

## SECTION V. PARKING ASSESSMENT

### A. Parking Management and Oversight

The City's parking management functions are currently distributed among a number of different agencies. The City's Division of Property Management is responsible for managing and maintaining parking meters, off-street surface lots and rental agreements with the State for state parking facilities on City owned property.

The Traffic and Transportation Division of the Public Works Department is responsible for drafting all ordinances related to parking restrictions. The Police Department is responsible for the parking enforcement program. There is also a Trenton Parking Authority, which has responsibility for a good deal of the parking available to the public in the downtown. Most of this parking is in garages; however, the Parking Authority also has responsibility for some parking located on surface lots in the downtown.

### B. Parking Supply

The two main categories of parking are off-street parking (which includes parking structures and parking lots) and on-street parking. **Figure 2** is a map of parking in the downtown area. **Table 6** provides related data on the facilities identified in Figure 2. A database of parking was initiated in a previous study effort.

#### 1. Off-Street Parking

Off-street parking facilities include parking garages, or structures, and parking lots. In general, the objective of off-street parking is to provide parking for longer-term uses including employees in the downtown area. The downtown area has over 20,000 off-street parking spaces.

Parking structures in the downtown area provide a total of about 14,500 spaces, including structures owned by the state, county, Trenton Parking Authority (TPA), and private entities.

Surface parking lots occupy a substantial amount of land in the downtown area, and the State of New Jersey is the predominant user of these lots. State lots occupy a large swath of land extending from the State House to US 1; these lots provide over 3,300 parking spaces. The city owns the Justice Complex lot and leases it to the state. Other state parking lots are located in the area of Willow and Hanover Streets, Stockton Street, and East State Street.

***Structured Parking v. Surface Parking***

As per the city's policy objective, in recent years some parking structures and new development have been replacing surface lots. Projects have included:

- a. The Lafayette Yard Marriott Hotel and parking structure replaced the Lafayette Yard lot owned by the Trenton Parking Authority.
- b. 32 East Front Street and the Liberty Commons parking structure replaced the Commons surface lot managed by the Trenton Parking Utility.
- c. New townhouses at the corner of Market & Jackson Streets reduced the size of the Mill Hill lot. There was no replacement of public parking lost when this development was completed.
- d. A new parking structure that has been proposed for the corner of Front & Montgomery Streets would replace the previous Looman lot managed by the Trenton Parking Utility.
- e. New building (under construction) for Daylight Twilight High School on Hanover Street will replace a former parking lot.
- f. The city is considering redevelopment opportunities on the site of the surface parking lots surrounding the Justice Complex.
- g. The planned Trenton Town Center would eliminate surface parking lots in an area bounded by State, Montgomery, and Hanover, and include a new parking structure.
- h. Proposed redevelopment projects would replace surfacing parking at State Parking Area #21 along Stockton Street (a structured parking facility would replace eliminated spaces and add to the overall supply) and / or the City Hall lot.
- i. Potential redevelopment, structured parking, would replace current lots in the area of Willow, Hanover, and Bank Streets.

