

Downtown Haddonfield Vision Plan

Parking and Access Committee Meeting May 23, 2006



This Morning's Agenda

I. Vision Process Update

II. Review of Parking and Circulation Research

III. Parking and Circulation Options

IV. Discussion

Parking and Circulation Research

Parking is not a problem

- > If you are local and know how to get around
- > If you are local and know how to find empty spots
- > If you are local and know how to avoid tickets

Parking is a problem

- > For everyone else

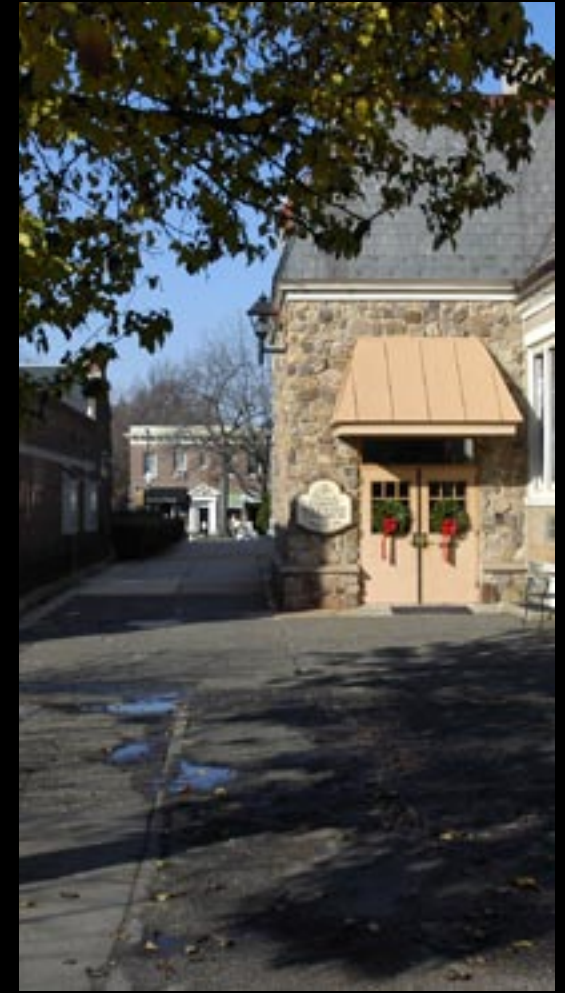
Parking and Circulation Research

- > **Locations of lots are poorly marked**
- > **Many convenient spaces are off-limits to public**
- > **The walk from lots to street is long**

Localized shortages downtown

- > **Weekdays, during and after lunch**
- > **Kings Highway between Tanner and Haddon**

Parking and Circulation Research



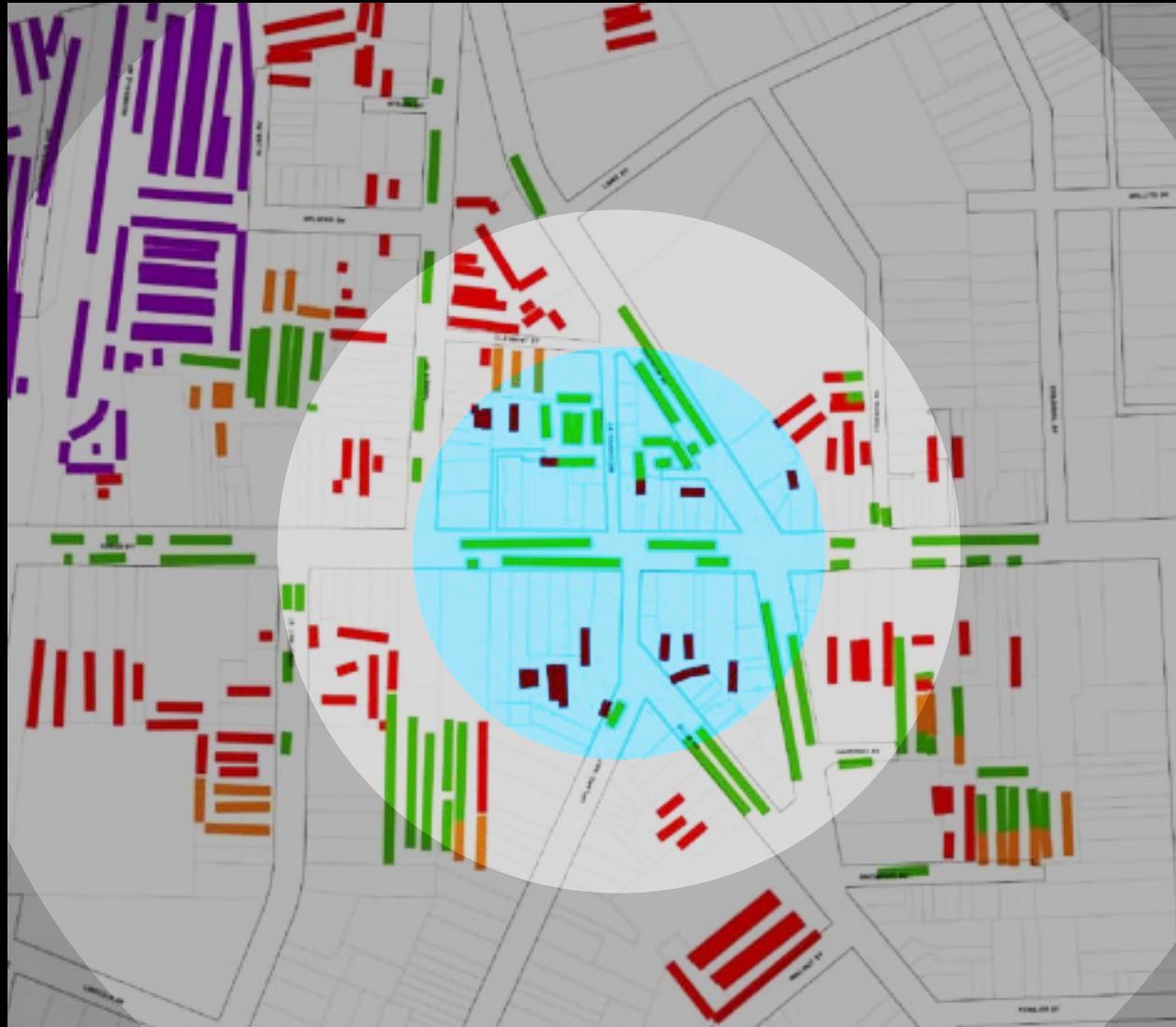
Locations of lots are poorly marked
Convenient spaces are off-limits to public
The walk from lots to street is long

