

MEMORANDUM

DATE: June 1, 2015

TO:

FROM: Tim Tracy

RE: Bayside Village Case Studies

The Village of Bayside New York is evaluating its current municipal parking system to determine how to best support current commerce and future growth. As part of this initiative, the village is seeking information on how comparable communities in the greater New York City area manage parking. DESMAN was contracted to identify villages and towns that are comparable to Bayside in population, form of government and/or density of the downtown district and collected data on their parking assets, fees charged, and other program features. The following memorandum is a summary of the data collected.

SURVEY SET

DESMAN identified five communities with characteristics that appeared to be suitable for study as part of this pursuit. These communities were not identical to Bayside, but represented municipal parking assets, programs, and policies that Bayside may eventually want to adopt or emulate. The communities are listed below:

- Bayside Terrace*
- Great Neck
- Huntington
- Mineola
- Rockville Centre

*Bayside Terrace is shopping center, not a Village or Community

Bay Terrace, NY

Bayside Terrace is a shopping center located in the neighborhood of Bayside New York, a suburb of Queens. Bayside Terrace is home to over 60 different shops, restaurants, and offices that offer residents and visitors a variety of services and amenities. The shopping center is located at the intersection of 26th Avenue and Bell Boulevard and is located between Interstate 295 and Cross Island Parkway.

Figure 1 shows the boundaries of the shopping center area examined in this report. Although no on-street parking was examined, there are 1,502 private off-street spaces offered free of charge for customers and employees within the shopping center boundaries.

Figure 1: Bay Terrace Study Area



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Bayside Terrace parking requirements would fall under commercial use, which would require approximately 1 space for every 100 sq. ft. of floor area.

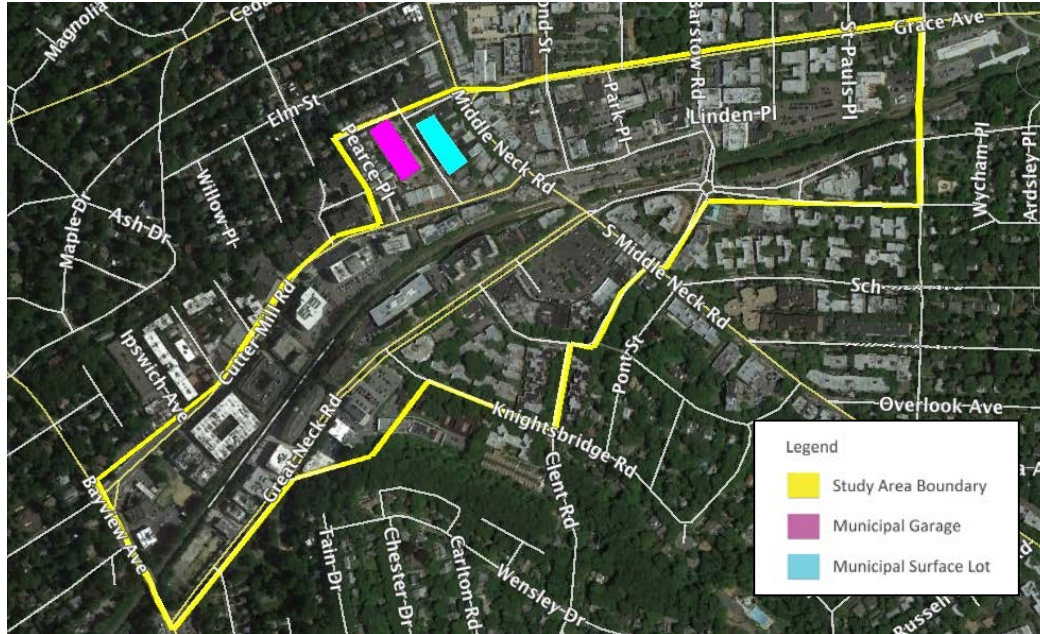
Great Neck, NY

The Village of Great Neck is located in the near north end of the Great Neck Peninsula, bounded by the Village of Kings Point to the north, Great Neck Estates on the southwest, the Town of North Hempstead on the southeast and Manhasset Bay to the east. As of 2010, its population was 9,989 and is approximately 25 miles from New York City.