Figure 2. Downtown Off-Street Parking Map



## V. Parking Assessment

Table 6 - List of Downtown Off-Street Parking Facilities

| DBID         | Lot Name / Location               | Location                   | TY<br>PE | Own<br>er | TTL<br>Spaces | State<br>Spaces | Public<br>Spaces | DBID                                                                           | Lot Name / Location       | Location                | TYP<br>E | Own<br>er | TTL<br>Spaces | State<br>Spaces | Public<br>Spaces |
|--------------|-----------------------------------|----------------------------|----------|-----------|---------------|-----------------|------------------|--------------------------------------------------------------------------------|---------------------------|-------------------------|----------|-----------|---------------|-----------------|------------------|
| 1            | State Street Square               | 50 West State Street       | G        | Private   | 351           | 166             | 175              | 59                                                                             | City Hall lot             | 319 E State St.         | S        | City      | 155           | 0               | 0                |
| 2            | Station Plaza(Incl State Area 17) | 50 Yard Avenue             | G        | Private   | 1600          | 977             | 623              | 60                                                                             | County garage             | Market St.              | G        | County    | 450           | 0               | 0                |
| 3            | Two Capitol Plaza Area #37        | 240 West State Street      | G        | Private   | 196           | 196             | 0                | 61                                                                             | State House-Areas 1-1A    | Lafayette & Barrack St. | S        | State     | 318           | 318             | 0                |
| 4            | Front Street garage               | Broad & Front Streets      | G        | TPA       | 417           | 363             | 0                | 62                                                                             | County lot(s)             | Broad St.               | S        | County    | 118           | 0               | 0                |
| 5            | Treasury Building                 | 33 West State Street       | G        | Private   | 235           | 235             | 0                | 63                                                                             | State Street Square lot   | 50 W. State St          | S        | private   | 85            | 0               | 0                |
| 6            | Warren Street Garage              | Hanover & Warren Sts       | G        | TPA       | 326           | 326             | 0                | 64                                                                             | Pat's Parking             | 116 E. Hanover St.      | S        | Private   | 120           | 80              | 40               |
| 7            | Marriott garage                   | Warren Street              | G        | TPA       | 656           | 377             | 279              | 65                                                                             | State St Square III lot   | Barnes St               | S        | private   | 100           | 0               | 0                |
| 8            | Dept of Education building        | 329 West State Street      | S        | P         | 35            | 31              | 0                | 66                                                                             | private St                | Merchant St.            | S        | private   | 70            | 0               | 0                |
| 9            | Public Defenders' garage          | 200 South Broad Street     | G        | P         | 28            | 28              | 0                | 67                                                                             | private lot -Hanover St.  | Willow & Hanover        | S        | private   | 32            | 0               | 0                |
| 10           | Kuser Mansion / Edison College    | 315 West State Street      | S        | P         | 50            | 33              | 0                | 68                                                                             | Barnes Lot A              | Hanover St.             | S        | private   | 34            | 0               | 0                |
| 11           | State House Complex               | State Street               | G        | State     | 1108          | 1108            | 0                | 69                                                                             | NJEDA                     | Hanover St.             | S        | private   | 181           | 52              | 0                |
| 12           | Justice Complex                   | 25 Market St, Near Warren  | G        | State     | 600           | 600             | 0                | 70                                                                             | Residential parking area  | Wilkinson Place         | S        | City      | 30            | 0               | 0                |
| 13           | State Area #21 deck               | 120 South Stockton St      | G        | Private   | 277           | 277             | 0                | 71                                                                             | E State St public lot     | 142 E State St          | S        | City      | 14            | 0               | 14               |
| 15           | Taxation building                 | 50 Barrack Street          | S        | State     | 39            | 39              | 0                | 72                                                                             | VIP Park & Lock           | 60 Wallenberg Ave       | S        | private   | 100           | 0               | 0                |
| 15b          | Temple / Visitors' Center/ church | Front St.                  | S        | Private   | 22            | 0               | 0                | 73                                                                             | DEP State Areas 25A-B     | 401 East State St       | S        | State     | 70            | 70              | 0                |
| 16           | Bank St. garage                   | 50 Bank Street             | G        | State     | 1073          | 1073            | 0                | 74                                                                             | Planned Parenthood        | East State St           | S        | private   | 12            | 0               | 0                |
| 17           | Renaissance Plaza                 | 225 East State Street      | G        | State     | 1265          | 1265            | 0                | 75                                                                             | Holy Cross Church lot     | State & Clinton         | S        | private   | 40            | 0               | 0                |
| 18           | Campbell mansion Area #20         | 379 West State Street      | S        | Private   | 100           | 100             | 0                | 76                                                                             | Robert Hall Bldg          | 516 E State St          | S        | private   | 30            | 0               | 0                |
| 19           | Crescent Temple Area #25          | North Clinton & State St   | S        | Private   | 250           | 190             | 0                | 77                                                                             | DEP - State Area #27      | 527 E State St.         | S        | State     | 72            | 72              | 0                |
| 20           | DEP office building               | 436 East State Street      | S        | State     | 36            | 36              | 0                | 78                                                                             | Bank of America           | East State St           | S        | private   | 40            | 0               | 0                |
| 21           | State Area #33                    | 519 East State Street      | S        | Private   | 136           | 136             | 0                | 79                                                                             | Kaplan Law Firm           | Montgomery St.          | S        | private   | 12            | 0               | 0                |
| 22           | 1st Presbyterian Church           | 132 East State Street      | S        | Private   | 31            | 0               | 0                | 80                                                                             | Lorenzo's                 | S Clinton Ave.          | S        | private   | 32            | 0               | 0                |
| 23           | PERC building                     | 495 West State Street      | S        | private   | 64            | 64              | 0                | 81                                                                             | Clover Lot                | 18 South Broad St.      | S        | private   | 42            | 11              | 31               |
| 24           | Capital Center                    | 50 East State Street       | S        | Private   | 14            | 6               | 0                | 82                                                                             | MCCC parking              | Academy St              | S        | private   | 113           | 0               | 0                |
| 25           | Friendship Baptist Church         | Perry & Broad Streets      | S        | Private   | 25            | 18              | 0                | 83                                                                             | Berman lot                | Hanover St.             | S        | private   | 125           | 0               | 0                |
| 26           | Kids R First pre-school           | 506 East State Street      | S        | Private   | 6             | 6               | 0                | 84                                                                             | Broad Street parking      | behind 200 blk S Brd    | S        | Private   | 30            | 0               | 0                |
| 27           | Justice Complex-State Area #30    | 25 Market St, Near Warren  | S        | City      | 1066          | 1066            | 0                | 85                                                                             | Revenue building lot      | South Broad St          | S        | private   | 35            | 0               | 0                |
| 28           | Labor Building - State Area #3    | Market St & Warren Sts     | S        | State     | 1367          | 1367            | 0                | 86                                                                             | Kingsbury Tower garage    | S. Warren Street        | G        | private   | 122           | 122             | 0                |
| 29           | State Area #4 - Educ Building     | 225 West State Street      | S        | State     | 70            | 70              | 0                | 87                                                                             | Elks lot                  | 120 N. Warren St        | S        | private   | 32            | 6               | 0                |
| 30           | War Memorial-State Areas #5-5A    | Memorial Drive             | S        | State     | 358           | 358             | 0                | 88                                                                             | Checkers lot              | Warren Street           | S        | private   | 17            | 0               | 0                |
| 31           | State Museum lot-State Area #6A   | State Street               | S        | State     | 45            | 45              | 0                | 89                                                                             | Home lot                  | Warren Street           | S        | private   | 15            | 0               | 0                |
| 32           | Health & Ag - State Area #3       | Market St & Warren Sts     | S        | State     | 537           | 537             | 0                | 90                                                                             | old Commis lot            | Front St.               | S        | private   | 9             | 0               | 0                |
| 33           | State Area # 10                   | 135 West Hanover St        | S        | State     | 28            | 28              | 0                | 91                                                                             | Front & Warren corner lot | Front and Warren        | S        | private   | 15            | 0               | 0                |
| 34           | State Area #24                    | Roebing Bldg-20 W. State   | S        | State     | 34            | 34              | 0                | 92                                                                             | 140 Front                 | 140 Front               | S        | private   | 12            | 0               | 0                |
| 36           | State Area #28                    | Carroll St near Perry St   | S        | State     | 98            | 98              | 0                | 93                                                                             | Rite Aid                  | State Street rear       | S        | private   | 18            | 0               | 0                |
| 37           | State Area # 31                   | Hanover & Passaic Sts      | S        | State     | 391           | 391             | 0                | 94                                                                             | old bank                  | State Street rear       | S        | private   | 14            | 0               | 0                |
| 38           | State Area #21 / DMV & Visitors   | 120 South Stockton St      | S        | Private   | 249           | 249             | 0                | 95                                                                             | Architects Housing        | Front St.               | S        | private   | 40            | 0               | 0                |
| 40           | State Area #31A                   | 134 West Hanover St        | S        | State     | 112           | 112             | 0                | 96                                                                             | 247 Front                 | Front St.               | S        | private   | 9             | 0               | 0                |
| 41           | State Area #31B                   | Hanover & Willow Sts       | S        | State     | 136           | 136             | 0                | 97                                                                             | PSEG and Sovereign        | Chancery Lane           | S        | private   | 18            | 0               | 0                |
| 42           | DEP Building State Area #34       | 401 East State Street      | S        | State     | 216           | 216             | 0                | 98                                                                             | CWA Building              | 321 W State St          | S        | private   | 55            | 0               | 0                |
| 43           | Perry Street Park & Ride          | Perry Street               | S        | State     | 748           | 748             | 0                | 99                                                                             | Learning Center           | W State St.             | S        | private   | 30            | 0               | 0                |
| 44           | Station Plaza- Train Station      | 458 Greenwood Avenue       | G        | Private   | 1800          | 0               | 1800             | 100                                                                            | Charter School            | 363 West State St       | S        | private   | 110           | 0               | 0                |
| 45           | Liberty Commons                   | Front St.                  | G        | TPA       | 564           | 397             | 167              | 101                                                                            | Catholic Charities        | 381 W State St          | S        | private   | 60            | 0               | 0                |
| 47           | Mill Hill                         | Market to Livingston St    | S        | City      | 18            | 0               | 0                | 102                                                                            | Carteret Arms             | 333 W State St.         | S        | private   | 50            | 0               | 0                |
| 48           | South Broad Street Lot            | S Broad St (at Kudras Fur) | S        | City      | 12            | 0               | 0                | 103                                                                            | Tri-Gen                   | S. Warren Street        | S        | Private   | 20            | 0               | 0                |
| 56           | Olden Avenue/East State St        | Olden Ave/East State St    | S        | City      | 20            | 0               | 0                | 104                                                                            | Capitol Alley Lots        | Capitol Alley           | S        | Private   | 80            | 40              | 0                |
| 57           | River LINE lot                    | 105 S. Clinton Ave.        | S        | Private   | 109           | 0               | 109              | 105                                                                            | Capitol Alley Lots        | Capitol Alley           | S        | Private   | 120           | 40              | 0                |
| 58           | Merchant St. lot                  | Merchant St.               | S        | TPA       | 289           | 40              | 249              | 106                                                                            | Capitol Alley Lots        | Capitol Alley           | S        | Private   | 115           | 0               | 0                |
| <b>Total</b> |                                   |                            |          |           | <b>20,628</b> | <b>14,353</b>   | <b>3,487</b>     | * Lot/Garage Numbers not shown are outside of the Downtown Study Area Boundary |                           |                         |          |           |               |                 |                  |

