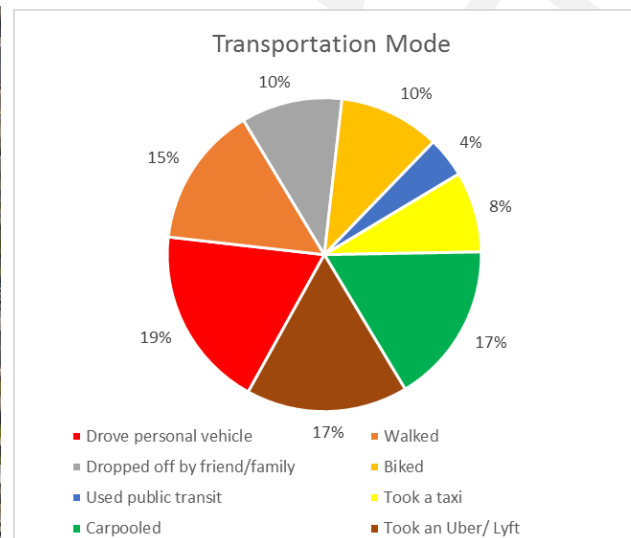


METRO NORTH COMMUTER QUESTIONNAIRE

East Norwalk Station Survey Results

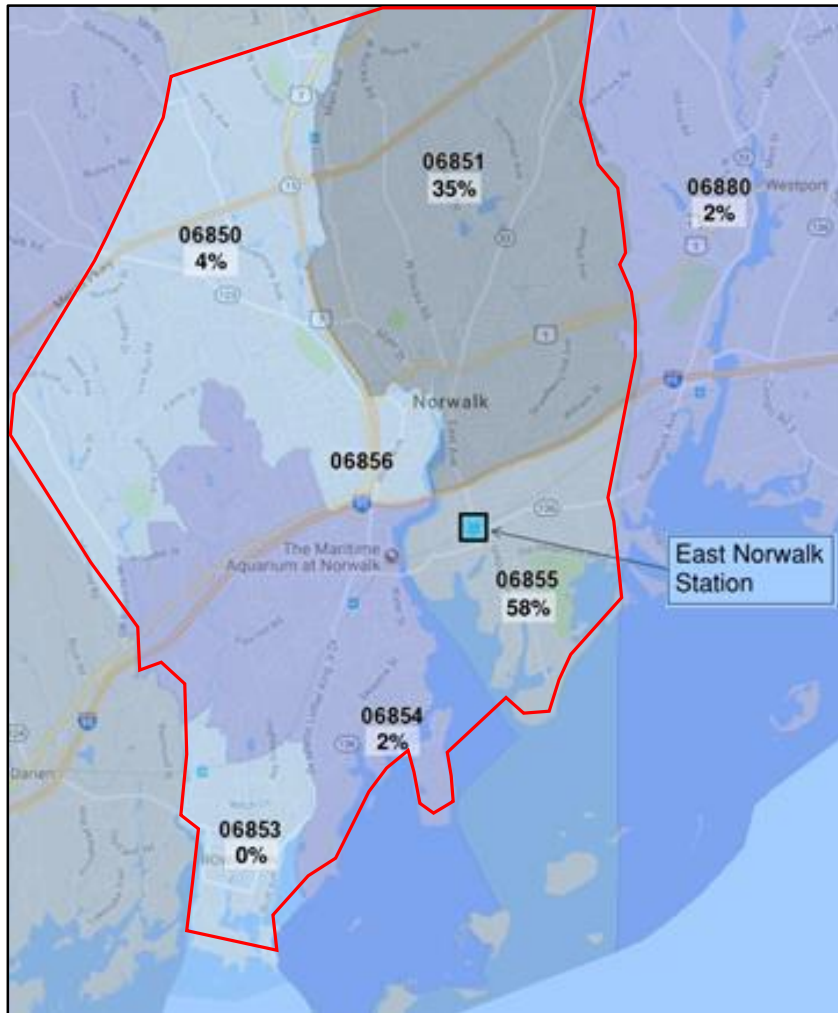


