

**CITY OF CORVALLIS
DOWNTOWN PARKING COMMITTEE AGENDA**

5:00 p.m., Tuesday, November 1, 2016
Downtown Fire Station Meeting Room
400 NW Harrison Boulevard

- I. Community Comments
Opportunity for public input on matters of interest to the Downtown Parking Committee.

- II. October 4, 2016 Minutes Review

- III. Downtown Parking Study

- IV. Information Sharing

- V. Committee Requests and Reports

If you need special assistance to participate in this meeting, please call [enter contact # here] (for TTY services, dial 7-1-1). Notification at least two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (In compliance with the Americans with Disabilities Act, 28 CFR 35.102-35.104 ADA Title I and ORS 192.630(5)).

**DOWNTOWN PARKING COMMITTEE
MINUTES
October 4, 2016
DRAFT**

Present

Brad Upton, Chair
Liz White
Steve Uerlings
Chris Heuchert

Staff

Lisa Scherf, Public Works

Visitors

Sarah Johnson, Community Development
Alice Derrickson, Corvallis Police
Todd Baily, Corvallis Police
Pamela Werner

Absent

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
I. Call Meeting to Order/Introductions	X		
II. Review of September 13, 2016 Minutes			Approved
III. Community Comments	X		
IV. Old Business • Downtown Parking Study		X	
V. New Business • None	N/A		
VI. Information Sharing	N/A		
VII. Committee Requests and Reports	N/A		
VIII. Pending Items	N/A		

CONTENT OF DISCUSSION

I. Call Meeting to Order/Introductions

Chair Upton called the meeting to order and those present introduced themselves.

II. Review of Minutes

Committee Member White moved to approve the September minutes; Committee Member Heuchert seconded the motion and the minutes were approved unanimously with one abstention.

III. Community Comments

Visitor Pamela Werner, a massage therapist with a business downtown, stated that she, her clients, and her staff are having problems finding parking downtown. She has purchased a ten-hour parking permit, but does not feel she can afford to buy one for all of her employees and would likely lose clients if she raised rates to offset parking costs. Walking to the free parking

areas is uncomfortable to her, especially after dark. Ms. Werner stated that she wants business owners and employees downtown to be treated as equals to customers, and wants to see a central, designated, safe area for downtown employees to park for free. Chair Upton stated that the Corvallis Municipal Code has long made parking downtown free for customers, but disallowed parking for employees and residents. In response to employees ignoring the rules and parking downtown and to ensure turnover of spaces, the three-hour time limit was established. This has received mostly positive feedback. Chair Upton opined that the \$28 per month fee for ten-hour parking permits is reasonable, especially when compared to the parking costs in other cities. Committee Member Heuchert stated that the business that he works for puts the responsibility for parking costs on the employee. He suggested looking at some of the private parking lots in the downtown area. Chair Upton stated that one solution might be having designated employee parking on the outskirts of the downtown area with a shuttle to take employees into the core. Ms. Werner asked why there isn't a parking structure downtown. Chair Upton stated that parking structures cost \$30-\$50,000 per parking spot and that finding one location convenient for all users is an issue. In response to a question, Ms. Werner stated that she would be willing to pay \$10 per month for a permit for a parking structure. Chair Upton stated that the main charge of the Committee is to relieve parking strains for customers, but that Ms. Werner's input is valuable, and that the Committee is working to improve parking downtown. He noted that parking costs will more likely go up than down, noting that parking meters do not generate revenue, but are there to promote turnover. The Chair noted that the business owners are conflicted on parking, with some saying there needs to be more parking for employees and others calling for better enforcement to keep employees out of customer parking.

IV. Old Business

Downtown Parking Study

The Committee discussed the Downtown Parking Plan "Parking Management Strategies" section and Ms. Scherf noted that several of the policy recommendations have been adopted. These include using the 85 percent full standard as a decision-making threshold and creating a Parking Manager position. Some of the specific on-street space control changes have been made over the years along with recommendations such as pursuing shared parking arrangements with owners of private parking, reducing the time limit in the Free Customer Parking Area, and increasing parking fees.

Ms. Johnson stated that the parking requirements established by the Land Development Code recognize that a growing and developing downtown is healthy for the community. She noted that many surface parking lots downtown that are assigned to specific buildings (private parking) are drastically underutilized. Community Development has made changes to development codes for parking requirements based on recommendations in the Plan, including developing a fee-in-lieu-of program and reducing parking requirements for downtown development but maintain a minimum. Unlike other areas of the city, if the square footage of a development proposal doesn't change from the prior use, a new use type doesn't trigger additional parking requirements.

Ms. Scherf noted that, at one point, the City installed some long-term metered employee parking near Safeway, but it was not well-used so it was returned to free parking. The Committee discussed the need for safe, convenient parking for downtown employees, as well as the possibility for a shuttle to a nearby parking lot or an on-call service, especially for employees who work late at night. The Committee discussed re-initiating conversations with owners of

private lots to open them up for public parking, either as permit lots or as free customer parking. They also discussed raising prices for meters and City permit lots. Ms. Scherf noted that parking meter rates were last reviewed over eight years ago.

Chair Upton suggested that at the next meeting the Committee finish reviewing the Parking Management Strategies (from top of page 25) and begin identifying a list of things they want to pursue further, either action items or informational needs from staff. They requested that staff provide current parking meter and permit lot pricing and prices in other cities for the next meeting.

V. New Business

None.

VI. Information Sharing

None.

VII. Committee Requests and Reports

None.

VIII. Pending Items

None.

The meeting was adjourned at 6:30 p.m.

NEXT MEETING: November 1, 2016, 5:00 p.m., Downtown Fire Station #1