Parking and Circulation Research



Convenient spaces are off-limits to public

Parking and Circulation Research

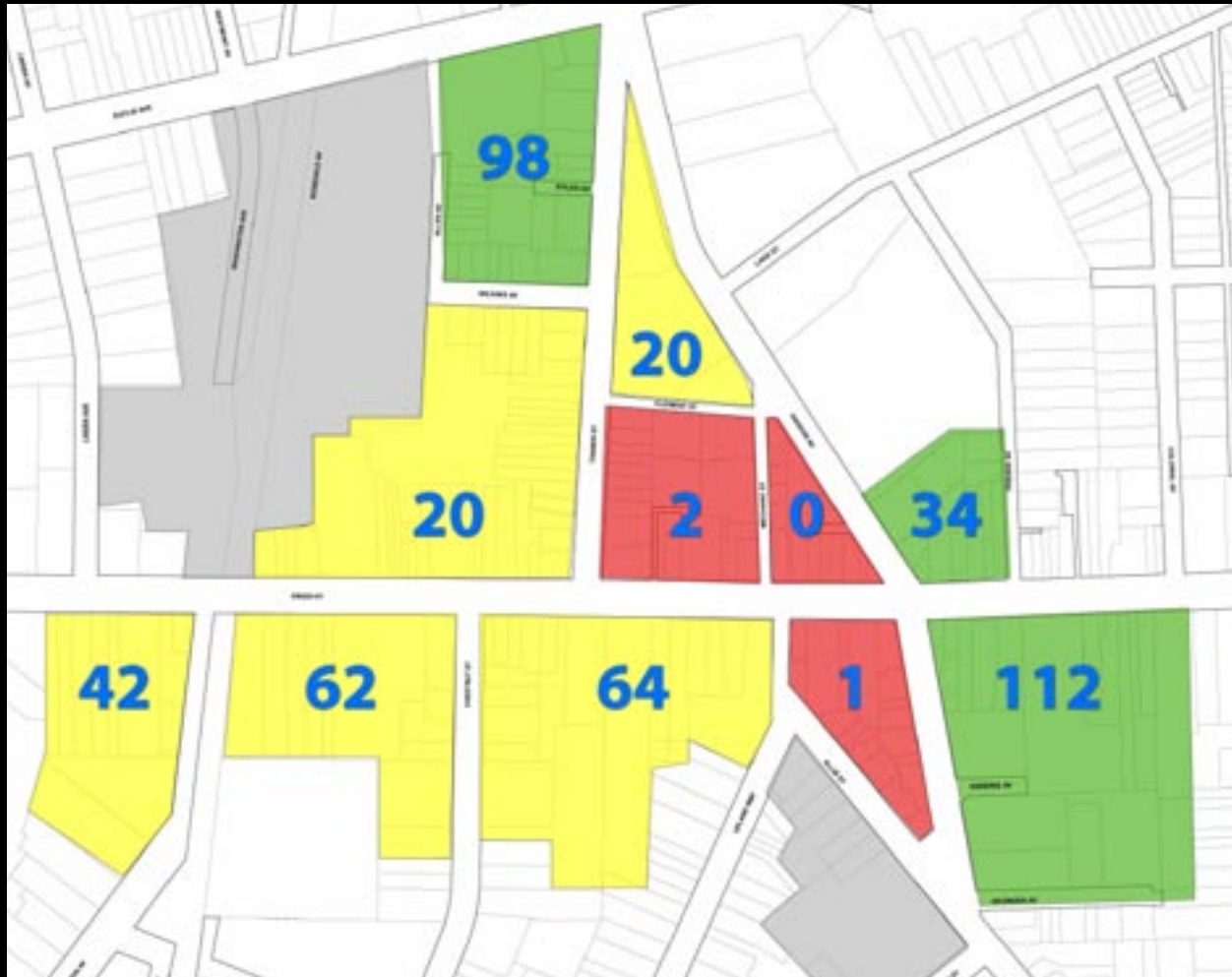


■	0-3 minutes
	229 spaces
■	0-5 minutes
	823 spaces
■	0-10 minutes
	2503 spaces

Localized shortages downtown

> Kings Highway between Tanner and Haddon

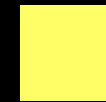
Parking and Circulation Research



**Occupancy of Spaces,
Thursday 12 p.m.**



Full



At least 2/3 full



Less than 2/3 full

455 Available spaces

90 Public spaces

365 Private spaces

Localized shortages downtown

> Weekdays, during and after lunch

> Kings Highway between Tanner and Haddon



Parking and Circulation Research

Does downtown need a garage?

- > **Yes: Landlords, merchants say it's hard to attract tenants and customers if parking is not assured**
- > **No: Parking counts show plenty of empty spaces; public won't pay taxes for a garage**

Parking Issues We Have Identified

How can existing spaces be made available to visitors?

How can the walk between rear park lots and Kings Hwy be improved?

How can signage and circulation to downtown parking be improved?

When will more parking spaces been needed?

Where can they be created?

How can they be paid for?

Parking and Circulation Options

Options Depend on Long-Term Vision for Change

> **Manage existing spaces better**

Supports existing conditions, modest change in land-use, minor infill
Minimal cost and construction

> **Improve connections, upgrade meter technology**

Supports existing conditions, modest change in land-use, minor infill
Modest cost and construction

> **Build new spaces**

Supports broader change in land-use, infill development
Major cost and construction