***State of New Jersey Parking Policy***

The State of New Jersey is by far the largest user of off-street parking in the downtown area. Authorized state parking accounts for over 70% of structured spaces and over 80% of surface lot spaces. It is also important to note, however, that state-owned spaces account for only 54% of all state spaces and only about 40% of total downtown spaces. The following is a summary and assessment of current state parking policy, as obtained from discussions with the state Department of Treasury, Division of Property Management and Construction.

**a. Maximum Parking Standard** -- The state does not provide free parking to all its employees. Current state policy is to provide parking permits to no more than 62% of employees of any agency. In theory, such a maximum standard is desirable in order to limit the amount of required parking inventory and to encourage alternative commute modes. In practice, however, this policy may be detrimental by contributing to state workers occupying on-street parking spaces on a long-term basis, particularly given the lack of a coordinated state ridesharing program and limited on-street parking enforcement in the downtown area.

**b. Additional State Parking** -- Individual state agencies are allowed to rent additional parking spaces for their employees, over the 62% standard. Several agencies have been doing so in recent years, particularly as an incentive for new employees. As a result, the overall percentage of downtown state employees who have permit parking is over 80%. This trend is good for utilizing available off-street parking supply and relieving pressure on on-street spaces. From the state perspective, it suggests issues of coordination and cost-efficiency.

**c. Parking Occupancy** -- The state estimates that about 500 spaces may be available in its parking areas on a daily basis, including 350 at the Perry Street lot and not including estimated vacancies in the State House garage. This situation suggests the opportunity for shared parking with other users during the day, or the ability to increase use by state employees who currently do not have permit parking.

**d. Alternative Commute Modes** -- The state provides no centralized ride-matching, vanpooling, or transit subsidies for its employees. This lack of travel demand management efforts may contribute to parking demand, but it also suggests the opportunity for reducing parking demand.

## 2. On-Street Parking

On-street parking refers to available parking within a road's right-of-way, typically parallel to the curb. In general, on-street parking is intended to meet short-term parking needs, particularly for shoppers and other visitors, and time restrictions for on-street parking aim to facilitate “turnover” of spaces, which increases the effective parking supply. Restrictions may be in the form of posted time limits and / or parking meters.

At present, there does not appear to be active parking management, on an on-going basis, for on-street spaces. Active parking management would include regular maintenance of parking signs and meters, planning for changes in parking duration and rates based on surrounding land use considerations, monitoring the length of use, and enforcement of time restrictions.

