

City of Winters

Parking Master Plan- Final Draft

Topic	Lead Entity	Recommendations	Implementation Program
Goal: Establish a management body to plan and manage parking in collaboration with the City. Management body will be to obtain funding from developers and map parking.			
Management Body	Downtown Property Owners and Businesses	Establish a management body (i.e. BID) to serve as a “Winters Business Association” to plan and manage parking in collaboration with the City. Management body will be to coordinate funding from businesses, property owners, developers and to map and manage parking. The Association will coordinate the formation of a Downtown Assessment/Parking District to finance improvements.	<ol style="list-style-type: none"> 1. Solicitation from the business community for the formation of the Winters Business Association. 2. Provision of legal guidance through researched examples of similar organizations. <p>Due Date: Fall, 2018</p>
Parking Benefit District	Downtown Property Owners and Businesses	Established through the Winters Business Association.	
Goal II: Address employee parking within the Downtown core.			
Employee Parking	Winters Business Association	<ol style="list-style-type: none"> 1. Establish employee parking locations and protocols. 2. Develop enforcement policies to impose graduated violation fees, which increase with the number of offences. 	<ol style="list-style-type: none"> 1. Implementation of Recommendations 1 and 2. <p>Due Date: Fall, 2019</p>

Topic	Lead Entity	Recommendations	Implementation Program
Goal III: Create additional parking for major events and activity periods.			
Event, Overflow and Weekend Parking	Winters Business Association	<ol style="list-style-type: none"> 1. Establish remote parking locations at Winters High School (WHS) and at suitable locations on other public and private parcels. 2. Provide shuttle service connecting them to downtown venues. Formal agreements with WJUSD and other private parties should be established. 3. Facilitate valet service and determine a designated valet lot. 4. Facilitate shuttle services for peak season and event parking. 	<ol style="list-style-type: none"> 1. Implementation of Recommendations 1-4 <p>Due Date: Fall, 2019</p>
Goal IV: Maximize on street parking			
On-Street Striping	City of Winters	<ol style="list-style-type: none"> 1. Establish a striping plan and annual budget to improve striping throughout the Winters Parking District within ¼ mile of Downtown. 2. As the Downtown Master Plan develops, consideration should be given to diagonal on-street parking which will provide more parking spaces closer to destinations (when compared to parallel parking). 	<ol style="list-style-type: none"> 1. Implementation of Recommendations 1 and 2. <p>Due Date:</p> <p>Recommendation 1- Summer, 2018 Recommendation 2- Fall, 2018</p>
Goal V: Establish parking policies and standards within the Downtown core.			

Topic	Lead Entity	Recommendations	Implementation Program
Zoning and Development Standards	City of Winters	Adopt clear and strategic guiding principles as formal policies for the operation and management of public parking. Define minimum parking requirements for the Downtown.	1. Evaluation of “shared” parking policy and establishment of parking standards for new construction and occupancies. Due date: Fall, 2019
	City of Winters	Require that all approved parking be made available to the public. This will encourage the sharing of the private parking supply. Private parking should still pay for public spaces through an in-lieu fee.	1. Evaluation of public parking policy and establishment of shared parking standards for new construction and occupancies. Due date: Fall, 2019
	City of Winters	Clarify parking requirements for reciprocal uses with shared parking facilities. Clarifying this code section will make it easier for reciprocal uses to apply for a shared parking permit.	1. Evaluation of public parking policy and establishment of shared parking standards for new construction and occupancies. Due date: Fall, 2019
	City of Winters	On-site and remote parking: Make it easier to provide remote parking which will enable multiple uses to share parking facilities and reduce the total demand for parking spaces.	1. City and WBA work to establish strategy on remote parking in Downtown. Due Date: Fall, 2019
Shared Parking	City of Winters	Establish policies and requirements for new and existing developments to share parking lots.	
Goal VI: Parking Enforcement			
Main Street	Winters Police Dept	Enforce time limits.	1. Re-signage of Downtown time limits.

Topic	Lead Entity	Recommendations	Implementation Program
			2. Begin Parking Enforcement. Due Date: January, 2020
Goal VII: Improved lighting			
Urban Design	City of Winters/Winters Business Association	Improve lighting through implementation of a lighting plan in remote parking lots (Rotary Park, Railroad, Elliot/Abbey, etc.) and trim trees/hedges. Use City standards and consider LED lighting as well as decorative designs.	1. Photometric survey of parking areas. 2. Establish lighting standards. 3. Map and grade parking lighting areas. 4. Establish capital program for the enhancement of Downtown lighting. 5. Purchase and installation as per capital program. Due date: Summer, 2020
	City of Winters	Implement art and landscape where pedestrians will walk or gather.	1. City and WBA to establish Downtown Capital Improvement Program and financing plan for enhanced pedestrian and parking amenities. Due Date: January, 2020
Goal VII: Improve access to parking areas and way finding.			
Signage and Wayfinding	Winters Business Association	Review existing signage and wayfinding to parking and businesses to determine effectiveness, ease of reading/understanding, consistency, etc. Signs should be easily read by motorists, pedestrians, and bicyclists.	

Topic	Lead Entity	Recommendations	Implementation Program
	Winters Business Association	Implement end-user technologies, such as a mobile-responsive website or text-message maps, to enhance wayfinding in the Downtown,	
Goal IX: Improve bike and pedestrian access and facilities within the Downtown core.			
<i>Bike Facilities</i>	City/Winters Business Association	Install and maintain bike parking throughout the Downtown	
	City/Winters Business Association	Bike parking should be part of the overall parking supply at up to 10% of all parking spaces.	
	City/Winters Business Association	Continuously monitor bike demand.	
	Winters Business Association	Establish a bike to car parking ratio.	
<i>Pedestrian Facilities</i>	City of Winters	Repair existing sidewalks throughout the Downtown.	
		:	
	City of Winters	Install new sidewalk at the following locations a. Abbey Street between 1 st Street and Railroad Avenue b. Railroad Avenue south of Abbey Street	Due Date: Fall, 2018
	City of Winters	Install ADA compliant sidewalk and curb ramps throughout the City.	See ADA Transition Plan.
	City of Winters	Consider restriping crosswalks at the following intersections: a. Abbey Street / 1 st Street	Due Date: Summer, 2018

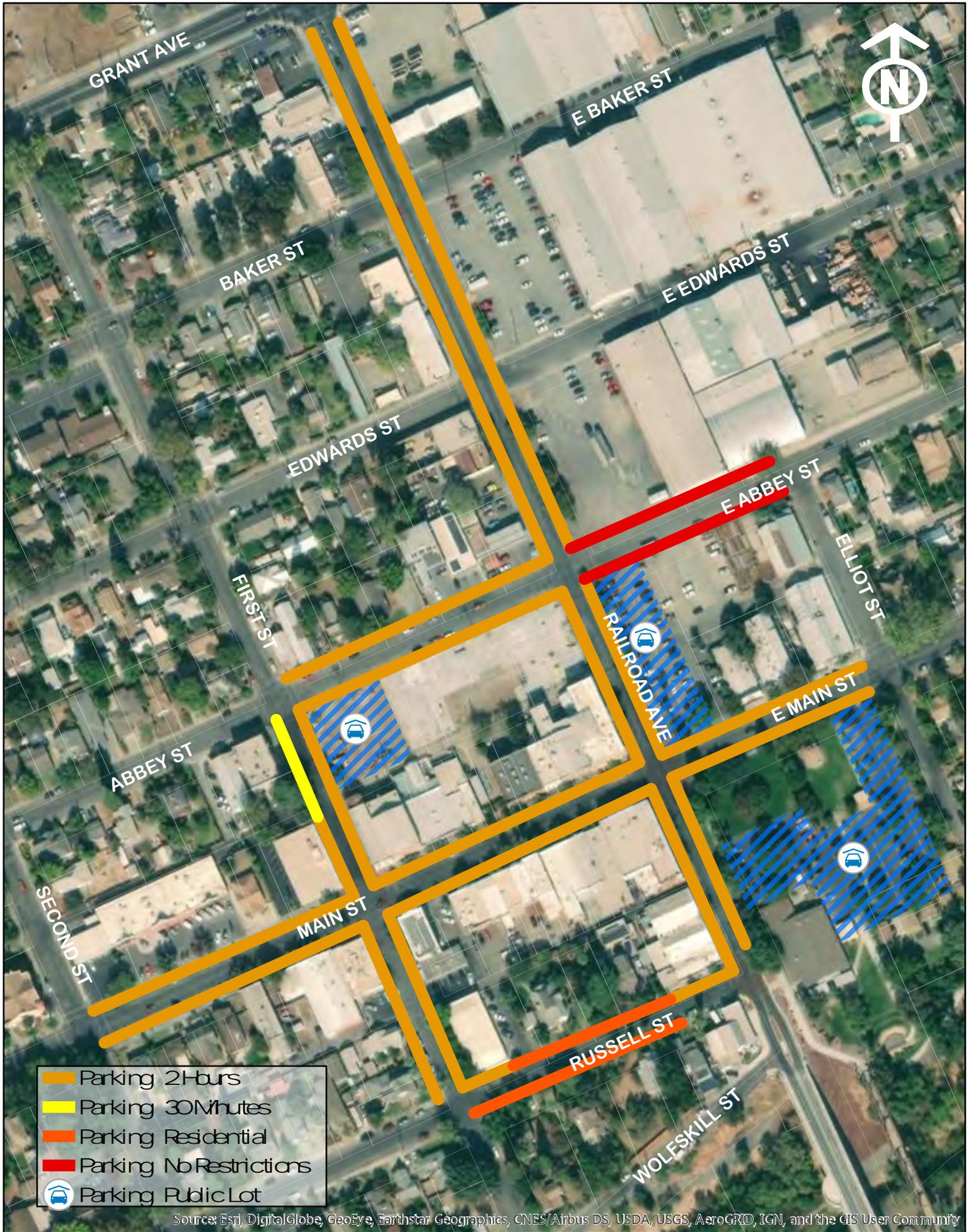
Topic	Lead Entity	Recommendations	Implementation Program
		<ul style="list-style-type: none"> b. Abbey Street / Railroad Avenue c. Abbey Street / Elliott Street d. Edwards Street / 1st Street e. Edwards Street / Railroad Avenue f. Main Street / Elliott Street 	
	Winters Business Association/City of Winters	Use warning signs or barriers to discourage jaywalking.	
	City of Winters	Provide pedestrian crosswalks at all legs of downtown intersections.	Ongoing
Goal X: Improve the sense of safety and security for late night employees.			
Employee Security	Winters Business Association	The Winters Business Association should evaluate and consider the hire a security firm for Downtown security, which is anticipated to provide security guards and video surveillance, if needed.	TBA
Goal XI: Improve accessible parking, parking zones and the expansion of parking lots			
Accessible Parking	City of Winters	A striping plan should be established for the Downtown area. ADA spaces should be installed and existing spaces should be re-striped where needed.	Due Date: Fall, 2018
Loading and Unloading Zones	Winters Business Association	Loading and unloading zones, alley delivery locations, and time of day delivery management should be communicated to local businesses and restaurants.	
Community Center Parking Lot	City of Winters	To improve parking lot access and circulation in the area, a new driveway with entrance and	Completed- June 2017

Topic	Lead Entity	Recommendations	Implementation Program
		signage should be installed on Railroad Avenue.	
<i>New and Expanded Parking Lots</i>	Winters Business Association	Establish a Winters Parking Assessment District, develop a financing plan for purchase and maintenance of new parking, conduct PD advisory vote, and conduct PD final vote. File assessment. Expand downtown parking lots, Winters High School lot (WHS), and develop parking agreements with various private property owners having suitable parcels.	<ol style="list-style-type: none"> 1. City and WBA to establish Downtown Capital Improvement Program and financing plan for enhanced pedestrian and parking amenities. <p>Due Date: January, 2020</p>
<i>New and Expanded Parking Lots</i>	City of Winters	As new development is constructed and parking demand increases, additional parking spaces and solutions should be supplied. Review existing parking standards including re-evaluation of “shared parking” with review through the Winters Parking District Association and Planning Commission. Valet parking plan and remote lots will be established.	Due Date: Fall, 2019
<i>Remote Parking Lots</i>	Winters Business Association	Develop a plan (may include valet) and shuttle system for transportation to remote parking lot locations.	TBA
<i>Parking Structure</i>	Winters Business Association	In the future, develop a plan and financing program for the construction and maintenance of a downtown parking structure. Advisory and final PD votes should be conducted and an	<ol style="list-style-type: none"> 1. City and WBA to establish Downtown Capital Improvement Program and financing plan for enhanced pedestrian and parking

Topic	Lead Entity	Recommendations	Implementation Program
		assessment filed.	amenities. Due Date: January, 2020
Future Facilities and Planning	City/Winters Business Association	New parking structures should not impede circulation flows in Downtown. During the site selection process, the greater locational impacts of parking structures on vehicular circulation should be considered. Ensure that new parking structure is easily found close to arterials and highly visible with well-designed signage that can enhance the image of Downtown. Surface retail parking in new parking configurations should be located facing stores. This allows for easier customer access to stores and better serves retailers. Existing service and delivery access can be maintained by creating loading zones.	1. City and WBA to establish Downtown Capital Improvement Program and financing plan for enhanced pedestrian and parking amenities. Due Date: January, 2020
Goal XII: Establish revenue strategies for parking improvements.			
Paid Parking	Winters Business Association	(Not recommended at this time.)It is not recommended to implement paid parking. However, parking management and payment of in-lieu fees should support the parking management plans.	
Financing Mechanism	Winters Business Association	Develop fees or an assessment district to fund recommended improvements and maintenance of parking through establishment of Downtown Parking District, developed financing plan, advisory and final PD votes, and filing of	TBA

Topic	Lead Entity	Recommendations	Implementation Program
		assessment.	
Goal XIII: Establish permitting and enhanced enforcement within the Downtown core.			
Residential and Commercial Conflicts	City of Winters	Issue parking permits, install signs in residential areas, establish parking zones, and assign timed parking an implementation plan, monitoring, and annual budget for maintenance.	Due Date: January, 2020
Street Parking Enforcement	City of Winters	Implement enhanced enforcement of time limits as outlined in attached mapping of Downtown core.	<ol style="list-style-type: none"> 1. Re-signage of Downtown time limits. 2. Begin Parking Enforcement. Due Date: January, 2019
	City of Winters	Ensure that parking time limit enforcement restrictions are consistent with signage.	<ol style="list-style-type: none"> 1. Re-signage of Downtown time limits. 2. Begin Parking Enforcement. Due Date: January, 2019
	City of Winters	Increase fines to the legal limits.	<ol style="list-style-type: none"> 1. Re-signage of Downtown time limits. 2. Begin Parking Enforcement. Due Date: January, 2019
Goal XIV: Establish parking for alternative fuel vehicles.			
Electric Vehicle Parking	City/Winters Business Association	Implement electric vehicle charging stations.	Ongoing

Proposed Parking Time Limits Downtown Area



Winters Downtown Parking Plan

City of Winters, CA

May 2018 | Final Report

Prepared For:



City of Winters
318 1st Street
Winters, CA 95694

Prepared By:

Kimley»Horn

100 West San Fernando Street, Suite 250
San Jose, CA 95113

Contents

1. EXECUTIVE SUMMARY	1
Report Organization	2
2. INTRODUCTION	3
3. EXISTING CONDITIONS.....	5
Existing Downtown Area	5
Current Winters Parking Code	5
Existing Public Parking and Restrictions.....	9
Parking Utilization Survey	11
Occupancy by Period	11
Turnover Per Space and Duration	13
Bicycle Parking.....	15
Underutilized Locations.....	18
Peak Period Parking Generation Rate.....	18
August 2015 Data Review and Validation.....	19
Employer / Employee survey data	19
4. FUTURE CONDITIONS	22
Near Term Future Downtown Area	22
Potential Hotel Parking Impacts.....	22
Long Term Future Downtown Area	23
Parking Demand Conclusions.....	27
5. COMMUNITY OUTREACH MEETING	27
6. SHARED PARKING	28
Maximum Walking Distances.....	29
7. POTENTIAL DOWNTOWN ORGANIZATION	30
Parking Benefit District.....	30
Framework	31
Parking Assessment District	33
Business Improvement District (BID).....	33

Public/Private Partnerships	34
8. ISSUES AND RECOMMENDATIONS	34
Downtown Issues	34
Recommendations	34
Management Body	35
Employee Parking	35
Event/Overflow Weekend Parking	36
On-Street Striping	36
Zoning and Development Standards	36
Main Street.....	37
Urban Design	37
Accessible Parking.....	40
Loading and Unloading Zones	40
New and Expanded Parking Lots.....	40
Remote Parking Lots.....	41
Parking Structure	41
Parking Revenue.....	42
Residential and Commercial Conflicts	42
Enforcement.....	43
Electric Vehicle Parking	43
9. FINANCING PROGRAMS	43
In-Lieu Fee Program	43
Parking Revenues.....	44
10. PARKING GARAGE/STRUCTURE INFORMATION	44
Cost of Parking Construction	44
APPENDIX.....	46

Figures

Figure 1 – Downtown Study Area	4
--------------------------------------	---

Figure 2 – Parking Statistics by Location 7:00am to 5:00pm.....	16
Figure 3 – Parking Statistics by Location 5:00pm to 9:00pm.....	17
Figure 4 – Typical Weekday Employment by Time of Day	19
Figure 5 – Typical Weekend Employment by Time of Day	20
Figure 6 – Typical Weekday Customers by Time of Day.....	20
Figure 7 – Typical Weekend Customers by Time of Day.....	21
Figure 8 – Typical Duration of Time Customers Spend in Businesses.....	21
Figure 9 – 72 Room Hotel and Restaurant Parking Demand by Time of Day	22
Figure 10 – Initial Vision Plan Map	25
Figure 11 – Future Hotel Location	26
Figure 12 – Bike Rack Examples	39

Tables

Table 1: Winters Municipal Code Parking Requirements	6
Table 2: Off-Street Parking Inventory	10
Table 3: On-Street Parking Inventory	10
Table 4: Average Parking Occupancy by Off-Street Location	12
Table 5: Average Parking Occupancy by On-Street Location	12
Table 6: Average Turnover and Duration by Off-Street Location.....	13
Table 7: Average Turnover and Duration by On-Street Location.....	14
Table 8: Existing Friday Daytime Parking Generation Rate.....	18
Table 9: Existing Event Evening Parking Generation Rate.....	18
Table 10: Near Term Future Parking Generation Demand (At Practical Capacity with Existing, Hotel and 50ksf of development)	23
Table 11: Near Term Future Parking Generation Demand (At 75% Capacity with Existing, Hotel and 50ksf of development).....	23
Table 12: Future Parking Generation Demand (at practical capacity and with the Hotel)	24

Table 13: Future Parking Generation Demand (at 75% capacity and with the Hotel).....24

Table 14: Land Use Peak Demand Variance.....29

Table 15: Generally Acceptable Walking Distances by Destination and User.....29

Table 16: Parking Structure Construction Cost Estimates.....45

1. EXECUTIVE SUMMARY

The objective of this study was to collect existing parking data, survey downtown employers, and work with the City of Winters Parking Committee to determine what the existing, near term future, and long term future parking demand would be in the downtown core. The findings, were used to identify what and where the issues are, and to use the findings to develop a set of actionable recommendations. The actionable recommendations should be used as a toolkit to address current and future issues, as they arise.

Based on the existing parking supply and demand data, as well the local employer survey, community outreach sessions, and observations, the following main issues were determined:

- Employees park in prime locations for businesses.
- Bike parking should be more prominent (i.e. high visibility, secure, etc.).
- On-street and off-street parking fills up on Friday nights when events occur.
- On-street time limit restrictions are not followed by motorists and not enforced by the City.
- There are no reserved parking locations for electric vehicle.
- There is insufficient street lighting on Abbey Street and throughout the City.
- Existing pedestrian connectivity in downtown could be improved.
- A new hotel will be constructed on Abbey Street.
- Parking intrusion occurs in some residential neighborhoods from both employees and customers.
- There is a perception that there is a current shortfall of parking in the downtown.

To address the above issues, the *Downtown Parking Recommendations and Plan (2018)*, was developed, is discussed in this report, and included in its entirety in the **Appendix**. Solutions identified included the following:

- Specify and enforce employee parking areas.
- Install more bike parking throughout the City and encourage a bike parking supply of up to 10% the vehicular supply required in the City Municipal Code.
- Identify overflow lots and provide sufficient wayfinding to direct motorists to parking during peak periods. Provide a valet service when necessary.
- Implement and enforce more time limit restrictions when and where they are needed. A maximum of two hour is the recommend time limit.
- Construct additional street lighting throughout the City. Specifically, on Abbey Street. The construction of the hotel provides a good opportunity for this to be implemented.
- Use urban design principles to improve pedestrian connectivity in the downtown area.
- Overflow lots, improved wayfinding, and valet will help to reduce parking intrusion into neighborhoods and will help to reduce the perception that there is an existing parking shortfall.

REPORT ORGANIZATION

The parking plan analysis results and recommendations are presented in the following chapters:

Chapter 2 introduces the project and objectives of this study.

Chapter 3 discusses existing conditions, parking demand, and survey results.

Chapter 4 discusses future conditions, parking demand, and recommendations.

Chapter 5 highlights the community outreach meeting that was conducted on May 3, 2017.

Chapter 6 illustrates the principals of shared parking.

Chapter 7 describes the roles of various downtown associations.

Chapter 8 provides this study's findings on downtown parking issues and possible solutions.

Chapter 9 discusses financing options including in-lieu fee programs.

Chapter 10 provides information on parking garage/structure construction costs.

The technical appendix is attached containing data sheets and surveys.



2. INTRODUCTION

The City of Winters downtown is characterized by small independently owned shops, restaurants, wineries and professional offices and is a vibrant destination for visitors from Davis and Sacramento to the east and the greater San Francisco Bay area to the west, especially over weekends. In addition, the city hosts many special events over the weekends, which also attract residents, and during this time, parking is at a premium. In addition, downtown is expected to keep growing and development applications highlights the need for additional parking. More importantly, additional supply should be “right sized” parking is expensive and building parking lots which are not utilized is a capital disincentive for the City and developers. In addition, a shortfall in parking will hurt businesses and discourage growth. Parking access is served by private lots, City street parking, and City lots. Economic revitalization is an on-going goal for the City.

The Winters Downtown Master Plan Study recommended potential development in the area resulting in a 3.7-fold increase in new land use development including retail, office, restaurants, hotel and other related downtown uses over the existing uses. This is a long-term vision.

