
Parking


Decision-making around County Parking Needs

- The number of County (employee + customer) parking spaces can be adjusted by adding or removing a floor.
- Private development plans remain the same regardless of the number of floors on the deck.
- Therefore, a development plan can be selected without the County making an immediate decision regarding the number of parking spaces for County employees.

Source of County Employee Parking Assumptions

- BoCC endorsed Facilities Master Plan Update (2016)
- Feedback from April small group meetings

Durham County, North Carolina
Facilities Master Plan Update


DURHAM
COUNTY

The 2011 Kimley-Horn parking study identified that peak parking occupancies greater than 85% to 90% are a cause for concern. Based on their projections, between 2015 and 2020 the parking occupancy would reach 95%-100%

Employee Growth

With the completion of the renovation of the Former Judicial Building, the renovation of the Judicial Annex and the expected growth of the employee population in the Social Services department, the need for more parking in the eastern downtown area will become an issue in the 2019-2020 time frame.

• 2015 – Downtown County Employee parking spaces	-> 1298
• Current Downtown County Employees	-> 1182 [91% occupancy rate]
• 2025 - Downtown County Employee parking spaces	-> 1727 (Increase of 429 spaces)
• Downtown County Employees	-> 1468 (Increase of 286) [85% occupancy rate]
• 2035 –Downtown County Employee parking spaces	-> 2120 (Increase of 822 spaces)
• Downtown County Employees	-> 1802 (Increase of 620) [85% occupancy rate]

The numbers above reflect keeping the occupancy rate at or about 85%. The number of required spaces could be reduced but the occupancy rate would be higher and more frustrating to the employees.

Parking Deck Development Costs

	Low Estimate			High Estimate		
	Spaces*	Total Cost**	Per Space	Spaces*	Total Cost**	Per Space
Plan A	1,574	\$42.3M	\$24,800	1,970	\$50.9M	\$24,300
Plan B	1,533	\$39.0M	\$22,400	2,087	\$51.1M	\$22,300
Plan C	1,537	\$36.6M	\$21,800	1,933	\$45.3M	\$21,800

*The actual number of spaces in the development plans are within the range of the 2025 and 2035 targets, but not exact due to constraints of each site.

**Total development costs include the development of commercial space on the ground floor (per UDO). Per space costs are limited to parking development.

Impact of Automation

A parking space detection system would reduce the time it takes a user to find a space, allowing the deck to operate efficiently at 95% occupancy.

Example:

Occupancy	85%	95% (with Automation)	Change
Spaces	1,670	1,420	-175 spaces
Cost per Space	\$24,800	\$25,300	+\$500 per space
Total Cost	\$41.4M	\$37.8M	-\$3.6M Total