The following **Table 7** is a summary of the estimated number of on-street parking spaces in the downtown area, **Figure 3** is a map of on-street parking in the downtown core area, and **Table 8** provides a summary list of on-street parking.

**Table 7 Estimated Number of On-Street Parking Spaces in Downtown**

|                                      |            |
|--------------------------------------|------------|
| Metered spaces                       | 530        |
| Spaces with posted time restrictions | 150        |
| Spaces with no restrictions          | 120        |
| <b>Total Spaces</b>                  | <b>800</b> |

Source: Field surveys. See Figure 3 and Table 8 for more details.

### **Pricing**

It is important to establish the “right price” for on-street parking, in order to balance supply and demand. The right price is the lowest price that will always keep a few spaces available to allow convenient access. Inexpensive or free parking does not increase parking supply; rather, it creates parking shortages that keep potential customers away. Short-term parkers are less sensitive to the price of parking than to the time it takes to find a vacant space. A below-market price for on-street parking simply leads to cruising and congestion. Meter pricing should produce a few vacant spaces so that drivers can find places to park near their destinations<sup>V-1</sup>.

The vacant spaces will attract customers who would rather pay for parking than not be able to find it. Furthermore, designating the meter revenue for public improvements, such as streetscaping, can attract even more business.

<sup>V-1</sup> This pricing will have less of an impact on vacancy if the time restrictions are not enforced or if all day “handicapped” workers park in the spaces.

***Costs and Benefits***

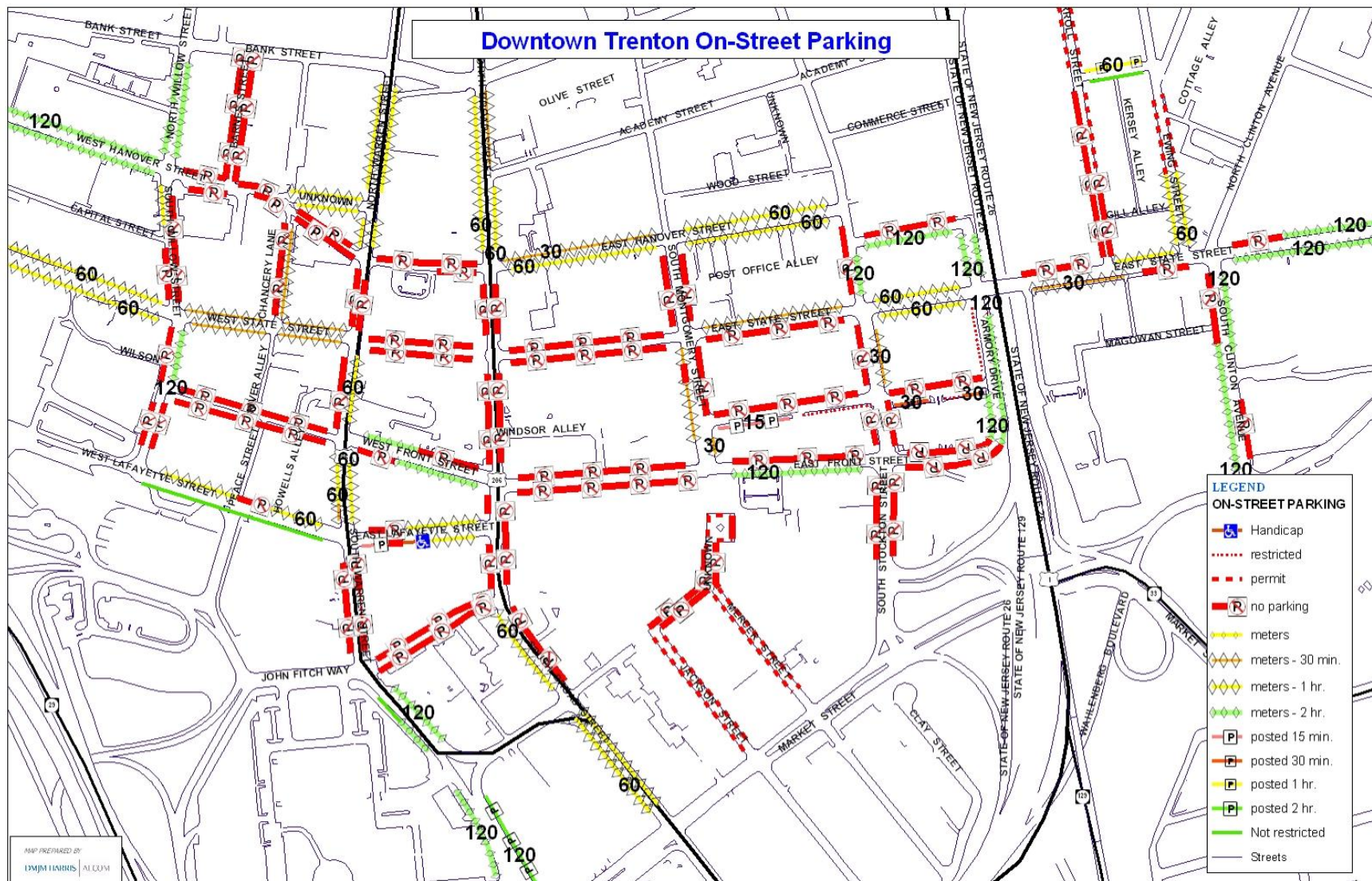
The costs of on-street parking restrictions include capital costs for meters and signs, as well as operating and maintenance costs for meter and sign repair, coin collection, and enforcement. Also, some businesses and visitors may view parking restrictions as “unfriendly” although, as described above, the primary objective of such restrictions is to create available spaces.