South Norwalk Station Survey Results

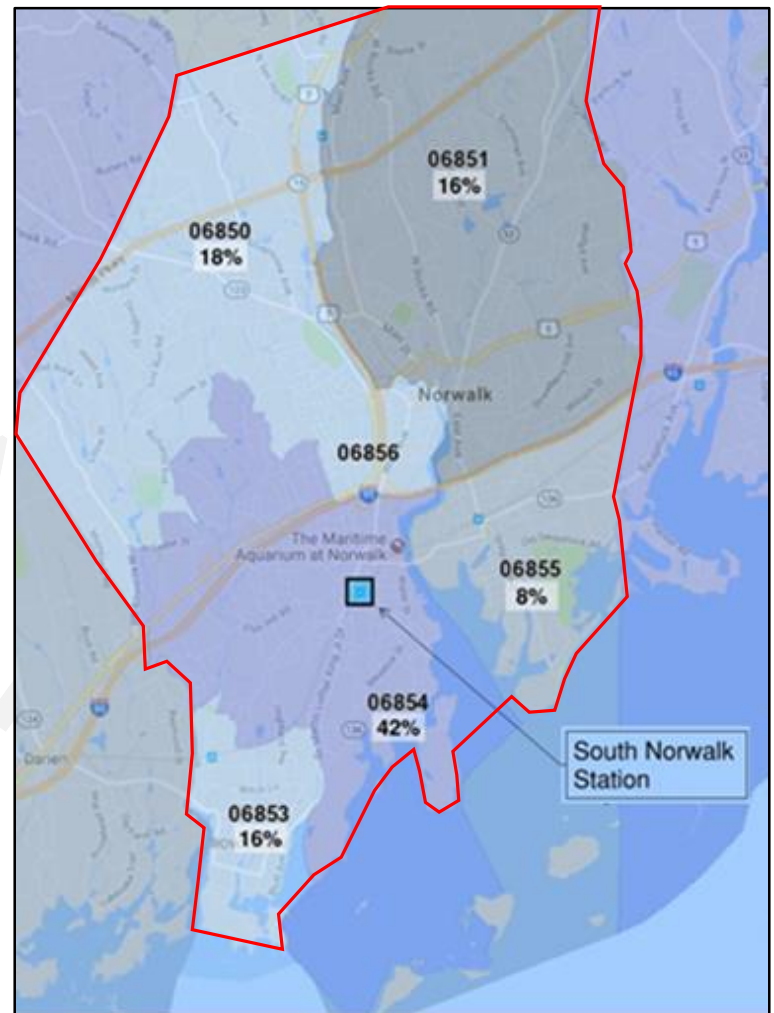


METRO NORTH COMMUTER QUESTIONNAIRE

East Norwalk Station Survey Results

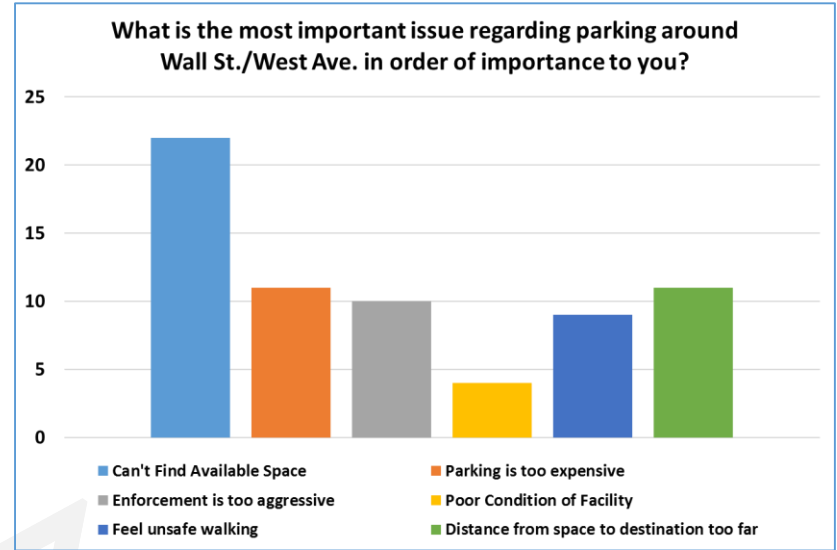