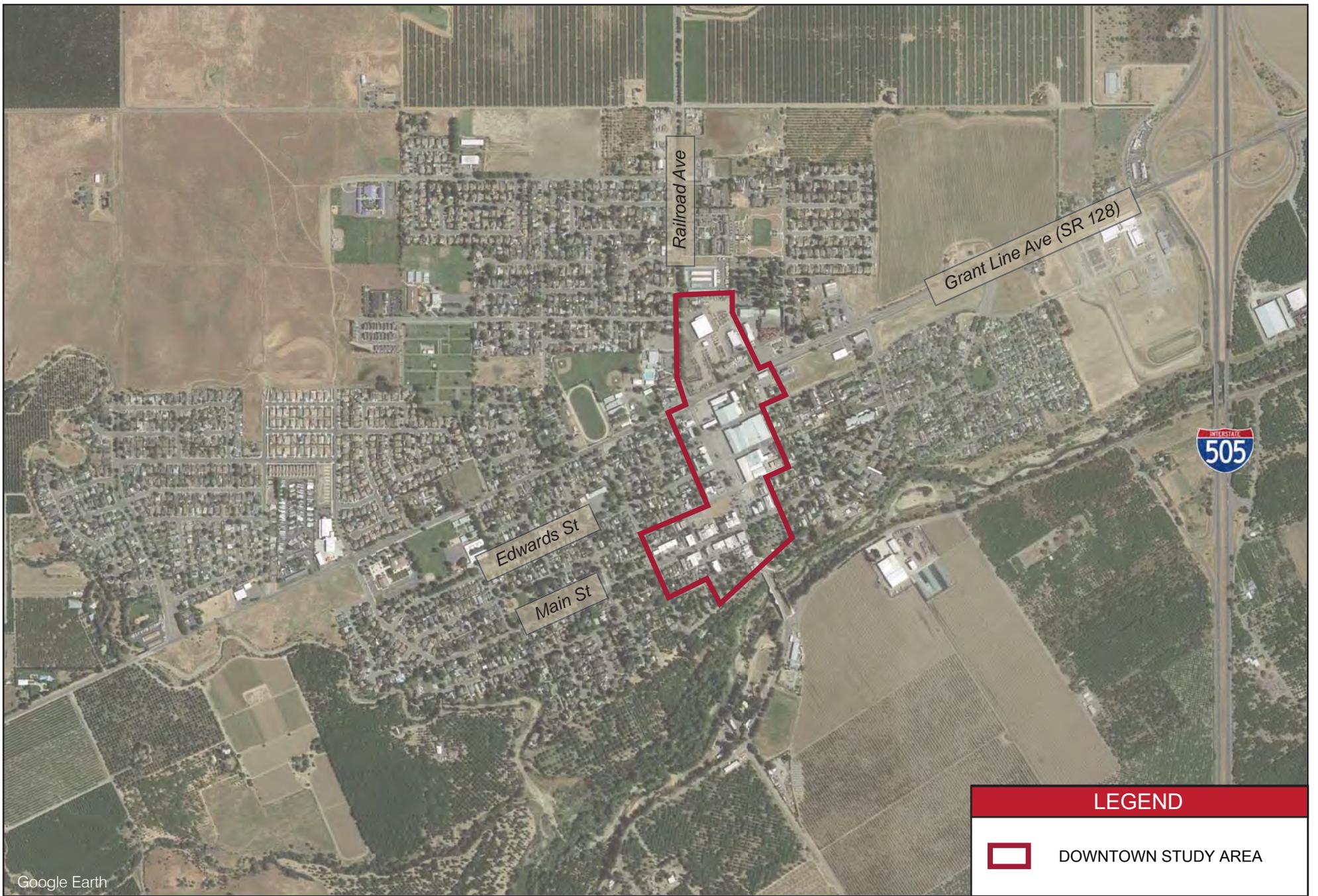
The following goals have been identified for this study:

- Provide access to convenient parking for downtown customers, employees, and visitors;
- Support and encourage continued investment in the downtown core;
- Manage supply efficiently to avoid unnecessary investment through providing “right size parking”;
- Identify and plan parking supply to facilitate future development; and
- Mitigate spillover parking in residential neighborhoods.

Existing parking data was collected by City of Winters staff in the downtown core, where existing parking demand is typically greatest, on Railroad Avenue, Abbey Street, Main Street, First Street, Russell Street, and Elliot Street. A vicinity map showing the overall study area, which extends beyond the downtown core, is shown in **Figure 1**.

The following chapters evaluate the existing and future parking supply and occupancy within the City’s downtown area and provides solutions to accomplish the above goals.





Google Earth



3. EXISTING CONDITIONS

EXISTING DOWNTOWN AREA

The City of Winters is located in Yolo County, California. Approximately 7,000 people lived in the City of Winters in 2015. Regional access to the City primarily occurs from Interstate 505 on the east side of the City. State Road 128 (Grant Avenue) extends east-west through the City and County Road 89 (Railroad Avenue) extends north-south through the City.

Principal east-west roadways within the Downtown Area include:

- SR 128 (Grant Avenue)
- Baker Street
- Edwards Street
- Abbey Street
- Main Street
- Russell Street

Principal north-south roadways within the Downtown Area include:

- 1st Street
- 2nd Street
- County Road 89 (Railroad Avenue)
- Elliott Street
- East Street



The Downtown Area consists of a mix of land uses including local businesses, restaurants, government buildings, and residences. Locations of important land uses include the following:

- Community Center – southeast corner of Main Street and Railroad Avenue
- City Hall – southwest corner of Abbey Street and 1st Street
- Main Street Village – northeast corner of Main Street and Railroad Avenue
- Downtown Scenic Area (includes restaurants, wine tasting, businesses, tourist shops, etc.) – bounded by Main Street, Russell Street, 1st Street, and Railroad Avenue
- Railroad Avenue Bridge (crosses Putah Creek) – Railroad Avenue, south of the Community Center
- Mariani Buildings – north of Main Street Village on Railroad Avenue
- Future Hotel Lot – on Abbey Street, bounded by Railroad Avenue and 1st Street

Transit stops for Yolobus route 220 are located on 1st Street, Main Street, and Grant Avenue.

CURRENT WINTERS PARKING CODE

PARKING SUPPLY REQUIREMENTS

Currently, the Winters parking code prescribes minimum requirements for various public and private developments within certain land use zones of the City. The requirements are shown in **Table 1**.

Table 1: Winters Municipal Code Parking Requirements

Land Use	Off-Street Spaces Required
Residential:	
Single-Family	2/unit (1 covered/enclosed)*
Two-Family / Duplex	1.5/unit*
	*requires in-kind replacement when a garage or carport space is converted to another use
Multifamily:	
1 bedroom or less	1/unit**
2 bedrooms or more	2/unit**
Guest	.25/unit**
	**At least 50 percent of the required spaces shall be covered or enclosed, with a minimum of one covered or enclosed space provided per unit
Mobilehome Park	2/mobilehome
Guest	.25/unit
Single Room Occupancy	1 space for staff per facility 1 space per unit
Commercial and Office Use:	
Adult Entertainment	Per use permit
Automobile Repair, Major/Minor	1/200 s.f. with minimum of 5 customer parking
Bar, Cocktail Lounge	1/50 s.f. of seating area
Bed and Breakfast Inn	1/guest room
Business Service	1/300 s.f.
Equipment Sales/Rental/Repair	
Outdoor Storage Area	1/500 s.f. building area plus 1/5,000 s.f. of
Financial Institutions	1/250 s.f. plus 2/each ATM
Funeral Parlor	1/50 s.f. seating area
Hotel/Motel	1/guest room
Nurseries	1/250 of sales floor area, plus 1/5,000 s.f. outdoor sales area
Office, Business, and Professional	1/250 s.f.
Outdoor Sales	1/250 s.f. of sales floor area, plus 1/5,000 s.f. lot area
Personal Retail Services	1/300 s.f.
Personal Storage	1/2,000 s.f. storage space
Recreation, Indoor or Outdoor	Per use permit
Recreational Vehicle Park	Per use permit
Restaurant	1/3 seats
Restaurant, Drive-Through	1/3 seats, plus on-site queue space for minimum 5 drive-up vehicles
Retail Sales, General	1/250 s.f.
Roadside Stand	1/200 s.f. sales area
Service Station	3 spaces minimum, plus 2/service bay
Veterinary Hospital, Kennel	1/400 s.f.
Industrial Uses:	
Finished Goods Assembly	1/750 s.f.
Heavy Equipment Terminal	1/1,000 s.f. building area, plus 1/5,000 s.f. vehicle storage area
Laboratory, Research/Experimental	1/500 s.f.
Manufacturing, Heavy	1,1,000 s.f., or per use permit
Manufacturing, Light	1,750 s.f.
Recycling Collection Center	2/collection area
Recycling and Salvage Yards	Per use permit
Warehouse, Wholesales/Freight	1/3,000 s.f.
Public & Quasi-Public Uses:	
Assembly Hall/Community Services	1/50 s.f. assembly area
Cemetery	Per use permit
Communication Equipment Facility	1/500 s.f.
Convalescence and Care Services	1/3 beds
Cultural Facility	1/750 s.f.
Day Care	1/employee
Emergency Shelter	2 spaces for staff per facility, 1 space/6 occupants
Government Offices	1/300 s.f.
Hospital	Per use permit
Public Parks	Per use permit
Religious Institutions	1/50 s.f. seating area
Safety Services	1/500 s.f.
Utility Services, Major	Per use permit

Table 1: Winters Municipal Code Parking Requirements

Land Use	Off-Street Spaces Required
Utility Services, Minor	Per approved site plan
Vocational Training Facility	Per use permit
Agricultural Uses:	
Agricultural Operation	No requirement
Animal Production	1/employee
Temporary Uses:	Per temporary activity permit

* Winters Municipal Code 17.72.020

PARKING DIMENSION REQUIREMENTS

Winters Municipal Code 17.72.050 provides minimum dimension design standards for all off-street parking areas as follows:

1. Full sized spaces shall be nine feet wide by nineteen (19) feet long.
2. Compact spaces shall be not less than eight-feet, six-inches wide by sixteen (16) feet long. Up to thirty (30) percent of all spaces in a parking facility may be compact spaces.
3. Parallel spaces shall be ten (10) feet wide by twenty-four (24) feet long.
4. Spaces for disabled individuals shall be fourteen (14) feet wide by eighteen (18) feet long. Two spaces may be provided within a twenty-three (23) foot wide area, striped to provide a nine-foot wide parking space on each side and a five-foot loading and unloading area in the center. Van spaces shall be seventeen (17) feet wide by eighteen (18) feet long.
5. Maneuvering aisles shall be the width in feet as shown:

Type	One Direction	Two Directions
90 degree	25	25
60 degree	16	25
45 degree	14	25
30 degree	12	25
Parallel	12	25

*Winters Municipal Code (17.72.050)

6. The minimum width of a driveway with no parking space maneuvering within it shall be ten (10) feet (single family or one way) or twenty (20) feet (commercial or two way).

ADA SUPPLY REQUIREMENTS

Winters Municipal Code 17.72.030 provides the following guidance:

Off-street parking for disabled individuals shall be provided when new facilities are constructed, or there is a change in the type of occupancy in existing facilities, in accordance with state and federal law and the following:

- A. Total spaces per accessible spaces:
 - 1 to 25 = 1 accessible van space;
 - 26 to 50 = 2 accessible spaces; including 1 van space
 - 51-75 = 3 accessible spaces; including 1 van space
 - 76-100 = 4 accessible spaces; including 1 van space
 - 101-150 = 5 accessible space; including 1 van space

151-200 = 6 accessible spaces; including 1 van space
201-300 = 7 accessible spaces; including 1 van space
301-400 = 8 accessible spaces; including 1 van space
401-500 = 9 accessible spaces; including 2 van spaces

- B. Outpatient facilities: ten (10) percent of total spaces.
- C. Facilities that specialize in services for persons with mobility impairments: twenty (20) percent accessible of total.

The location of accessible spaces shall be as follows:

1. Route: on shortest route to accessible entrance(s).
2. In parking not serving a particular building: on shortest accessible route to closest pedestrian entrance of pedestrian facility. (Ord. 97-03 § 2 (part): prior code § 8-1.6003(C))

BICYCLE FACILITY REQUIREMENTS

Winters Municipal Code 17.72.080 provides the following guidance:

1. Location of bicycle parking shall be provided to serve all non-single-family residential uses in a convenient and accessible manner. Bicycle parking shall not obstruct pedestrian or vehicular travel, but may be located within pedestrian rights-of-way when properly marked if it provides convenient proximity to a facility or building entrance.
2. One bicycle parking space shall be provided for each ten (10) automobile parking spaces required for each particular use. For each bicycle parking space required, a stationary object, such as a freestanding rack or wallmounted bracket, shall be provided to which a user can secure both wheels and frame of a bicycle.
3. To the extent feasible, bicycle paths shall be provided connecting land uses, including residential, schools, shopping areas and employment centers.
4. New businesses which will employ twenty (20) or more people are encouraged to include shower facilities to promote the use of bicycles for travel to and from the workplace. (Ord. 2003-01 (part); Ord. 97-03 § 2 (part): prior code § 8-1.6003(I))

Zoning Standards implement the City of Winters' broad goals, objectives and policies through regulation that is applied at a site-specific level. It regulates parking, land use, density and the size and placement of buildings. Zoning and regulations are often grandfathered in over many years and a desire to integrate land use and parking demand more efficiently, is typically overlooked. This project makes recommendations for policy reforms to correct such conflicts and identifies opportunities to encourage more efficient use of parking resources, through shared parking and other parking management techniques. The recommendations are specific to changes and/or revisions in current zoning.

It is recommended that parking requirements for the downtown be collapsed from the current designations to five use types for the downtown. Data is not available for each of these uses, however a cumulative rate could be applied. All parking would be made available for public use.

Many cities do not allow parking approved within a minimum requirement to be provided to other "non-accessory" uses, thereby limiting *sharing* of parking that may be underutilized or available during evenings, weekends or events. Encouraging shared parking within existing and new developments is a key goal and intended to maximize parking resources to the highest degree possible.



A model may be Dana Point, CA that allows developers to choose a lower minimum requirement for commercial parking (2.0 stalls per 1,000 square feet) if they are made available to the public. If the developer will not provide them to the public then the citywide zoning requirements for parking continue to apply (which are higher). Another model is Portland, Oregon which simply indicates that new parking approved in the downtown is “commercial” parking; allowing it to be used (shared) with any other use in the downtown. This is at the parking owners’ discretion and does not require any further approvals from the City.

EXISTING PUBLIC PARKING AND RESTRICTIONS

Under existing conditions, the downtown area includes approximately 459 total publicly available parking spaces, which includes 181 off-street (lot) and 278 on-street spaces. Off-street parking is provided in the following lots:

- Community Center Lot
- Main Street Village Lot
- Rail Road Lot

On-street parking is provided on the following street segments:

- Railroad Avenue (North)
- Railroad Avenue (South)
- Abbey Street (West)
- Abbey Street (East)
- 1st Street (North)
- 1st Street (South)
- Main Street (West)
- Main Street (Central)
- Main Street (East)
- Elliott Street
- Russel Street



PUBLIC PARKING RESTRICTIONS

All parking within the study area is free. The City uses time restrictions of two hours (from 8:00am to 5:00pm) on Main Street, Railroad Avenue, and Russell Street. Time restrictions are primarily near restaurants and shops located on Main Street Village and Railroad Avenue.

EXISTING INVENTORY

An existing parking inventory and utilization survey of both off-street and on-street public spaces was performed on Friday, December 2, 2016 from 7:00am to 9:00pm by City staff and volunteers to determine the number of parking spaces supplied (striped) and occupied by vehicles in the downtown area.

Table 2 includes a listing and description of the existing off-street parking lots. No parking structures are provided in Downtown Winters. **Table 3** provides a summary of the on-street public parking facilities.

Table 2: Off-Street Parking Inventory

#	Parking Lot	Street Access Locations	Parking Spaces
1	Community Center	Main St, Elliott St, & Railroad Ave	109
2	Main Street Village	Main St, Elliott St, E. Abbey St	24
3	Railroad	Main St, Elliott St, E. Abbey St	48
Total			181

Table 3: On-Street Parking Inventory

#	Street	From	To	Parking Spaces
1	Railroad Ave (North)	Abbey St	Main St	18
2	Railroad Ave (South)	Main St	Russell St	15
3	Abbey St (West)	1 st St	Railroad Ave	22
4	Abbey St (East)	Railroad Ave	Elliott St	23
5	1 st St (North)	Edwards St	Main St	20
6	1 st St (South)	Main St	Russell St	17
7	Main St (West)	2 nd St	1 st St	41
8	Main St (Central)	1 st St	Railroad Ave	41
9	Main St (East)	Railroad Ave	Elliott St	17
10	Elliott St	Abbey St	Community Center Lot	34
11	Russell Street	Railroad Ave	1 st St	30
Total				278

As summarized in the tables above, there are a total of 181 existing parking spaces between the three public City lots. 278 parking spaces are estimated to exist on-street within the surveyed area.

PARKING UTILIZATION SURVEY

As part of the existing parking inventory and utilization survey conducted by the City of Winters (and volunteer staff), parking utilization was determined for both on-street and off-street parking spaces. Based on the data collected on December 2, 2016 and knowledge of the study area, peak parking demand typically occurs on Fridays between 5:00pm and 9:00pm, when events occur at the Community Center and visitors are in downtown restaurants, wineries, etc.

This data paints a detailed picture of how public parking is currently being used in downtown Winters. Prior to a discussion of this effort's major findings, it is important to briefly define several terms that are commonly used when discussing parking utilization.

- **Peak** is the time period associated with the highest observed level of occupancy in a specific area or parking facility. In downtown Winters, the time periods evaluated include Friday daytime (7:00am to 5:00pm) and Friday evening (5:00pm to 9:00pm, which includes a special event).
- **Occupancy** is defined as the number of cars parked in a specific area, lot, or block-face during one period of observation. This metric is often expressed as the percentage of the total physical supply that is occupied by parked cars.
- **Practical Capacity** is the occupancy level or number of vehicles that can be parked in a facility or area before it becomes difficult for motorists to find a vacant space without having to circle or wait for parking. Practical capacity is typically set at an 85% occupancy level.
- **Duration of Stay** is the length of time a vehicle is parked in a specific parking space.
- **Turnover / Parking Event** is each instance where a single, unique vehicle is observed parked in a single, unique space.



OCCUPANCY BY PERIOD

Peak hour occupancy levels are an important focus for analysis because they provide a glimpse of the parking supply at its most impacted. Practical capacity is defined as 85% occupancy of the supply and is the maximum capacity of parking spaces used in analysis. If occupancies are over 85%, visitors are frustrated and drive around looking for parking, congestion often occurs on the roadway system. Motorists will also stop and wait in one location for a parking space to open up. As a result, less time is spent eating out or shopping in the downtown.

Table 4 and **Table 5** summarize occupancy data collected on December 2, 2016 (Russel Street was surveyed on September 15, 2017) and highlights which surveyed locations typically exceed 85% occupancy.

Table 4: Average Parking Occupancy by Off-Street Location

#	Parking Lot	Street Access Location	Parking Spaces	Daytime (7:00am to 5:00pm)	Evening (5:00pm to 9:00pm)
1	Community Center	Main St, Elliott St, & Railroad Ave	109	26%	88%
2	Main Street Village	Main St, Elliott St, E. Abbey St	24	58%	78%
3	Railroad	Main St, Elliott St, E. Abbey St	48	59%	95%

*Locations with parking occupancy above 85% are highlighted in **bold**.

As shown in **Table 4**, survey data indicates that the Community Center and Railroad lots are over capacity at 88% and 95% average occupancy, respectively, during the evening peak. The Main Street Village lot is at 78% average occupancy. All three surveyed lots are significantly below capacity for most of the day (7:00am to 5:00pm). It should be noted that an event was held at the community center (started at 6:00pm and ended at approximately 9:00pm) when the data was collected.

Table 5: Average Parking Occupancy by On-Street Location

#	Street	From	To	Parking Spaces	Daytime (7:00am to 5:00pm)	Evening (5:00pm to 9:00pm)
1	Railroad Ave (North)	Abbey St	Main St	18	50%	88%
2	Railroad Ave (South)	Main St	Russell St	15	64%	85%
3	Abbey St (West)	1 st St	Railroad Ave	22	36%	3%
4	Abbey St (East)	Railroad Ave	Elliott St	23	20%	16%
5	1 st St (North)	Edwards St	Main St	20	57%	34%
6	1 st St (South)	Main St	Russell St	17	70%	61%
7	Main St (West)	2 nd St	1 st St	41	46%	42%
8	Main St (Central)	1 st St	Railroad Ave	41	73%	91%
9	Main St (East)	Railroad Ave	Elliott St	17	65%	93%
10	Elliott St	Abbey St	Community Center Lot	34	37%	66%
11	Russell St	Railroad Ave	1 st St	30	48%	56%

*Locations with parking occupancy above 85% are highlighted in **bold**.

As shown in **Table 5**, survey data indicates that Railroad Avenue (North), Main Street (Central), and Main Street (East) are over capacity at 88%, 91%, and 93% average occupancy, respectively, during the evening peak. Railroad Avenue (South) is right at capacity during the evening peak at 85% average occupancy. On-street parking is below capacity during the day (7:00am to 5:00pm). The on-street locations that were at or

over capacity at night also have higher occupancies during the day, compared to the other locations. Note that counts on Russell Street were counted on a separate day from the rest of the Downtown.

Of the surveyed on-street and off-street locations, the overall average parking occupancy in Downtown Winters was 46% from 7:00am to 5:00pm and approximately 70% from 5:00pm to 9:00pm. This represents the true demand of parking in the Downtown. Some locations, closer to where visitors want to be and where they feel safe and parking is convenient are over capacity, but the majority of the parking areas and underutilized.

TURNOVER PER SPACE AND DURATION

While occupancy data is a key metric describing how parking in the downtown is used, occupancy percentages provide only a series of snapshots of how “full” different parking facilities are at different points in time. To truly understand current parking usage in the Downtown, it is equally important to develop an insight into how long vehicles are parked and where employees, customers, and residents park. Since duration data was collected on a 15-minute basis, it is possible to track these metrics.

Table 6 and **Table 7** summarize average turnover and duration data collected on December 2, 2016 and highlights which surveyed locations are typically occupied for extended durations.

Table 6: Average Turnover and Duration by Off-Street Location

#	Parking Lot	Street Access Location	Parking Spaces	Daytime (7:00 am to 5:00 pm)		Evening (5:00pm to 9:00pm)	
				Turnover Per Space	Average Duration (min)	Turnover Per Space	Average Duration (min)
1	Community Center	Main St, Elliott St, & Railroad Ave	109	1.6	100	1.8	114
2	Main Street Village	Main St, Elliott St, E. Abbey St	24	3.2	110	1.5	121
3	Railroad	Main St, Elliott St, E. Abbey St	48	2.8	131	1.7	132

As shown in **Table 6**, survey data indicates that the Community Center lot has a relatively lower average turnover than the other lots at 1.6 vehicles per space during the day time. The railroad lot has the longest average duration of the surveyed lots at 131 minutes per vehicle during the evening.

Table 7: Average Turnover and Duration by On-Street Location

#	Street	From	To	Parking Spaces	7:00am to 5:00pm		5:00pm to 9:00pm	
					Turnover	Average Duration (min)	Turnover	Average Duration (min)
1	Railroad Ave (North)	Abbey St	Main St	18	4.2	73	2.2	97
2	Railroad Ave (South)	Main St	Russell St	15	5.4	72	2.7	74
3	Abbey St (West)	1 st St	Railroad Ave	22	2.1	106	0.4	16
4	Abbey St (East)	Railroad Ave	Elliott St	23	1.0	125	1.2	31
5	1 st St (North)	Edwards St	Main St	20	3.4	105	1.3	64
6	1 st St (South)	Main St	Russell St	17	1.6	91	1.6	91
7	Main St (West)	2 nd St	1 st St	41	2.0	48	2.0	48
8	Main St (Central)	1 st St	Railroad Ave	41	2.9	74	2.9	74
9	Main St (East)	Railroad Ave	Elliott St	17	2.6	84	2.6	84
10	Elliott St	Abbey St	Community Center Lot	34	2.0	77	2.0	77
11	Russell St	Railroad Ave	1 st St	30	1.4	243	1.0	108

As shown in **Table 7**, survey data indicates that, on average, vehicles remain parked on Russell Street significantly longer than other locations at 243 minutes (7:00am-5:00pm) and 108 minutes (5:00pm-9:00pm). The data and observations indicate that residents typically leave their cars parked on Russell Street throughout the day, with some vehicles not being moved at all during the entire day of observations. Long average stay durations and low turnover per space metrics are typically indicative of residential and employee parking patterns.