Parking Options: Group One

Minimal Cost and Construction

Capture more meter spaces on King's Highway

Reorganize meter and permit spaces

so meters are closer to Kings Hwy shops

Let visitors use private lots on evenings, weekends

Expand shared parking

Improve signs that lead to parking

Improve walkways between parking and shops

Improve circulation for parkers

Meter and Permit Spaces: Existing



Public Spaces



Permit Spaces

Meter and Permit Spaces: Proposed



Public Spaces

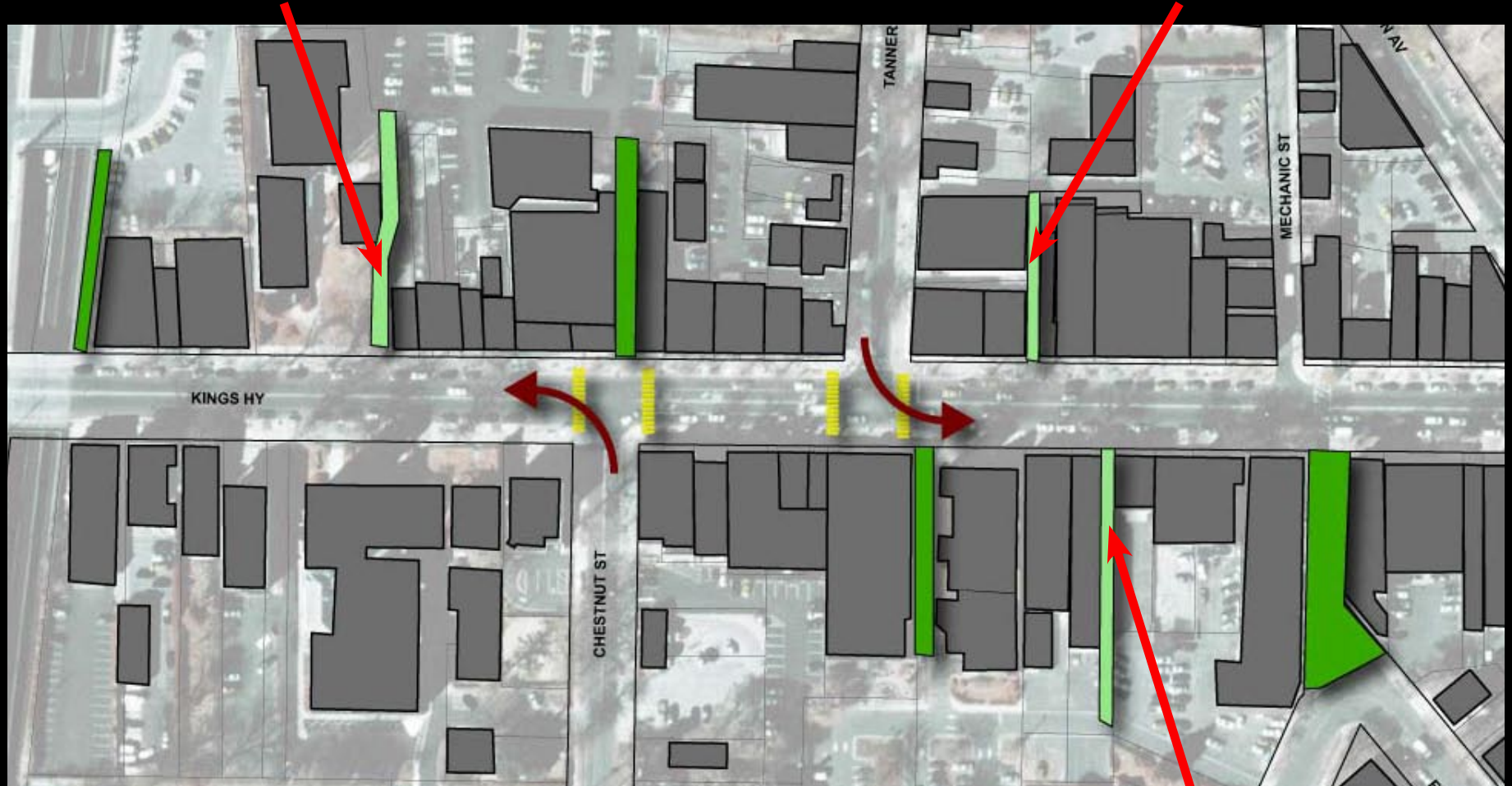


Permit Spaces

New Connections and Circulation

New walkway: Grace Church

New walkway: Animo Juice



New walkway

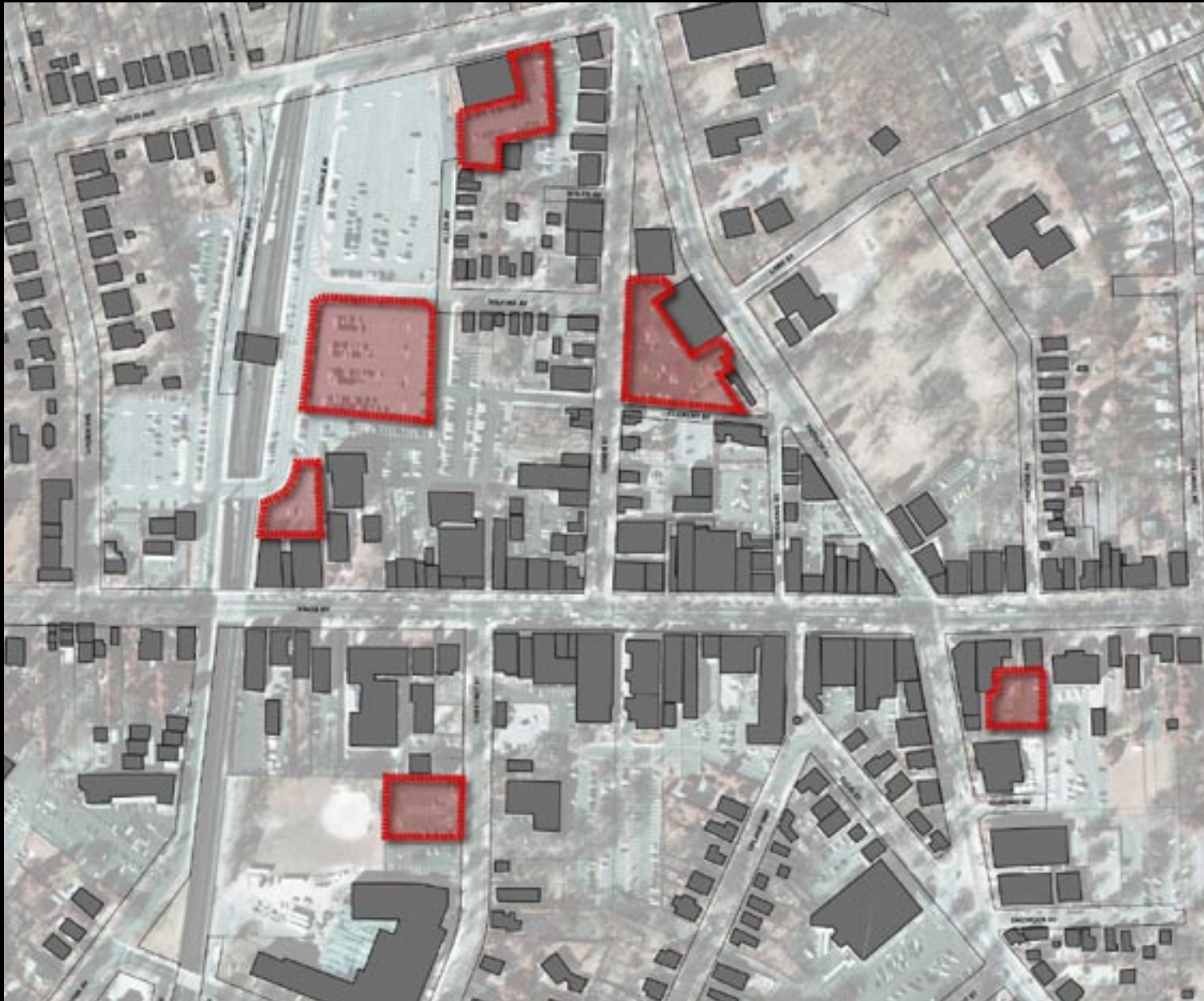
- Existing Walkways
- New Walkways



Expand Shared Parking: Current Private Spaces



Expand Shared Parking: Possible After-Hours Access



Parking Options: Group Two

Modest Cost and Construction

Add surface spaces

**Create a new east–west connection
south of Kings Hwy**

Upgrade meter technology

