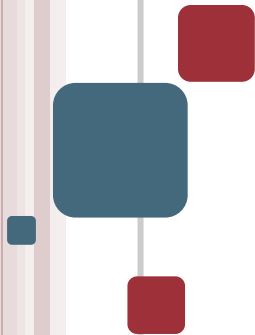


# CCDC DEVELOPER ROUNDTABLE

The Future of Downtown Parking

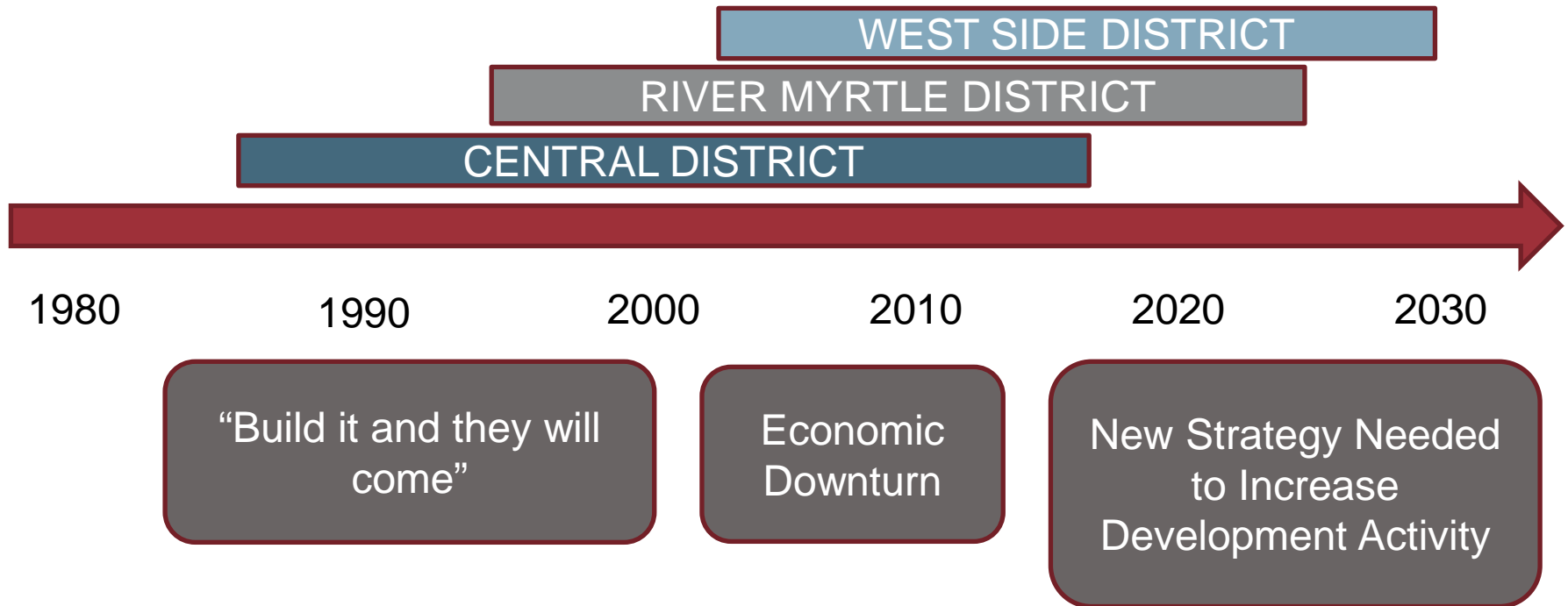
April 14, 2015



# Parking Roundtable Overview

1. Understand **the current context and realities of parking from the private sector's perspective.**
2. Listen and understand **where the private sector wants CCDC to make investments** in new parking garages in downtown Boise.
3. Explore **the potential for creating public-private partnerships** to fund additional structured parking.
4. Discuss the **development community's important role in CCDC's Parking Strategic Planning Process.**

