



Downtown Parking Occupancy Update

July 27, 2021

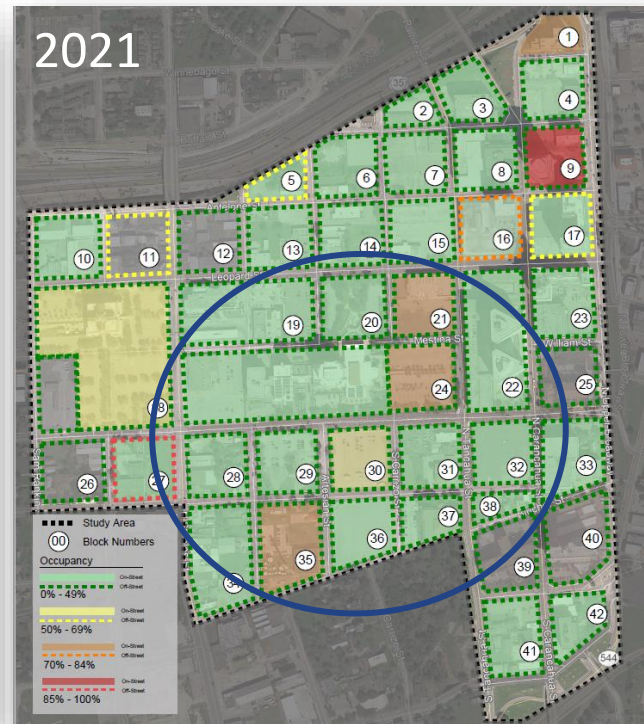
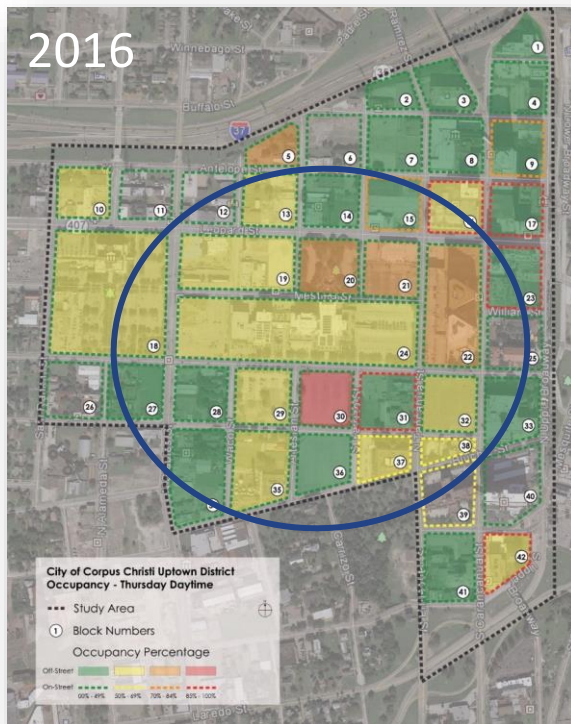


Overview

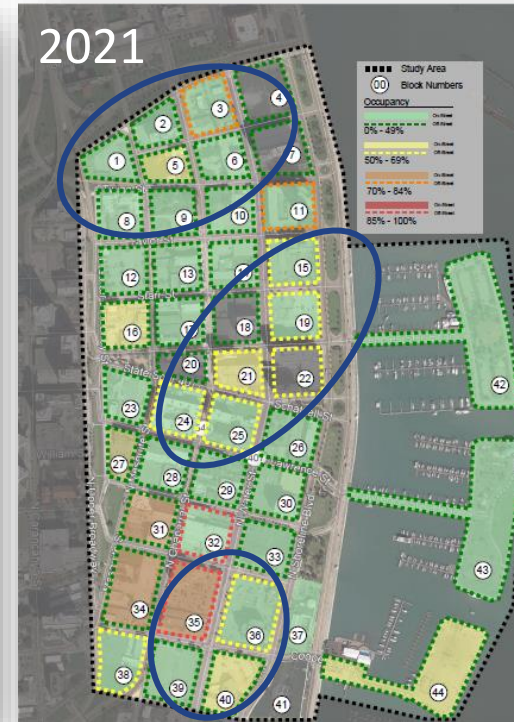
- In 2016, we inventoried all parking in TIRZ #3 as well as occupancy.
- Post COVID, we have reassessed to identify needs and opportunities.

District	2016	2021	Difference
Uptown - Weekday	47%	25%	-22%
Marina Arts – Weekday	41%	32%	-9%
Marina Arts – Weekend	21%	27%	+6%
Water’s Edge - Weekend	14%	19%	+5%
SEA District - Weekend	53%	38%	-15%