Figure 2 and **Figure 3** demonstrate the average occupied on-street and off-street parking spaces, existing parking space supply, turnover per space, and average stay (in minutes).

BICYCLE PARKING

Public bicycle parking facilities were also observed as part of the parking utilization survey conducted in December 2016. In general, bicycle parking primarily took place on Main Street in front of Steady Eddy's Coffee House and on Railroad Avenue near the Community Center. Bike racks are simple and does not lean to the trend to provide art related bike parking spaces, which creates a lively and friendly environment for all visitors, including cyclists.

LEGEND

ON-STREET PARKING Avg. Occupancy / Supply / Turnover per Space / Average Stay (in min)

PARKING LOTS Avg. Occupancy / Supply / Turnover per Space / Average Stay (in min)



Source: Google Earth, 2017

LEGEND

ON-STREET PARKING Avg. Occupancy / Supply / Turnover per Space / Average Stay (in min)

PARKING LOTS Avg. Occupancy / Supply / Turnover per Space / Average Stay (in min)



Source: Google Earth, 2017

UNDERUTILIZED LOCATIONS

Underutilized lots and streets can be used to alleviate overparked locations. Survey data and site observations identified the following locations that could be used to reduce demand on other locations:

Daytime – 7:00am to 5:00pm

- Community Center lot
- Abbey Street: between Elliott Street and 1st Street
- Main Street: west of 1st Street
- Elliot Street: between Abbey Street and Main Street

Evening – 5:00pm to 9:00pm

- Abbey Street: between Elliott Street and 1st Street
- Main Street: west of 1st Street
- 1st Street: between Main Street and Abbey Street

For motorists to use the above locations, it is important that good lighting, sidewalks and curb ramps, and signage and wayfinding be provided. When the preferred locations fill up, motorists will search for alternative places to park. However, the alternative locations must be easy to find and safe to access.

PEAK PERIOD PARKING GENERATION RATE

An estimate of parking generation for Downtown Winters was developed based on the existing square footage of downtown commercial and office (including governmental) uses and the surveyed parking demand. The represents the true demand, experience today, with vibrant conditions during special events and typically observed on weekends. The calculation of the daytime (7:00am-5:00pm) parking generation is summarized in **Table 8** and the calculation of the evening peak (5:00pm-9:00pm) parking generation is summarized in **Table 9**.

Table 8: Existing Friday Daytime Parking Generation Rate

Land Use Type	Size		Source	Daytime (7:00am-5:00pm)			
				Existing Supply	Existing Demand	Existing Average Occupancy	Calculated Demand Rate
Existing Buildings*	237,100	SF	Winters Parking Survey	459	212	46%	1 space per 1120 SF

*Includes existing building square footages within City defined blocks #5, #6, #7, #8, #9, and #10.

Table 9: Existing Event Evening Parking Generation Rate

Land Use Type	Size		Source	Evening Peak (5:00pm-9:00pm)			
				Existing Supply	Existing Demand	Existing Average Occupancy	Calculated Demand Rate
Existing Buildings*	237,100	SF	Winters Parking Survey	459	321	70%	1 space per 740 SF

*Includes existing building square footages within City defined blocks #5, #6, #7, #8, #9, and #10.

***Uses include commercial, restaurant, retail, and residential.*

As shown in **Table 8** and **Table 9**, the average daytime demand from 7:00am to 5:00pm is lower than the evening peak demand from 5:00pm to 9:00pm by about one third. The parking generation ratio during the daytime is 1 space per 1120 square feet and 1 space per 740 square feet in the evening peak based on existing building area.

AUGUST 2015 DATA REVIEW AND VALIDATION

On-street and off-street parking data was surveyed at select locations in August 2015. The data collection spanned multiple days as well as public and private parking locations. Average weekday AM, Midday, and PM parking occupancy was observed to be 59%, 53%, and 47%, respectively. Average weekend AM, Midday, and PM parking occupancy was observed to be 78%, 67%, and 42%, respectively. The data indicates that parking supply is consistent with December 2016 data and shows adequate parking supply for average weekdays during all time periods. For weekends, the data indicates that parking supply is typically adequate, though some weekend morning periods are very busy.

This data is included in the **Appendix**.

EMPLOYER / EMPLOYEE SURVEY DATA

Employee and customer data was collected from local businesses via a written questionnaire distributed by City staff and volunteers in August 2015. Raw data is shown in the **Appendix**.

Typical weekday and weekend employment by time of day results are shown graphically in **Figure 4** and **Figure 5**. Raw data is included in the Appendix. The August 2015 survey data indicates that businesses typically have the most employees working between 9:00am and 12:00pm on weekdays and 12:00pm to 3:00pm on typical weekends.



Figure 4 – Typical Weekday Employment by Time of Day



Figure 5 – Typical Weekend Employment by Time of Day

Typical weekday and weekend customers by time of day results are shown graphically in **Figure 6** and **Figure 7**. The data indicates that the busiest times for customers visiting local business and restaurants (as estimated by surveyed businesses) is between 3:00pm and 6:00pm on weekdays and weekends.



Figure 6 – Typical Weekday Customers by Time of Day



Figure 7 – Typical Weekend Customers by Time of Day

The typical duration customers spend in businesses is shown graphically in **Figure 8**. The data indicates that customers visiting local businesses (as estimated by surveyed businesses) typically stay in the businesses for less than one hour.

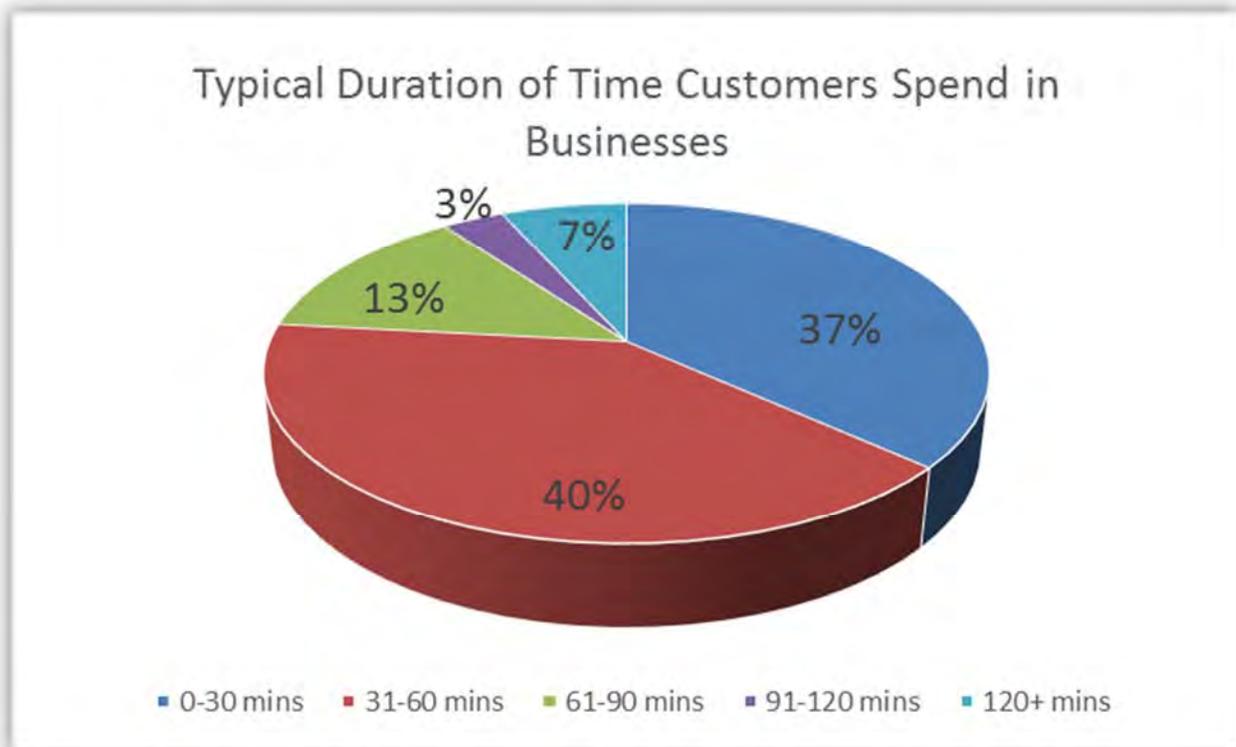


Figure 8 – Typical Duration of Time Customers Spend in Businesses

4. FUTURE CONDITIONS

This section discusses the assumptions and expected changes in land uses in downtown Winters. The changes were evaluated based on future conditions, as defined by the City of Winters Downtown Master Plan

The following sections identify near term and long term future parking needs.

NEAR TERM FUTURE DOWNTOWN AREA

The near term future downtown area and parking needs includes projects that are expected to occur with a high degree of certainty within one to three years. City of Winters staff provided the following projects that are planned to be constructed in the near term:

- Hotel (on Abbey Street) – 72 rooms, restaurant, and event center.
- 50,000 square feet of additional development

POTENTIAL HOTEL PARKING IMPACTS

ITE and ULI methodologies and data indicate that the anticipated 72-room hotel and restaurant will generate parking demand throughout the day as shown in **Figure 9**. The maximum daytime parking demand would therefore be approximately 58 spaces and evening demand would be approximately 62 spaces. Special events like weddings will have a higher parking demand, is anticipated to be approximately 100 parking spaces.

The location of the planned hotel and restaurant, as well as retail uses is shown in **Figure 11**.

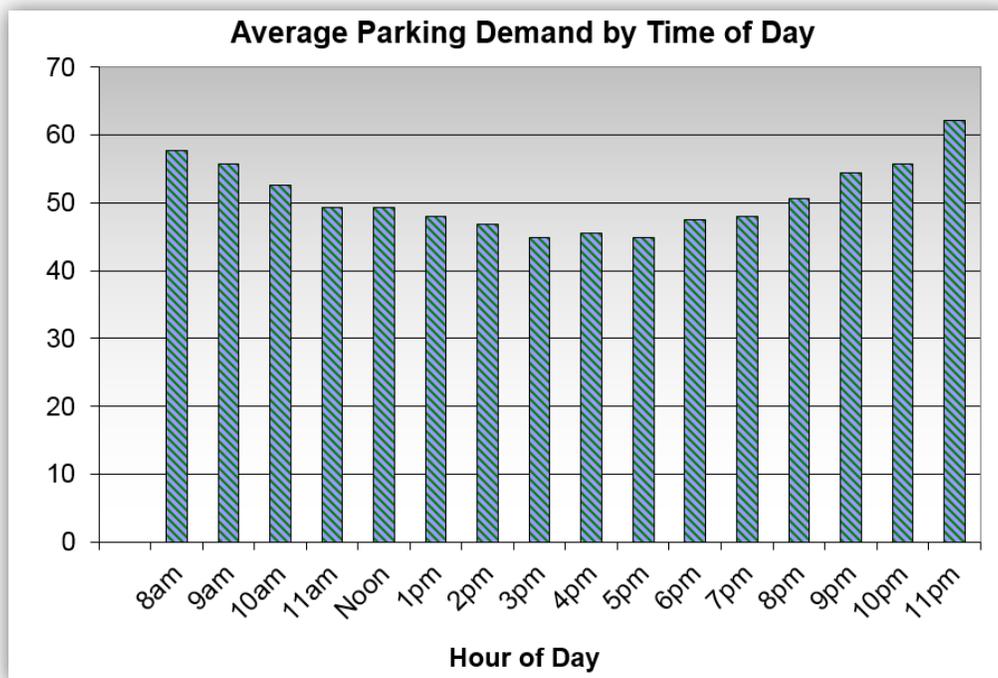


Figure 9 – 72 Room Hotel and Restaurant Parking Demand by Time of Day

In **Chapter 3**, the existing parking demand was used to determine a Winters specific parking generation rate of 1 space per 740 square feet. This estimate was used along with the expected future hotel development within the City (provided by the Winters Planning Department) to determine the near term future parking demand. As shown in **Table 10**, it is anticipated that the hotel on Abbey Street will be constructed. This development, in addition to existing demand and 50,000 square feet of near term future development, is anticipated to cause a parking deficit of 71 spaces if an 85% occupancy goal is adopted (i.e. practical capacity). If a lower 75% occupancy goal is adopted, the parking deficit would be 141 spaces. The calculation of peak parking generation at practical capacity (85%) is summarized in **Table 10**. The calculation of peak parking generation at 75% capacity is summarized in **Table 11**.

Table 10: Near Term Future Parking Generation Demand (At Practical Capacity with Existing, Hotel and 50ksf of development)

Land Use Type	Size		Source	Evening Peak					
				Calculated Rate	Existing Supply	Future Demand	Average Occupancy Goal	Future Parking Needed (total)	Future Parking Deficit
Existing + Near Term Development*	287,100	SF	Winters Parking Survey	1 space per 740 SF	459	450	85%	530	-71

*Includes existing building square footages plus 50,000 square feet of future within City defined blocks #1 thru #13.

Table 11: Near Term Future Parking Generation Demand (At 75% Capacity with Existing, Hotel and 50ksf of development)

Land Use Type	Size		Source	Evening Peak					
				Calculated Rate	Existing Supply	Future Demand	Average Occupancy Goal	Future Parking Needed (total)	Future Parking Deficit
Existing + Near Term Development*	287,100	SF	Winters Parking Survey	1 space per 740 SF	459	450	530	600	-141

*Includes existing building square footages plus 50,000 square feet of future within City defined blocks #1 thru #13.

LONG TERM FUTURE DOWNTOWN AREA

The City is in the process of evaluating development of several new business in and around downtown, which would potential increases the need for parking, both during the day, at night, and over the weekends. This long-term future scenario includes development that is anticipated to occur within a three to 20-year time horizon.

Figure 10 shows the Initial Vision Plan from the City of Winters Downtown Master Plan.

LONG TERM FUTURE PARKING DEMAND

The existing parking demand was used to determine a Winters specific parking generation rate of 1 space per 740 square feet. This estimate was used along with the expected future development within the City (provided by the Winters Planning Department) to determine the future parking demand. As shown in **Table 12**, it is anticipated that the Downtown Study area will increase from 237,100 square feet in existing

conditions to 894,100 square feet in future conditions. This increase in square feet is anticipated to cause a parking demand increase of 962 spaces if an 85% occupancy goal is adopted. If 75% is adopted as the occupancy goal, parking demand increase would be 1,152. The calculation of peak parking generation at practical capacity (85%) is summarized in **Table 12**. The calculation of peak parking generation at 75% capacity is summarized in **Table 13**.

Table 12: Future Parking Generation Demand (at practical capacity and with the Hotel)

Land Use Type	Size		Source	Evening Peak					
				Calculated Rate	Existing Supply	Future Demand	Average Occupancy Goal	Future Parking Deficit	Future Parking Needed (total)
Select Existing Buildings*	894,100	SF	Winters Parking Survey	1 space per 740 SF	459	1208	85%	-962	1422

**Includes future building square footages within City defined blocks #1 thru #13.*

Table 13: Future Parking Generation Demand (at 75% capacity and with the Hotel)

Land Use Type	Size		Source	Evening Peak					
				Calculated Rate	Existing Supply	Future Demand	Average Occupancy Goal	Future Parking Deficit	Future Parking Needed (total)
Select Existing Buildings*	894,100	SF	Winters Parking Survey	1 space per 740 SF	459	1208	75%	-1152	1611

**Includes future building square footages within City defined blocks #1 thru #13.*

Additional analysis for the development of a 72-room hotel and small restaurant are shown in the following section.

Approved Caltrans Intersection Project

Downtown Gateway Landmark / Sign

Boundary of Shared Parking District

Railroad Avenue Streetscape Trees, Lights, Walks

Parking Lot Improvements, typ.

Promote First Floor Speciality Retail

Upgrade Alleys, Paseos, and Rear Parking Areas: Paving, Lighting, Facades

Downtown Gateway Site (tbd)

Extend Frontage Streetscape Improvements to East Street

Utility Upgrades to Support New Development

Mixed Use Residential / Office over Retail / Office, typ.

Multi-Unit Residential and / or Live Work, typ.

New Parking Area, typ.

Mid Block Crossing

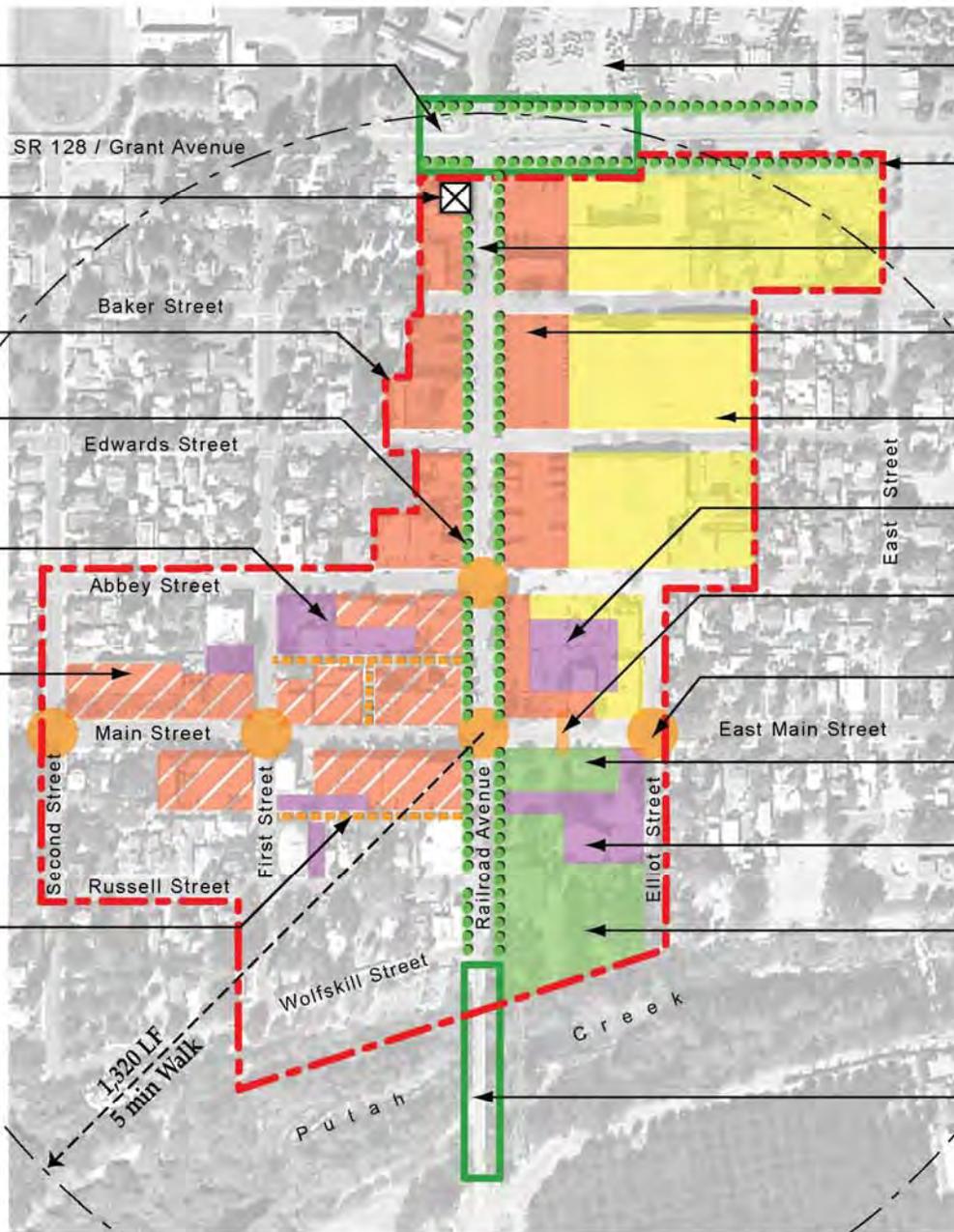
4 Corner Bulb-Out, typ.

Gazebo Park / Town Green

Approved Parking Lot Expansion

Expanded Creek Park, Amphitheater, Water-Oriented Recreation

New Creek Bridge (yr. 2010 +/-)



Initial Vision Plan (3/24/05)

Bottomley Associates
Urban Design & City Planning



PARKING DEMAND CONCLUSIONS

As discussed in the previous section, it is anticipated that future growth and development in the downtown area will cause a parking deficit. Future parking hotspots will continue to be Main Street and Railroad Avenue.

The application of an effective parking supply buffer to achieve 85 percent occupancy on a typical weekday would require a maximum of 1,422 spaces. Potential solutions to manage this expected increase in demand are identified in the recommendations section of this report. These spaces include on-street and off-street spaces, either on development sites or in public lots. There are significant parking supply opportunities just one to two blocks north of the downtown core area, if visitors/patrons/employees are willing to walk. For parking spaces to be used effectively, it is important that they be located within the Master Plan area and within a 5-10-minute walking distance of the popular destinations.

The City has a thriving downtown, in large part due to its high-end boutiques, retail shops, wine tasting establishments, and restaurants. In addition, patrons and employees currently enjoy free and convenient parking in a well-maintained area close to nearby attractions. The downtown parking district is not isolated from the surrounding portions of downtown. While the shared parking analysis developed in this study primarily focuses on the available supply within the district, available on-street supply is also available on-street just outside of the district. It is anticipated that increased spillover into these areas could occur.

5. COMMUNITY OUTREACH MEETING

The Winters community was invited to attend a public outreach meeting on May 3, 2017 to learn about this study and provide feedback. Approximately 46 community members attended the meeting. Based on an in-meeting poll/survey, comment cards, boards with sticky notes, and one-on-one discussions, the following information was collected:

1. Spaces on Solano side of bridge (City land) should be striped.
2. Improve lighting and signage within the City.
3. Install bike parking on Abbey Street west of Railroad Avenue, on southeast and northeast corners of Main Street / 1st Street intersection, on Railroad Avenue north of Russell Street, in Main Street Village lot, and in Community Center lot.
4. Fix/install sidewalks within the City.
5. Neighborhood problems exist west of Railroad Avenue on Abbey Street, Main Street, and Russell Street.
6. Install more lighting in Railroad Avenue / Main Street parking lot.
7. Parking intrusion into the neighborhoods typically occurs in the afternoon and evenings.
8. There is not enough parking in the downtown area.
9. Diagonal on-street parking is preferred over parallel and 90 degree.
10. Parking time limits and meters (if installed) should be enforced.

Name	E-mail	Address
1. David McKenzie	davidm@wintershardware.com	
2. Adria Schwab	adria@clothingandmore.com	
3. Janice F. Anderson	janice@seawater.com	
4. Alan Maguire	alan@maguire.com	
5. Bob Bell	bob@bellhouse.net	
6. Nick Chapman	nichap@wintershardware.com	445 Main St
7. Maggie Brown	maggie@brown.com	
8. Melanie Bajajian	melaniebajajian@bbqbbq.com	
9. Jessi Proctor	jessiproctor@bankofamerica.com	
10. Sandy McKay	sandy@kay.com	
11. Bob Gilman	bob@gilman.com	
12. Alicia G. Chavez	alicia@chavez.com	
13. Raymond V. Lopez		14 Barke St.
14. Patricia B. Brown		5 E D Wacker
15. J. B. Brown		111
16. Miguel Valdez	miguel@valdez.com	107 Elliot St
17. Carissa Lewis	carissalewis@yelp.com	
18. Shanna Martinez	shanna@martinez.com	
19. Chad B. Vally	chad@vally.com	208 W. F. Apt 6-1
20. Jeff Buchanan	jeff@buchanan.com	106 Rotten
21. Denise Elrod	denise@elrod.com	205 Main St.