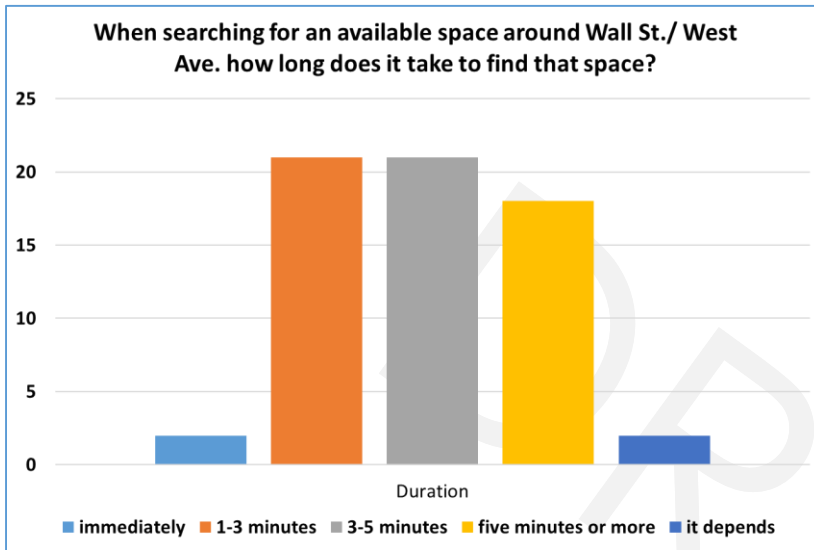


South Norwalk Station Survey Results

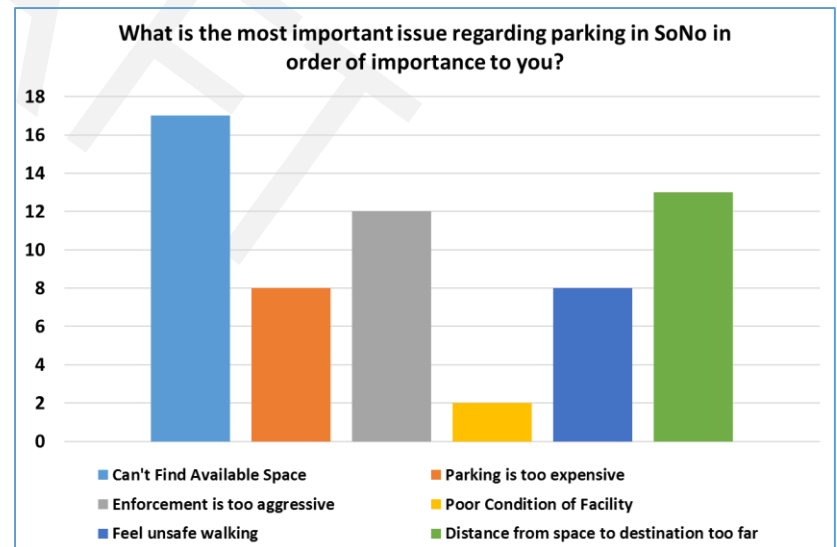
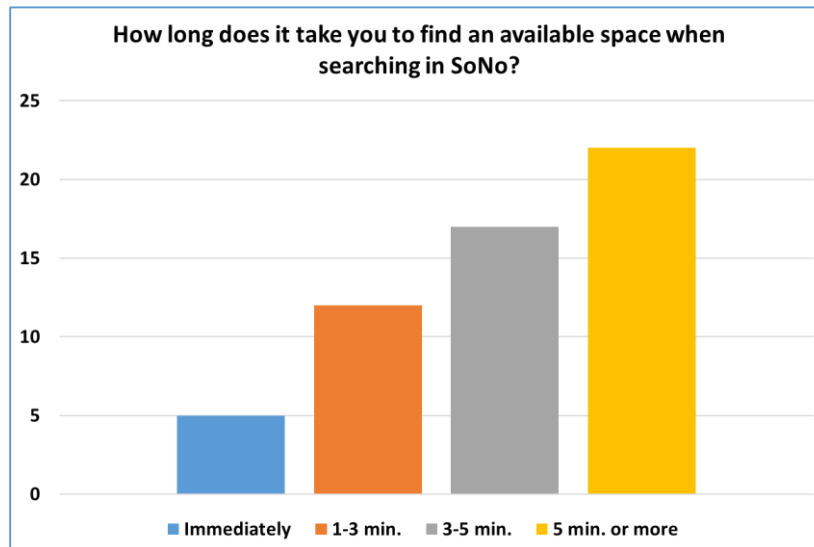