Improve circulation at PATCO site

New Lots and Connections



 New / expanded public lot options

 New east-west street

New Meter Technology



Downtown-wide payment system

> Visitors can add to meter time without returning to car

> Visitors have convenient payment options

> Borough can adjust meter rates as necessary

> Borough can track parking usage



Parking Options: Group Three

Major Cost and Construction

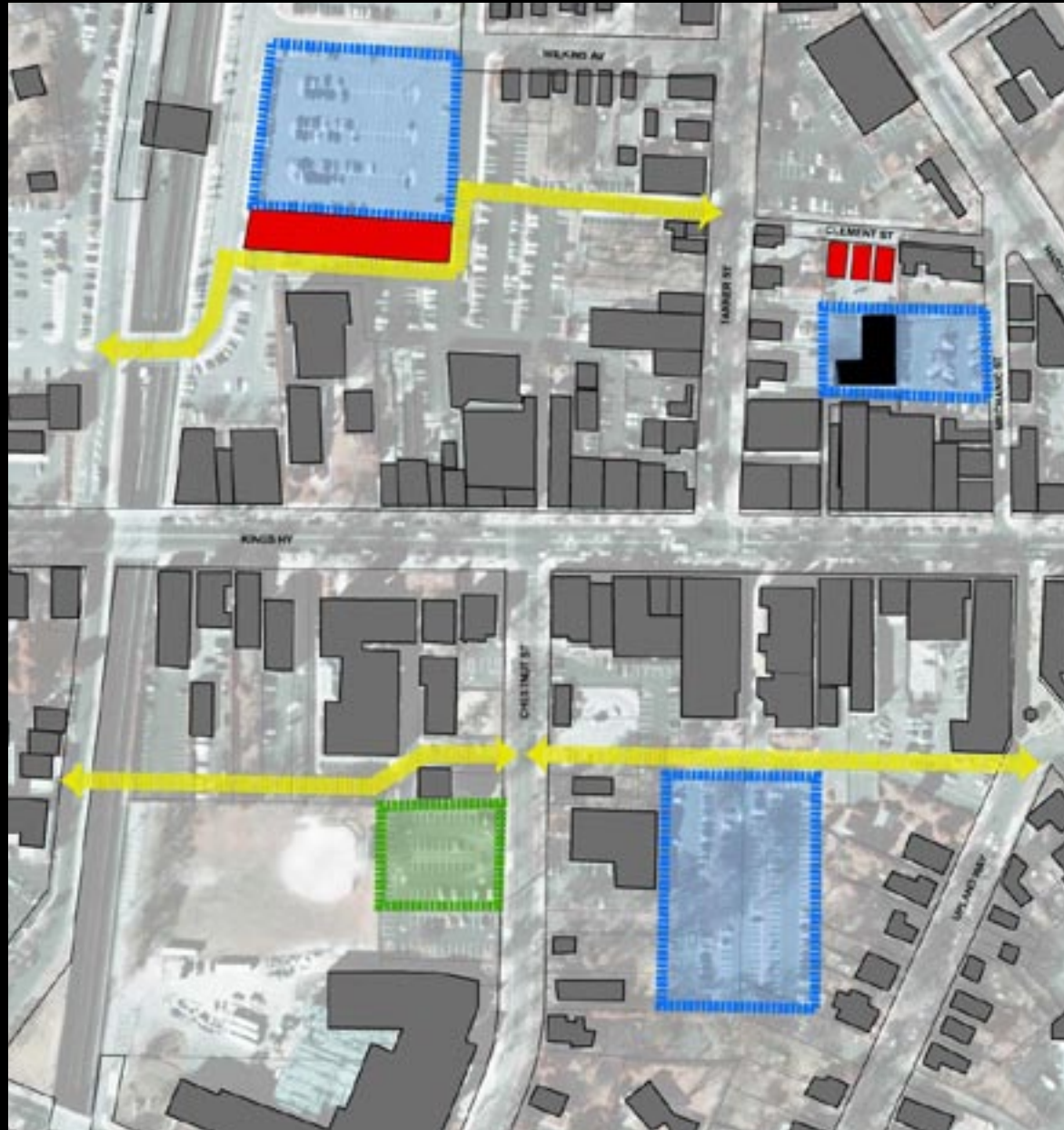
Build a deck or garage over Mechanic–Clement lot