The feedback provided at this meeting helped to guide the study findings and recommendations. Russell Street parking utilization was surveyed and included in this study at the request of meeting attendees.



6. SHARED PARKING

Shared parking is the use of a parking facility that accommodates the parking demands of multiple adjacent land uses without preventing each individual use's ability to provide parking for its patrons. The shared nature of this concept reduces the number of parking spaces required for the facility, increases the facility capacity, and utilizes the space more efficiently. Typically, shared parking can reduce parking requirements 10 to 30 percent, depending upon specific conditions.

In this strategy, parking spaces are shared by the group of motorists serviced by the facility rather than parking spaces being assigned to them. In many instances, users of a parking facility arrive and leave at different times, do not stay for as long as other users, or utilize alternative modes of transportation. Ultimately, the demand for parking spaces does not equal the number of users at any given time. For example, a group of 100 residents or a hotel can share between 60 and 80 parking spaces because residents work at different times, complete daily errands at different times, and some may not even own a vehicle. To provide options for patrons, parking spaces may be reserved at a higher price, but shared spaces can be priced at a lower rate (when pricing for parking).

Shared parking can be applied in many situations. It is particularly appropriate where:

- Land values and parking facility costs are high.
- Clustered development is desired.
- Excessive pavement is undesirable¹.

¹ *Shared Parking, VTPI*

In the “adjacent site approach” to shared parking, the parking demands of the adjacent uses vary by hour, by day, or by season. Due to the variance in peak demand times, the parking facility can adequately serve the demands of adjacent uses with less than the maximum number of parking spaces needed to serve the adjacent on an individual basis in private parking facilities. For example, a small office may need 25 spaces for its employees and the neighboring movie theatre requires 100 spaces. On an individual basis, a total of 125 spaces would be needed for both uses, but because the peak demand periods of the uses vary from weekday to evenings and weekends, the parking facility may be shared between the theater and office with a total of 100 spaces. **Table 14** illustrates variance in peak demand by common land uses.

Table 14: Land Use Peak Demand Variance

Weekday Peaks	Evening Peaks	Weekend Peaks
Banks	Auditoriums/Theaters	Religious Institutions
Medical Clinics	Bars and Clubs	Parks
Offices	Meeting Halls/Conference Centers	Shops and Malls
Professional Services	Restaurants	
	Shops	

MAXIMUM WALKING DISTANCES

Within shared parking facilities, there is a maximum distance that users are willing to walk to get from a parking space to a destination. Shared parking is confined by this maximum distance. Passing this threshold pushes users to drive to their next destination, thereby surrendering the purpose of a shared parking facility that serves multiple destinations or the “Park Once” trip concept. Such distances are influenced by a combination of factors including the condition of the pedestrian infrastructure, climate, line of sight, safety, and pedestrian barriers. **Table 15** lists the general acceptable distances accepted by destination and user type.

Table 15: Generally Acceptable Walking Distances by Destination and User²

Adjacent (Less than 100 ft.)	Short (less than 800 ft.)	Medium (less than 1,200 ft.)	Long (less than 1,600 ft.)
People with disabilities Deliveries and loading Emergency services Convenience store	Grocery stores Professional services Medical clinics Residents	General retail Restaurant Employees Entertainment center Religious institution	Airport parking Major sport or cultural event Overflow parking

² Shared Parking: Sharing Parking Facilities Among Multiple Users, *Victoria Transport Policy Institute (2013)*

7. POTENTIAL DOWNTOWN ORGANIZATION

PARKING BENEFIT DISTRICT

Parking Benefit Districts (PBDs) are defined geographic areas, which allow for the consolidation of parking management and financing where parking demand and supply can be shared between users and actively managed through a governing body with supporting ordinances for the mutual benefit of the district membership. Parking requirements encoded within municipal zoning ordinances shape the character of transportation and development within that municipality. The collective ability of the City to use zoning and other tools to shape local transportation conditions around shared values and goals will have increasingly economic, environmental and sustainable impacts.

In the past, development and parking requirements were car centric. Cities began to require sufficient accessory parking at each new development — enough to ensure that spaces would almost always be available for anyone who needed one, even if they were overabundant (and often free). This meant building to meet peak demand for free parking at each location. It also meant generating a high level of redundancies between land uses, even for uses within short walking distances of each other. One of the objectives of a PBD is to preserve traditional, relatively dense, mixed-use centers from conventional development requirements for on-site accessory parking facilities.

In addition, effective PBD implementation can provide:

- Formality and permanence to shared-parking resources, allowing developers (and their lenders) to rely upon them to reduce their on-site parking needs;
- Capacity to manage parking demand via centralized control over policies and pricing;
- Capacity to capture and direct parking revenues toward local investments;
- Capacity to manage the design and functionality of primary parking facilities, including facility and access-point location to minimize conflict with predominant automobile, transit, bicycle, and pedestrian traffic patterns;
- More welcoming conditions for customers and visitors — fewer “Thou Shalt Not Park Here” signs throughout the district;
- Re-captured land and redevelopment opportunities, supporting the general tax base;
- Funding mechanisms for capital improvements and maintenance costs; and
- Consolidated parking management to support member businesses.

Over-requiring parking supply along the corridors can create a number of unwanted effects, including:

- Reducing Infill Development Viability – smaller or awkwardly-configured sites typical of urban centers, as well as historic re-development opportunities in older commercial centers, can present significant challenges to meeting contemporary parking requirements, limiting their re-investment value and encouraging “green field” development instead;
- Discouraging alternatives to auto travel – by promoting free parking, minimum parking requirements put pay-as-you-go modal alternatives like transit at a distinct disadvantage;
- Eroding pedestrian environments – requiring each development to self-park (accommodate all demand on-site) greatly increases the proliferation of driveway-sidewalk intersections and creates large swathes of inhospitable surface parking lots; and

- Adding to the cost of living – by promoting free parking, conventional requirements ensure that parking costs are externalized in higher prices for goods, services, and housing — creating a particularly unfair burden for low-income households and those who do not drive.

Individual land use parking requirements typically result in an oversupply of parking and often stifles new developments, creates adverse neighborhood impacts, and promotes an inefficient use of land. When shared managed parking is implemented, newly available land that is diverted from parking uses can be used to support development pro forma, encourage active lifestyles, increase quality of life, promote mobility, enhance pedestrian safety, and create an environment that respects all stakeholders.

The primary goal of a PBD is to effectively manage an area’s parking supply and demand to support the business activities of the district’s membership and increase the convenience for district visitors. PBDs typically employ a number of parking management techniques to manage parking supply and demand, including but not limited to pooled shared parking supply, issuance of permits, and TDM strategies.

By consolidating the management of parking and sharing in revenue generated by PBDs, member businesses are supported through decreased financial burden of oversupply of parking, enhanced customer experiences, and the provision of district amenities. Financial benefits from a PBD can be used to improve transportation infrastructure along the corridor, fund operations, parking provision, implement neighborhood parking permit programs, and develop infrastructure that promotes healthy lifestyles, i.e. bike racks, bike lanes, user friendly sidewalks.

FRAMEWORK

To develop the framework for PBD’s a few goals have to be established that will form the basis of the district along a corridor.

- Create a Parking Benefit District framework for managing parking in the corridors
- Recommend adoption of performance-based pricing for public parking, on-street and off-street.
- Create a new parking requirement framework for shared-parking within the corridor district
- Phase implementation
- Establish zoning-based incentives for shared parking and demand-management investments
- Protect residential neighborhoods through the implementation of neighborhood parking permit systems
- Do not provide free public parking

The above goals will be established by the following:

- Reduce current requirements, if found appropriate
- Promote a shared parking (i.e., “park once”) focus
- Support local business
- Increase flexibility of standards
- Make standards clear and predictable
- Assess performance
- Identify opportunities for improvement
- Create market incentives to ensure implementation of these goals
- Increase the role of private developers in the provision of publicly-available parking
- Make shared spaces the least expensive for a developer to provide, and excess “reserved” spaces the most expensive to provide.

- The proposed framework must consist of setting baseline ratios for residential and non-residential uses
- Calculate minimum and maximum parking targets that are defined for an abbreviated set of land uses.

TARGETED RANGE

Parking requirements in framework plans are sometimes expressed as a target range in the form of a parking supply minimum and a maximum for each land use, rather than a specific number. A target range affords developers the flexibility to meet business goals and pro forma demands without compromising the goals of the public sector. A parking minimum is set at a level where enough parking supply is provided to avoid externalities like spill-over parking into neighboring districts from occurring. The presence of high-quality transit service, shared use parking facilities, and dense mixed-use environments, among other transportation demand management (TDM) strategies, help support low minimum parking standards. On the other hand, parking maximums should reflect the limit where the parking needs of businesses are reasonably met and additional parking would infringe of the urban design goals of the municipality.

BELOW MINIMUM

If a parking minimum is established, there are certain conditions that allow a developer to build below that minimum number of spaces. This option requires the payment of an increased Parking Benefit Charge that can then be used to provide more public parking elsewhere.

ABOVE MAXIMUM

There are three options for building above the maximum set by the target range, each of which mitigate the impacts of over-supplied parking. To exceed the maximum, a developer or owner may:

Open the increment of additional non-residential parking to public use as part of a shared parking arrangement. This allows for the developer to provide the amount of parking that they desire while offering a supply of shared parking spaces that may be used to offset demand generated by adjacent land uses. “Unbundle” all residential spaces (will allow provision of excess residential spaces only) –separate the cost of parking from the cost of housing, provide the option to rent or purchase fewer (or no) parking spaces to reduce housing costs.

Pay a higher in lieu rate to provide funding for local demand-management investments (transit shuttles, car-share parking, commuter benefits) - developments with on-site supplies in excess of a project’s maximum that are neither shared (non-residential) nor unbundled (residential) will incur a higher cost, with the incremental revenues being directed toward the provision of local transit, car-share parking, commuter benefits, or other parking-demand reduction investments.

FINANCING OPTIONS

A primary benefit of a PBD is the consolidation of parking management and financing. By addressing parking as a district, member businesses can coordinate major policy decisions and infrastructure improvements that would not be possible with each property owner acting independently. California provides a variety of legal mechanisms for the establishment of a PBD. Financing for these districts is predominantly funded through assessments though other means are possible. The list below provides some examples of parking districts:

Business Improvement Districts (BIDs): These are established with support of 50 percent of property owners weighted by assessed value and use assessments to fund capital improvements and maintenance of parking facilities as well as district amenities.

Assessment Districts (ADs): These are established with support of 50 percent of property owners weighted by assessed value to fund improvements within the district. Improvements are typically used to support new development but can be used on existing development if a rational nexus between the improvement and assessment can be established.

Downtown Parking District: These are established by the City and use property assessments to fund new construction, pay debt, operations, and maintenance costs related to parking.

LAND USE CLASSIFICATIONS

Effective PBDs often simplify the land use classification of properties to better reflect the district's parking needs. Consolidated land uses simplify regulations, encourage investment, and enhance the effectiveness of shared parking resources. Some example new land uses might include:

- Residential
- General Office
- General Commercial
- Restaurant and Bar
- Hotel

PARKING ASSESSMENT DISTRICT

As discussed in the recommendations, a parking assessment district could be used to fund parking related benefits.

BUSINESS IMPROVEMENT DISTRICT (BID)

Business Improvement Districts (BID) are a revitalization tool for commercial neighborhoods such as shopping malls and regional business districts. BIDs are public/private sector partnerships that promote individual business districts and provide a variety of economic development and promotional services. The Parking and Business Improvement Area Law of 1989 (Streets and Highway Code 36500 et seq.) authorized the formation of a district that provides parking related benefits. The law enables a city, county, or joint powers authority (made up of cities and/or counties only) to establish a BID and levy annual assessments on businesses within its boundaries. Improvements, which may be financed, include parking facilities, parks, fountains, benches, trash receptacles, street lighting, and decorations. Services may also be financed. The law does not allow bonds to be issued by BIDs.

Parking and Business Improvement Areas (PBIA), which can also be called PBIDs, have been used quite frequently in Northern California. The process of forming a BID is as follows:

1. The city must propose a new district by adopting a resolution of intention and the types of improvements and activities to be financed are specified at this time.
2. Public notice must be provided and a public hearing held.
3. If not protested by a majority of affected businesses, the BID is established and an advisory board is appointed.

4. A BID may assess property according to zones of benefit, in relation to the benefit being received by businesses within each zone. Assessments must be directly proportional to the estimated benefit being received by the businesses upon which they are levied.

PUBLIC/PRIVATE PARTNERSHIPS

Public-Private partnerships provide Cities the opportunity to reduce required parking solution contributions to parking solutions by leveraging the value of the public land to be used. An opportunity study should be conducted, which would evaluate the possibility of allowing private development on a portion of the City's public parking supply in exchange for financial contributions towards the construction of additional parking.

8. ISSUES AND RECOMMENDATIONS

This parking plan touches on many different aspects of the Winters downtown parking system. Ultimately, the focus of this study has been to provide a picture of how parking currently functions in the downtown area, to provide insight into how parking needs may change in the future, and to discuss policy and program options the City could pursue to ensure that parking continues to support the growth and success of the downtown.

DOWNTOWN ISSUES

The following issues were identified during the study through stakeholder meetings and during analysis of parking conditions in downtown Winters and merits further consideration for the development of future management practices:

- Employees park in prime locations for businesses
- Bike parking should be more prominent (i.e. high visibility, secure, etc.)
- On-street and off-street parking fills up on Friday nights when events occur
- On-street time limit restrictions are not followed by motorists and not enforced by the City
- There are no reserved parking locations for electric vehicle
- There is insufficient street lighting on Abbey Street and throughout the City
- Existing pedestrian connectivity in Downtown could be improved
- A new hotel will be constructed on Abbey Street
- Parking intrusion occurs in some residential neighborhoods from both employees and customers
- There is a perception that there is a shortfall of parking in Downtown

RECOMMENDATIONS

The recommendations in this section seek to holistically improve transportation for pedestrians, bicyclists, and motorists. Recommendations in this chapter address the following topics:

- **Management Body**
- **Employee Parking**
- **Event/Overflow Weekend Parking**
- **On-Street Striping**
- **Zoning and Development Standards**

- ***Future Parking***
- ***Main Street***
- ***Urban Design***
- ***Accessible Parking***
- ***Loading and Unloading Zones***
- ***New and Expanded Parking Lots***
- ***Remote Parking Lots for Special Events***
- ***Parking Structure***
- ***Parking Revenue***
- ***Revenue and Financing Programs/Options***
- ***Residential and Commercial Conflicts***
- ***Enforcement***
- ***Electric Vehicle Parking***

The following recommendations, as shown in the *Winters Parking Committee Downtown Parking Recommendations and Plan (2018)* table included in the **Appendix**, are targeted towards helping the City develop a parking management strategy for the downtown that aligns goals and policies.

It is not the City's intention to manage the parking program, rather, a Downtown Association should spearhead this parking plan in collaboration with the City.

MANAGEMENT BODY

Recommendation: Establish a management body (i.e. BID) to plan and manage parking in collaboration with the City. Management body will be to obtain funding from developers and map parking.

EMPLOYEE PARKING

Employee parking is a key component of downtown area parking requirements since their parking duration is longer than visitors, shoppers, diners, etc. Since employee parking durations are relatively long (~8 hours) in comparison to other downtown user types, it is important that employees park outside of prime locations for businesses. Higher parking turnover in downtown areas equates to economically successful businesses.

Recommendations:

1. **Establish employee parking locations and protocols. The Community Center is recommended for employee parking, as parking occupancy is low at 26% during primary working hours of 7:00am to 5:00pm. By the time the Community Center typically gets busy (after 5:00pm), many employees working standard business hours will have gone home.**
2. **Develop enforcement policies to impose graduated violation fees, which increase with the number of offences for lots and on-street parking.**

Lead Entity: Local employers, Winters Parking District Association, and/or City of Winters.

EVENT/OVERFLOW WEEKEND PARKING

The City of Winters is an active community and tourism destination. As such, special events are held regularly at the Community Center and at various locations in the Downtown District. Additionally, the Downtown Area experiences a lot of visitors on weekends, as well as cyclists during the summer. Parking overflows occur periodically due to downtown events and the influx of weekend visitors and cyclists.

Recommendation:

1. **Establish remote parking locations at Winters High School (WHS) and at suitable locations on other public and private parcels. Provide shuttle service connecting them to downtown venues. Formal agreements with WJUSD and other private parties should be established.**
2. **Determine a designated valet parking area and provide valet service to and from it.**

Lead Entity: Winters Parking District Association and/or City of Winters.

ON-STREET STRIPING

On-street parking is a key component of the downtown parking supply. On-street parking in the Downtown Area provides convenient parking to visitors and employees. Residents also utilize on-street parking in neighborhood areas. However, parklets provide an ideal space for visitors to enjoy the downtown and parklets should be allowed where requested.

Recommendation:

1. **Establish a striping plan and annual budget to improve striping throughout the Winters Parking District.**
2. **As the Downtown Master Plan develops, consideration should be given to diagonal on-street parking which will provide more parking spaces closer to destinations (when compared to parallel parking).**
3. **Guidelines for the number of parking spaces to be converted to parklets should be determined.**

Lead Entity: City of Winters

ZONING AND DEVELOPMENT STANDARDS

Recommendation:

1. **Adopt clear and strategic guiding principles as formal policies for the operation and management of public parking. This will help establish the City's priorities in developing parking policies, such as who its priority parking customers are and what its responsibility is in providing parking supply to the public.**
2. **Simplify minimum parking requirements for the Downtown.**

3. **Require that all approved parking be made available to the public. This will encourage the sharing of the private parking supply. Private parking should still pay for public spaces through an in-lieu fee.**
4. **Clarify parking requirements for reciprocal uses with shared parking facilities. Clarifying this code section will make it easier for reciprocal uses to apply for a shared parking permit.**
5. **Reduce minimum parking dimensions to reduce the space needed to provide parking, which makes the provided downtown parking more space efficient and cost feasible, when possible.**
6. **On-site and remote parking: Make it easier to provide remote parking which will enable multiple uses to share parking facilities and reduce the total demand for parking spaces.**

Lead Entity: City of Winters

MAIN STREET

Shops and restaurants are located on Main Street as well as a 2-hour time limit for parking (near Main Street Village). Short term (2 hour or less) parking is preferable for business purposes. Based on survey data and field observations, employees (long term parking) typically park on Main Street.

Recommendation: Enforce the existing time limits.

Lead Entity: The City of Winters

URBAN DESIGN

Lighting, signage and wayfinding, bike facilities, pedestrian facilities, and security are aspects of good urban design that should be considered and incorporated throughout the Winters Parking District. It is important for motorists, pedestrians, and cyclists to feel comfortable while using the City's transportation system.

LIGHTING

Recommendation:

1. **Improve lighting through implementation of a lighting plan in remote parking lots (Rotary Park, Railroad, etc.) and trim trees/hedges. Use City standards and consider LED lighting as well as decorative designs.**
2. **Implement art and landscape where pedestrians will walk or gather.**

Lead Entity: The City of Winters and/or Winters Parking District Association

SIGNAGE AND WAYFINDING

Wayfinding recommendations are proposed to make parking easier to find, thus alleviating the congestion caused by drivers looking for parking spaces. Wayfinding should also be provided for attractions and as part of the gateway and public space improvements. It is important that once people park their vehicles, they can easily determine the route to walk, bike, etc. to their desired destination.

Recommendation:

1. Review existing signage and wayfinding to parking and businesses to determine effectiveness, ease of reading/understanding, consistency, etc. Signs should be easily read by motorists, pedestrians, and bicyclists.
2. Implement end-user technologies, such as a mobile-responsive website or text-message maps, to enhance wayfinding in the Downtown,
3. Explore the feasibility of implementing a variable message sign-based parking guidance system, in the Downtown from CR 89 (Railroad Avenue) and SR 128 (Grant Avenue).



Lead Entity: City of Winters and Winters Parking District Association

BIKE FACILITIES

Within the Project limits, there are limited existing bicycle parking facilities and much of the Downtown has limited street right-of-way width between the storefronts of historic buildings. Bike parking could be allocated in existing parking spaces.

Recommendation:

1. Install bike parking at the following locations:
 - a. Abbey Street west of Railroad Avenue
 - b. Community Center
 - c. Main Street Village lot
2. Consider installing bike corrals, which replaces a single 22-foot parking space and can provide enough space for seven U-shaped racks (approximately 14 bike parking spaces).
3. Replace existing bike racks on Main Street in front of Steady Eddy's artistic bike racks.
4. Include requirements or incentives for showers and clothes lockers in new commercial developments to encourage bicycle commuting.
5. Bike parking should be provided based on the overall parking supply. Bike parking should be required at 10% of vehicle parking spaces.
6. Continuously monitor bike demand.

Lead Entity: City of Winters



Figure 12 – Bike Rack Examples

PEDESTRIAN FACILITIES

Pedestrian oriented design includes locating pedestrian amenities such as sidewalk landscaping, street furniture, and seating areas on the site of parking structures, which can strengthen the pedestrian realm and improve linkages to other areas of Downtown. In addition, the creation of paseos (such as the existing paseo on Railroad Avenue and Main Street) and open space between buildings (and new parking structures) can maintain the small-grain scale and form of Downtown.

Sidewalks are provided throughout the downtown area, but several street segments have sidewalk on only one side and there are some segments with no sidewalk on either side—especially on streets outside the core corridors of Railroad Avenue and Abbey Street. Some sidewalks are in need of maintenance, and some sidewalk widths may not be adequate for pedestrians to move comfortably and avoid obstacles, especially pedestrians in wheelchairs.

Curb ramps exist at many intersections in the downtown area, but are not compliant with current ADA standards. Some ramps are not flush with the street pavement and other ramps do not align with the pedestrian path of travel across the street.

Recommendations:

- 1. Repair existing sidewalks throughout the Downtown.**
- 2. Install new sidewalk at the following locations:**
 - a. Abbey Street between 1st Street and Railroad Avenue**
 - b. Railroad Avenue south of Abbey Street**
- 3. Install ADA compliant sidewalk and curb ramps throughout the City.**
- 4. Consider restriping crosswalks at the following intersections:**

- a. **Abbey Street / 1st Street**
 - b. **Abbey Street / Railroad Avenue**
 - c. **Abbey Street / Elliott Street**
 - d. **Edwards Street / 1st Street**
 - e. **Edwards Street / Railroad Avenue**
 - f. **Main Street / Elliott Street**
- 5. **Use warning signs or barriers to discourage jaywalking.**
 - 6. **Provide pedestrian crosswalks at all legs of downtown intersections.**

Lead Entity: City of Winters and/or BID.

ACCESSIBLE PARKING

The Americans with Disabilities Act (ADA) is a civil rights law which requires that buildings and facilities that provide goods and services to the public, must be accessible to individuals with disabilities. As such, ADA compliant parking and pedestrian facilities (sidewalks and ramps) are important aspects of modern transportation systems. Based on observation, some locations within the City provide insufficient ADA parking on Main Street.

Recommendation: A striping plan should be established for the Downtown area. ADA spaces should be installed and existing spaces should be re-striped where needed.

Lead Entity: The City of Winters and/or Winters Parking District Association.

LOADING AND UNLOADING ZONES

Commercial deliveries regularly block streets and parking areas.

