

SOUTH CAPE

Parking Management Plan

Community Meeting #1

10/25/2023



D D E C



MOBILITY COHORT

NUE URBAN CONCEPTS
LAND USE • MOBILITY • PARKING • FEES

2023



Agenda



- 1 Welcome and Presentation
- 2 Activity 1: Parking Scenario Mapping
- 3 Activity 2: Favorite Projects
- 4 Community Feedback Gathering and Next Steps
- 5 Post-Meeting Survey



Introduction



Devin Hampton
GIS Planner



Kathleen Walter, APIO
Communications



Uyen Dang, PE
Transportation Engineer



Jonathan Paul, AICP
Principal Planner



Lauren Rushing
Mobility Planner



What mode of transportation did you use to attend today's meeting?



Walking



Biking



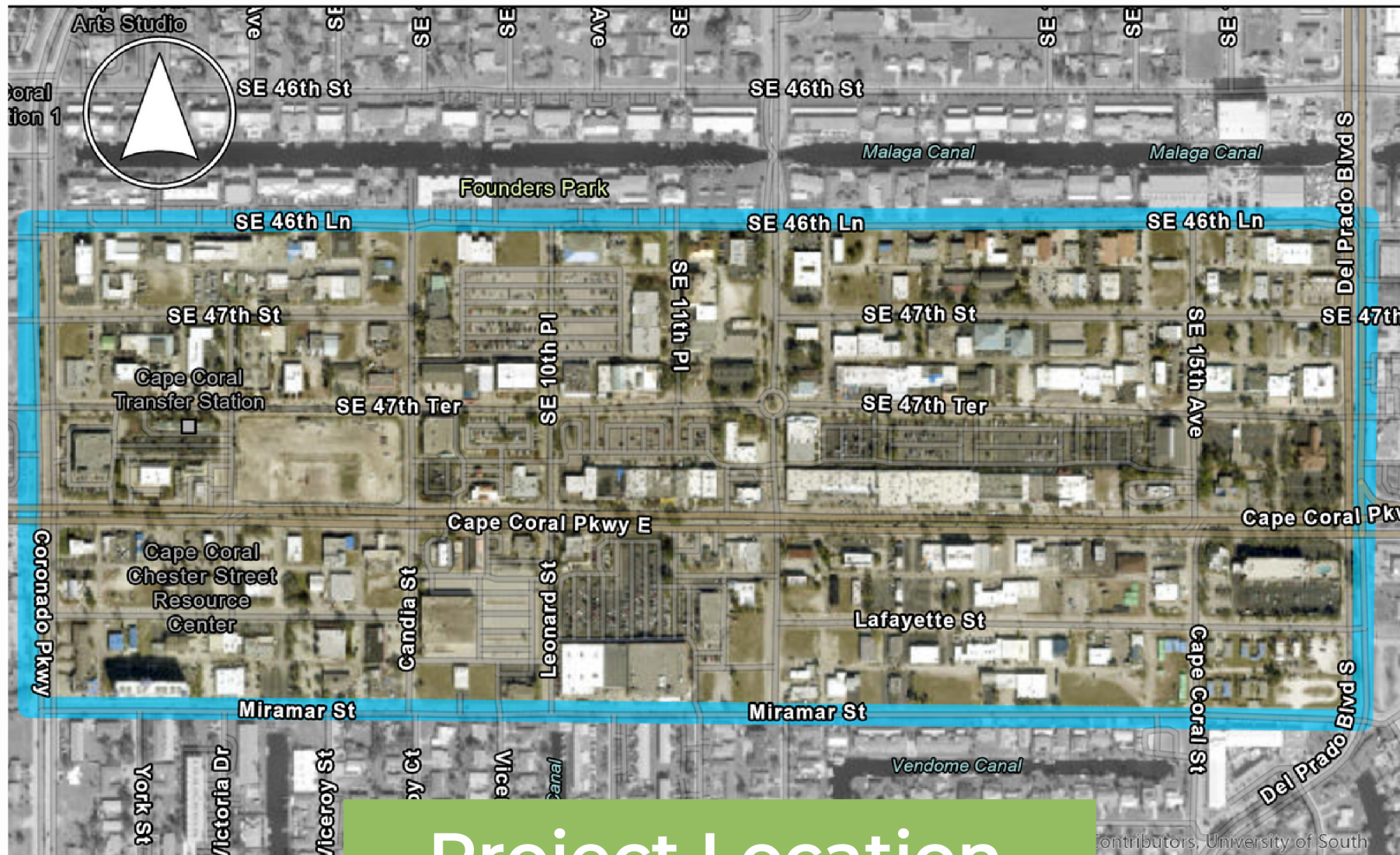
Bus



Car