In addition to the benefits of increasing parking availability, on-street parking restrictions generate revenues from meter deposits, fines for violations, and increased use of off-street facilities by longer-term parkers. A literature review indicates that parking meters can generate revenues up to 10 times more than expenses.

As described in Section II, several existing city ordinances contain provisions governing on-street parking, including the following:

- Chapter 188 identifies the locations of blocks with parking meters, and this ordinance also establishes hours of operation, meter rates, time limits, etc. Within the downtown area, the main streets with meters include Broad, Warren, State, Lafayette, Willow, Hanover, Stockton, and Montgomery.
- Chapter 14 of the Code contains several provisions that pertain to on-street parking. These include:
  - o Restrictions on parking too close to intersections, driveways, fire hydrants, etc.;
  - o Provisions and restrictions for the residential parking program;
  - o The locations of blocks and requirements for time restricted non-metered parking, which ranges from 15 minutes to 2 hours; and
  - o Street cleaning restrictions.

Figure 3 - Map of Downtown On-Street Parking



## V. Parking Assessment

Table 8 - On-Street Parking Locations

| Street       | Block                   | north side or<br>westside | limit | #  | south side or<br>eastside | limit             | #  | Street         | Block                | north side or<br>westside | limit | #   | south side or<br>eastside | limit | #  |
|--------------|-------------------------|---------------------------|-------|----|---------------------------|-------------------|----|----------------|----------------------|---------------------------|-------|-----|---------------------------|-------|----|
| Broad St.    | Market - Livingston     | Meters                    | 60    | 13 | Meters                    | 60                | 9  | Chancery Ln    | State-Hanover        | NP                        |       |     | Meters                    | 30    | 11 |
| Broad St.    | Livingston - Assunpink  | Meters                    | 120   | 14 | NP                        |                   |    |                |                      |                           |       |     |                           |       |    |
| Broad St.    | Assunpink - Front       | NP                        |       |    | NP                        |                   |    | Front Street   | Barrack - Warren     | NP                        |       |     | NP                        |       |    |
| Broad St.    | Front - State           | NP                        |       |    | NP                        |                   |    | Front Street   | Warren - alley       | Meters                    | 60    | 6   | NP                        |       |    |
| Broad St.    | State - Hanover         | NP                        |       |    | NP                        |                   |    | Front Street   | alley - Broad        | NR                        |       | 7   | Meters                    | 60    | 8  |
| Broad St.    | Hanover - Perry         | Meters                    | 60    | 12 | Meters                    | 60                | 8  | Front Street   | Broad-Montgomery     | NP                        |       |     | NP                        |       |    |
|              |                         |                           |       |    | Meters                    | 30                | 5  | Front Street   | Montgomery-Stockton  | NP                        |       |     | Meters                    | 120   | 11 |
| Warren St.   | Market - Livingston     | Meters                    | 120   | 13 | posted                    | 120               | 20 | Lafayette St   | Barrack - Warren     | Meters                    | 60    | 9   | NR                        |       | 25 |
| Warren St.   | Livingston - Assunpink  | Meters                    | 120   | 5  | meters                    | 120               | 11 | Lafayette St   | Warren - alley       | NP                        |       |     | NP                        |       |    |
|              |                         | NR                        |       | 10 |                           |                   |    | Lafayette St   | alley - Broad        | Meters                    | 60    | 8   | meters                    | 60    | 7  |
| Warren St.   | Assunpink - Lafayette   | NP                        |       |    | "police parking"          |                   | 5  |                |                      |                           |       |     | posted                    | 15    | 3  |
| Warren St.   | Lafayette - Front       | Meters                    | 60    | 7  | Meters                    | 60                | 7  |                |                      |                           |       |     | handicap                  |       | 3  |
|              |                         | Meters                    | 30    | 3  |                           |                   |    |                |                      |                           |       |     |                           |       |    |
| Warren St.   | Front - State           | NP                        |       |    | Meters                    |                   | 4  | Montgomery St. | Front - Kovacs       | Meters                    | 30    | 8   | meters                    |       | 3  |
| Warren St.   | State - Hanover Place   | NP                        |       |    | NP                        |                   |    | Montgomery St. | Kovacs - State       | NP                        |       |     | NP                        |       |    |
| Warren St.   | Hanover Place - Perry   | Meters                    | 60    | 5  | Meters                    | 60                | 8  | Montgomery St. | State - Hanover      | NP                        |       |     | NP                        |       |    |
| Barrack St.  | Lafayette - Front       | NP                        |       |    | NP                        |                   |    | Stockton St.   | Kovacs Place - State | NP                        |       |     | Meters                    | 30    | 7  |
| Willow St.   | Front - State           | NP                        |       |    | Meters                    | 120               | 6  | Stockton St.   | State - Merchant     | NP                        |       |     | Meters                    |       | 7  |
| Willow St.   | State - Hanover         | Meters                    | 60    | 8  | NP                        |                   |    |                |                      |                           |       |     |                           |       |    |
| Willow St.   | Hanover - Perry         | Meters                    | 120   | 9  | Meters                    | 120               | 13 | Merchant St    | Stockton - Canal     | NP                        |       |     | Meters                    | 120   | 7  |
| Barnes St.   | Hanover - Perry         | NP                        |       |    | NP                        |                   |    | Canal St       | State - Merchant     | Meters                    | 120   | 5   | Meters                    | 120   | 9  |
| Hanover St   | Calhoun - Taylor Pl     | NR                        |       | 40 | NR                        |                   | 40 | Carroll St     | State - Cross        | NP                        |       |     | permit                    |       |    |
| Hanover St   | Taylor Place - Willow   | Meters                    | 120   | 18 | Meters                    | 120               | 17 | Carroll St     | Cross - state lot    | permit                    |       |     | permit                    |       |    |
| Hanover St   | Willow - Warren         | NP                        |       |    | NP                        |                   |    | Carroll St     | state lot - Perry    | NP                        |       |     | NR                        |       |    |
| Hanover St   | Willow - Warren         | Meters                    |       | 9  | Meters                    | 60                | 10 |                |                      |                           |       |     | 15 minute                 |       |    |
| Hanover St   | Warren - Broad          | NP                        |       |    | NP                        |                   |    |                |                      |                           |       |     |                           |       |    |
| Hanover St   | Broad - Montgomery      | Meters                    | 30    | 4  | Meters                    | 60                | 7  | Kovacs Place   | Montgomery-Stockton  | NP                        |       |     | 15 minute                 |       | 9  |
| Hanover St   | Montgomery - Stockton   | Meters                    | 60    | 18 | Meters                    | 60                | 12 |                |                      |                           |       |     | Priv. restricted          |       | 10 |
| State St.    | Calhoun-Willow mid-west | Meters                    | 120   | 12 | Meters                    | 60                | 12 | Hogan Way      | State - Stockton     | Meters                    | 120   | 5   | Meters                    | 120   | 13 |
| State St.    | Calhoun-Willow mid-east | Meters                    | 60    | 24 | Meters                    | 60                | 21 |                |                      |                           |       |     | City Staff restricted     |       |    |
| State St.    | Willow-Chancery Lane    | Meters                    | 30    | 7  | Meters                    | 30                | 8  | Cross St       | Carroll - Ewing      | posted                    | 60    | 5   | NR                        |       | 7  |
| State St.    | Chancery Lane - Warren  | Meters                    | 30    | 4  | Meters                    | 30                | 3  |                |                      |                           |       |     |                           |       |    |
| State St.    | Warren - Broad          | NP                        |       |    | NP                        |                   |    | Ewing          | State - driveway     | Meters                    | 60    | 7   | Meters                    | 60    | 7  |
| State St.    | Broad - Montgomery      | NP                        |       |    | NP                        |                   |    | Ewing          | driveway - Southard  | permit                    |       |     | permit                    |       |    |
| State St.    | Montgomery - Stockton   | Meters                    | 30    | 14 | NP                        |                   |    |                |                      |                           |       |     |                           |       |    |
| State St.    | Stockton - Hogan Way    | posted                    | 60    | 10 | Meters                    |                   | 9  | Clinton Ave.   | State - Yard         | NP                        |       |     | Meters                    |       | 10 |
| State St.    | Hogan Way - Carroll     | NP                        |       | 12 | posted                    | 60                | 10 | Clinton Ave.   | Yard - Barlow        | Meters                    |       | 15  | NP                        |       |    |
| State St.    | Carroll - Clinton       | posted                    | 120   | 8  | posted                    | 60                | 13 |                |                      |                           |       |     |                           |       |    |
| State St.    | Clinton - Wallenberg    | Meters                    | 120   | 14 | Meters                    | 120               | 15 |                |                      |                           |       |     |                           |       |    |
| Total spaces |                         | north & west side         |       |    | 368                       | south & east side |    |                |                      | 430                       | Total | 798 | Spaces                    |       |    |
| Total meters |                         | north & west side         |       |    | 264                       | south & east side |    |                |                      | 264                       | Total | 528 | Meters                    |       |    |