Recommendation: Loading and unloading zones, alley delivery locations, and time of day delivery management should be communicated to local businesses and restaurants.

Lead Entity: The Winters Parking District Association and businesses

NEW AND EXPANDED PARKING LOTS

Parking demand is generated by land uses. Businesses, restaurants, residences, etc. generate trips and parking demand. Therefore, as the new development that is planned within the City occurs and new buildings are built, it is anticipated that there will be a need for the existing parking supply to be expanded.

Recommendations:

- 1. **Establish a Winters Parking District Association, develop a financing plan for purchase and maintenance of new parking, conduct PD advisory vote, and conduct PD final vote. File assessment. Expand downtown parking lots, Winters High School lot (WHS), and develop parking agreements with various private property owners that have suitable parcels.**

2. **As new development is constructed and parking demand increases, additional parking spaces and solutions should be supplied. Review existing parking standards including re-evaluation of “shared parking” with review through the Winters Parking District Association and Planning Commission. Valet parking plan and remote lots will be established.**

Lead Entity: The City, Parking District, Winters Parking District Association, and WJUSD

REMOTE PARKING LOTS

Remote lots are often used in communities to service overflow parking due to peaks and events.

Recommendation: Develop a plan (may include valet) and shuttle system for transportation to remote parking lot locations.

Lead Entity: The City of Winters and the Winters Parking District Association

PARKING STRUCTURE

Parking structures, also known as parking garages, can provide a relatively high number of parking spaces relative to the structure’s footprint. However, construction of parking structures is significantly more expensive than construction of surface lots. It is anticipated that future development within the City will cause parking demand that cannot be met with existing on-street and off-street supply.

New parking structures should be designed to not impede circulation flows in Downtown. During the site selection process, the greater locational impacts of parking structures on vehicular circulation should be considered.

Recommendation:

1. **Develop a plan and financing program for the construction and maintenance of a downtown parking structure. Advisory and final PD votes should be conducted and an assessment filed.**
2. **New parking structures should not impede circulation flows in Downtown. During the site selection process, the greater locational impacts of parking structures on vehicular circulation should be considered. Ensure that new parking structure is easily found close to arterials and highly visible with well-designed signage that can enhance the image of Downtown. Surface retail parking in new parking configurations should be located facing stores. This allows for easier customer access to stores and better serves retailers. Existing service and delivery access can be maintained by creating loading zones.**

Lead Entity: Winters Parking District Association

PARKING REVENUE

The City does not currently provide paid parking. Meters, paid lots, and/or a paid parking structure would provide the City with revenue for enforcement and maintenance if implemented.

Parking in Winters is currently free. Paid parking lots can also be provided for use by building owners and then they would have to pay an in-lieu fee for the public parking facilities instead of requiring private off-street parking for each property. This can occur even if the public parking is free, but is not recommended. On-street parking is considered one of the better shared public parking options because of its accessibility. Due to its convenience, on-street parking may need to be regulated through payment or restricted for parking demand management in high-demand areas.



To determine the minimum number of parking spaces for a shared facility:

- Determine the minimum amount of parking required by each proposed “user” of the shared facility by time period,
- Sum all of the required parking spaces by time period for each proposed user, and
- Set the minimum required parking spaces for the shared parking facility at the maximum total across all time periods.

PAID PARKING

It is not recommended to implement paid parking; however, parking management and payment of in-lieu fees should support the parking management plans.

Lead Entity: The City of Winters and Winters Parking District Association

FINANCING MECHANISM

Recommendation: Develop fees or an assessment district to fund recommended improvements and maintenance of parking through establishment of Downtown Parking District, developed financing plan, advisory and final PD votes, and filing of assessment.

Lead Entity: The City of Winters, Winters Parking District Association, and BID

RESIDENTIAL AND COMMERCIAL CONFLICTS

Due to the difference in parking demand duration, conflicts between residents and commercial uses can become an issue. Motorists prefer to park as close to their destinations as possible to optimize for walking distance, personal safety, vehicle security, and travel time. Some Winters businesses are located near residences and as such, on-street parking is shared between the two. Additionally, business employees often wish to park close to their places of work.

Recommendation: Issue parking permits, install signs in residential areas, establish parking zones, and assign timed parking an implementation plan, monitoring, and annual budget for maintenance. Buy-in from local residents will be needed.

Lead Entity: The City of Winters

ENFORCEMENT

The City of Winters currently does not enforce posted parking time limits. Parking restrictions can be enforced by hiring a parking compliance officer that conducts manual chalking from a Segway and follows up with regular enforcement rounds. Parking citations would be issued via a handheld device or handwritten tickets. The downside to this method is that potential violators could be able to anticipate enforcement rounds and move their vehicles. Utilization of technology is an option that could make enforcement less predictable, less labor intensive, and more targeted, which would lead to greater compliance.

Magnetometer and radar based sensors are the major types currently being used in enforcement and could be paired with a graduated fine program and an integrated hotlist of repeat offenders. Ultimately, the implementation of enforcement technology could make the downtown shopping and dining experience more friendly and convenient.

Recommendation:

1. **Implement enhanced enforcement of time limits.**
2. **Ensure that parking time limit enforcement restrictions are consistent with signage.**
3. **Increase fines to the legal limits.**

Lead Entity: The City of Winters

ELECTRIC VEHICLE PARKING

The City of Winters does not currently have any electric vehicle charging stations, however, with the increase of electric vehicle usage throughout California and the US, motorist demand for charging stations is increasing. Many communities have implemented, or plan to implement charging stations.

Recommendation: Implement electric vehicle charging stations.

Lead Entity: The City of Winters

9. FINANCING PROGRAMS

The following summarizes potential financing mechanisms for parking improvements and additional parking supply within the parking district.

IN-LIEU FEE PROGRAM

The cost of providing, operating and maintaining parking is expensive. One option to address these costs is to have an in-lieu fee mechanism, which would provide property owners the option of paying a fee to the City in-lieu of providing the required amount of parking on site. The in-lieu fee would be based on the number of parking spaces required.

In-lieu fee programs require balancing the cost of fees and the City's policy goals. An in-lieu fee program can discourage development if the costs are too high. Similarly, setting the costs too low can impede the City's ability to provide adequate parking.

The specifics of an in-lieu fee program depend upon what the City's goals are for new development and the need for the construction of new spaces. To effectively use in-lieu fees to support the development of parking, the fees must be low enough that developers are willing to pay, but high enough that it is a significant source of funds towards new parking spaces. Some cities have mandated that new development must participate in the program, as they don't allow new on-site parking. This is very effective where parcel sizes are small and on-site parking is not practical.

METHOD OF COLLECTION

Parking in-lieu fees can be collected by either charging a lump sum payment or an annual fee. The decision of lump sum or annual fees is dependent on several factors including:

1. Expected future development patterns
2. Land use mix
3. Policy goals
4. Expenditures allowed; and
5. Whether the fee is charged to tenants or property owners.

In-lieu fees can be difficult to manage for small businesses and restaurants as they may have difficulties making a full lump sum in-lieu fee payment, which may deter new business. Therefore, allowing payments in installments may be the best option. If the fee is charged to tenants, it may be riskier to charge the in-lieu fee annually because of the potential that they could break the lease and sever the cash flow. In the case of purely new developments that have longer tenancy types, the goal of an in-lieu fee program would be to raise funds for parking construction, maintenance, and management. For these situations, a lump sum payment would be the best approach as it provides funds for the City's immediate use.

PARKING REVENUES

If Downtown businesses are not willing to pay assessments or the full amount needed through the BID, and/or in-lieu fees do not raise a significant enough revenue stream, then paid parking is the preferred option to raise revenue to close the funding gap for parking improvements.

10. PARKING GARAGE/STRUCTURE INFORMATION

A parking garage (parking structure) is an option to add additional public parking supply in the downtown area. This analysis draws upon information from previous studies conducted in California as well as recent parking structure construction cost information for the Bay Area.

COST OF PARKING CONSTRUCTION

The cost of supplying parking either in an above ground structure, below grade lot, or as part of a mixed-use development is dependent on many variables. Enclosed and underground structures have major construction and operating expenses, because they must be ventilated. The following bullets describe the cost variables associated with providing structured or underground parking.

- **Planning and Design Costs**

- Planning and design costs can include initial demand and planning studies as well as surveying and soils engineering and architectural and structural engineering fees.
- **Land Acquisition Costs**
 - Land costs include the cost of acquisition as well as the costs of securing any easement or additional property necessary to build the parking facility.
- **Construction Costs**
 - Construction costs include demolition and site preparation, basic construction costs, and additional costs for improved architectural finishes and landscaping. Construction costs include contingency costs, contractor’s overhead, and cost escalation during the course of construction. Actual construction costs will vary depending on the facility’s location, size, whether it is below or above grade, and how many levels it has. The level of aesthetic finishes on the exterior of a parking structure can also significantly increase construction costs.
- **Financing Costs**
 - Financing costs will vary depending on the construction financing mechanism, but can include legal fees, the cost of securing and repaying bonds, and construction loan interest.
- **Equipment and Furnishing Costs**
 - Equipment and furnishings provided within the structure may include barrier gates, elevators, ticket spitters, and payment stations. These items can cost up in the hundreds of thousands of dollars and can affect both the initial cost of a parking facility as well as upkeep and maintenance costs.
- **Maintenance and Operation Costs**
 - Maintenance and operation costs include cleaning, lighting, maintenance, repairs, security, landscaping, fee collection, enforcement, insurance, labor, and administration. Typical costs per space can range from \$300 for basic maintenance of a surface lot to as high as \$1000 per space for a facility with attendants and additional security and lighting needs.

These studies examined the cost of providing additional parking to existing lots and/or garages, the cost per space (hard cost only) are provided in **Table 16**. It is important to note that these are not actual cost estimates for the City of Winters and are given to provide insight into the costs of parking construction only.

Table 16: Parking Structure Construction Cost Estimates

Facility Structure Type	Cost Per Space (Construction Cost Only)
Surface Lot	\$6,000 - \$9,000
Above grade open parking structure (3-4 levels)	\$20,000 - \$28,000
Above grade ventilated parking structure (3-4 levels)	\$24,000 - \$35,000
Below grade ventilated parking structure (2-3 levels)	\$42,000 - \$58,000

Sources : Los Altos Parking Supply Analysis (2013), Burlingame Parking Structure Analysis (CDM Smith, 2013), Mountain View Downtown Parking Study (2011), Watry Parking Garage Estimator.

APPENDIX

- A. DOWNTOWN RECOMMENDATIONS AND PLAN

- B. DATA SHEETS

- C. OVERVIEW PRESENTATION: KH – 05/03/2017

- D. DATA PRESENTATION: PH – 05/03/2017

- E. EMPLOYER SURVEY

**A. DOWNTOWN
RECOMMENDATIONS AND PLAN**

Winters Parking Committee Downtown Parking Report Recommendations

Topic	Lead Entity	Recommendations
Management Body	Downtown Property Owners and Businesses	Establish a management body (i.e. BID) to serve as a “Winters Business Association” to plan and manage parking in collaboration with the City. Management body will be to coordinate funding from businesses, property owners, developers and to map and manage parking. The Association will coordinate the formation of a Downtown Assessment/Parking District to finance improvements.
Employee Parking	Winters Business Association	<ol style="list-style-type: none"> 1. Establish employee parking locations and protocols. 2. Develop enforcement policies to impose graduated violation fees, which increase with the number of offences.
Event, Overflow and Weekend Parking	Winters Business Association	<ol style="list-style-type: none"> 1. Establish remote parking locations at Winters High School (WHS and at suitable locations on other public and private parcels. 2. Provide shuttle service connecting them to downtown venues. Formal agreements with WJUSD and other private parties should be established. 3. Facilitate valet service and determine a designated valet lot. 4. Facilitate shuttle services for peak season and event parking.
On-Street Striping	City of Winters	<ol style="list-style-type: none"> 1. Establish a striping plan and annual budget to improve striping throughout the Winters Parking District within ¼ mile of Downtown. 2. As the Downtown Master Plan develops, consideration should be given to diagonal on-

Topic	Lead Entity	Recommendations
		street parking which will provide more parking spaces closer to destinations (when compared to parallel parking).
Zoning and Development Standards	City of Winters	<p>Adopt clear and strategic guiding principles as formal policies for the operation and management of public parking.</p> <p>Define minimum parking requirements for the Downtown.</p>
	City of Winters	Require that all approved parking be made available to the public. This will encourage the sharing of the private parking supply. Private parking should still pay for public spaces through an in-lieu fee.
	City of Winters	Clarify parking requirements for reciprocal uses with shared parking facilities. Clarifying this code section will make it easier for reciprocal uses to apply for a shared parking permit.
	City of Winters	Reduce minimum parking dimensions to reduce the space needed to provide parking, which makes the provided downtown parking more space efficient and cost feasible, when possible.
	City of Winters	On-site and remote parking: Make it easier to provide remote parking which will enable multiple uses to share parking facilities and reduce the total demand for parking spaces.
Main Street	Winters Police Dept	Enforce time limits.
	City of Winters/Winters Business Association	Improve lighting through implementation of a lighting plan in remote parking lots (Rotary Park, Railroad, Elliot/Abbey, etc.) and trim trees/hedges. Use City standards and consider LED lighting

Topic	Lead Entity	Recommendations
<i>Urban Design</i>		as well as decorative designs.
	City of Winters	Implement art and landscape where pedestrians will walk or gather.
<i>Signage and Wayfinding</i>	Winters Business Association	Review existing signage and wayfinding to parking and businesses to determine effectiveness, ease of reading/understanding, consistency, etc. Signs should be easily read by motorists, pedestrians, and bicyclists.
	Winters Business Association	Implement end-user technologies, such as a mobile-responsive website or text-message maps, to enhance wayfinding in the Downtown,
	Winters Business Association	Explore the feasibility of implementing a variable message sign based parking guidance system, in the Downtown from CR 89 (Railroad Avenue) and SR 128 (Grant Avenue).
<i>Bike Facilities</i>	City/Winters Business Association	Install and maintain bike parking throughout the Downtown <ul style="list-style-type: none"> a. Abbey Street west of Railroad Avenue b. Southeast and Northeast corners of Main Street / 1st Street Intersection c. Railroad Avenue north of Russell Street d. Main Street Village lot e. Community Center lot
	City/Winters Business Association	Consider installing bike corrals, which replaces a single 22-foot parking space and can provide enough space for seven U-shaped racks (approximately 14 bike parking spaces).
	City/Winters Business Association	Replace existing bike racks on Main Street in front of Steady Eddy's artistic bike racks.
	City/Winters Business Association	Include requirements or incentives for showers and clothes lockers in new commercial developments to encourage bicycle commuting.

Topic	Lead Entity	Recommendations
	City/Winters Business Association	Bike parking should be part of the overall parking supply at up to 10% of all parking spaces.
	City/Winters Business Association	Continuously monitor bike demand.
	Winters Business Association	Establish a bike to car parking ratio.
Pedestrian Facilities	City of Winters	Repair existing sidewalks throughout the Downtown.
		:
	City of Winters	Install new sidewalk at the following locations a. Abbey Street between 1 st Street and Railroad Avenue b. Railroad Avenue south of Abbey Street
	City of Winters	Install ADA compliant sidewalk and curb ramps throughout the City.
	City of Winters	Consider restriping crosswalks at the following intersections: a. Abbey Street / 1 st Street b. Abbey Street / Railroad Avenue c. Abbey Street / Elliott Street d. Edwards Street / 1 st Street e. Edwards Street / Railroad Avenue f. Main Street / Elliott Street
	Winters Business Association/City of Winters	Use warning signs or barriers to discourage jaywalking.
	City of Winters	Provide pedestrian crosswalks at all legs of downtown intersections.
Employee Security	Winters Business Association	The Winters Business Association should evaluate and consider the hire a security firm for Downtown security, which is anticipated to provide security guards and video surveillance, if needed.

Topic	Lead Entity	Recommendations
<i>Accessible Parking</i>	City of Winters	A striping plan should be established for the Downtown area. ADA spaces should be installed and existing spaces should be re-striped where needed.
<i>Loading and Unloading Zones</i>	Winters Business Association	Loading and unloading zones, alley delivery locations, and time of day delivery management should be communicated to local businesses and restaurants.
<i>Community Center Parking Lot</i>	City of Winters	To improve parking lot access and circulation in the area, a new driveway with entrance and signage should be installed on Railroad Avenue.
<i>New and Expanded Parking Lots</i>	Winters Business Association	Establish a Winters Parking Assessment District, develop a financing plan for purchase and maintenance of new parking, conduct PD advisory vote, and conduct PD final vote. File assessment. Expand downtown parking lots, Winters High School lot (WHS), and develop parking agreements with various private property owners having suitable parcels.
<i>New and Expanded Parking Lots</i>	City of Winters	As new development is constructed and parking demand increases, additional parking spaces and solutions should be supplied. Review existing parking standards including re-evaluation of “shared parking” with review through the Winters Parking District Association and Planning Commission. Valet parking plan and remote lots will be established.
<i>Remote Parking Lots</i>	Winters Business Association	Develop a plan (may include valet) and shuttle system for transportation to remote parking lot locations.
<i>Parking Structure</i>	Winters Business Association	In the future, develop a plan and financing program for the construction and maintenance of a

Topic	Lead Entity	Recommendations
		downtown parking structure. Advisory and final PD votes should be conducted and an assessment filed.
<i>Future Facilities and Planning</i>	City/Winters Business Association	New parking structures should not impede circulation flows in Downtown. During the site selection process, the greater locational impacts of parking structures on vehicular circulation should be considered. Ensure that new parking structure is easily found close to arterials and highly visible with well-designed signage that can enhance the image of Downtown. Surface retail parking in new parking configurations should be located facing stores. This allows for easier customer access to stores and better serves retailers. Existing service and delivery access can be maintained by creating loading zones.
<i>Paid Parking</i>	Winters Business Association	(Not recommended at this time.)It is not recommended to implement paid parking. However, parking management and payment of in-lieu fees should support the parking management plans.
<i>Financing Mechanism</i>	Winters Business Association	Develop fees or an assessment district to fund recommended improvements and maintenance of parking through establishment of Downtown Parking District, developed financing plan, advisory and final PD votes, and filing of assessment.
<i>Residential and Commercial Conflicts</i>	City of Winters	Issue parking permits, install signs in residential areas, establish parking zones, and assign timed parking an implementation plan, monitoring, and annual budget for maintenance.
<i>Street Parking</i>	City of Winters	Implement enhanced enforcement of time limits where applicable.

Topic	Lead Entity	Recommendations
<i>Enforcement</i>		
	City of Winters	Ensure that parking time limit enforcement restrictions are consistent with signage.
	City of Winters	Increase fines to the legal limits.
<i>Electric Vehicle Parking</i>	City/Winters Business Association	Implement electric vehicle charging stations.

B. DATA SHEETS

Location	Stall	<u>License</u>				<u>License</u>				<u>License</u>				<u>License</u>								
		7:00	7:15	7:30	7:45	8:00	8:15	8:30	8:45	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30		
Zone I																						
CMS	1								4N4	7F4	5CO		5CO	5EW		8P5	657	237	7AX			
CMS	2					192		8X3	8X3	7AR		6S4	6S4	6S4	6S4	4B2		6ZC	7LT	5RS		
CMS	3									4HR					757	396			5XG	5ZP		
CMS	4							6N2	8ZI	7SY		94		94	932	823	6DS	4ZA	316	4YY		
CMS	5							6CO				7N7	4PD		4FS	6KR	7MK	6ZP	217			
CMS	6				7Y5	7Y5	7X8	8K8	5X5	83	83	83	83	83	83	83	83	83	83	890		
CMS	7			4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4YY	4A3	131			
CMS	8	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK		
CMS	9					6BT	6BT	6BT	6BT	6BT	6BT	6BT	4YC	4YC	4YC		672		7PC	7BR		
CMS	10					7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF		
CMS	11	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	K82	
CMS	12								5MR	5MR	5MR	5MR	5MR	5MR	5MR	5MR	5MR	5MR	5MR	5MR	7GP	
CMS	13							6KR	6KR	6KR	6KR	6KR	6PR	6PR		5R6	5R6	5RG	5RG	5RG		
CMS	14								BRG	BRG		739	739	739						4WO	4WO	
CMS	15	38						7FQ	7FQ	7FQ	7FQ	7FQ	7FQ	7FQ	AGN	AGN	AGN	6HJ	6HJ	6HJ		
CMS	16	739	739	739				6L3	6L3	6L3	6L3	AEN	6L3	8E8	8E8			4NO	4NO	4NO		
CMS	17							6LL	6LL		6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	7LP		
CMS	18	5NF	5NF	5NF		4CD	4CD	4CD	4CD			6YR	6YR	6YR	6YR	6YR	6YR	6YR	6YR	7NP	7NP	
CMS	19							36	36						202	202	202			4HL	4HL	
CMS	20	8A3				6RG	6RG	6RG	6RG	7AT	7AT	7AT	7AT	7AT	7AT	7AT	7AT		DLB	DLB	DLB	
CMS	21	6Z0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	6MF	6MF	6MF	
CMS	22	819	446					5NF	5NF			4A5	4A5	4A5	4A5	4BV	4BV	4BV	4BV	4BV	4BV	
CMS	23	289	289	6YR	6YR	6YR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6KM	6KM	GKM
CMS	24	111	429	429	429	429	429	429	429	6RB	5RB	5RB	5RB	7C9	7C9	7C9	7C9	7C9	7C9	6VJ	6VJ	6VJ
CMS	25							6CG	8Z3		7KM	7KM	7KM	7KM		6WZ	6WZ	6WZ	6WZ	7CI		
CMS	26	7M4				4T	4T	4T	M62	M62	5WP	5WP	5WP	5WP						4TY	4TY	4TY
CMS	27	6KI						6TH	6TH	6TH	6TH	6TH	6TH	6TH	6TH	6TH	6TH			1NI	1NI	1NI
CMS	28					6WD	6YB	6YB	6YB	6YB	6YB	6YB	8T4	8T4	8T4	8T4				6TN	6TN	6TN
CMS	29						5LH	5LH	5LH	5LH	7CR	7CR	7CR	7CR				5ZR	5ZR	5ZR	5ZR	
CMS	30						5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	
CMS	31						5AU	8H7	8H7	8H7	8H7	8H7	8H7	8H7	8H7	HUN	337	6NI	6NI	730		
CMS	32									5BR	5BR	5BR	873	873	873	873	5ZS		5ZS	AYP		
CMS	33					7V7	7V7	8B7	377		BK NIS		6J5	6J5	7V7	478	498	525	525	525		
CMS	34							7VK	3UP	3UP	3UP	3UP	3UP	3UP			ZDO	7YS	5BH	827		
CMS	35											802			8E8		7CP	5ZX	757	5V5		
CMS	36						7F6			BLK DOG		4S2	5ZK	5ZK	5WE		6SC		7FV	7SL		
CMS	37							8R5		8T6		7EY	7EY	7EY	7EY	7EY	7EY	7EY	7EY	9		
CMS	38										6YW	4SW	4SW	4SW	145		5PP	5NG	6UL			
CMS	39							7KB	WT ALT			8E4	3TA	3GS	7Y5	4TY	4TY	802		7MH		
CMS	40											5L6	6LG		72	314	314			108	6SC	
CMS	41												7LP	7LP	7LP	7LP	7LP	5PC	4P2	CYC		
WMS	1					4MJ								6SZ	7PM	7PM	7AW			111		
WMS	2													7NY	7NY	7CR	7TM	7V1		48		