Project Scope

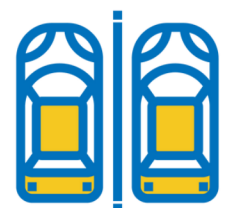


Project Location

- Existing Conditions Analysis: gather data on parking demand, usage, and challenges/needs
- Stakeholder & Public Engagement
- Peer Review & Best Practices
- Financial Analysis & Funding Strategies
- Short & Long-Term Recommendations
- Wayfinding and Branding for Parking Lots



Project Objectives



Data Collection: Gather data on current parking conditions and challenges.



Key Issues: Identify high-priority issues and areas for improvement.



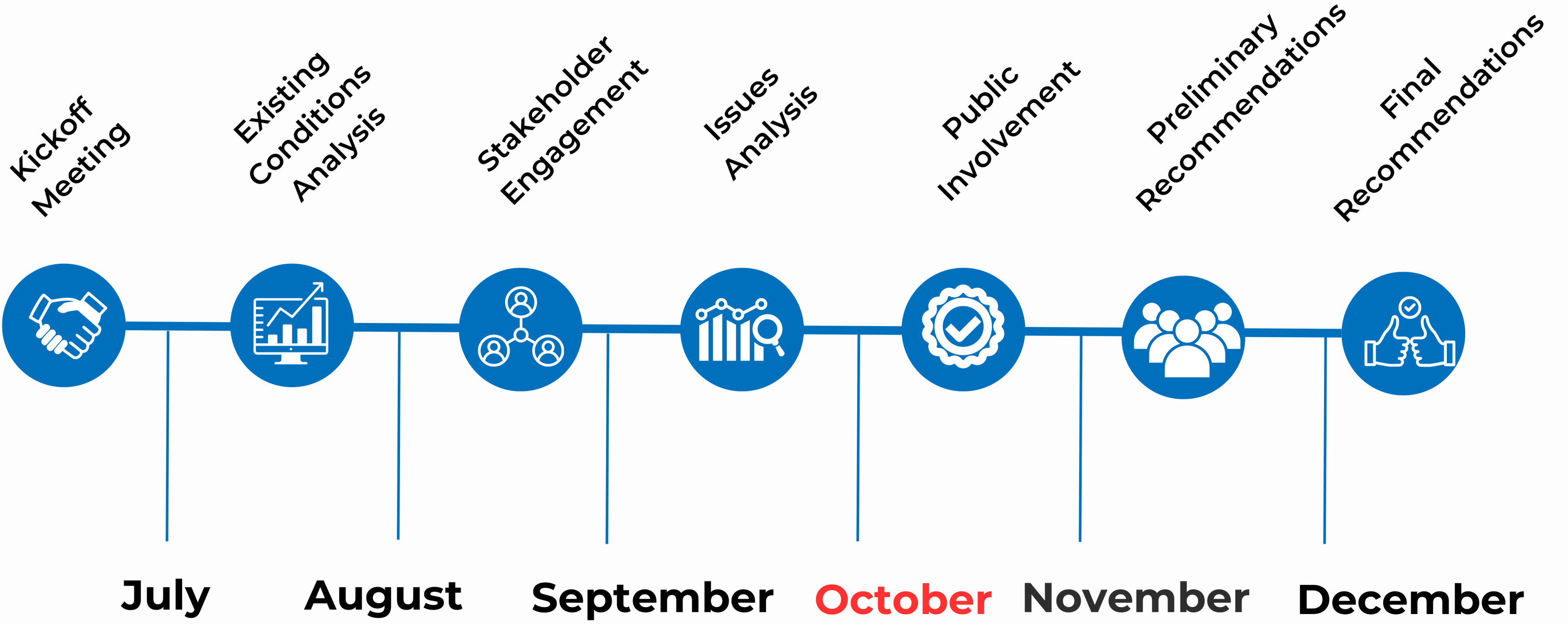
Recommendations: Develop short- and long-term recommendations to balance needs and optimize parking availability and efficiency.