OPEN HOUSE QUESTIONNAIRES

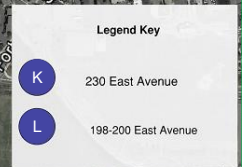
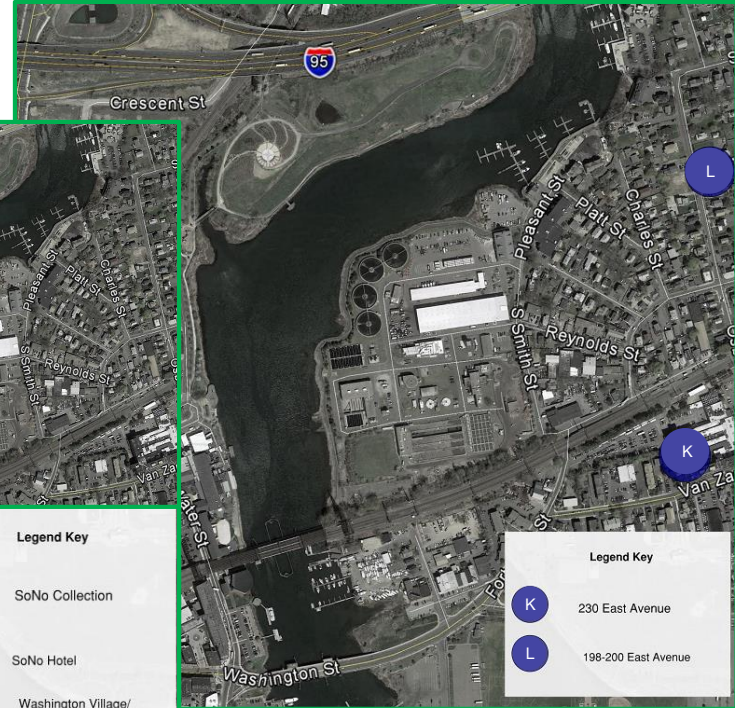
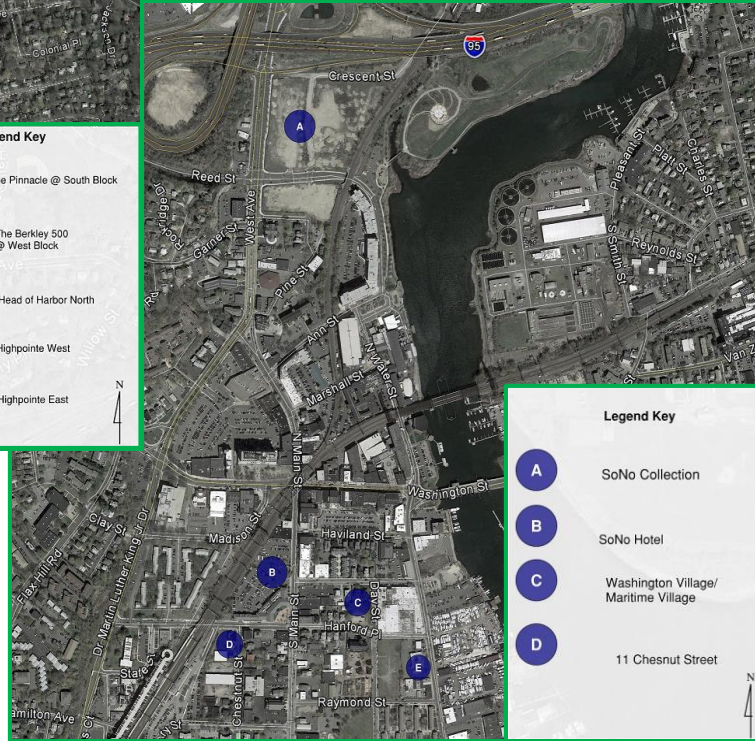
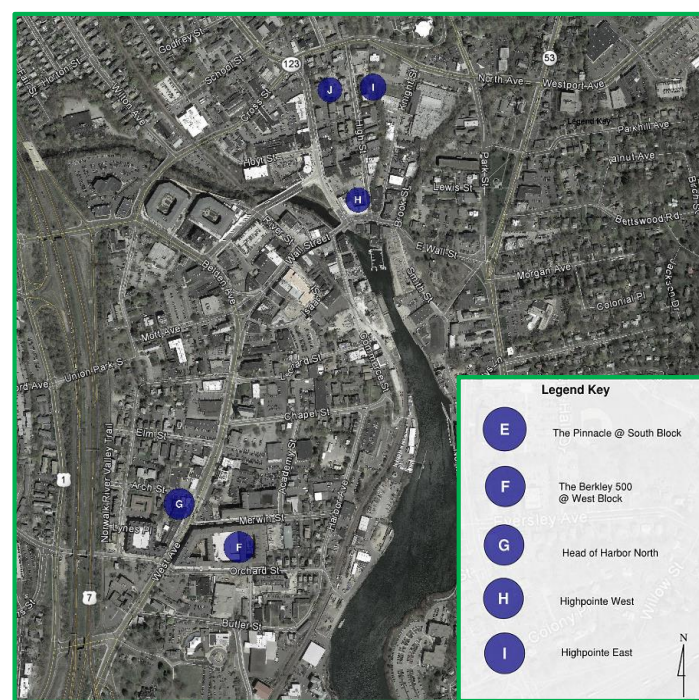
Regarding Parking in Norwalk