RRPL	9						6YT												
RRPL	10	5ZZ																	
RRPL	11																		
RRPL	12						5DF												
RRPL	13															5DF	5DF	5DF	5DF
RRPL	14	858	858	858	858	858	858	858	858	858	858	858	858	858	858	858	858	858	858
RRPL	15											7F4	7F4	7F4	7F4	7F4	7F4		7HF
RRPL	16								9ZZ	992									
RRPL	17																		
RRPL	18						5YQ												
RRPL	19																		
RRPL	20						4HS												
RRPL	21																		
RRPL	22																		6WD
RRPL	23															6KZ	6KZ	6KZ	6KZ
RRPL	24								D43										
RRPL	25						5MS												
RRPL	26						6XJ												
RRPL	27								7NX										
RRPL	28						4WS												
RRPL	29							8SI											
RRPL	30																		
RRPL	31						831			769	769	769	769	769	769	769	769	769	769
RRPL	32																		
RRPL	33	7KC																	
RRPL	34						7NR	7NR	7NR	7NR						NEW	NEW	NEW	NEW
RRPL	35						6SB												
RRPL	36	6ZT																	
RRPL	37	5CN																	
RRPL	38																		
RRPL	39												7AO						
RRPL	40							5CF	5CF	5CF	5CF								
RRPL	41						6BZ							7M5	7M5	7M5	7M5		
RRPL	42							6R4	6R4	6R4									
RRPL	43	6LT																	
RRPL	44	7XZ																	
RRPL	45	7NA																	
RRPL	46		4GX	4GX		7JL	7JL	7JL	7JL	6JS	6JS	6JS	6JS	5VC	5VC		7PX	7PX	7PX
RRPL	47	5BA				867	867	867	867		6UW	6UW	6UW	741	741	741			
RRPL	48						354	354	354	354									
NRR	1							4MR	4MR										
NRR	2											7X9	7X9						6KQ
NRR	3						6DF	6DF	6DF	6DF						8TO	8TO	8TO	7JR
NRR	4									7RO									
NRR	5							954	954				901			998	998	998	998
NRR	6		8G6	6N3	6N3	6N3	6N3	6N3		7LU	7LU	7LU	7LU						

		<u>License</u>				<u>License</u>				<u>License</u>				<u>License</u>				<u>License</u>			
11:45	12:00	12:15	12:30	12:45	1:00	1:15	1:30	1:45	2:00	2:15	2:30	2:45	3:00	3:15	3:30	3:45	4:00	4:15	4:30	4:45	
957	4HK			5KC	7X6	4YX	93	6VC		6ZF	6ZF	6ZF	6ZF	6ZF			5KA		6AW	6EV	
4RS	4RS	4RS	4RS	4RS	4RS	4RS	4RS	4RS	4RS			8H4					4NE		8EZ	5ZX	
932		5JZ	5JZ	5JZ	5JZ	5JZ	5JZ		4CK	4CK	7RR	7V4					5U3	6KJ		509	
4YY	4YY	4YY	4YY	4YY	4YY	4YY			4LM	7X6	5SK	5SK	5SK	5SK	5SK	5SK	5SK	5KF		NEW	
	7NF	7NF	7NF	7NF	7NF	7NF		8PO	932			GRM					7AV	5WP	5WP		
890	890	890	890	890	890	890	890	890	890	6ZT	7MH						5MJ	5MJ		7EV	
					5MR	5MR	5MR	5MR	5MR												
7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	7HK	4GX	4GX	5PB	7CO						4MI	4MI	4MI	
7BR	7BR	7BR	7BR	7BR	7BR	7BR	7BR	7BR	7BR	7BR	6BT	6BT	6BT	6BT	6BT	6BT	6BT	6BT	6BT	6BT	
7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	7NF	
K82	K82	K82	K82	K82	K82	K82	K82	K82	K82		2YO	6ZT	6ZT	6ZT	6ZT	6ZT	6ZT	6ZT	7GG	6W8	
7GP	7GP	7GP	7GP	7GP	7GP	7GP	7GP	7GP		7JL							6FL	5ET	6RL	6RL	
5RG	5RG	BOU	BOU	BOU	BOU	5R6	7TD	7TD	5ZW	5ZW	5DO	5DO	5DO	5DO	5DO	5DO	5DO	7LX	7LX	7LX	
	150	716	716	716	716	716	716	716	716	716	716	716	717	718	719	720	716	716	7TY	7TY	
6HJ	6HJ	6RL	6RL	6RL	6RL	7TI	7TI	7TI	7TI	7TI	7TI	7FX	7FX	7FX	7FX	7FX	7FX	NEW	NEW	NEW	
4NO	4NO	4NO	4NO		4NO	6ZS	93	7UT		6YG	6YG	6YG	6YG	6YG	6YG	6YG	6YG	6YG	6YG	6YG	
6BK	6BK	6BK	6BK	6BK	6BK	6BK	6BK	6BK		7ND			5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	5ZW	
7NP		19X	215	215	19X	19X		BPX	BPX				6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	6ZF	
4HL								5KZ	5KZ												
DLB	6YN	6YN	6YN	6YN	6YN	6YN	6YN		7RZ	7RZ								1J5	1J5		
7SL	7SL	7SL	7SL	7SL	7SL	7SL	7SL	7SL	7SL	6ME	6ME	6ME	6ME	6ME	6ME	6ME	6ME	6ME	6ME	6ME	
6SF	7SI	7SI			7SI	7SI	7SI	5YV		7UH		CYB	CYB	CYB	CYB	CYB	CYB	CYB	CYB	CYB	
GKM	7FT	7FT	7FT	7FT	7FJ	7FJ	7FJ	7FJ		4XZ					4XZ	4XZ	4XZ	4XZ	4XZ	6AM	
6VJ	356	356	356	356	356	6VK	6VK	6VK	6VK	6VK	6VK	6VK	6VK	6VK	5NF	5NF	5NF	7DB		4WD	
7CI	6CS	6HW	6HW	6HW	6CS	6HW	6DZ	7CE	7CE		7EV						7NY		6UX	6UX	
4TY	6DX	6DX	6DX	6DX	6DX	901	901	7LP		6BM	5FV	5FV	5FV	5FV	5FV	5FV	5FV	5FV	5FV	5FV	
1NI	7MG	7MG	7MG	7MG	7DN	7DN	8YO		7T7	TUO	6EK	6EK	6EK	6EK	6EK	6EK	6EK	6EK	6EK	6TN	
6TN		7PO	7PO	7PO	7PO	7PO	7PO	7PO	7PO	7PO	5XE		7UF		7U4	7U4	7U4	7U4	7U4	7MN	
5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR	5ZR		5SN	5SN	
5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	5RY	
730	6YC	6YC	6YC	6YC	686	6YC	5XR	4EN	6BI	6BI	6BI	6BI	6BI	6BI	6BI	6BI	6BI	6BI	6BI	6BI	
AYP	AYP	AYP	AYP	AYP	AYP	AYP	AYP	AYP	1ST	7CD	7CD	7PI						7TF	6YT	6YT	
4MW		145	145	145	135	686	7KZ	5GP	7LD	7LD	7LD	7LD	7LD	7LD	7LD	7LD	7LD	7LD	7LD		
827		481	481	481	481	481	6YX	7FF	7FF				748	748	749	750	751	752	748	748	
5V5	499	313	313		313	313	313	5CV	5CV	5CV	5CV	5CV	5CV	5CV					7VK	7VK	
7SL	7SL	7SL	7SL	7SL	7SL	7SL	5JO	5NX	5NX	8T4		184					570	995		6W8	
7FR	120	5AI	5AI		5AI	5NH	5NH	5NH	5NH	5NH	5NH	5NH	5NH	5NH	5NH			6X9		5TF	
6YB	6YB				757	4KK	6TN		6TX	5ZP	5ZP	5ZP	5ZP	5ZP	6WP	6WP	6WP	4V3	7EX	5CT	
7MH	7MH	7MH	7MH	7MH	7MH	648		6WO	6WO	6TM	6TM	5NW	5NW	5NW	5NW	5NW	5NW	7NY		6GK	
6SC		5UD	5UD	5UD	5UD	5UD	5UD	5UD		7SD	648	415					3WN	7TR	4X3	4X3	
CYC	CYC	7EX	7EX	7EX	CYC	6VI		7EB	6NR	8F2	6DH	3MH						6MB	5VW	6SQ	
										8VO											
111		7JT	7UO	7UO	7JT	4KB	4KB	4KB	4XU			5FB	5FB	5FB	5FB	5FB	5FB	7DC	7AR		
48	6PX		5KJ	5KJ			6T9		6AM			4LF	7LP				458	269		6RP	

6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB	6XB
111			7Y5	7Y5	7Y5	7Y5	7CI			7RR	7T7					2VN	2VN	5UF	826	
MAS	MAS	917	917		917	917	917	917	917	917	917	917	917	917			8Z5	8Z5	6T3	
8W8	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP	6HP
7RO	7RO	7RO	7RO	7RO	7RO	7RO	7RO	7RO	7RO	7RO		5E4	5E5	5E6	5E7	5E8	5E4		6VZ	5NR
6PV	6PV	6PV	6PV	6PV	6PV	6PV												NEW	NEW	NEW
7BO	7BO	7SZ	7SZ	5SZ		7SV		7HG												
6I4	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ	5ZZ
AD6	AD6	AD6	AD6	AD6	UHAUL															
	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK	5ZK
	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W8	8W9	8W10	8W11	8W12	8W8	8W8	8W8	8W8
7HG																		7E5	7E5	7E5
6WC	6WC	6WC	6WC	6WC	6WC	144	7HB								5NX	5NX	5NX	5NX	5NX	5NX
								6WC												
2CS		8R5	8R5	8R5	8R5	8R5	8R5									957	758	758		
6ZN				1RO			6ZN													
								5R6												
6RD																			NEW	NEW
6NY																				
TYL			6PI	6PI		145													7DC	
75A	7RP	7RP				5XG						8W6	8W7	8W8	8W9	8W10	8W6	8W6		
8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F3	8F4	8F5	8F6	8F7	8F3		725	
7S																			6XP	6XP
7BC							6F2	6F2	6C9		6KG	5SD					7NN	4RV		
6XG		17P	6KP	6KP	6XP	6XP	6XP	6XP	6KP											5M3
7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW	7GW
6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS	6YS
																				Z5
7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R6	7R7	7R8	7RA	7RA	7RA	7RA	7RA	7RA
6G8	6DL	6DL	7VD		6DL		7UN	7JS	7JS	7JS	5XT	3UD	3UD	3UD	3UD	3UD	3UD	5L6	5L6	576
6NA	6NA	6NA	6NA	6NA	6NA	6NA		355	355	274				6NG						
410	8W9	8W9	7VI	7VI	8W9	7GC		4F5	4F5	4F5	4F5							4V3	FIT	6HW
4RG	6NC	6NC	7TS			7TS			7TV	7TV	7TV	7SD						5MZ	5MZ	5MZ
5FY	7VO	7VO	7VO	7VO	7VO	7VO		7TS			DL5	7JB	7JB	7JB	7JB	7JB	7JB	499	MAD	958
913			CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC	CC
	559	559	4XO			4XO	4XO		7TT									6NC	6NC	4WX
5ZO			67C	67C	673	6HK	6HK	5RO				294	295	296	297	298	294	5FI	5FI	
4BG	4BG	4BG	4BG	157				4BG	4B6	4B6	4B6	4B6								
7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7HS	7H5	7H5	7H5	7H5
3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR	3PR
950	950	950	950	950	950	950	950	950	950	950	950	950	951	952	953	954	950	950	950	950

5EA				NEW		6DN	6DN	6DN	6P	6P	6P	6P	6P			7V	6P	6P	6P	6P	
4GF	4GF	4GF	4GF	4GF		6JV	6JV	6JV	4G	4G	4G	4G	GC	GC	GC	GC	4GF	4GF	4GF	4GF	
6GL	6GL	6GL	6GL	6GL	6GL		131	131	131	131	131	131	131						7SM	7SM	
5LV	5LV	5LV	5LV		7AC	7AC	7AC	7AC								6Y	6Y	6Y	6Y	6Y	
7CQ	7CQ	7CQ	686	686	686	686	686	686	11	11										7MZ	
	7TD																			3WQ	
NEW	NEW		NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	
65A					WC				7TV												
7HT	7HT	7HT		6YT	WC	6S	6S	6S	6S												
7BH	7BH	7BH	7BH	7BH	GC	6Y	6Y	6Y	6Y												
7NR	7NR	7NR	7NR	7NR	7NR	7NR	7NR	7NR	7NR	7NR	7NR		7N								
4YB				22Y*2	MC	MC						NEW									
6LO	6LO	7AF	7AF	7AF	7AF	7AF		7AF					6XT								
8E8	8E8	8E8	8E8	8E8	8E8	6VX		6VX													
						8C7		7M	7M	7M			307	307	307			5N	5N	248	
80	80	80	6TX		7L6	6T9				7P	7P	7P	7E1	7E1	7E1	7E1	8W	8W	8W	7P	
7RX	7RX	7CR	7CR	7CR	7CR	5NJ							6Z	6Z	6Z		4O	4O	4O	4O	
39B	39B	39B				6X8				7G											
NEW	NEW	NEW	NEW	NEW	7BM	7BM	7BM	NEW	BMW	BMW	BMW		BMW	BMW	BMW	BMW		7B			
7SC	7SC	7SC	7SC	7SC	7SC	7SC	7SC	7SC	8G	8G	85	85	85	85	85	85	6L		NEW	NEW	
4PD	4PD	4PD			7PL	7S	7S	7S	7S	85	85	85	85								
6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6B	6B	6B	6B	
5HE	5HE	5HE	5HE	5HE	5HE	5HE	5HE	NEW	5HE			6K		GC	GC	GC	6K	6K	6K	6K	
V49	V49	V49		5TW	5TW	5TW	5TW	5TW	5TW	5TW	5TW	5TW		BC	BC	BC	7G		7PZ		
7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	
																	11	11	11	11	
4NP	4NP	4NP	4NP	4NP																	
4NP	4NP	4NP	4NP	4NP																	
7EM	7EM	7EM	7EM	7EM	GRE		WT	WT	WT	WT											
8K6	8K6	8K6	8K6	8K6	BUCK																
4MZ	4MZ	4MZ	4MZ	4MZ	4MF	4MF	4MF	4MF	RED	4M	4M	4M	4M								

7CT

9032																		7AO1	7AO1	7AO1
6RD			6RD																	
4TC1		4TC2																		
												7YU								
4VQ																				
													6UG							
4ZK2				510	510															
6TY			6TY																	
6KG			6KG																	
7WV			7WV	7WV	7WV															

	License				License				License				License				License		
5:00	5:15	5:30	5:45	6:00	6:15	6:30	6:45	7:00	7:15	7:30	7:45	8:00	8:15	8:30	8:45	9:00	9:15	9:30	9:45
7BG	7Z7	6SA	6YB	6YB	6YB	6YB	6YB	6YB	6YB	6YB	6YB	6VW	6VW	6VW	6VW	6VW			
7MI	5UI	5UI	NEW	NEW	NEW	NEW	NEW	CMC	CMC	CMC	CMC	CMC	CMC	CMC	CMC	CMC			
5GE	5GE	5GE	5GE	5GE	4G4	7EY	7EY	7EY	7EY	7EY	7EY	7EY	7EY	7EY	7EY	7EY			
6AT	926	926	926	926	926	926	926	686	686	686	686	686	7LF	7LF	7LF	7LF			
7GY	6XB	6XB	6XB	6XB	6XB	6XB	5VN	5VN	5VN	5VN	5VN	5VN	5VN	5VN	5VN	5VN			
	765	5MF	5MF	5MF	7PF	7PF	7PF	7PF	JNI	JNI	JNI	JVN	JVN						4YY
		8K6	NEW	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN	7UN			
854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854			
4FR	4FR	4FR	4FR	4FR	4FR	4FR	4FR	4FR	4FR	7DL	7DL	7DL	7DL	7DL	7DL	7DL			
7NF	7NF	7NF	6ME	6ME	6ME	6ME	6ME												
6W8	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	7GG	4MA	4MA	4MA			
6RL	6RL	6RL	6RL	6RL	6RL	6RL	6RL	6RL	HER	HER	HER	HER	7SL	7SL	7SL	7SL			
7LX	7LX	7LX	7LX	7LX	7LX	7LX	3TB	3TB	3TB	3TB	3TB	3TB	3TB	3TB	3TB	3TB			
7TY	4WE	4WE	4WE	4WE	4WE	4WE	7TK	7TK	7TK	7TK	7TK	7TK	7TK	7TK	7TK	7TK			
NEW	NEW	NEW	NEW	NEW	6MI	6MI	6MI	6MI	6MI	6MI	6MI	6VK	6VK	6VK	6VK	6VK			
6YG	6YG	6YG	6YG	6YG	6YG	6YG		880	880	880	880	880	880	880	880	880			
5ZW	5ZW	5ZW	5ZW	5ZW															
6ZF	6ZF	6ZF	6ZF	6ZF															
	7DW	7DW							6PV	6PV	6PV	6PV							
	131	131	131	131				3MD	3MD	3MD	3MD	3MD	3MD	3MD					
6ME	6ME	6ME	6ME	6ME	7BX	7BX	7BX	7BX	7BX	7BX	894	894	894	894	894	894			
CYB	CYB	CYB	CYB	CYB															
780	780	780	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ	6UZ			
4WD	4WD	4WD	4WD	4WD			801	801	801	801	801	801	801	801	801	801			
6UX	6UX	6UX	6UX	6UX	NEW	NEW	NEW	ALE	ALE	ALE	ALE	ALE	ALE	ALE	ALE	ALE			
	6YB	858	858	858	858	858	858	858	858	858	858	7BQ	7BQ	7BQ					782
6TN	6TN	6TN	5YF	5YF	5YF	5YF	5YF	7SL	7SL	7SL	7KB	7KB	7KB	7KB					
7MN	7MN	5C5	5C5	5C5	NEW	NEW	NEW	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR	6RR			
5SN	5SN	5SN	5SN	5SN		6NQ	6NQ	6NQ	6NQ	6NQ	6NQ	6NQ	6NQ	6NQ	6NQ	6NQ			
5RY	5RY	6RT			7MK	7MK	7MK	HAN	HAN	HAN	HAN	HAN	HAN	HAN	HAN				
6BI	757	NEW	NEW	NEW	NEW	NEW	NEW	AJT	AJT	7HJ	7HJ	7HJ	7HJ	7HJ	7HJ	7HJ			
7UK	8M9		6D2		7SV	6GT	6GT	6GT	6GT	6GT	6GT	6GT	6GD	6GD	6GD	6GD			
3LG	NEW	NEW	NEW	NEW		8W9	8W9	8W9	6NZ	6NZ	6NZ	6NZ	6NZ	6NZ	6NZ	6NZ			
6VC	6VC	AAA	AAA	AAA	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ	DHZ			
7N7	3TY	NEW	NEW	NEW	NEW	6T5	6T5	6T5	6T5	6T5	6AR	6AR	6AR	6AR	6AR	6AR			
5SR	5SR	5SR	5SR	5SR	5SR	5SR	5SR		6V6	6V6	6V6	6V6	6V6	6V6	6V6	6V6			
5LJ	8L5	184	7NO	7NO	7NO	7NO	5XU	5XU	5XU	5XU	5XU	5XU							
6EE	2UP		7PQ	7PQ	7PQ	7PQ	7PQ	885	6YC	6YC	6YC	6YC	6YC	6YC	6YC	6YC			
5FF			8Z7	8Z7	8Z7	8Z7	8Z7	6TC	6TC	6TC	6TC	6TC	6TC	6TC					
4X3	4X3	4X3	4X3	560	560	560	560			6YW	6YW	6YW	6YW	6YW	6YW	6YW			
6HQ	4VO	6UZ		6YO	5SJ	6CD	6CD		6FE	77	77	7	7	7	7				
7N2		4XH	6DX	6RD	6SG	6KK					5BJ		5UC						
808	NEW	5WH	430			87	87			7EY	7EY	7EY	LAS	LAS					

		4FR	4FR	4FR	4FR	4FR	4FR	NEW	7CR	7CR	7CR	7CR	7CR	7CR	7CR	7CR
4GF	4GF	4GF	4GF	4GF	4GF	4GF	4GF	4GF								
7SM	7SM	7SM	7SM	7SM	7SM	7DJ	7DJ	7DJ	7DJ	7DJ	7DJ	7DJ	5AP	5AP	5AP	5AP
		6Y			8Z5	8Z5	8Z5	8Z5	7UM	7UM	7UM	7UM	7UM	7UM	7UM	7UM
		7R	7R	7R	7R	7R		6KU	6KU	6KU	6KV	6KV	6KV	6KV	6KV	6KV
7MZ	7MZ	7MZ	7MZ	7MZ	7MZ	7MZ	7MZ	7MZ								
		5UC	5UC	5UC	5UC	5UC	5UC	5UC	5UC	5UC						
3WQ	3WQ	3WQ	3WQ	3WQ	3WQ	3WQ	3WQ	3WQ								
		5SX	5SX	5SX	5SX	5SX	5SX	6WP	6WP	6WP	6WP	6WP	6WP	6WP	6WP	6WP
		7TV	949	949	949	949	949	949	949	949						
		BB	8B	8B	8B	8B	8B	7PO	7PO	7PO	7PO					
		6J	6J	6J	6J	7RT	7RT	7RT	7RT	7RT	7RT	7RT	7RT	7RT	7RT	7W5
	6SN		6TO	6TO	6TO	6TO	6TO									
6XT	6XT	6XT	6XT	6XT	6XT	6XT	6XT	6XT								
6VX	6VX	6VX	6VX	6VX	6VX	6VX	6VX	6VX								
248	248	248	248	248	248	248	248	248	248	7DH	7DH	7DH	7DH	7DH	7DH	7DH
		7D	7D		SMP	SMP	SMP	SMP	RUS	RUS	RUS	RUS	RUS	RUS	RUS	1VE
		7P	SMP		PTT	PTT	PTT	PTT	6TT	6TT	6TT	6TT	5RD	5RD	5RD	5RD
		7L	7L		995	995	995	6BL	6BL	6BL	6BL	6BL	6BL	6BL	6BL	5RJ
		99		NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	NEW	6BZ	6BZ	6BZ
NEW	NEW	NEW		859	859	859	6TU	6TU	6TU	6TU	6TU	6TU	6TU	6TU	6TU	6TU
85	85	85		7E				6BJ	6BJ	6BJ	6BJ	6BJ	6BJ	6BJ	6BJ	6BJ
6B	6B	6B		6B	6B	6B	6B	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2	6K2
6K	6K	6K		6K	6K	6K	6K	7GX	7GX	7GX	7GX	7GX	7GX	7GX	7GX	7GX
		7G		7G	7G	7G	7G	7NE	7NE	7NE	7NE	7HD	7HD	7HD	7HD	7HD
		7P		6X	6X	6X	6X	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF	7EF
								137	137	137	137	NEW				
								110	110	110	110	NEW	NEW	NEW		110
								TRL	TRL	TRL						TRL
								PWMP	PWMP	PWMP						237
								8K6	8K6							8K6
								4MER	4MER							4ME
								419	419	419	CAR					

C. OVERVIEW
PRESENTATION – KH
05/3/2017

Winters Downtown Parking Public Meeting



05/03/2017

Introductions

- John Donlevy
- Parking Committee
- Peter Hunter
- Jake Mirabella
- Frederik Venter

Agenda for Today

- Parking 101
- Background to Study
- Parking Study Data
- Public Survey
- Open Forum
- Next Steps



Parking 101



- When does it work, when does it not work?
- What are some industry standards?