## C. Parking Demand / Utilization

The next step in the assessment was to compile information on parking demand or utilization for off-street parking and on-street parking.

### 1. Off-Street Parking

The 2005 MCIA study included information on an occupancy survey of off-street parking areas in the downtown district. The work on this project included a weekday survey of additional off-street parking areas that the MCIA study did not cover. **Table 9** provides data from these surveys, and the following is a summary of the findings by sub-area:

**State House Area and Main State Parking Lots** The occupancy of off-street parking facilities is fairly high in this sub-area. State Lots 1 and 1A (closest to the Statehouse) have some vacancies.

**West State / Hanover / Willow Street area** Occupancy is fairly high in state parking areas 31, 31A, and 31B. Occupancy is somewhat lower in the Barnes Street lots, i.e., those bounded by Hanover, Willow, and Bank Streets.

**Downtown Garages** Some parking is available at a few garages, particularly the new Lafayette Yard and Liberty Commons structures, which the Trenton Parking Authority operates.

**East State Street Area** This sub-area has fairly high occupancy, with two notable exceptions: the Merchant Street lot and the Perry Street park-and-ride lot. The latter provides about 500 available spaces on a daily basis.

### 2. On-Street Parking

This project included limited occupancy and turnover field surveys of on-street parking use in the downtown area, focusing on key blocks including State, Willow, Front, Lafayette, Broad, Hanover, and Warren Streets. The surveys involved recording parking occupancy in the early morning and two hours later, including observations of overtime parking, parking in no parking zones, long term handicapped license or placard parking, and parking beyond established time limits.

In addition to these more formal surveys, the project team completed periodic drive-by surveys of the on-street parking conditions throughout the period from the Fall of 2006 to Spring of 2007. These field observations confirmed the findings of the occupancy and duration surveys.