For the purpose of this study the Great Neck MTA station and surrounding area was primarily examined, bounded by Bayview Avenue to the west, Grace Avenue to the north, Gilcrest Road to the west, and Brompton Road to the south, which can be seen in **Figure 2**. Within these boundaries, there is approximately 7,438,469 sq. ft. of rentable building area, which is accommodated by a variety of parking

types. There are currently 602 on-street spaces, 1,390 private off-street spaces, and 558 municipal off-street spaces (2,550 total).

Figure 2: Great Neck Study Area



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The rate for off-street municipal parking is \$5 per day. While on-street parking is free it is limited to three hours; once this duration of time has been exceeded the vehicle must leave their space. All facilities operate between 9:00am-4:45pm Monday through Friday, with no fee or time limits on weekends.

The Village also offers employee parking options, in which they would be eligible to purchase quarterly Commercial Parking Permits in one of the Village’s municipal garages or Atria Great Neck Permit Spaces. The village priced these spaces to be less expensive than if parkers were to pay the daily parking meter rates in order to incentivize them to locate in long term off street locations as opposed to downtown, thus opening up these spaces for short term shoppers and customers.

In addition, when space permits, the Village may additionally issues Commuter Parking Permits for residents of the Great Neck Peninsula that commute via public transportation (LIRR) to New York City on a first-come, first-serve basis. The cost of this parking permit is \$210 per quarter (3 months).

Outside of the study area, residents of Great Neck are additionally able to apply for a residential parking permit which would allow them to park in one of the municipal garages downtown. These are sold on a limited basis and are issued one per household. They are offered on a quarterly basis (3 months) for \$90.00.

The village of Great Neck parking standards vary depending on use and zoning classification. Residential use requires 2 ½ parking spaces per dwelling; public assembly and restaurants require 1 parking space for each 4 persons, plus 1 space for each employee; and other nonresidential uses require 1 parking

space for every 200 sq. ft. of gross floor area. The village has also specified that 80% of the total parking requirement for any project shall be provided in the form of underground parking spaces.

Huntington, NY

The Town of Huntington is located in the north shore of Long Island in northwestern Suffolk County, with Long Island Sound to its north and Nassau County adjacent to its west. As of 2010, its population was 203,264 and is approximately 40 miles northeast of New York City.

For the purpose of this study the commercial strip along Main Street was primarily examined, bounded by Woodbury Road to the west, Gerald Street to the north, Spring Road to the west, and Carver Street to the south, which can be seen in **Figure 3** below. Within these boundaries, there is approximately 6,652,527 sq. ft. of rentable building area, which is accommodated by a variety of parking types. There are 572 on-street spaces, 584 private off-street spaces, and 1,071 municipal off-street spaces (2,227 spaces total).

Figure 3: Huntington Study Area



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The rates for off-street municipal parking are \$10.00 per day while on-street parking is \$1.00 per hour. All facilities operate between the hours of 8:00am-6:00pm Monday through Friday, with no fee or time limits enforced on weekends.

Huntington also issues Commuter Parking Permits, on a first-come, first-serve basis. All of which are valid in all LIRR commuter parking lots within Huntington. The cost of this parking permit is \$75 annually.

In addition, the town of Huntington encourages merchants and business owners to ask their employees to park at Mill Dam Park, just outside of the downtown area. Parking in this area is free of charge for employees, encouraging them to locate in less expensive spaces, leaving the more desirable on-street spaces downtown available for shoppers and customers.