Parking jargon

- **Supply** = # of striped parking spaces
- **Turnover** = Car #1 parks and leaves, then Car #2 parks and leaves; Turnover is 2
- **Occupancy (%)** = percentage of occupied spaces averaged over the surveyed period of time (8:00am – 4:00pm)



Parking Generation

- Empirically determined at similar land use types – ITE Manual
- Average and peak data
- Urban Land Institute
- City Code / Requirements

Parking Generation versus Trip Generation

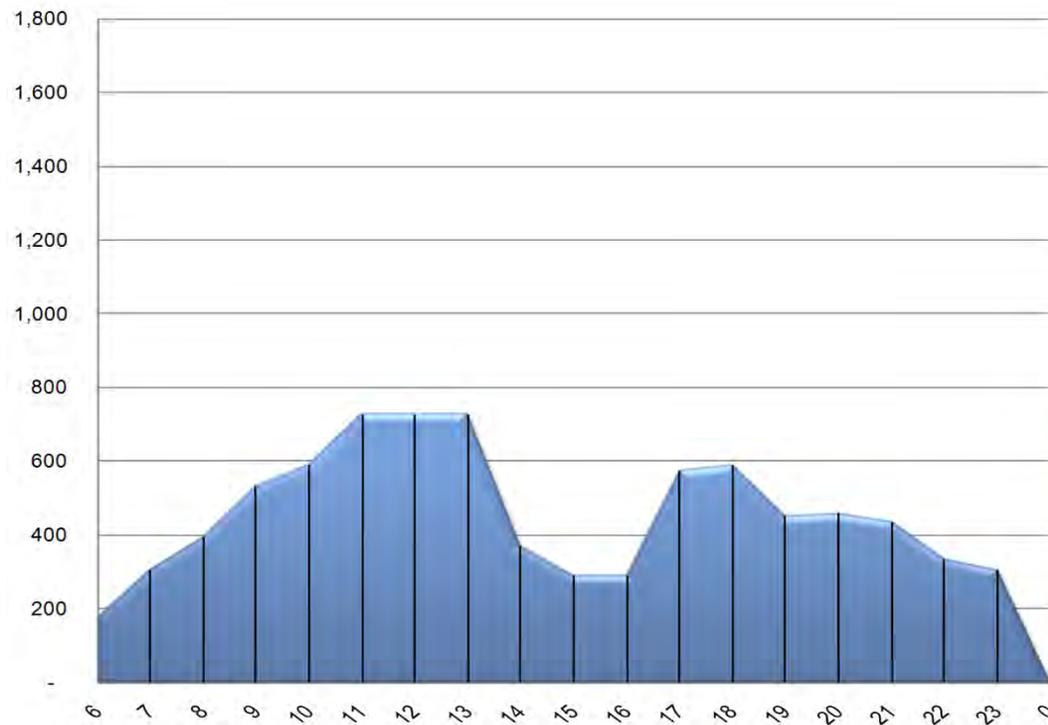
- Buckhorn Steakhouse
 - 2 to 3 trips per 3 seats per hour
 - 1 parking space per 3 seats
- Gas Station
 - 60 trips per pump per hour
 - 6 parking spaces

Parking Standards

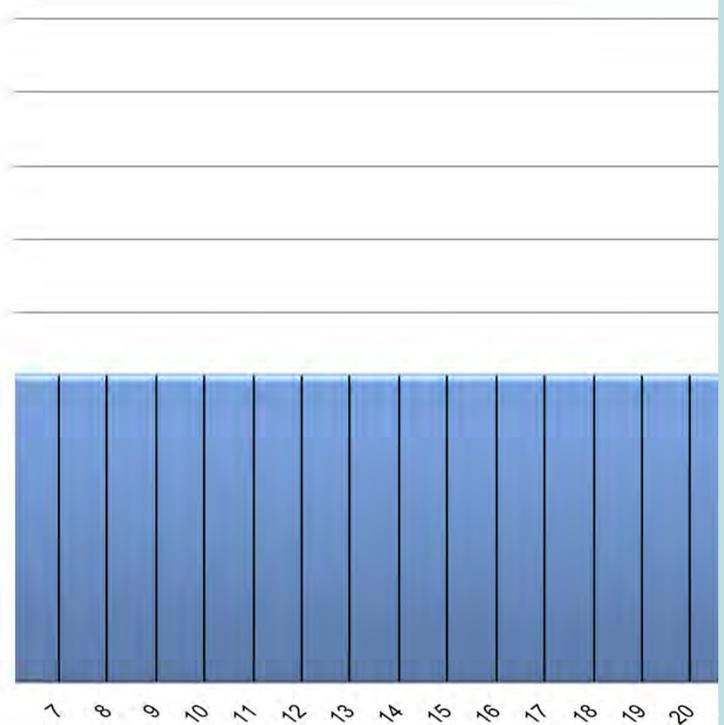
Use	City Code	ITE Weekday	ITE weekend
Hotel	1 per room	0.89 per room	1.2 per room
Office	1 per 250 SF	0.71 per 250 SF	0
Restaurant	1 per 3 seats	1.44 per 3 seats	1.41 per 3 seats

Restaurant

**Restaurant (150k SF):
Real Demand**



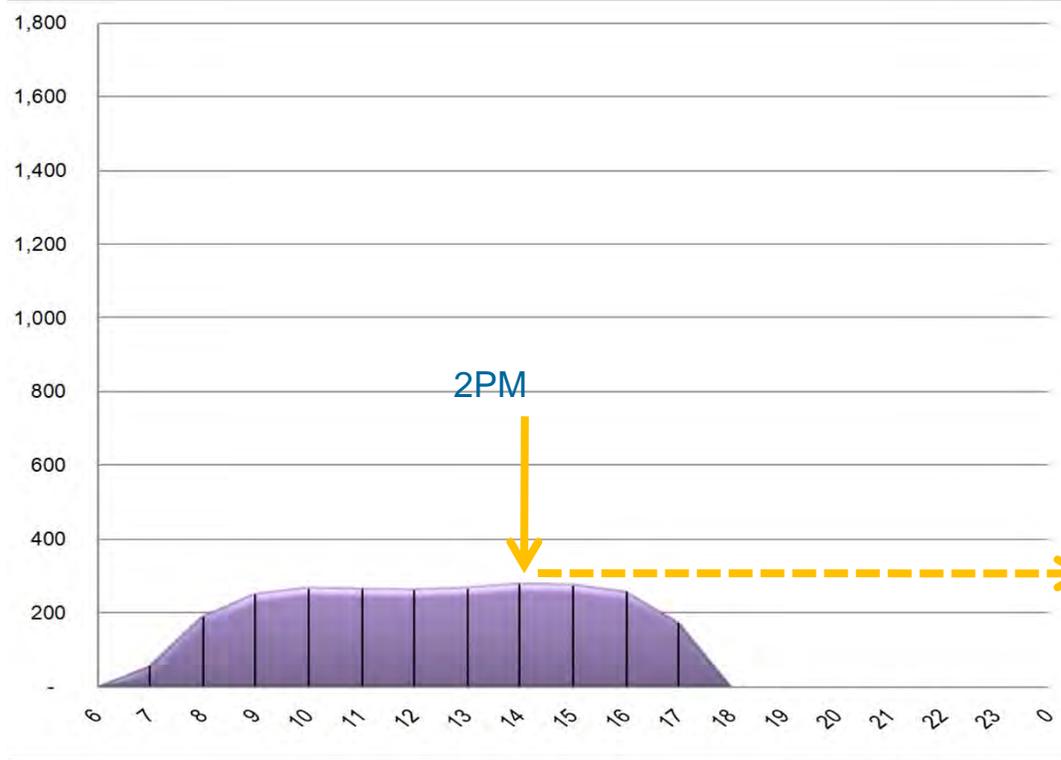
Unshared Supply



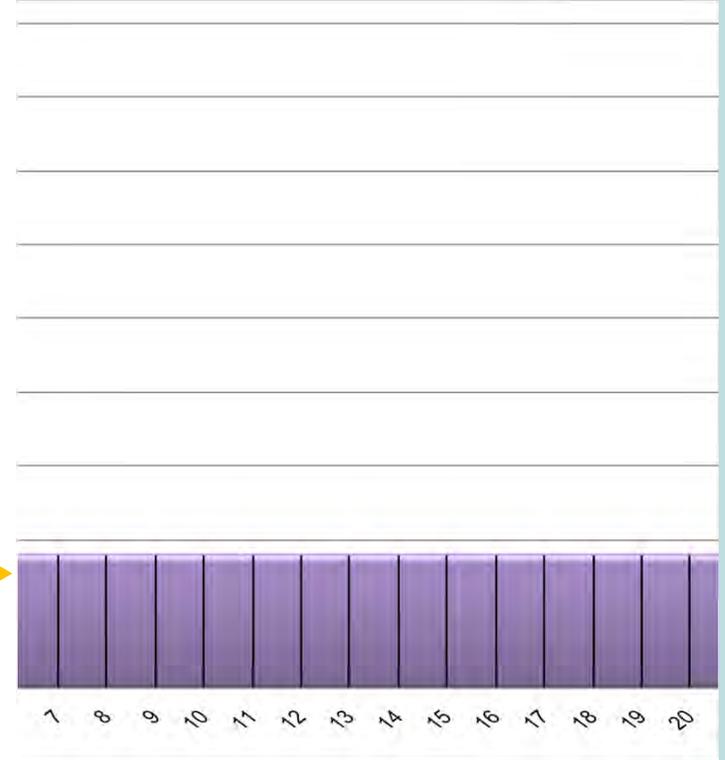
Office

Office (150k SF):

Real Demand



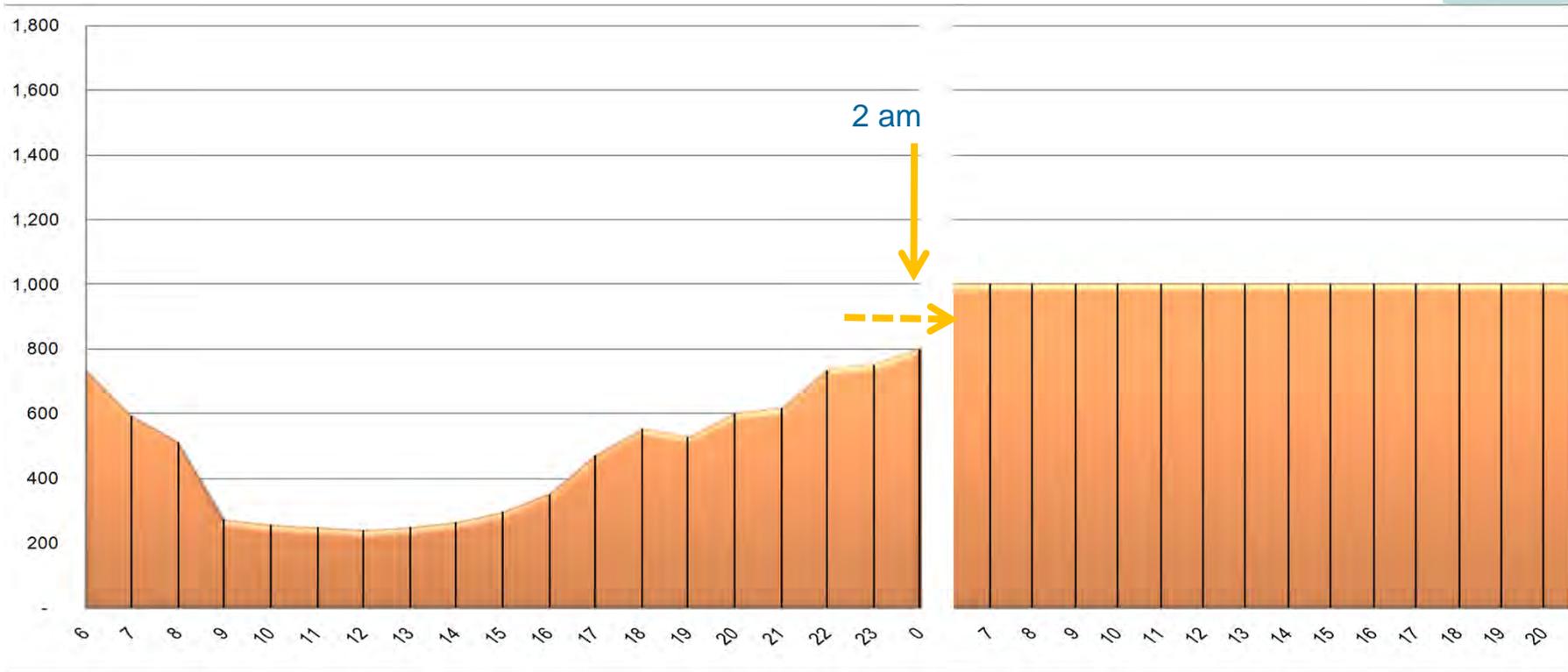
Unshared Supply



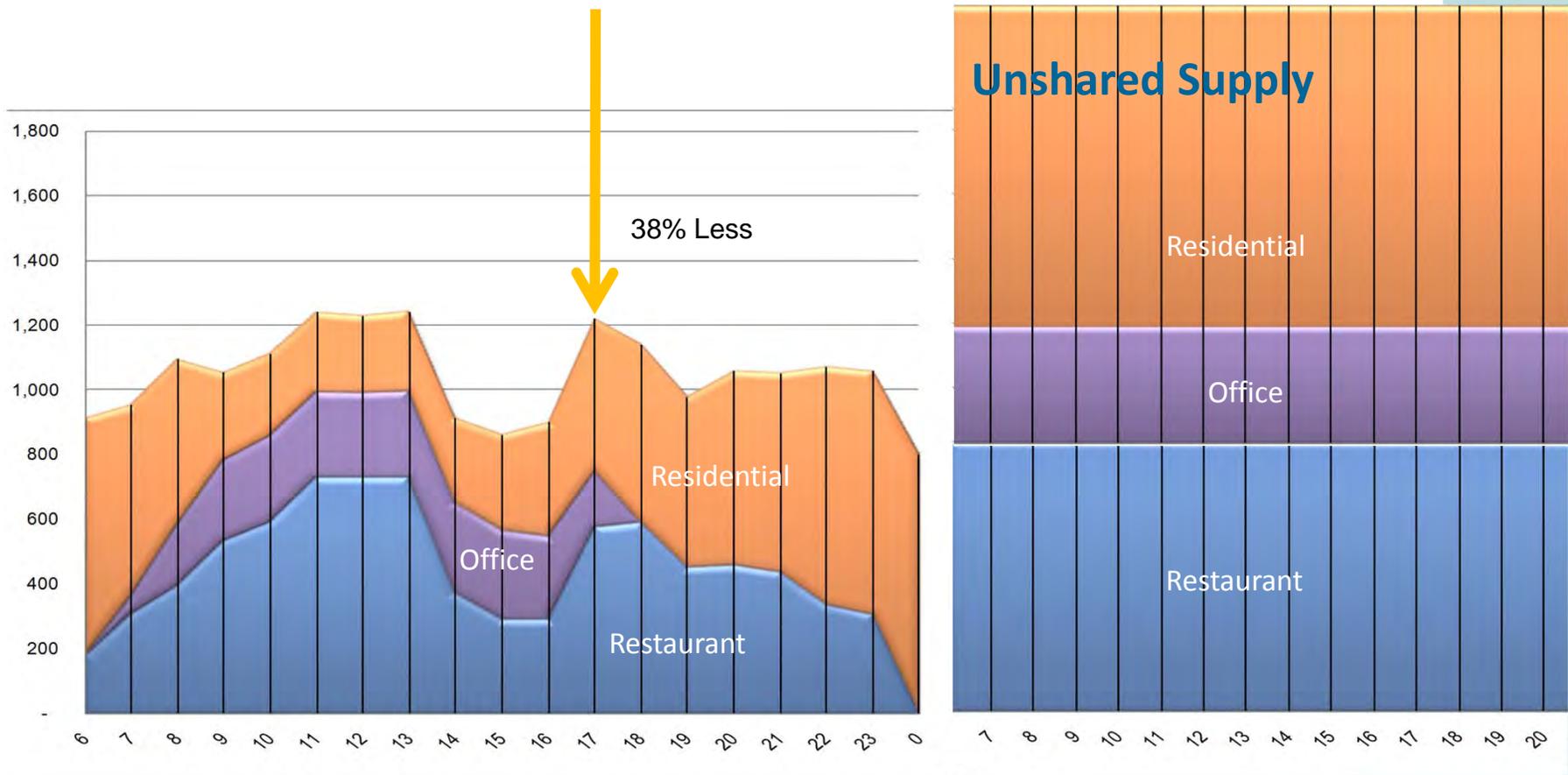
Residential

**Residential (1000 units):
Real Demand**

Unshared Supply



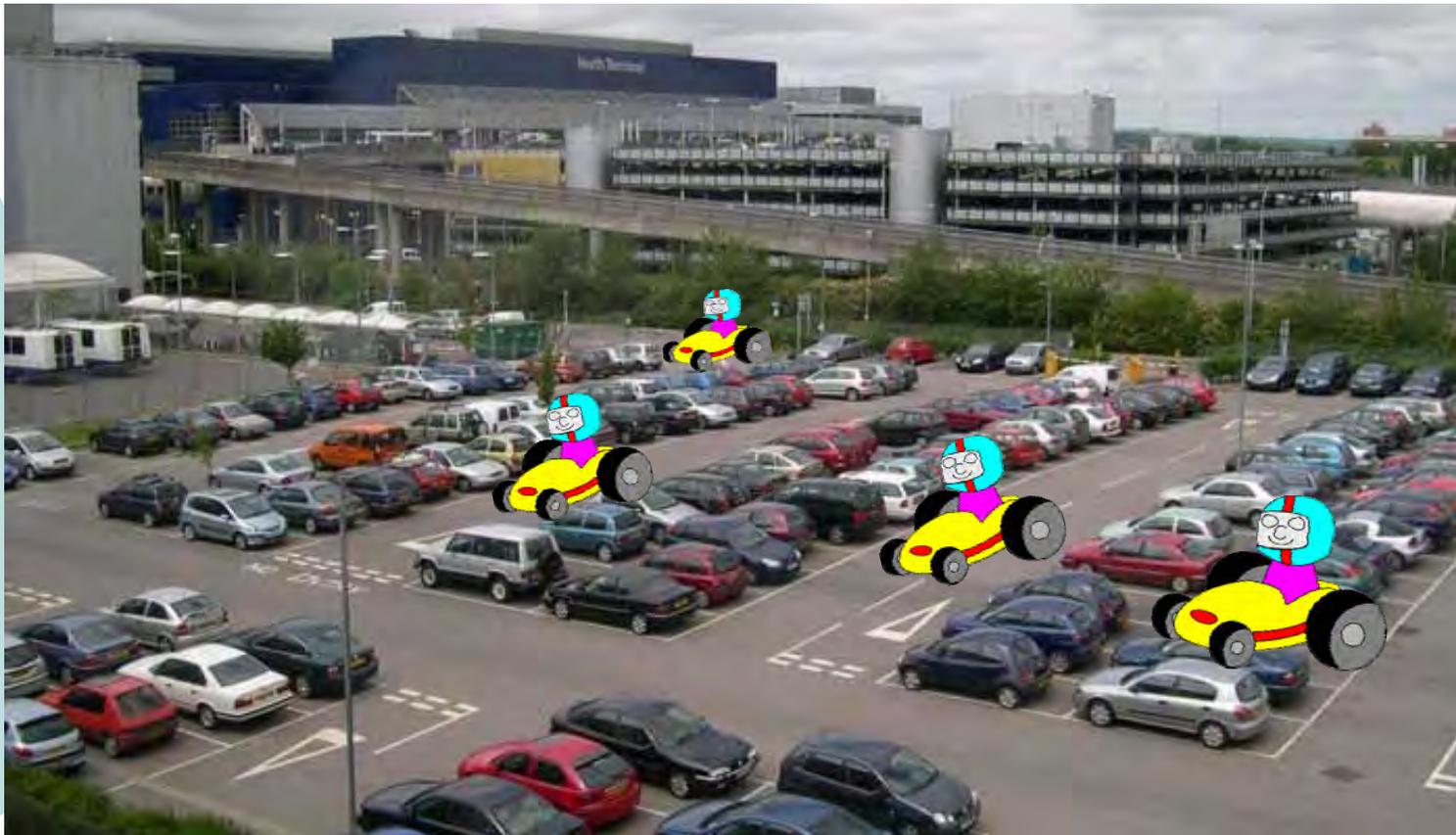
Shared Uses: Real Demand



Bicycle parking standards



When is parking demand exceeding capacity?