Community Engagement: Engage the community throughout the plan process to identify issues and solutions.



Project Schedule





Existing Conditions & Key Findings

Methods:



Data Collection



Review of Existing Plans & Policies



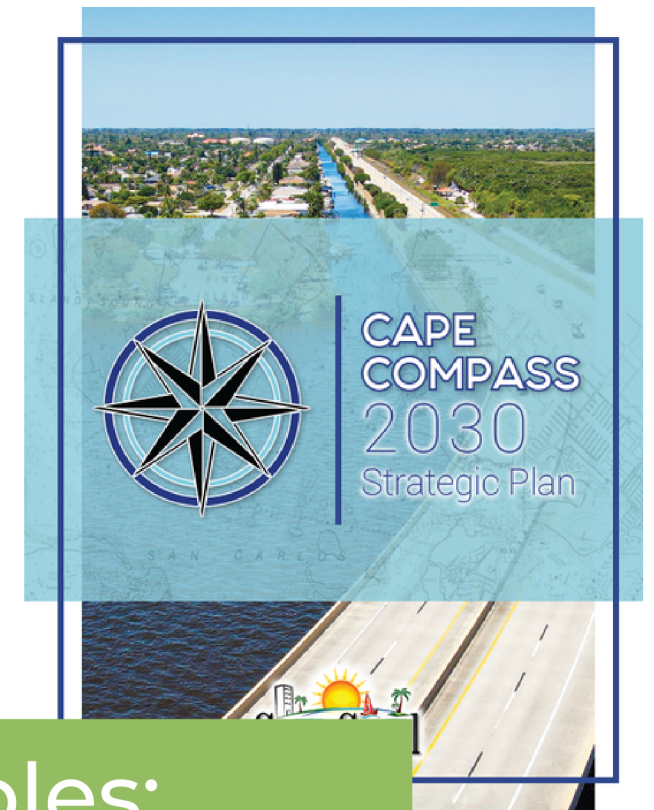
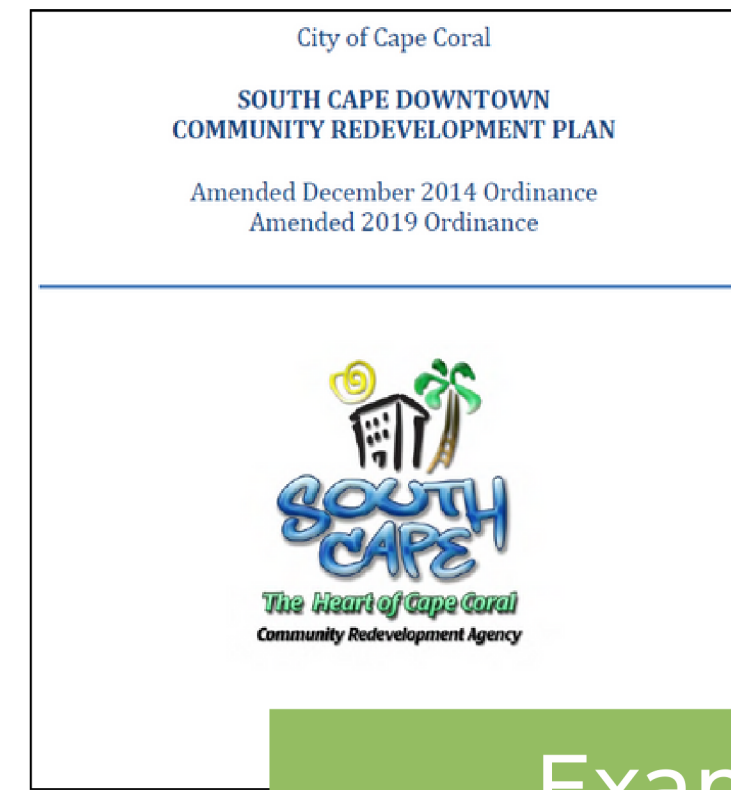
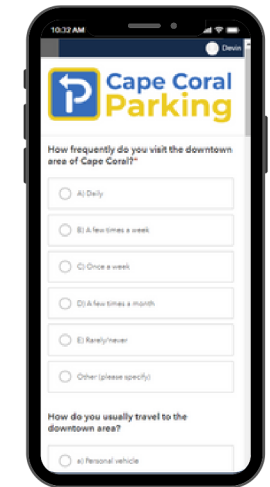
Public Survey



