

Approved
PARKING ADVISORY BOARD
August 10, 2010

Randy Hafer√
Bruce Simon √
Nick Blake (Esc.)
Mitch Goplen (Esc.)
Drew Smith (Esc.)

Steve Bruggeman(Esc.)
Don Olsen √
Leticia Moore √
Scott Godfrey √

NOTES:

The meeting was called to order by Randy at 4:07p.m. Others present were: Jackie Yamanaka with Yellowstone Public Radio, Greg Krueger, Debi Meling (Public Works Department), Chris Hertz (Engineering Department), Wyeth Friday (Planning Department), Chris Mallow and Kelly Cox.

PUBLIC COMMENT PERIOD:

Jackie Yamanaka from Yellowstone Public Radio was present to witness the meeting. She was not interested in having time for a public comment.

REPORTS AND ACTION ITEMS:

Approve minutes from July:

Bruce motioned that the minutes from the July meeting be accepted as written. Scott seconded the motion. All members were in favor and the motion passed.

Monthly Report- July 2010:

Don asked if Chris has seen any trends in regards to the monthly reports. Chris stated that everything seemed pretty stable with very little movement in the garage numbers. Chris also pointed out that park and shop validations were down from June 2010 but were up from July 2009. Chris believes that comparing to last year is a better indicator than comparing numbers to the following month.

Garage Lighting and Security:

As an update from last months meeting Chris advised the Board that the draft report of the energy audit was done and McKinstry was now in the process of preparing the final report. It is Chris' understanding that the first priority was to retro-fit the garages. At this time there has been no mention of a dollar amount for the project. Staff will also be discussing the feasibility of paying the project off

in full or carrying a debt contract. McKinstry will be the general contractor for the City wide contract and will sub-contract out the work. McKinstry is also working with Northwest Energy to apply for the rebates Northwest Energy offer. It was asked if the contract with McKinstry had to be taken as a whole or if the City would be allowed to “piece meal” the project. Wyeth stated that he was under the impression that there was a minimum that the City had to agree to but that the City was able to pick and choose what they wanted to do and in what order. Wyeth also stated that it sounded like LED nor induction lighting was what the recommendation was but maybe some other type of lighting, such as compact fluorescent) however there was the issue of the cold weather that had to be worked out. At this time Staff is waiting for the numbers to come in and then they will work out a schedule to implement the retro-fit.

Informational Meter Labels:

Chris had a hand-out for the Board of examples of meter labels. Chris asked if there was something specific the Board would like to see on the labels. Don stated that he thought it would be nice to inform people that parking was free after 5:00 p.m., weekends and holidays. Chris stated that maybe it would be good to describe how to park in regards to position of meters. Greg stated that if the City decided to move to one pay station per block the pay station would be a great place for informational items.

OLD BUSINESS:

Updates to Strategic Planning List of Projects:

PARKING ADVISORY BOARD – Planning Decisions (3/16/10)

1. *Support/encourage diagonal parking in hospital corridor and Dehler Park (underway at Clinic); City to do Dehler Park; Chris to contact SVHC*

Michael Sanderson submitted the plans to Engineering to have them approve the restriping around Dehler Park. The Engineering Department red flagged the item due to conflicts with the Heritage Trail bike lane that has been scheduled to be on 9th Ave. N. At this time Tina Volek, Bruce McCandless, Candi Beaudry and Dave Munford have scheduled a meeting for Thursday August 12th to discuss which item is most pressing and any options. Chris stated that he would e-mail the Board and let them know the outcome of that meeting.

2. *Support EBURD parking overlay zoning (underway – final council approval 3/22/10)*
3. *Recommend changes to CBD parking*
Option 1
 - *Adopt anti-shuffling ordinance (Chris to research; 6 month phase in)*

- 3 “zones”:
 - 2 hr. metered in highest use/turnover areas
 - 10 hr. metered in desirable long stay locations
 - Remove meters at fringe areas with low utilization

Option 2

- *Adopt anti-shuffling ordinance*
- 3 “zones”:
 - 2 hr. signed (no meters) in highest use/turnover areas
 - 10 hr. metered in desirable long stay locations + pass
 - Remove meters/time limits in fringe areas
- *Chris to get consultant opinion, then conference call*

Either option must support & encourage continued use of garages

- *Adjust 10 hr. rates to support garages*
- *With Option 2, increase fines for shuffling or overstaying limit*
- *With Option 2, update technology to enforce*
- *Retain courtesy tickets for 1st offences*
- *Retain monthly 10 hr. passes*

The technology audit proposals have been reviewed by Chris, Council Member Dick Clark and Don O. Don stated that the review committee decided that Desmond & Associates proposal was best suited for what the City was looking for at a cost of \$38,500. Scott Martin, who has had previous experience with the City via the 1999/2000 parking study update from Carl Walker, will head the project for Desmond & Associates. Chris was asked if the audit will need to be approved by City Council and Chris advised that it fell below the purchasing requirements and that it will just need to be routed to Tina Volek for approval. Chris also added that there would be a kick off meeting with Desmond & Associates before they start the project.