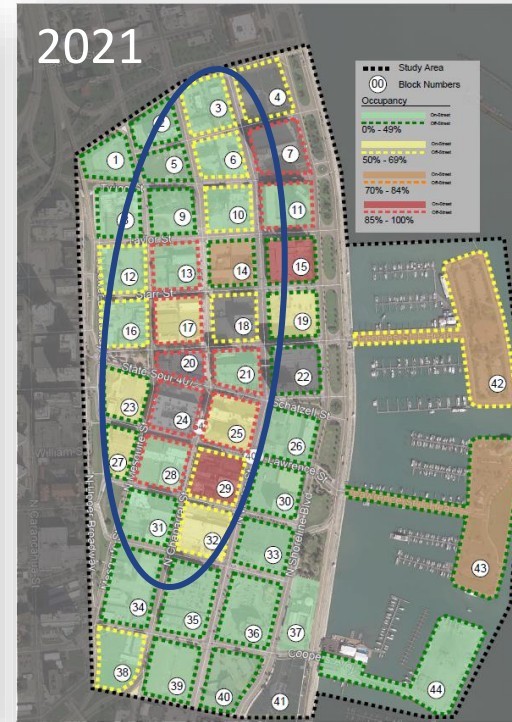
Parking - Uptown



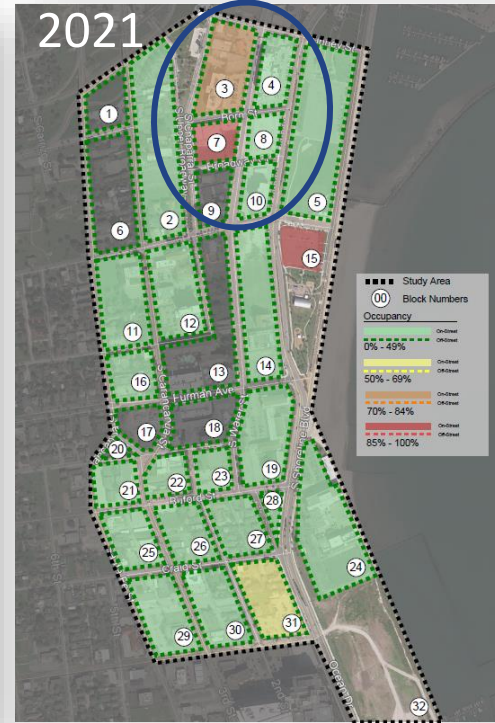
Parking – Marina Arts District (Weekday)



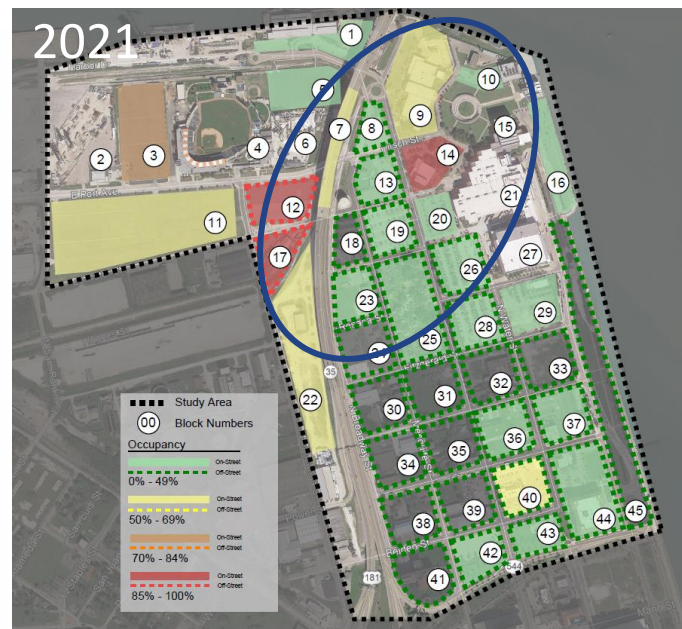
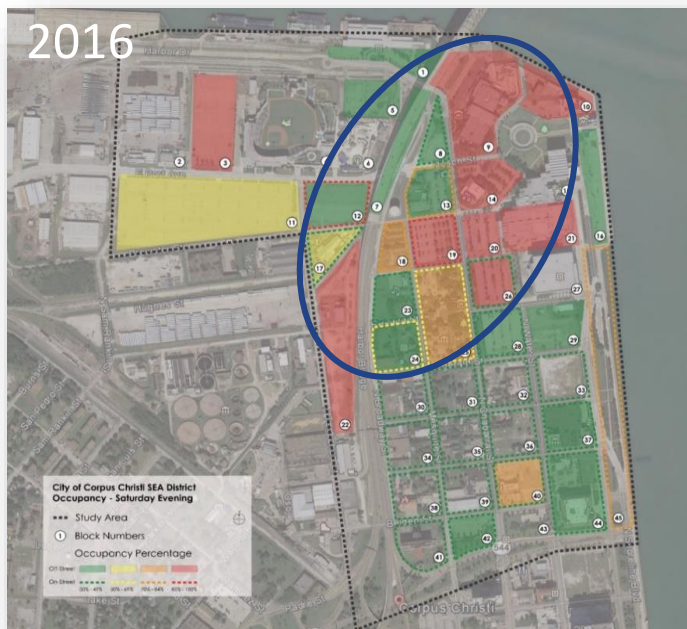
Parking – Marina Arts District (Weekend)



Parking – Water's Edge District (Weekend)



Parking – SEA District (Weekend)



Summary



- The Uptown District has not recovered to pre-pandemic levels of activity on the weekday.
- The Marina Arts District saw an increase of on-street parking.
- The Marian Arts District's underutilized surface parking should be priority for redevelopment through a parking structure strategy.
- The Marina Arts and Water's Edge District are surpassing pre-pandemic levels of activity on the weekends.
- The Water's Edge District saw an increase in parking inventory due to new development in the area.
- The SEA District captured the Hooks game, a concert at Brewster's and regular Hurricane Alley attendees and have yet to see parking levels like 2016.



Parking Garage Feasibility



- Walter P Moore - \$17,450
- Parking Demand Analysis
 - Innovation District Focused
 - Current Inventory + Utilization
- Site Feasibility Analysis
 - Site Options
 - Levels of Service
 - Parking Footprints
- Proforma
 - Parking Revenue and Utilization
 - Operating Expenses
 - Capital Expenditures
 - Net Operating Income