Build a deck over “mini-mall” lot

Build a garage at south end of PATCO lot

**Create a new east–west connection
north of Kings Hwy**

New Lots, Decks, Garages and Connections



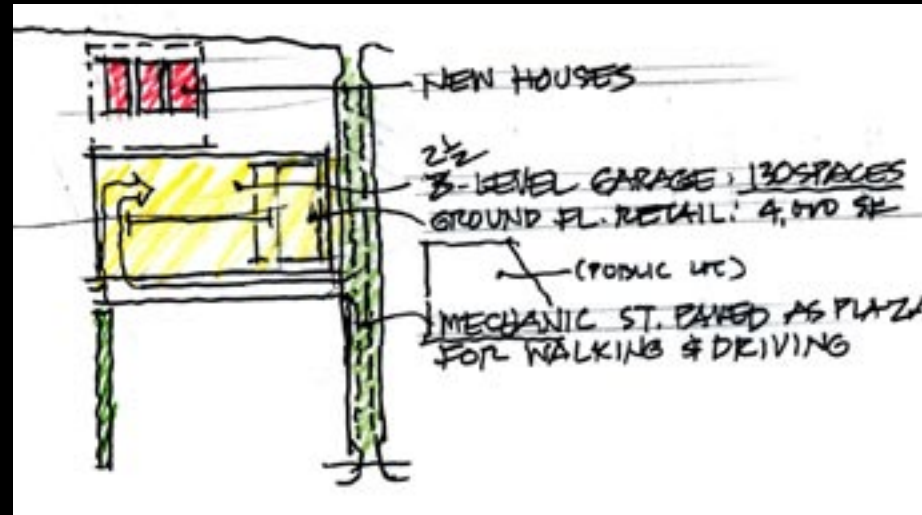
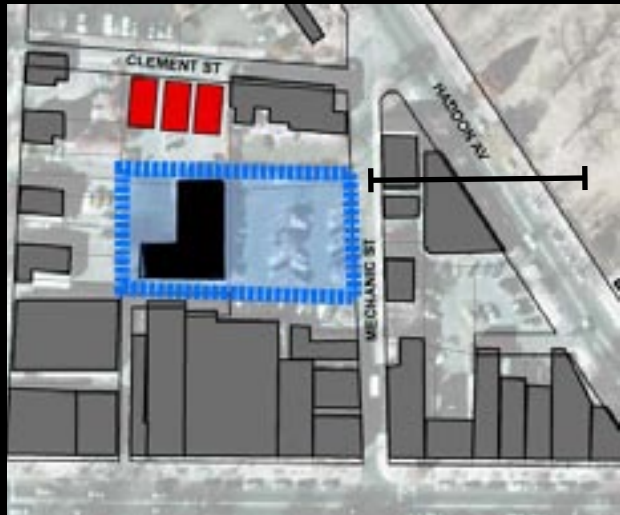
 New / expanded public lot options