**Table 10** provides summary data from these surveys. Overall, the availability of on-street parking in several locations was very limited. The surveys found a relatively high incidence of long-term parking at several on-street parking locations in the downtown area. The key observations include the following:

- The occupancy rate at all legally marked spaces was over 90%.
- The occupancy rate at metered spaces was over 90%.
- Parking in “no-parking” zones added another 15% to the total number of parked vehicles.
- For metered parking, as few as 16% of occupied spaces had time on the meter.
- In some blocks, more than 50% of vehicles at meters were displaying handicapped placards.
- **75-80% of the legally-parked vehicles during the second observation had been parked in the same spaces during the first observation.**

## V. Parking Assessment

**Table 9 Summary of Off-Street Occupancy Surveys**

| Lot Name / Location               | Location                                | TYPE          | JURISD. | SPACES      | Occupied   | Available  | Use level   | source |
|-----------------------------------|-----------------------------------------|---------------|---------|-------------|------------|------------|-------------|--------|
| State Area #4 - Educ Building     | 225 West State Street                   | Surface       | State   | 70          | 60         | 10         | 86%         | mcia   |
| State Museum lot                  | State Street                            | Surface       | State   | 45          | 42         | 3          | 93%         | mcia   |
| State House Complex               | State Street                            | <b>Garage</b> | State   | <b>1108</b> | 886        | 222        | 80%         | State  |
| State House - State Areas #1-1A   | Lafayette & Barrack St.                 | Surface       | State   | 318         | 247        | 71         | 78%         | mcia   |
| War Memorial - State Areas #5-5A  | Memorial Drive                          | Surface       | State   | 358         | 293        | 65         | 82%         | mcia   |
| Labor Health Ag - State Area #3   | Market St and Warren Sts                | Surface       | State   | 1904        | 1836       | 68         | 96%         | mcia   |
| Justice Complex                   | 25 Market Street, Near Warren           | <b>Garage</b> | State   | <b>600</b>  | <b>595</b> | <b>5</b>   | <b>99%</b>  | mcia   |
| Justice Complex - State Area #30  | 25 Market Street, Near Warren           | Surface       | City    | 1066        | 1150       | 0          | 108%        | mcia   |
| State Street Square               | 50 West State Street                    | <b>Garage</b> | State   | <b>150</b>  | ---        | ---        | ---         | ---    |
| State Street Square lot           | 50 W. State St                          | Surface       | State   | 85          | 65         | 20         | 76%         | dmjm   |
| State St Square III lot           | Barnes St                               | Surface       | Private | 100         | 38         | 62         | 38%         | dmjm   |
| private lot on Hanover St.        | Willow & Hanover                        | Surface       | Private | 32          | 24         | 8          | 75%         | dmjm   |
| Barnes Lot A                      | Hanover St.                             | Surface       | Private | 34          | 32         | 2          | 94%         | dmjm   |
| NJEDA                             | Hanover St.                             | Surface       | State   | 181         | 100        | 81         | 55%         | dmjm   |
| Bank St. garage                   | 50 Bank Street                          | <b>Garage</b> | State   | <b>1073</b> | ---        | ---        | ---         | ---    |
| State Area # 31                   | Hanover & Passaic Streets               | Surface       | State   | 391         | 366        | 25         | 94%         | dmjm   |
| State Area #31A                   | 134 West Hanover Street                 | Surface       | State   | 112         | 105        | 7          | 94%         | dmjm   |
| State Area #31B                   | Hanover & Willow Streets                | Surface       | State   | 136         | 122        | 14         | 90%         | dmjm   |
| Marriott garage                   | Warren Street                           | <b>Garage</b> | TPA     | <b>656</b>  | <b>438</b> | <b>218</b> | <b>67%</b>  | mcia   |
| County garage                     | Market St.                              | <b>Garage</b> | County  | <b>450</b>  | <b>433</b> | <b>17</b>  | <b>96%</b>  | mcia   |
| Treasury Building                 | 33 West State Street                    | <b>Garage</b> | Private | <b>225</b>  | ---        | ---        | ---         | ---    |
| Warren Street Garage              | Hanover & Warren Streets                | <b>Garage</b> | TPA     | <b>235</b>  | ---        | ---        | ---         | ---    |
| Liberty Commons                   | Front St.                               | <b>Garage</b> | TPA     | <b>564</b>  | <b>203</b> | <b>361</b> | <b>36%</b>  | mcia   |
| Front Street garage               | Broad & Front Streets                   | <b>Garage</b> | TPA     | <b>417</b>  | <b>423</b> | <b>0</b>   | <b>101%</b> | mcia   |
| Renaissance Plaza                 | 225 East State Street                   | <b>Garage</b> | State   | <b>1265</b> | ---        | ---        | ---         | ---    |
| City Hall lot                     | 319 E State St.                         | Surface       | City    | 155         | 75         | 80         | 48%         | dmjm   |
| State Area #21 deck               | 120 South Stockton Street               | <b>Garage</b> | State   | <b>277</b>  | <b>251</b> | <b>26</b>  | <b>91%</b>  | dmjm   |
| State Area #21 / DMV and Visitors | 120 South Stockton Street               | Surface       | Private | 249         | 214        | 35         | 86%         | dmjm   |
| Crescent Temple State Area #25    | North Clinton and State Sts.            | Surface       | Private | 250         | 240        | 10         | 96%         | dmjm   |
| State Area #33                    | 519 East State Street                   | Surface       | State   | 135         | 102        | 33         | 76%         | dmjm   |
| DEP - State Area #27              | E State St.                             | Surface       | State   | 72          | 62         | 10         | 86%         | dmjm   |
| DEP Building                      | 401 East State Street                   | Surface       | State   | 231         | 188        | 43         | 81%         | dmjm   |
| DEP Building (adjacent)           | 401 East State Street                   | Surface       | State   | 69          | 59         | 10         | 86%         | dmjm   |
| Perry Street Park & Ride          | Perry Street                            | Surface       | State   | 748         | 185        | 563        | 25%         | dmjm   |
| Merchant St. lot                  | Merchant St.                            | Surface       | TPA     | 289         | 119        | 170        | 41%         | dmjm   |
| private lot on Merchant St        | Merchant St.                            | Surface       | Private | 70          | 56         | 14         | 80%         | dmjm   |
| <b>*garages are in boldface</b>   | Total for which occupancy data is shown |               |         | 11,172      | 9,009      | 2,253      | 81%         |        |