Stakeholder Focus Groups



Site Visit



Examples:



Existing Conditions & Key Findings

Parking Inventory:

	On-Street	Off-Street (marked)	Off-Street (unmarked)	Total
Public	756	1,133	0	1,889
Private	0	3,283	2,136	5,419
Total	756	4,416	2,136	7,308

7,308

total parking spaces

74%

parking spaces are private

Approx. 190

alley parking - private

29%

unpaved - private



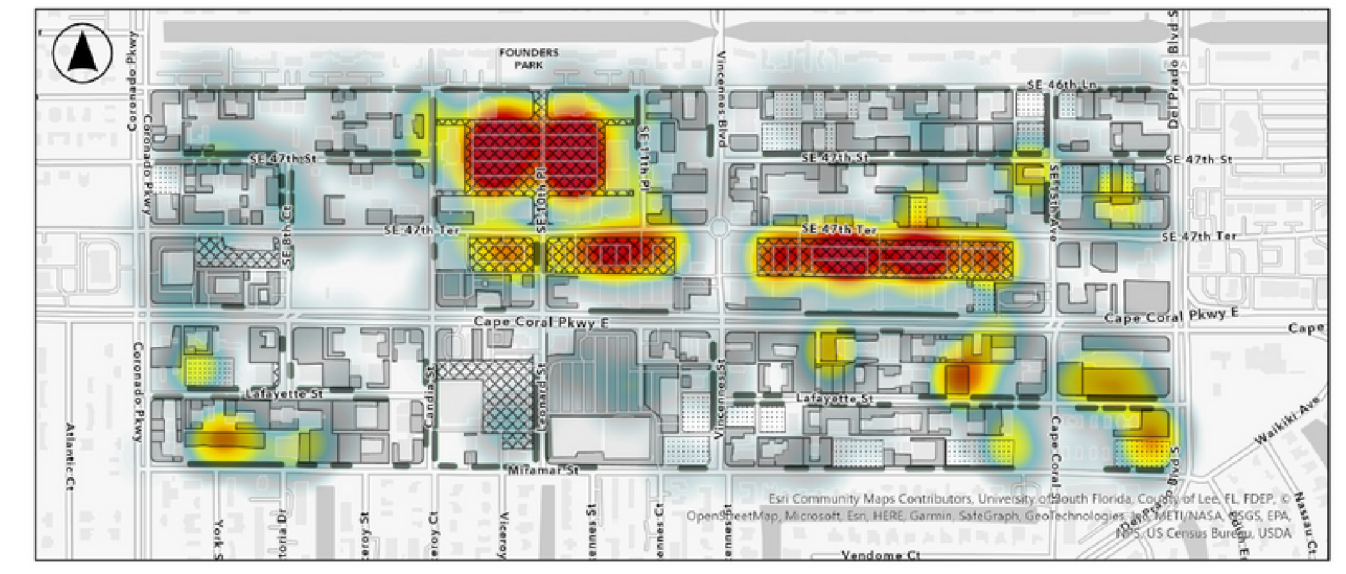
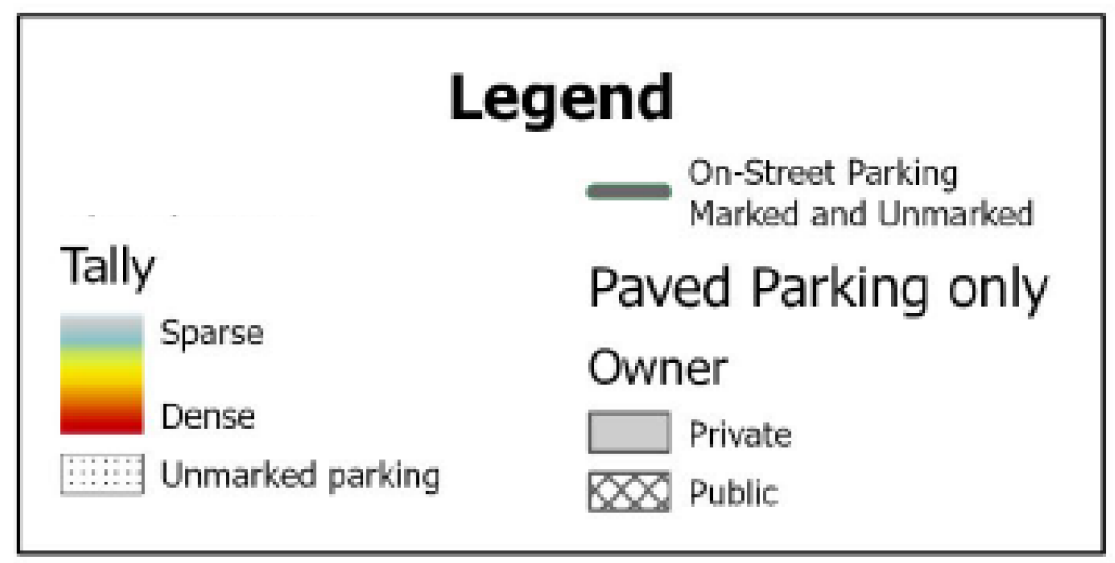
Existing Conditions & Key Findings