 Deck or garage options

 Possible joint development

 New east-west street

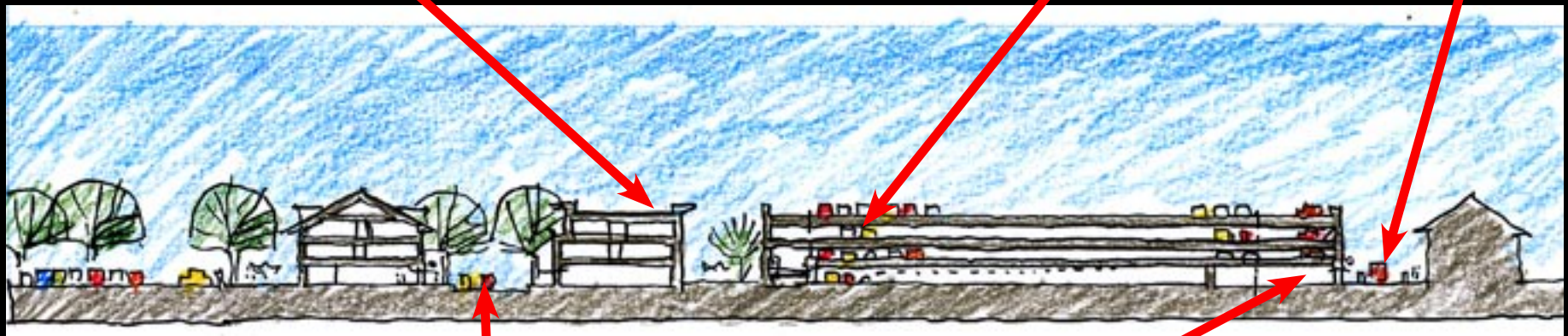
Mechanic Street Deck or Garage



Possible
new development

New deck or
garage

Mechanic St.

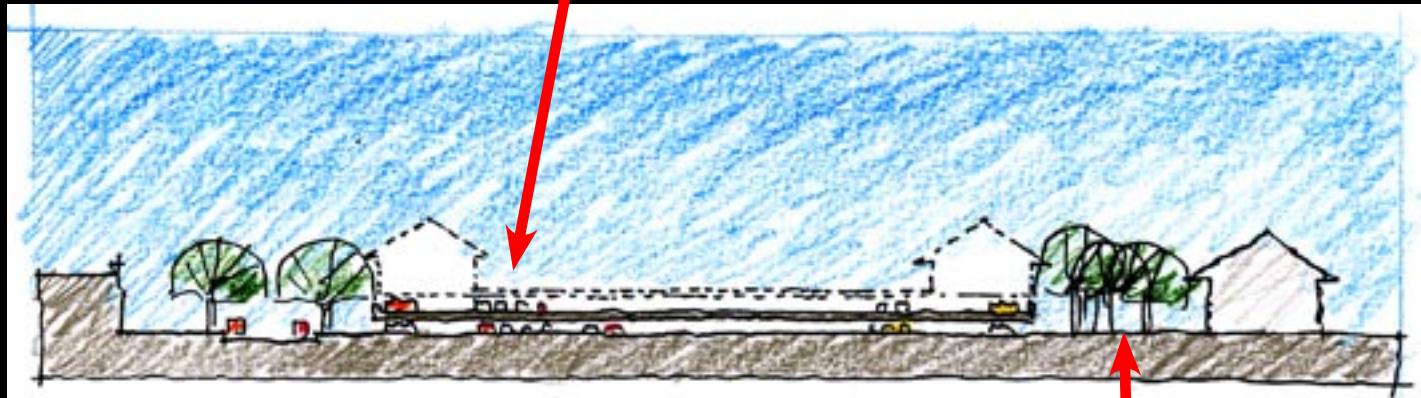
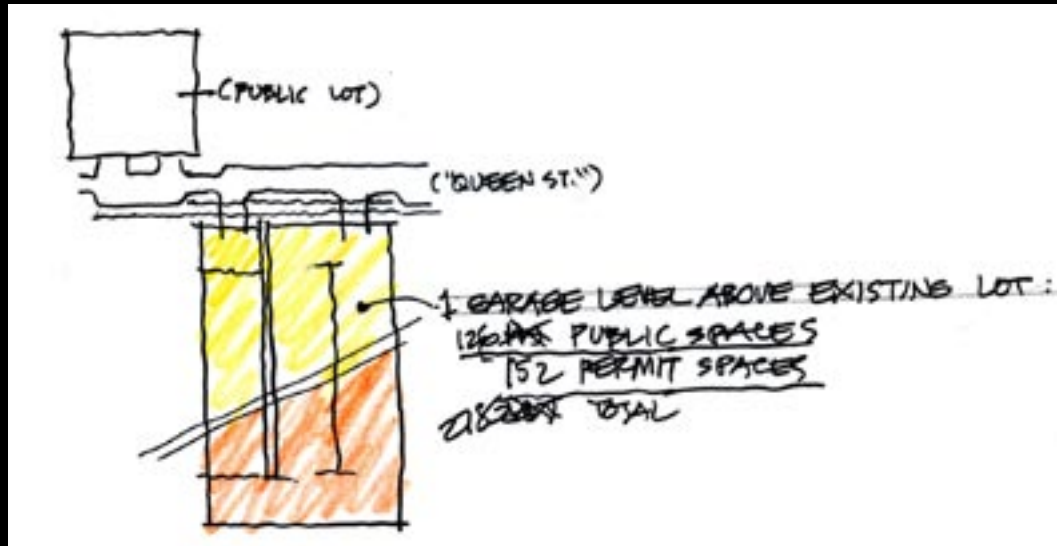