# Key History & Context

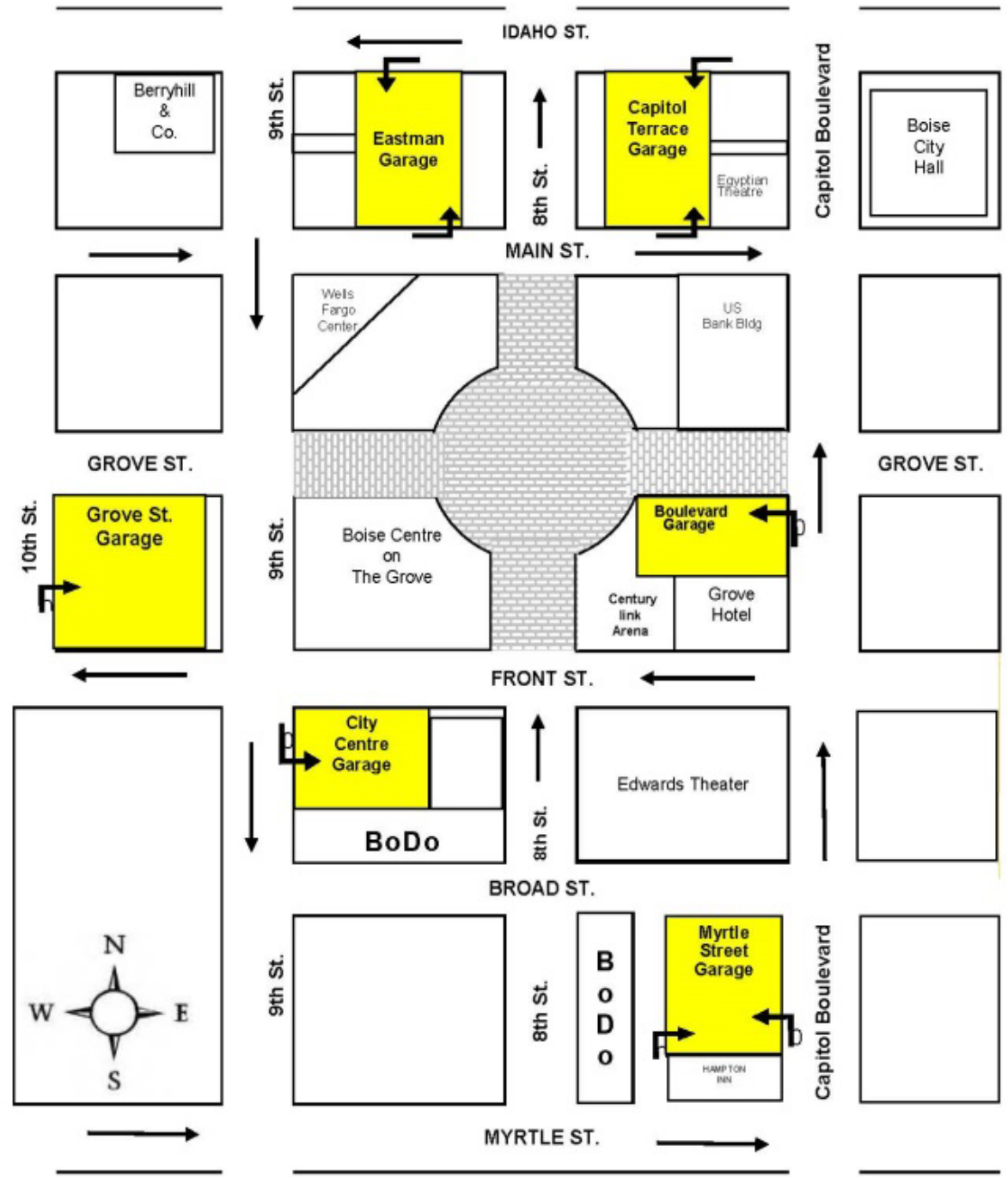


# CCDC Parking Goals (2008)

- Develop and manage parking as a:
  - “Critical element of public infrastructure”
  - “Tool to promote and sustain downtown economic development”
- Investment will be guided by two principles:
  1. “Effective and responsive program management”
  2. “Making downtown Boise a more visitor-friendly and preferred regional destination”

Source: CCDC Parking System Investment Plan — April 4, 2008

# CCDC Garage Locations



## CCDC Garage Utilization as of 3/30/15

Garage	Total Stalls	Transient Stalls	Monthly Stalls	20% Oversell	Permits Sold	Spaces Available	Oversold %
BOULEVARD	216	87	129	155	75	80	58%
CAPITOL TERRACE	495	255	240	288	292	(4)	122%
CITY CENTRE*	584	360	224	269	214	55	96%
EASTMAN	386	111	275	330	315	15	115%
GROVE STREET	543	50	493	592	486	106	99%
MYRTLE STREET**	<u>343</u>	<u>231</u>	<u>112</u>	<u>135</u>	<u>199</u>	(64)	178%
<b>AGGREGATE TOTALS</b>	<b>2567</b>	<b>1094</b>	<b>1473</b>	<b>1769</b>	<b>1581</b>	<b>188</b>	<b>107%</b>

\* - GBAD has the right to call 300 of these stalls on busy days

\*\* - The Hampton Inn has the right to call 140 of these stalls on busy days

## Strategies to Address Parking Shortfall

- Maximize utilization of existing parking
- Increase utilization of alternative forms of transportation
- Implement new parking pricing strategies
- Require new developments to provide sufficient onsite parking
- Create additional parking
- Combination of all of the above

# CCDC is Taking the Lead

- **2015-2016 CCDC Parking Initiatives:**

1. **Strategic Parking Plan**
2. **Rate Analysis**
3. System Re-Branding
4. Garage Signage (exterior & interior)
5. Garage Construction Standards Update
6. Demand Modeling (Park+ Software)
7. Management Plan Update





# CCDC is Taking the Lead

- ✓ Coordinated approach to public and private collaboration
- ✓ Involve key public and private stakeholders
- ✓ Develop solutions that support a shared vision for the future of downtown Boise

Strategic thinking

Public outreach

Engage industry experts

Best practice research

Peer city comparisons

# The World Today

- 2013 study suggested that here may be a need for nearly 1,000 additional parking spaces
- Changing retail landscape
- Historic level of investment in downtown housing
- Unprecedented request from development community for garage construction

# DISCUSSION

## CCDC Urban Renewal Districts Existing/Potential Parking Facilities

- Existing public parking garages
- Existing private parking garages where parking permits are available to public
- Primary Sites - Carl Walker Study 2014 - located on private land; subject to availability
- Secondary Sites - Carl Walker Study 2014 - located on private land; subject to availability
- Potential parking garage sites - on land owned by public agencies
- Potential parking garage sites - located on private land; subject to availability

Prepared 6/11/2013  
Updated 4/8/2015