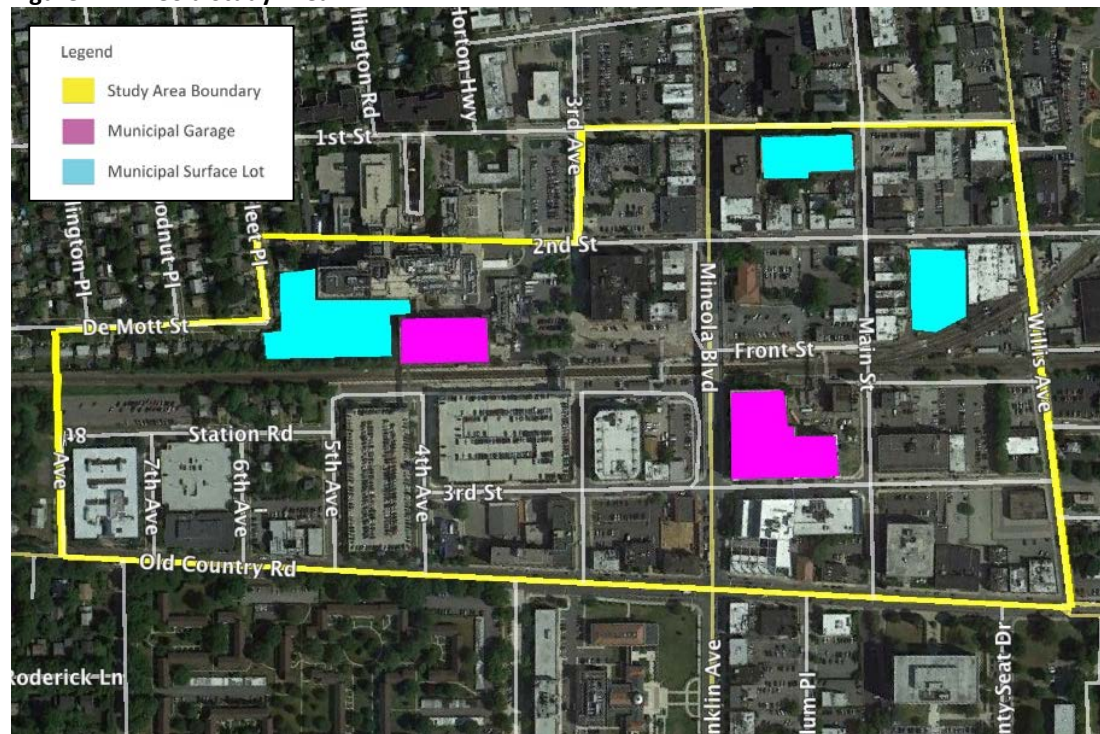
Huntington’s parking standards vary depending on use and each parcels zoning classification. Residential uses requires 1 space per 1-2 dwelling units; 1 space for every 200 sq. ft. of retail, and 1.25 spaces for every hotel or motel sleeping room or suite.

Mineola

The Village of Mineola is located near the Town of North Hempstead, with a small portion of its southern edge within the Town of Hempstead, bounded by Garden City, Old Westbury, East Williston, and Williston Park. As of 2010, its population was 18,799 and is approximately 25 miles east of New York City, New York.

For the purpose of this study the Mineola Intermodal Center and surrounding area was primarily examined, bounded by Willis Avenue to the east, 1st Street to the north, 8th Street to the west, and Old Country Road to the south, which can be seen in **Figure 4**. Within these boundaries, there is approximately 5,925,437 sq. ft. of rentable building area, which is accommodated by a variety of parking types. There is a total of 497 on-street spaces, 117 private off-street spaces, and 1,312 municipal off-street spaces (1,926 total).

Figure 4: Mineola Study Area



Rates for off-street municipal parking are \$6.00 to \$12.00 per day depending on the location and vehicles length of stay. The Village made an effort to price employee spaces to be less expensive than if parkers were to pay the daily parking meter rates in order to incentivize long-term parkers to locate in more remote off-street locations. On-street parking is priced at \$0.25 per hour throughout the above study area. Both on and off-street facilities operate between the hours of 8:00am-6:00pm Monday through Friday.

In addition, the Mineola Parking department offers a variety of Special Parking Permits which can be purchased on a first come first serve basis by residents and employees. There are a total of 183 off-street spaces offered and a total of 98 on-street spaces offered. All permits are offered on an annual basis and are sold for \$250.00.