Regarding Parking in South Norwalk

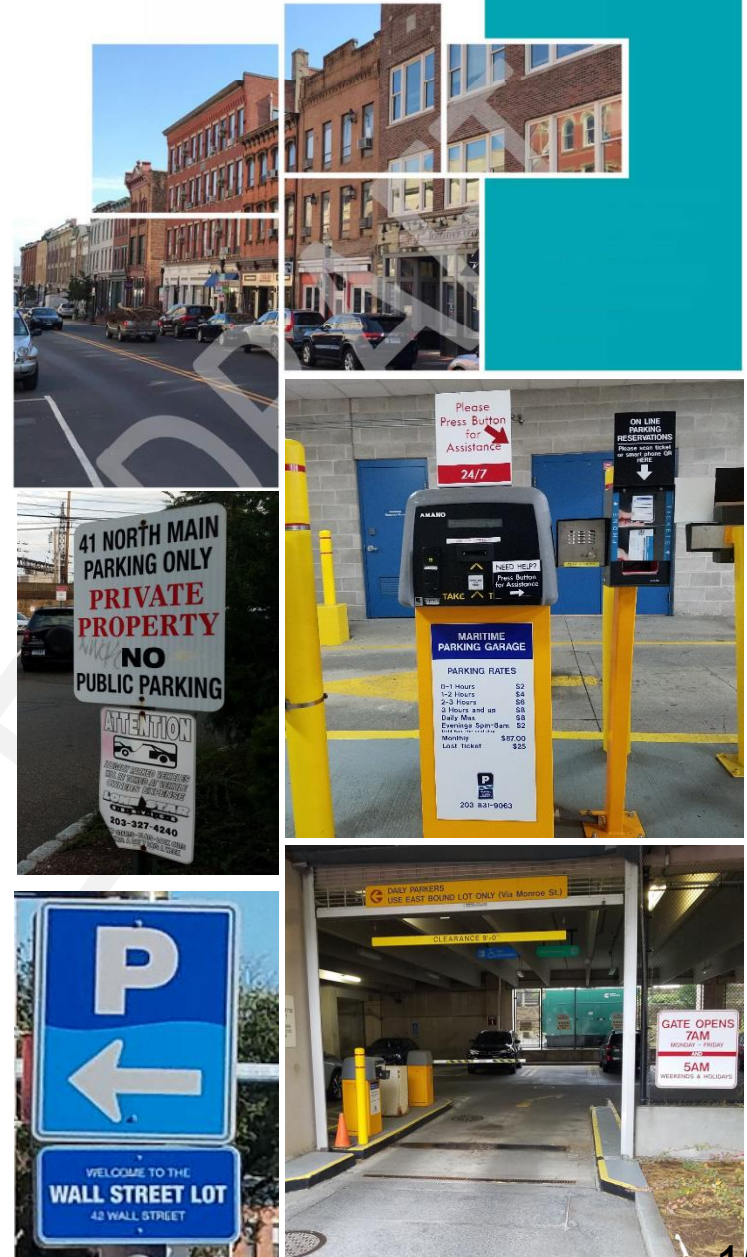


DRAFT FUTURE KNOWN AND PROPOSED DEVELOPMENT INFORMATION



Map ID	Development Project Name	Location	Proposed Use(s)	Density
A	SoNo Collection	100 West Avenue	Mixed-Use Lifestyle Center: Retail; Restaurant	660,410 SF Retail; 44,391 SF Restaurant
B	SoNo Hotel	43-47 South Main Street	Hotel	102 Keys
C	Washington Village	13-20 Day Street	Multi-Family Residential	273 units
C	Maritime Village	19 Day Street	Multi-Family Residential; Office	57 units; 6,000 SF Office
D	11 Chesnut Street	11 Chesnut Street	Residential	17 units
E	Water Street/Hanford Place	123 Water Street/Hanford Place	Mixed-Use	80 residential units, 4,340 SF Retail, 1,590 SF Office
F	The Pinnacle @ South Block	515 West Avenue	Mixed-Use	80 Units; 496 theatre seats; 11,418 SF Restaurant; 16 lane bowling alley
G	West Block (The Berkeley 500)	500 West Avenue	Mixed-Use	4,932 SF Restaurant; 6,943 SF Medical Office, 129 units,
H	Head of Harbor North	High and Wall Streets	Residential	60 units
I	Highpointe West	74-88 Main Street	Mixed-Use	212 residential units; 14,250 SF Retail
J	Highpointe East	42-48 High Street	Mixed-Use	66 units; 4,320 SF Retail
K	East Norwalk RR Station TOD	230 East Avenue/Rowan Street	Mixed-Use	195 dwelling units, 40,955 SF Office, 2,130 SF Restaurant, 1,500 SF Retail
L	198-200 East Avenue	198-200 East Avenue	Multi-Family Residential	14 residential units

NEXT STEPS – PARKING OPERATIONS



PARKING OPERATIONS



- Review parking management policies and compare to industry best practices
- Review Governance
- Review day-to day operational policies and recommend improvements
- Technology to meet project recommendations
- Review Inclusion of Parking in Development Approvals Process

PARKING OPERATIONS

- Minimize development constraints created by parking requirements
 - Shared parking
 - Publicly-subsidized parking; developer pays into fund
- Identify revenue-generating opportunities through parking assets to support public improvements
 - Parking Benefit Districts
 - TIF
 - Public Improvement District
 - Parking Assessment District



Q & A

