



Simsbury Board of Selectmen

June 12, 2017

Downtown Parking Study





SCOPE OF ENGAGEMENT

Is parking impacting Simsbury Businesses in the study area? What can be done to improve parking and walking to improve our downtown?

Phase 1 – Establish Existing Conditions

- Inventory Parking Assets
- Observe typical weekday and weekend day conditions
- Observe a Meadows performance
- Conduct Leadership Interviews
- Analyze Existing Demand and Supply
- Review Land Use, Zoning, Pedestrian Access

Phase 2 – Quantify Future Conditions

- Review Emerging Developments
- Model Future Demand
- Identify and Quantify Issues
- Identify Options for Expanding Supply



STUDY AREA





PARKING SUPPLY

3,390 total parking spaces

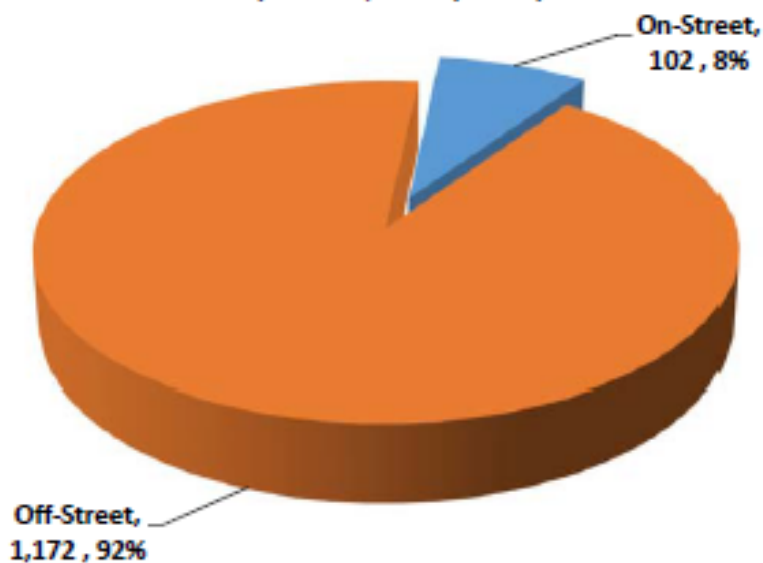
1,274 public spaces (37%)

- 102 on-street spaces
- 1,172 off-street spaces

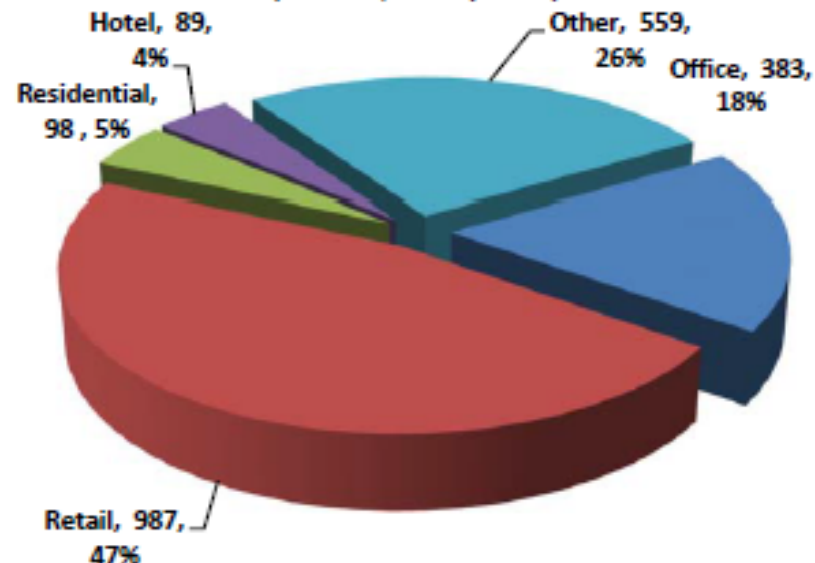
2,116 private spaces (63%)