Parking Occupancy

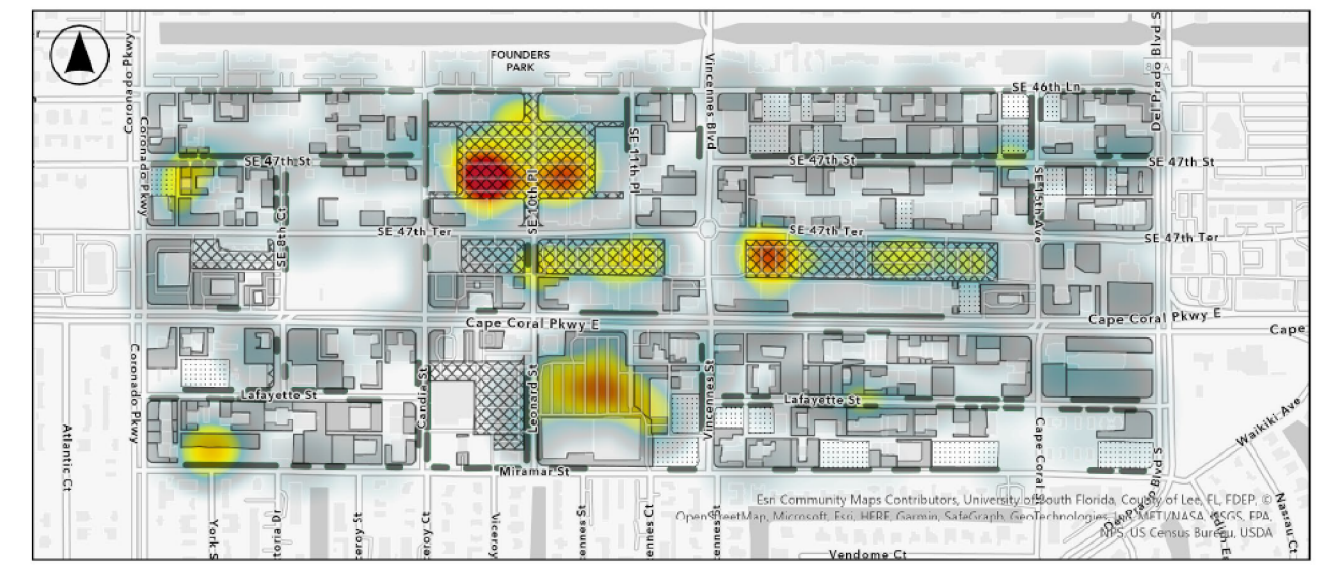
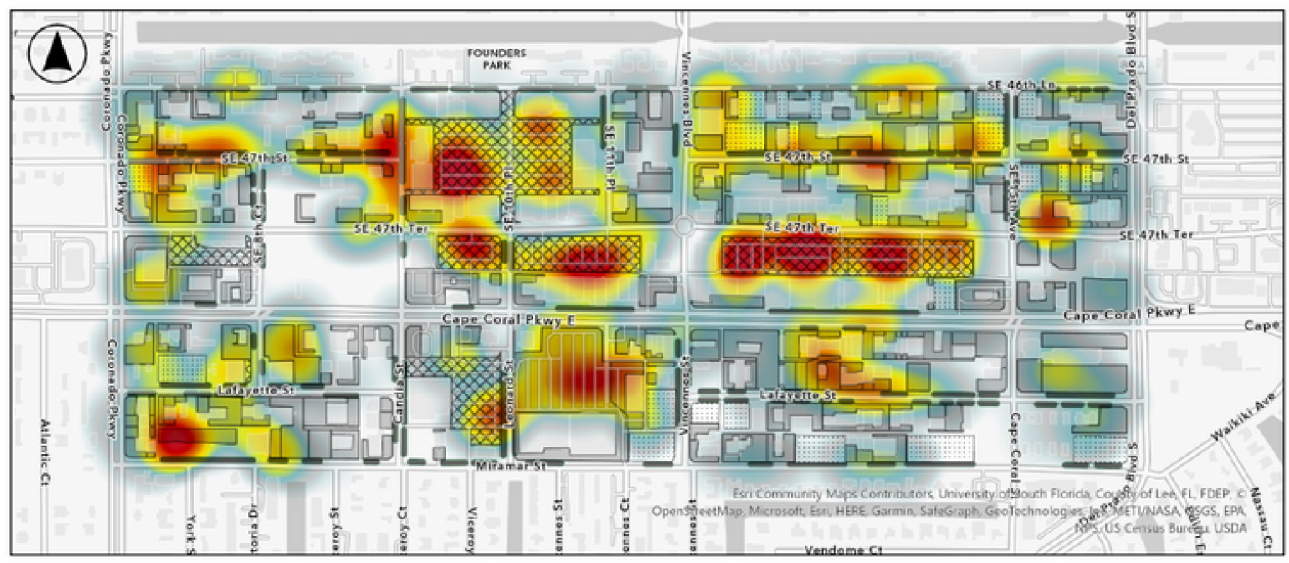
Average Public Occupancy = 71%

Nighttime Public On-Street = 71%



Daytime Public Off-Street = 96%

Weekend Public Off-Street = 52%





Existing Conditions & Key Findings

Survey Results



70%
Age 35 and up



62%
Visit on weekend p.m.