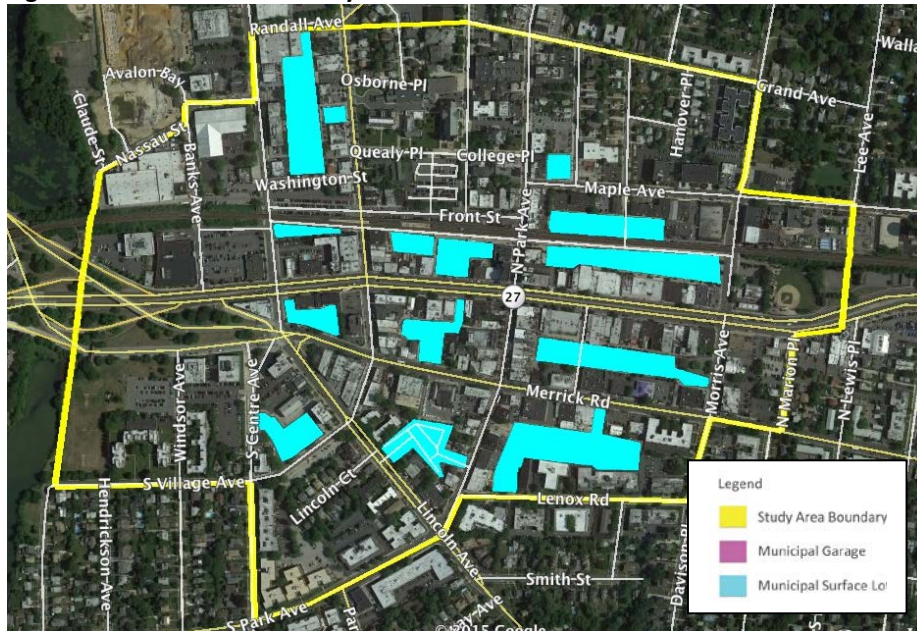
The Village of Mineola parking standards vary depending on use and zoning classification. Designated Business Zone's within Mineola require 1 parking space for every 250 sq. ft.; Office Use Zones require 1 space for every 200 sq. ft.; Residential Districts require 2 spaces per unit; and light manufacturing districts requires 1 space per 500 sq. ft.

Rockville Centre

The Village of Rockville Centre is located in the southwestern section of the Town of Hempstead, bounded by the Village of Hempstead to the north, Baldwin to the east, Oceanside to the south, and Lynbrook to the west. As of 2010, its population was 24,023 and is approximately 38 miles southeast of New York City.

For the purpose of this study the Rockville Centre MTA station and surrounding area was primarily examined, bounded by Hempstead Lake to the west, Randall Avenue to the north, Lee Avenue to the east, and Park Avenue to the south which can be seen in **Figure 5**. Within these boundaries, there is approximately 4,305,559 sq. ft. of rentable building area, which is accommodated through a variety of parking types. There are 981 on-street spaces, 2,605 private off-street spaces, and 2,128 municipal off-street spaces (5,714 total).

Figure 5: Rockville Centre Study Area



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The rate for off-street municipal parking is \$12.00 per day. On-street parking is free for the first 2 hours a vehicle is parked, and increases \$1.00 per hour the car remains thereafter. All parking facilities operate between the hours of 9:00am-6:00pm Monday through Saturday, with no fee or time limits enforced on weekends.

The village offers specific parking locations for shoppers, employees and visitors throughout the downtown area. Long-term resident/commuter parking permits are available in any of the long-term parking fields, while metered spaces in all parking fields and on the street are exclusively for shoppers. All long-term unmetered parking is open to shoppers after 4:00pm. Implementing this rate structure within Rockville Centre allows the city to prioritize visitors and shoppers who are more likely to park for short periods of time and spend more money within the downtown, as opposed to merchants and employees who are more likely to remain parked for longer periods of time.

The village of Rockville Centre parking standards vary depending on landuse and zoning classification. Office spaces require 1 space per 200 sq. ft.; retail sales requires 1 space for every 200 sq. ft.; restaurants require 1 space for every 100 sq. ft.; single family requires 1 off-street space per dwelling; and multi-family requires .75 spaces per unit.