- Categorized as *Office, Retail, Residential, Hotel or Other*

**Public Parking
(Total 1,274 Spaces)**



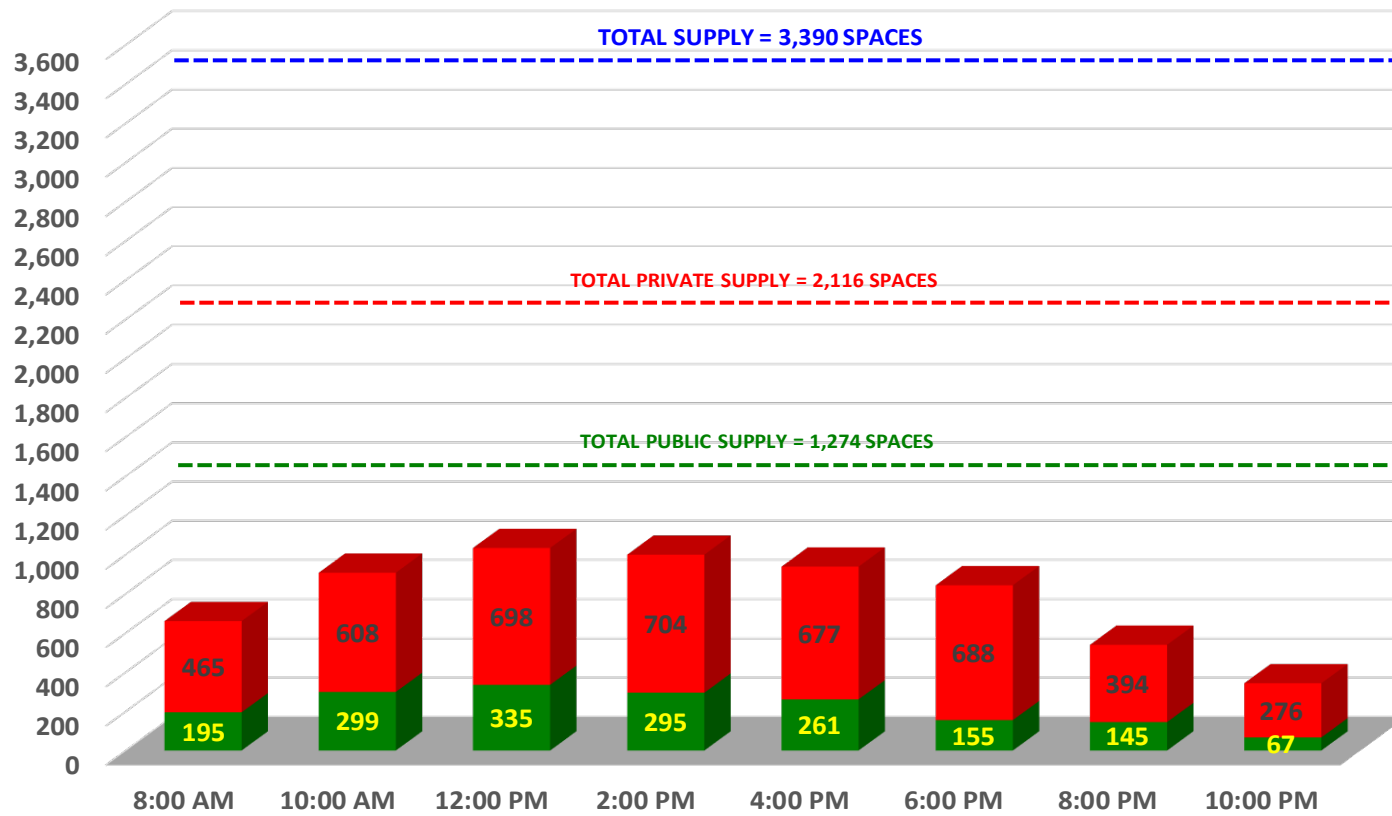
**Private Parking
(Total 2,116 Spaces)**