80%
Visit by car



31%
Visited by on-demand vehicle



38%
Used bikes, golf carts, transit, or ride-share



66%
Trouble finding parking



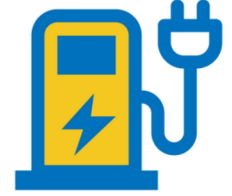
41%
Trouble near destination



79%
Would walk up to 2 blocks



74%
Not willing to pay for parking



58%
Support improvements



Existing Conditions & Key Findings



Land Use

- Half of the land area = off-street, surface parking
- 47th Terrace as destination corridor



Parking Policy & Enforcement

- Parking is free
- Lack of formalized parking policies (i.e., loading zones, curb management)
- Lack of enforcement



Parking Utilization

- Disorderly alleyways and vehicle abandonment
- Disrupted parking spaces by dumpsters



Parking Demand Management

- The pedestrian environment is lacking
- Limited alternative mobility options
- Safety concerns for multimodal modes





Parking Challenges



- Affordable parking can lead to high demand and limited availability.
- Having too many parking spaces can lead to underutilization.
- Optimizing accessibility may require trade-offs in parking allocation or policies.
- Effective parking management strategies are needed to find the right balance.



Activities



1

2

3

SOUTH CAPE Parking Management Plan

What is the parking study?
The parking study aims to understand and improve parking in Cape Coral's South Cape area.

How will it help the community?
The study will provide valuable information to aid in managing parking in a way that will improve parking availability, support local businesses, and enhance South Cape as a vibrant entertainment district.

How can people get involved?
Community members can share their thoughts through surveys, meetings, and workshops to shape the study's recommendations.

Tell us about your parking experience in South Cape?

Project Schedule

- July: Kickoff Meeting
- August: Existing Conditions Analysis
- September: Stakeholder Engagement
- October: Issues Analysis
- November: Public Involvement
- December: Preliminary Recommendations
- Final Recommendations

Preliminary Survey Results

- 70% Age 35 and up
- 62% Visit on weekend evenings
- 31% would prefer to visit by on-demand vehicle
- 38% would consider bikes, scooters, golf carts, transit, or ride share
- 58% support improvements
- 66% have trouble finding parking
- 80% Visit by car
- 41% Have trouble finding parking near destination
- 79% would walk up to 2 blocks
- 74% not willing to pay for parking

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Information

WHERE WOULD YOU LIKE TO PARK?

Map Legend: Public Lots (Yellow), Private Lots (Grey)

- Green dot: Areas preferred to park
- Red dot: Areas not preferred to park
- Yellow dot: Pickup/drop-off zones
- Blue dot: Areas of opportunity - such as bike racks

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Parking Scenario Mapping

WHAT ARE YOUR FAVORITE PROJECTS?

SELECT 3

- Bicycle Parking
- Parking Garage
- Dumpster-to-Compactor Transition
- Designated Pickup/Dropoff Zones
- Districtwide Valet Program
- South Cape Circulator
- Parking Lot Design Improvements (e.g. resurfacing, shade trees, landscaping)
- Mobility Hubs with Shared Mobility

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Favorite Projects



Examples of Best Practices



Policies:

- Pay-in-Lieu Parking Policy
- Parking Enforcement Policy
- Curbside Management Policy
- Transportation Demand Management (TDM) Policy

Programs:

- Shared Parking Program
- Valet Parking Program
- Establish a Transportation Management Association (TMA)
- Institutional Transit Pass Program

Projects:

- Bicycle Parking Infrastructure
- Designated Employee Parking
- Wayfinding
- Events Valet Pilot Program





Project Goals/Purpose

Develop a **framework** of appropriate **parking strategies** to improve parking.

Facilitate **organized development** of an **entertainment district** in South Cape.

Support a **long-term vision for mobility** in Cape Coral.



How to get involved?

Please complete the Online Survey

FOR INFORMATION:

We want to hear from you! *Have a question?*

Email:

lauren@nueurbanconcepts.com

info@ddec.com

Subject: South Cape Parking



SCAN ME



<https://mobilitycohort.com/ccparking/>