4. *Work on Parking Division Finances*
 - *Letter to Council strongly recommending phasing out Parking Division transfer to General Fund (233k/yr.)*
 - *RH/GK to draft letter; signed by all; bond new garage, etc.; present at Work Session with several members, letters of support*
5. *Recommend changes to parking for rest of city (per list)*
 - Provide diagonal parking for on-street parking whenever possible (or perpendicular in street centers where available)*
 - Encourage an interconnected grid of streets in new developments*
 - Require all new streets in commercial areas to be designed to accommodate on-street parking*
 - Allow on-street parking to count as part of total parking requirement or make on-street parking a mandatory offset of on-street parking*
 - Allow an offset for bicycles/scooters/motorcycles (biking racks downtown)*
 - Allow compact/energy efficient car spaces as part of the total requirement (smaller)*

- g. Create a standard for the maximum number of parking spaces provided depending on project type; change current into maximum; set new floor*
- h. Allow/encourage parking sharing between parcels/properties; i.e. if more than 1 business adjacent, then max. $X .9 = \text{total for entire site}$, 3 or more $X .8$, 5 or more $X .7$, etc.*
- i. Encourage parking behind buildings.*
- j. Bike racks.*

The bike lockers have been ordered and are expected to arrive sometime around the end of August.

Parking Maximums:

Randy explained, in short, that the Parking Board was looking at changing City wide parking ordinances in regards to new and existing (change of use) businesses. Chris Hertz (Engineering Dept.) asked what the Board's concerns were specifically. Randy explained the issues with Mr. Thrifty (change of use business) and how difficult it was for them with the current ordinances. Randy also stated that the Board would like to see credit given to businesses for on street parking, shared parking along with offsets for motorcycle, bicycle, and transit and compact/energy efficient vehicle spaces. Additionally, the Board would like to see some time of parking maximums along with landscaping to break up having seas of pavement. Chris H. stated that the distinction really needed to be about businesses that were against residential neighborhoods and those that were not (i.e. the Beauty College on Broadwater). Debi Meling (Public Works Department) stated that variances are for these special needs and she has never seen a variance declined. Debi also stated that many problems occur when a business goes thru a change of use status when the new business requires more parking than the business that was in the location previously.

Bruce S. asked where the standard came from for parking maximums and minimums and lengths of yellow zones. Chris H. explained that although he did not know when the ordinances were put in to effect but that he knew that when dealing with these types of issues the Engineering Department references the I.T.E. manual, which is updated yearly and is the standard for the Country as a whole. Chris H. stated that Billings' Ordinances are pretty close to the Country wide standard.

Chris H. and Debi needed to leave the meeting but were very interested in continuing discussions on this subject. Randy suggested putting together a sub-committee and scheduling a meeting with Chris H., Debi and Wyeth. Randy and Bruce S. offered to be on the subcommittee and asked Chris to e-mail the absent members to see if they would offer to also join the subcommittee to discuss this issue further.

NEW BUSINESS:

Downtown Alliance Report:

Greg explained to the Board that the Department of Revenue has completed their assessment for downtown Billings and has come up with a combined (for original and growth area) of taxable value of \$2,900,000. This multiplied by .62 mill would mean \$1,800,000 in tax increment. This would then lead to the ability to build a 705 stall garage on Montana. Greg stated that this would include the purchase of the Tolliver building and Northern garage. He informed the Board that the Nelson brothers were on board with this project but that they had a very short window of time to make it happen. As part of the deal the Northern would own 190 spaces outright in the garage and pay the taxes on those spaces. Additionally the garage would contain up to 20,000 sq. ft. of retail space that could be sold off or rented in part or in one large chunk. Greg is set to be on the Agenda for the September 14th P.A.B. meeting to unveil the plans for the 6 or 7 story garage. Additionally, Bruce Mc. has added this item to the City Council's work session on September 20th.

Greg stated that the Alliance is working on many projects at this time but wanted to keep this report to parking related issues.

Informational Items:

The sale of Park 4 garage is moving forward. Chris met with the independent appraiser and did a walk thru and Chris gave him all the requested information. At this time Staff is waiting on the appraisal to move in to the negotiating phase with the prospective purchaser.

The only proposal for the N. 29th St. sky bridge reconstruction was submitted from C.T.A. Architects. Chris is working on the contract and moving forward with them to start the project.

The garage sweeper has been ordered and will be shipped at the end of August.

Chris is working on adding to next year's budget the restriping of the downtown diagonal lines.

Chris has a meeting with Kim Barnett from GSA in regards to allowing them to install a live streaming video of the construction of the new Federal courthouse on the roof of Park 2 garage.

Adjourn:

The meeting was adjourned at: 5:50 p.m.