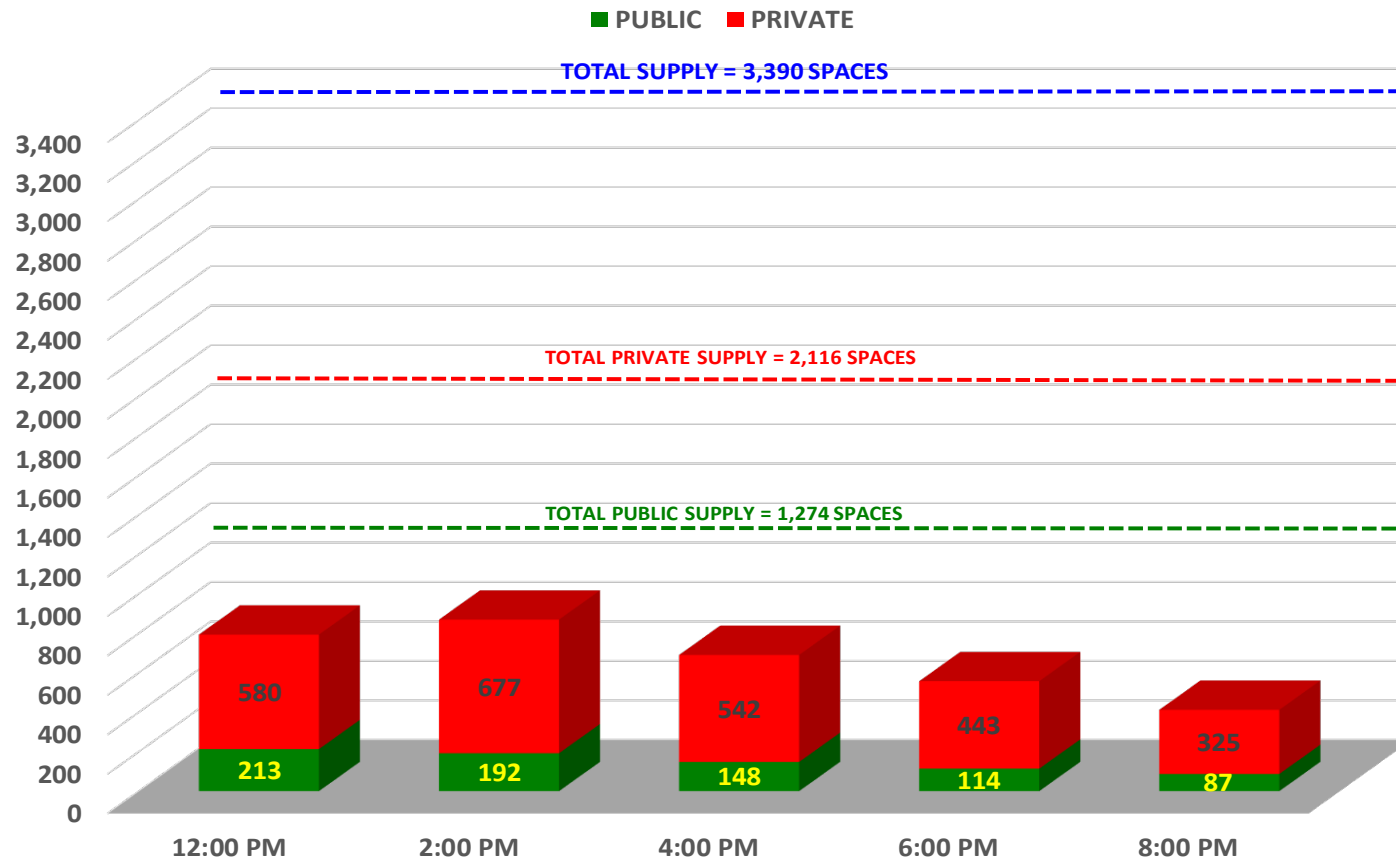
WEEKDAY OCCUPANCY – THURSDAY, 12/10/15

■ PUBLIC ■ PRIVATE



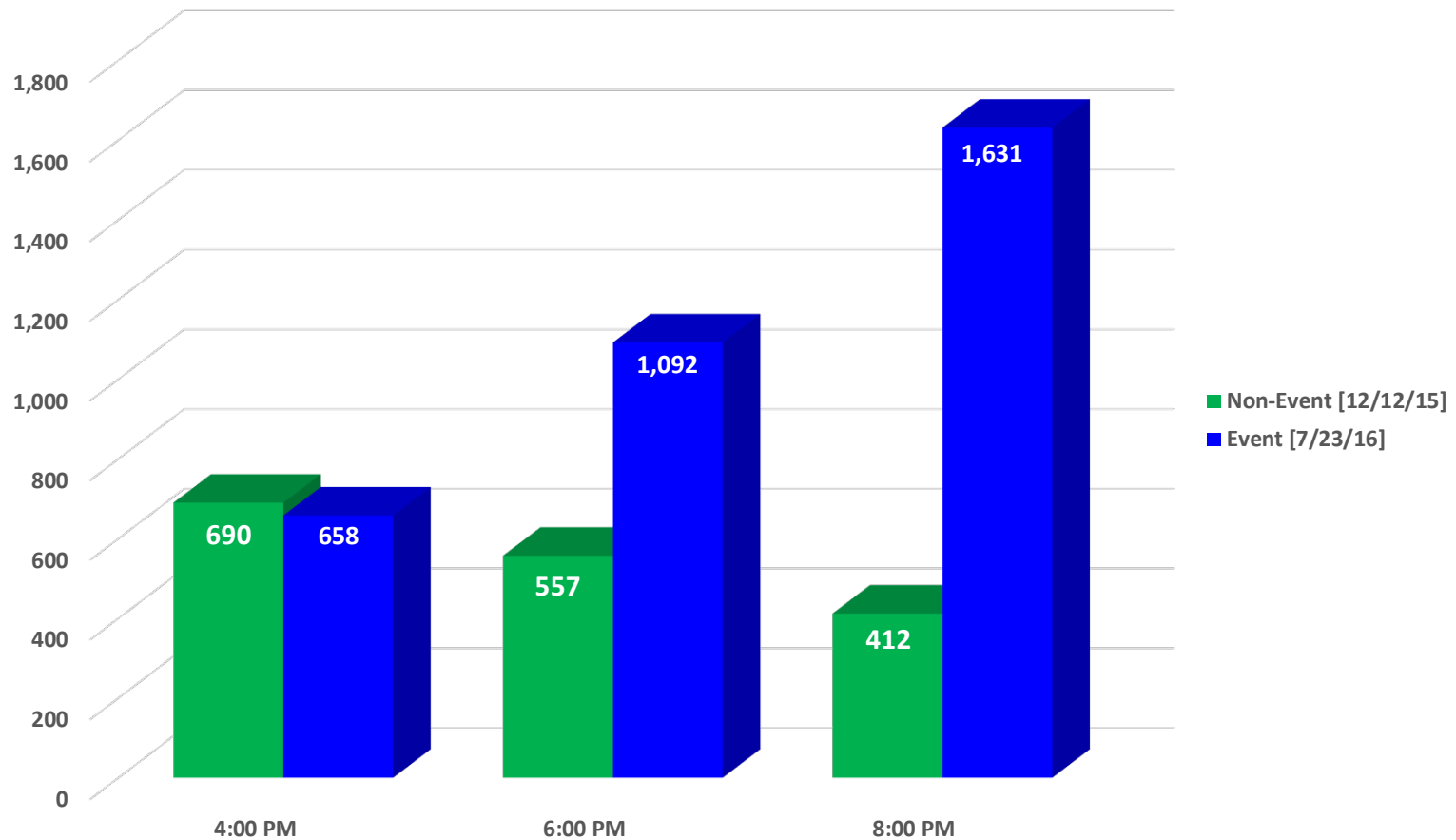


WEEKEND OCCUPANCY – SATURDAY, 12/12/15





SPECIAL EVENT OCCUPANCY – SATURDAY, 7/23/16





OFF-STREET DURATION AND TURNOVER – FRIDAY, 12/11/15

Location	Inventory	LENGTH OF STAY							Total Vehicles
		1 Hr	2 Hrs	3 Hrs	4 Hrs	5 Hrs	6 Hrs	7 Hrs	
Ironhorse South Lot ¹	54	3	1	0	1	0	0	12	17
Totals	54	3	1	0	1	0	0	12	17
Turnover								0.31	turns/day
Typical Length of Stay								5.47	hrs/vehicle

1. Center Section, Near Jim Gallagher Way

Location	Inventory	LENGTH OF STAY							Total Vehicles
		1 Hr	2 Hrs	3 Hrs	4 Hrs	5 Hrs	6 Hrs	7 Hrs	
Simsbury Town Shops ¹	15	42	9	1	0	0	2	0	54
Simsbury Town Shops ²	23	31	12	2	3	2	2	3	55
Simsbury Town Shops ³	25	56	14	6	3	3	0	1	83
Totals	63	129	35	9	6	5	4	4	192
Turnover								3.05	turns/day
Typical Length of Stay								1.70	hrs/vehicle

1. Storefront Spaces (Section D)

2. North Side (Section C)

3. Starbucks Lot (Section B)



ON-STREET DURATION AND TURNOVER – FRIDAY, 12/11/15

Location	Inventory	LENGTH OF STAY							Total Vehicles
		1 Hr	2 Hrs	3 Hrs	4 Hrs	5 Hrs	6 Hrs	7 Hrs	
On-Street: Wilcox Westbound ¹	12	7	1	1	0	2	1	0	12
On-Street: Hopmeadow Northbound ²	16	1	0	0	1	2	0	0	4
On-Street: Hopmeadow Southbound ³	18	7	3	0	0	1	0	0	11
Totals	46	15	4	1	1	5	1	0	27
Turnover								0.59	turns/day
Typical Length of Stay								2.26	hrs/vehicle