## V. Parking Assessment

**Table 10 Summary of On-Street Occupancy Surveys****On-Street Occupancy Survey #1** Oct 17, 2006

Total Legal Spaces in Survey Area 177

Total Metered Spaces in Survey Area 85

|          |                   |     |     |                                |
|----------|-------------------|-----|-----|--------------------------------|
| 9:00 AM  | Total Occupancy   | 164 | 93% | of total legal spaces          |
|          | Illegal           | 26  |     |                                |
|          | Metered Occupancy | 75  | 88% | of total metered spaces        |
|          | Expired Meters    | 53  | 71% | of occupied metered spaces     |
|          |                   |     |     |                                |
| 11:00 AM | Total Occupancy   | 165 | 93% | of total legal spaces          |
|          | same car as 9 AM  | 128 | 78% | of total occupied legal spaces |
|          | Illegal           | 23  |     |                                |
|          | same car as 9 AM  | 9   |     |                                |
|          | Metered Occupancy | 77  | 91% | of total metered spaces        |
|          | Expired Meters    | 46  | 60% | of occupied metered spaces     |
|          |                   |     |     |                                |

**On-Street Occupancy Survey #2** Dec 7, 2006

Total Legal Spaces in Survey Area 88

Total Metered Spaces in Survey Area 80

|                       |     |      |                                |  |
|-----------------------|-----|------|--------------------------------|--|
| 9:00 AM               |     |      |                                |  |
| Total Occupancy       | 98  | 111% | of total legal spaces          |  |
| Illegal               | 13  |      |                                |  |
| Metered Occupancy     | 73  | 91%  | of total metered spaces        |  |
| Expired Meters        | 61  | 84%  | of occupied metered spaces     |  |
| Handicapped at Meters | 37  | 51%  | of occupied metered spaces     |  |
| 11:00 AM              |     |      |                                |  |
| Total Occupancy       | 107 | 122% | of total legal spaces          |  |
| same car as 9 AM      | 80  | 75%  | of total occupied legal spaces |  |
| Illegal               | 19  |      |                                |  |
| same car as 9 AM      | 7   |      |                                |  |
| Metered Occupancy     | 79  | 99%  | of total metered spaces        |  |
| Expired Meters        | 62  | 78%  | of occupied metered spaces     |  |
| Handicapped at Meters | 37  | 47%  | of occupied metered spaces     |  |

## D. Summary Assessment

### 1. Off-Street Parking

The review of existing ordinances and plans, parking supply, and the occupancy surveys confirmed the following key issues relating to off-street parking:

- Existing State-controlled surface lots comprise a substantial amount of land that could be available for development in the downtown area.
- Minimum commercial development parking requirements are “suburban”
- Minimum parking requirements, without an implemented fee in lieu of program, may discourage prospective redevelopers since many vacant buildings do not have on-site parking.
- Some off-street facilities have excess capacity, but available information is inadequate to assess that capacity.
- Parking structures need attractive and functional designs to support and promote pedestrian activity on the downtown streets.
- Barriers to pedestrian safety and access make off-street parking less attractive.

### 2. On-Street Parking

Based upon the review of existing ordinances and plans, parking supply, and the occupancy survey, the following is a list of key issues relating to on-street parking in the downtown area:

- Insufficient on-street parking is available in the downtown area during weekdays. This may be a function of parking abuse through all-day use of on-street spaces.
- Regulations prohibit on-street parking on many downtown blocks. While such restrictions may be necessary for circulation purposes, it may be possible to allow on-street parking in some of these areas.



- Enforcement of on-street parking regulations appears to be minimal in many locations in the downtown. Observations showed most meters to be expired with no tickets written over multi-hour periods and during multiple days of observation.
- It is apparent that long-term parkers (downtown employees) occupy on-street spaces, making the spaces inaccessible for short-term users.
- Some areas have unclear, inconsistent, or missing signage regarding parking restrictions.



- At least one key block, the south side of West Lafayette Street between Barrack Street and Warren Street, has no posted restrictions.



- The downtown area experiences widespread free parking by vehicles with handicapped plates placards at on-street parking spaces.



- “Security” concerns may have unnecessarily eliminated on-street parking spaces in some downtown locations, providing “free” parking for some state and federal workers.
- Numerous metered spaces have missing or broken meters.



- Constraints on available parking in the downtown area may lead to “spillover” into adjacent residential neighborhoods.

- Parking, evidently with city acquiescence, occurs on plazas and sidewalks, which impedes pedestrian flows and detracts from the streetscape.



- The lack of designated loading zones for trucks and vehicle passengers contributes to “double parking” and traffic congestion in some areas.



- The RSIS parking requirements decrease on-street parking supply and change the character of the urban area by requiring off-street residential parking that eliminates existing on-street spaces.
- The value and importance of properly managing on-street parking is not well understood in the City.



Chancery Lane is wide enough to provide parking on both sides



Downtown streets provide many “reserved” on-street spaces, often near parking garages, as is the case for these NJ Network spaces.

### 3. Assessment Summary

The lack of available on-street parking is a detriment to downtown businesses. Increased enforcement not only would increase available parking but would generate additional revenues from meter deposits, fines for violations, and revenues from city-owned lots. Currently, while many people pay their “fair share” at meters, many more enjoy effectively free parking. In addition, the excessive use of on-street parking by long-term parkers is likely creating an underestimated demand for additional off-street parking and is decreasing opportunities to promote economic development for businesses in the downtown.