Tanner St.

Retail

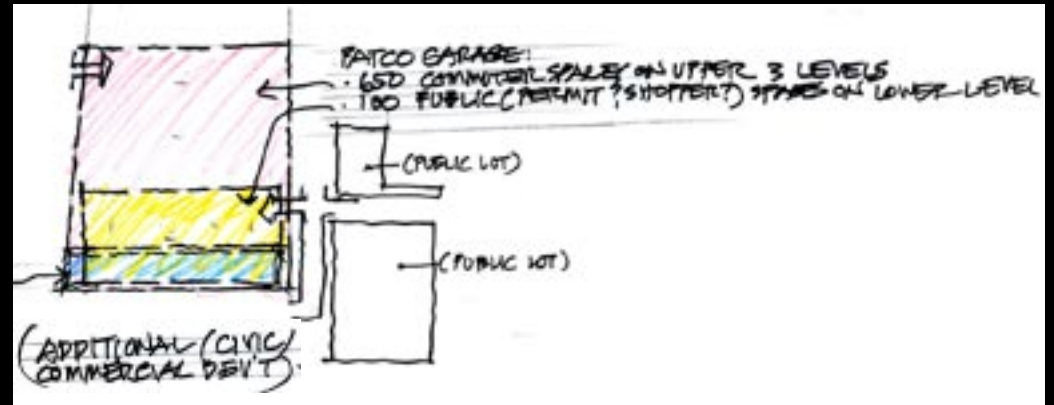


"Mini Mall" Deck

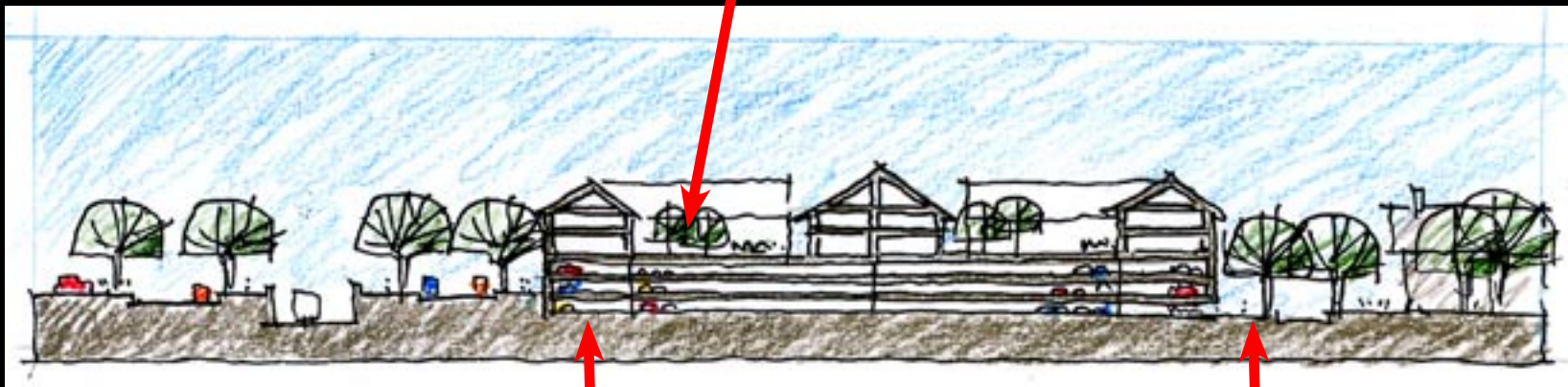


New street

PATCO Garage



New garage



Housing above

New street



Funding Strategies

**Shift parking revenue increases
into “parking trust fund”**

Raise parking meter rates

Contributions from BID

Development revenues

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