1. Wilcox from Railroad to Hopmeadow, North Side

2. Hopmeadow from Wilcox to Station, East Side

3. Hopmeadow from Library to Station, West Side



QUALITATIVE CHALLENGES - WAYFINDING





QUALITATIVE CHALLENGES – WAYFINDING





QUALITATIVE CHALLENGES – WAYFINDING





QUALITATIVE CHALLENGES – SHARED USE





QUALITATIVE CHALLENGES – PEDESTRIAN TRANSITIONS





QUALITATIVE CHALLENGES – DEFINITION OF PARKING SPACES





FUTURE DEMAND

Subarea #	Inventory	OCCUPANCY COUNTS							
		8:00 AM	10:00 AM	12:00 PM	2:00 PM	4:00 PM	6:00 PM	8:00 PM	10:00 PM
1	55	9	14	19	15	10	4	1	0
2a	93	48	37	31	30	34	52	60	62
2b	36	7	19	15	11	13	6	1	1
3	74	30	39	35	25	29	27	23	22
4	145	31	27	30	25	19	4	25	3
5a	205	121	119	113	125	122	44	33	33
5b	73	16	23	19	21	22	6	11	6
5c	102	17	27	28	23	19	11	21	8
6a	235	114	146	155	151	137	114	44	30
6b	69	4	4	3	3	3	5	3	3
6c	133	132	122	105	112	125	132	75	65
6d	77	1	4	8	10	4	0	1	1
7	419	8	10	11	13	9	5	2	0
8	148	36	45	66	55	51	45	37	18
9	90	21	34	51	55	56	79	34	18
10	84	13	20	32	34	52	69	29	16
11	115	9	59	105	40	39	55	71	42
12a	116	16	42	23	33	34	41	15	8
12b	200	20	30	33	38	29	23	15	9
13	179	51	94	94	106	94	93	62	31
14a	465	87	145	214	226	199	189	64	35
15	184	15	13	10	15	13	11	4	4
16	64	39	56	47	56	47	13	4	1
TOTAL	3,361	845	1,129	1,247	1,222	1,160	1,028	635	416
<i>Utilization</i>		25%	34%	37%	36%	35%	31%	19%	12%



WAYFINDING IMPROVEMENTS



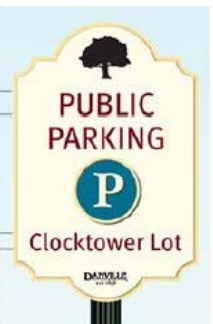
A. Trailblazing Signage



C. Instructional Signage



D. Directional (Pedestrian) Signage



B. Identifying Signage

- **Trailblazing:** directs drivers at key intersections towards parking
- **Identifying:** alters drivers to the presence of public parking
- **Instructional:** policy and procedure posting
- **Directional:** takes pedestrians from parking to their destination (and back)



SHARED PARKING AGREEMENTS

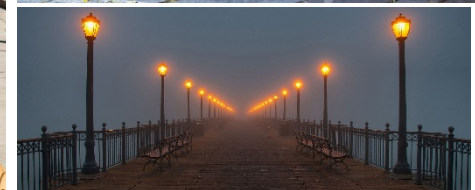
GOOD SHARED PARKING

BAD SHARED PARKING





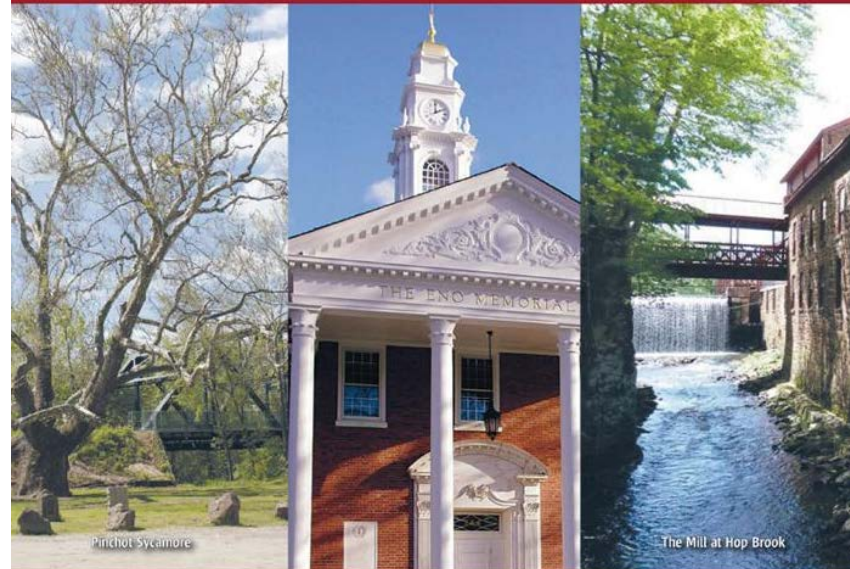
ENVIRONMENTAL IMPROVEMENTS





QUESTIONS?

DISCOVER SIMSBURY



Pinchot Sycamore

The Mill at Hop Brook

THERE'S SOMETHING HERE FOR EVERYONE!

SIMSBURY
CONNECTICUT

Heritage. Charm. Adventure.