Time limits and Metering



Improve Wayfinding and Information



Improve Parking Design Before



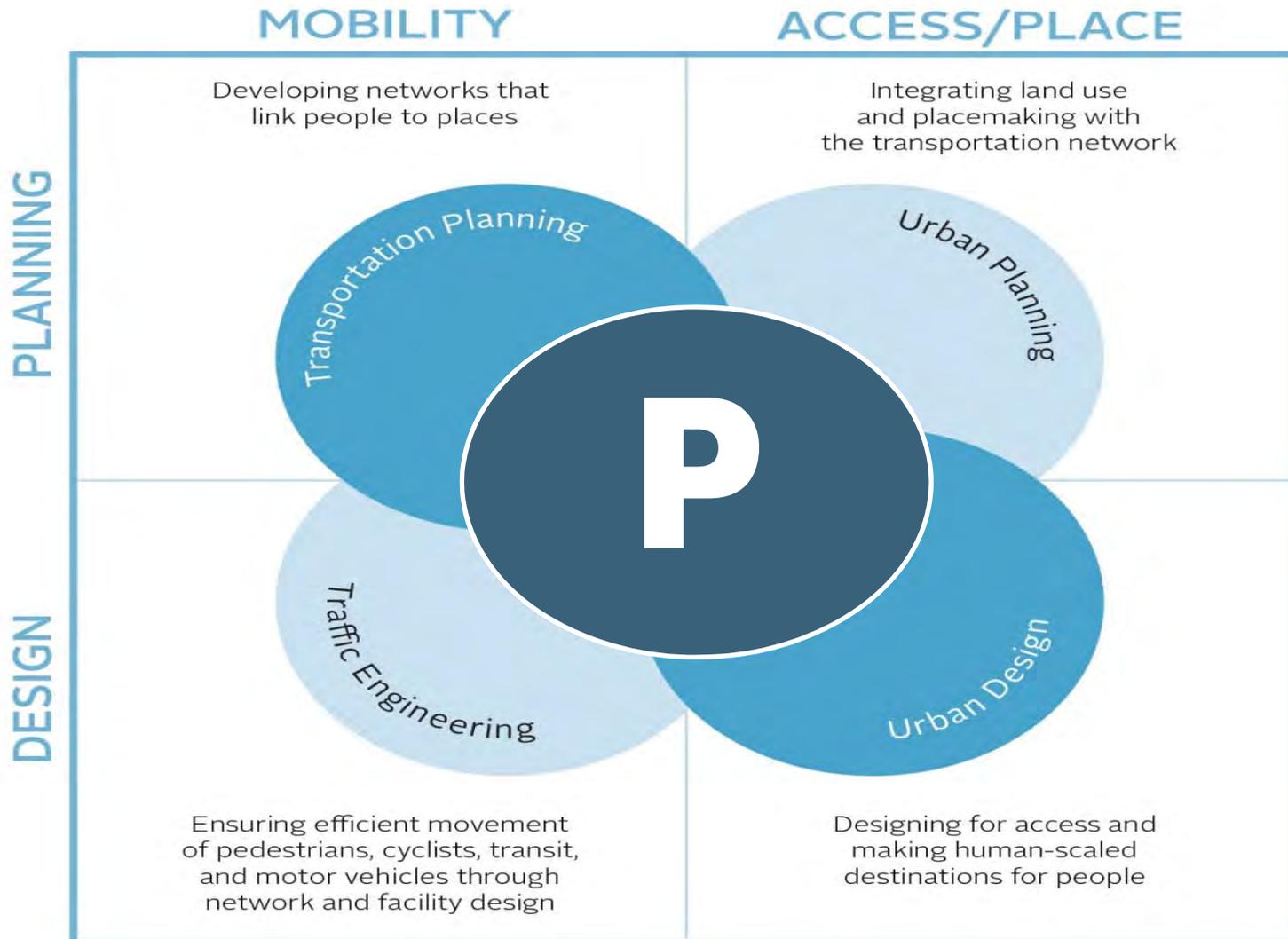
Improve Parking Design After



Enforcement

- Time limits
- Neighborhood intrusion
- Potential Income source

Parking Policy Should be Approach Holistically



Public Survey



Background to Study (John)

Parking Study Data (Peter/KHA)

Data Analysis – Morning & Afternoon

- December 2, 2016
 - Friday – 7 AM to 5 PM
 - Friday – 5 PM to 9 PM



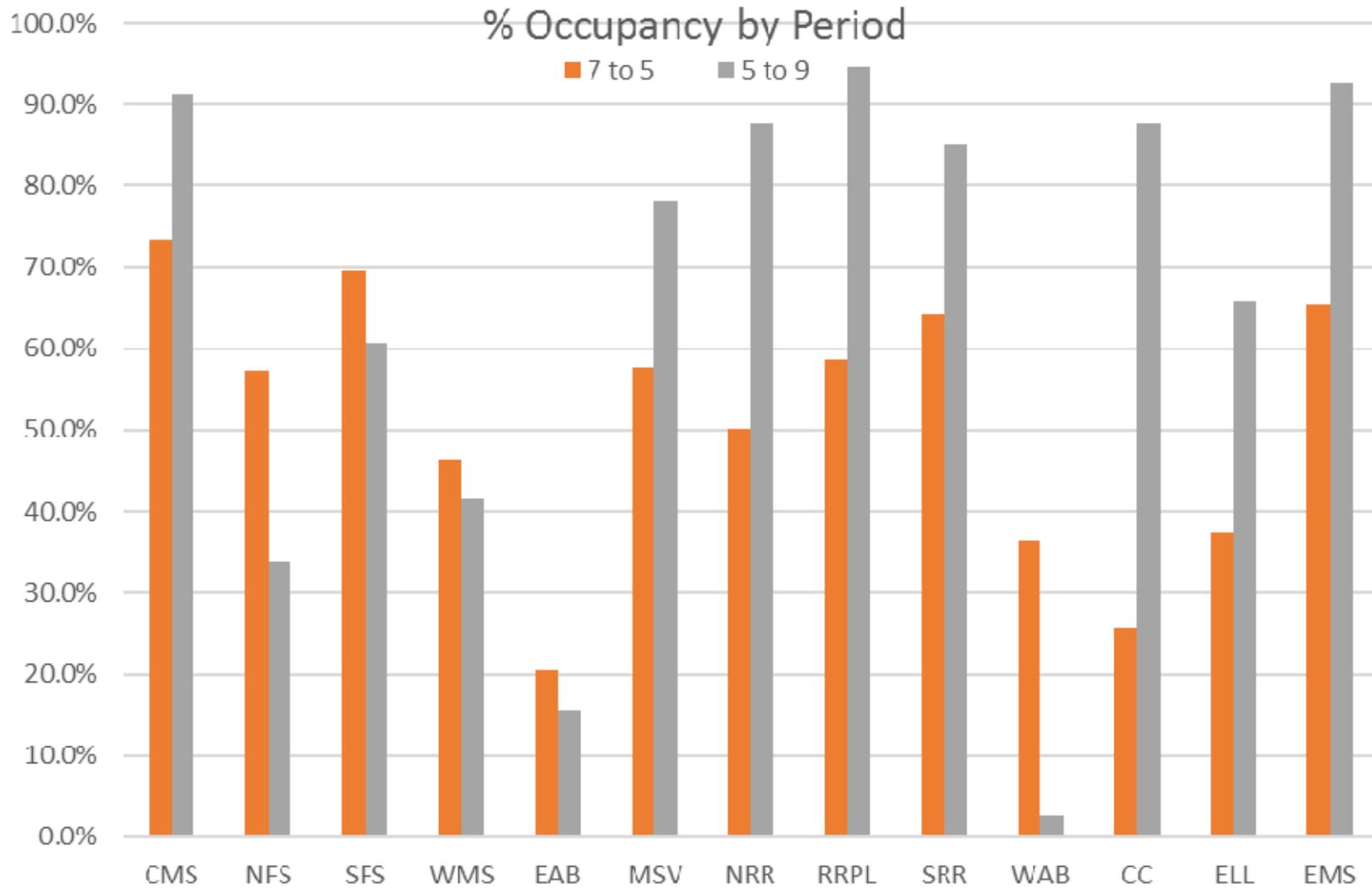
December 7am-5pm



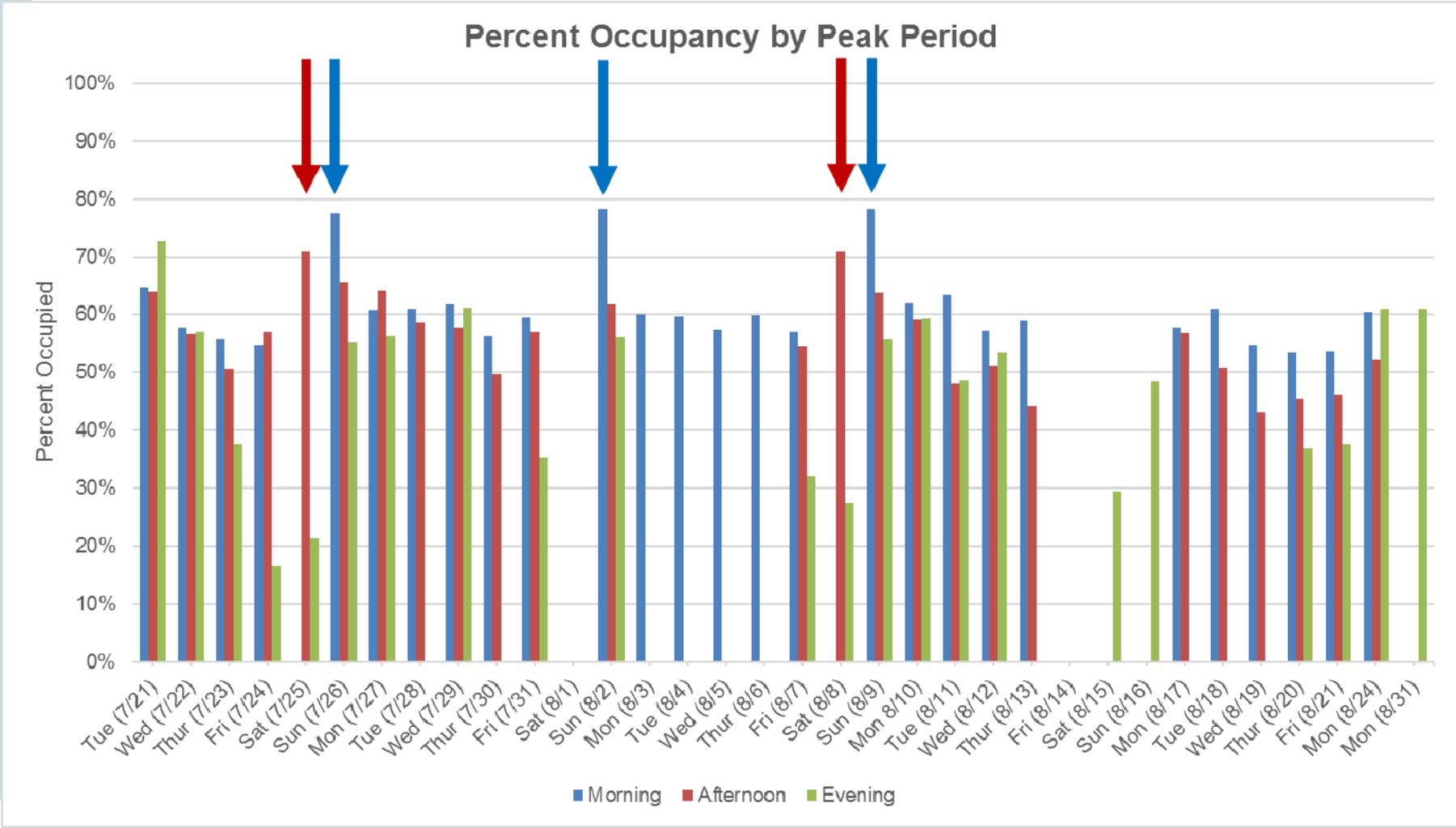
December 5pm-9pm



Occupancy by Period & Lot Comparison



August Data - Occupancy by Day

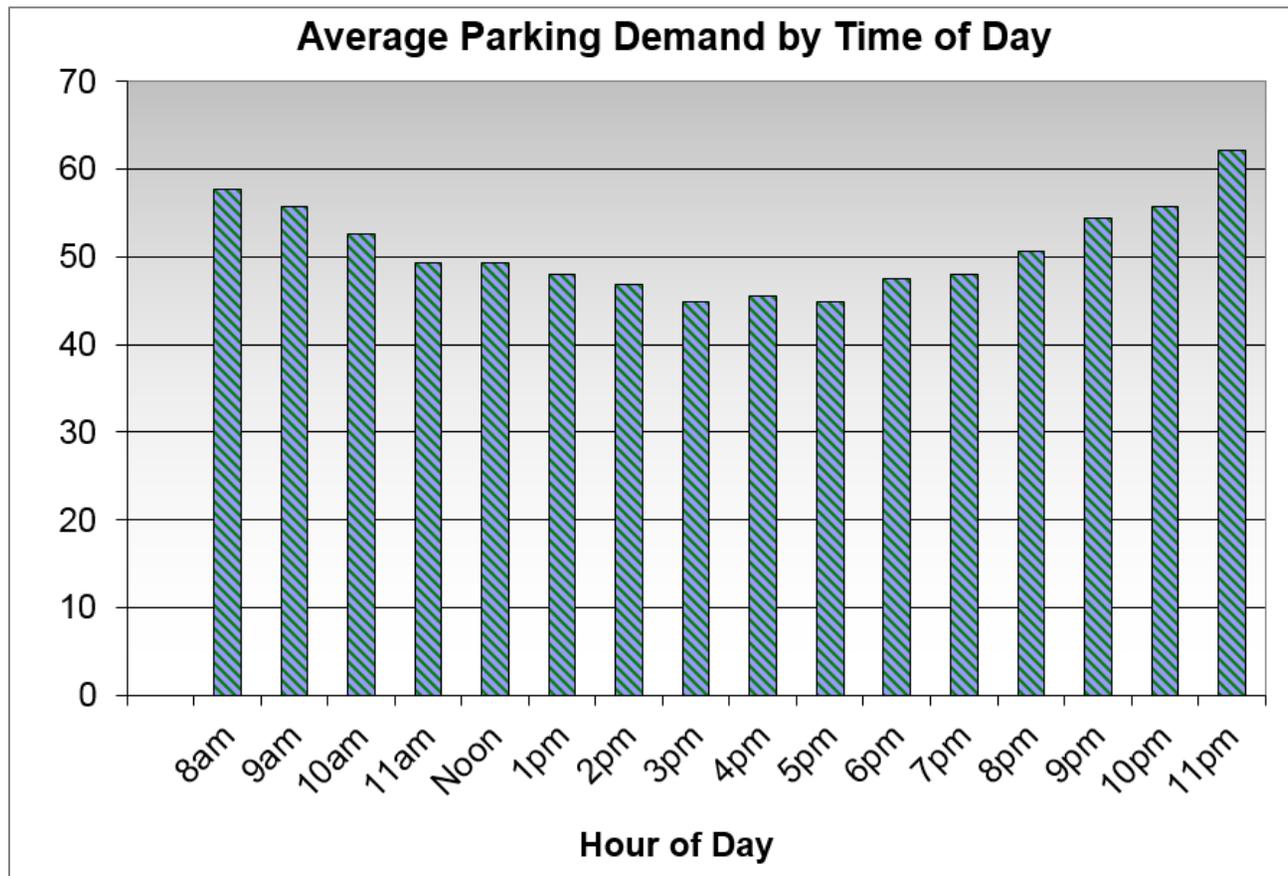


Citywide Comparison – August & December

- **December 2016 - Friday**
 - 7am-5pm - 46% daytime Occupancy
 - 5pm-9pm - 71% evening occupancy
- **August 2016 – Monday thru Friday**
 - 10am-4pm - 53% daytime occupancy
 - 8pm – 54% evening occupancy
- **August 2016 – Saturday thru Sunday**
 - 10am-4pm – 76% daytime occupancy
 - 8pm – 42% evening occupancy

Parking Impact of the Hotel

Hotel (72 rooms and restaurant):
Parking Demand: 58 parking spaces during daytime and 62 space during nighttime



*estimated using ITE and ULI

Parking Impact of the Hotel

Land Use	Daytime Demand	Fri Evening Demand, also Saturday Midday in August 2016
Existing Uses Daytime	197 (46% occupancy)	302 (70% occupancy)
Hotel (72 rooms and restaurant)*	58	62
OR Events @ 2.5 persons per car	100	100
Future Demand with Hotel	255 (59%)	364 (85%)
OR Future with Events	297 (69%)	402 (94%)

*estimated using ITE and ULI

Open Parking Discussion!!

- What is working for residents' parking needs in Downtown Winters?
- What is not working for residents and parking needs in Winters?
- What do you think the needs are of visitors to Downtown Winters?
- What improvements do you want to see?
- Who should pay for these improvements and how?

Next Steps

D. DATA PRESENTATION –
PH 05/3/2017

WINTERS PARKING DATA COLLECTION

Prelude to a Parking Solution

Winters Parking Committee

Chris Turkovich, Gino Mediati, Sandy Vickery,
Peter Hunter (and many others)

Background

- Volunteer committee formed July 2015
 - Sparked by concern over parking impacts of new development projects
 - Met bi-weekly for 6 months

 - Goals included:
 - Identifying parking issues
 - Collecting data
 - Proposing solutions
- 

Identified Issues

- Increased economic activity has led to increased parking demand (good!)
- High parking demand generally limited to Thurs-Sun
- Existing parking inventory not used efficiently
- Employees often occupying potential customer spaces
- New economic development (Hotel, PG&E facility) will likely increase parking pressure
- Overflow parking adversely impacts adjoining residential areas

The Committee's Work

- Gather data to understand and quantify the issues
 - Snapshot parking surveys
 - Business owner survey
 - Intensive 1 day parking survey
 - Select a consultant to use this data and work with stakeholders to create a parking plan
- 

Snapshot parking surveys

- Confirmed Thurs-Sun evenings were most impacted times
 - Main street, Railroad and the City lots nearly at capacity
 - Residential areas impacted
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

Business Owner's Survey

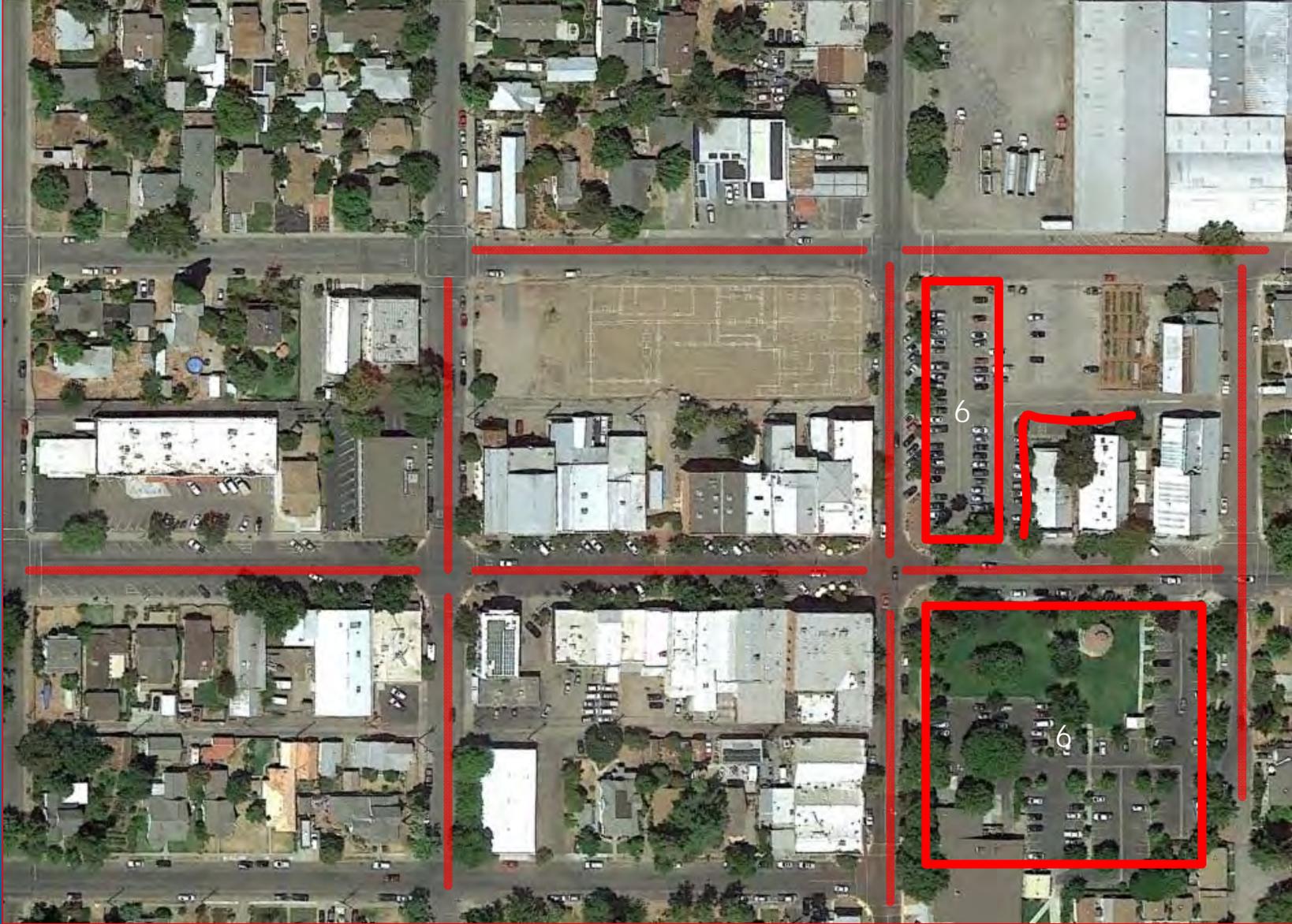
- About a 90% response rate.
- Highlighted impacts of employees

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
12am-6am	29	28	28	28	28	7	7
6am-9am	92	93	92	90	91	29	22
9am-12pm	135	140	138	137	135	53	46
12pm-3pm	133	141	138	137	134	59	52
3pm-6pm	142	149	148	153	160	81	63
6pm-9pm	71	76	70	93	91	70	48
9pm-12am	47	47	47	57	71	51	35

12/2/2016 – An Intensive 1-day Survey

- A somewhat typical Friday night. A play at the Community Center and an event at the Buckhorn
 - Surveyed 13 areas from 7AM to 9:15PM every 15 minutes
 - 24,882 individual observations
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

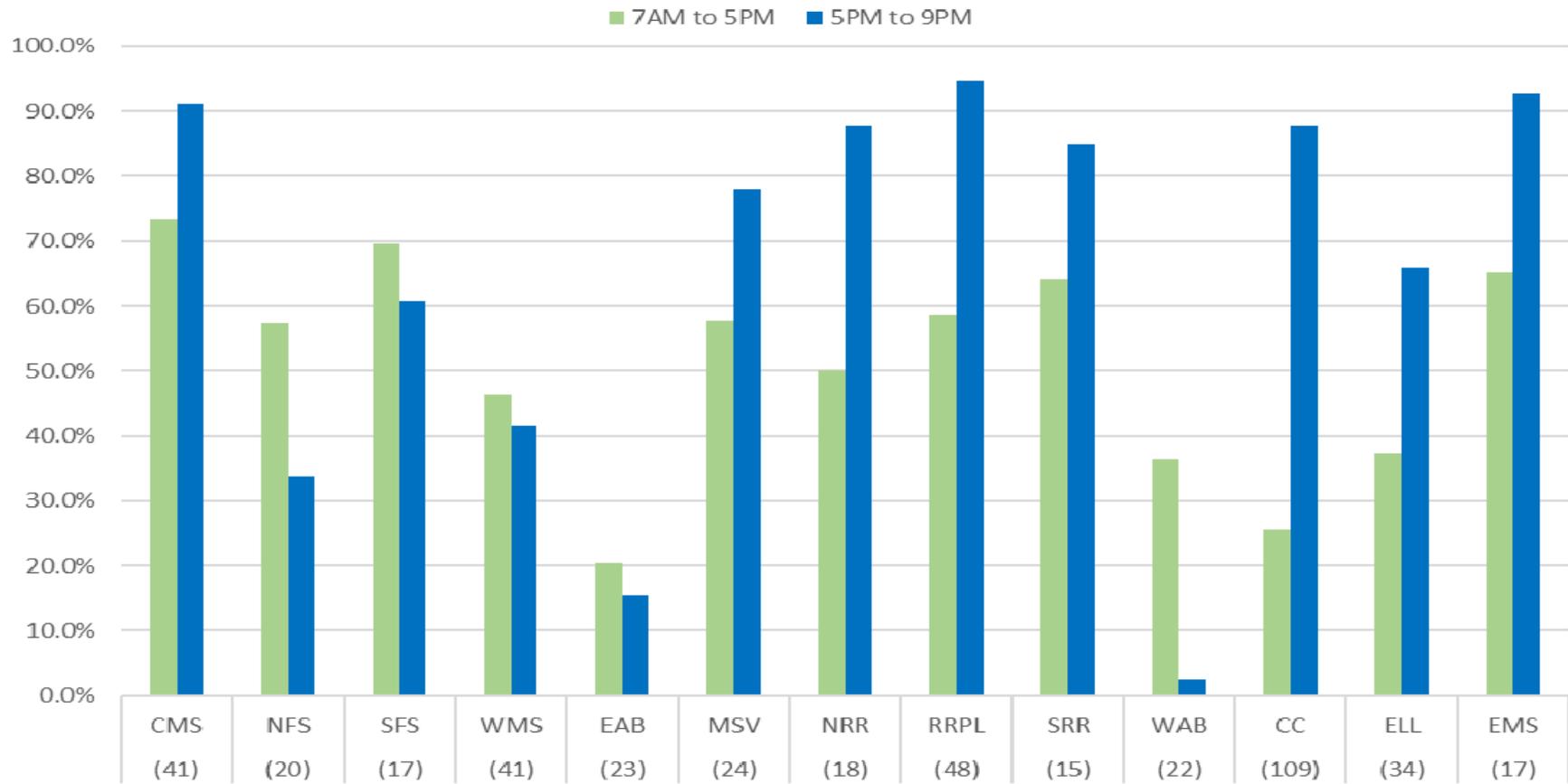
Survey Areas



The Inventory

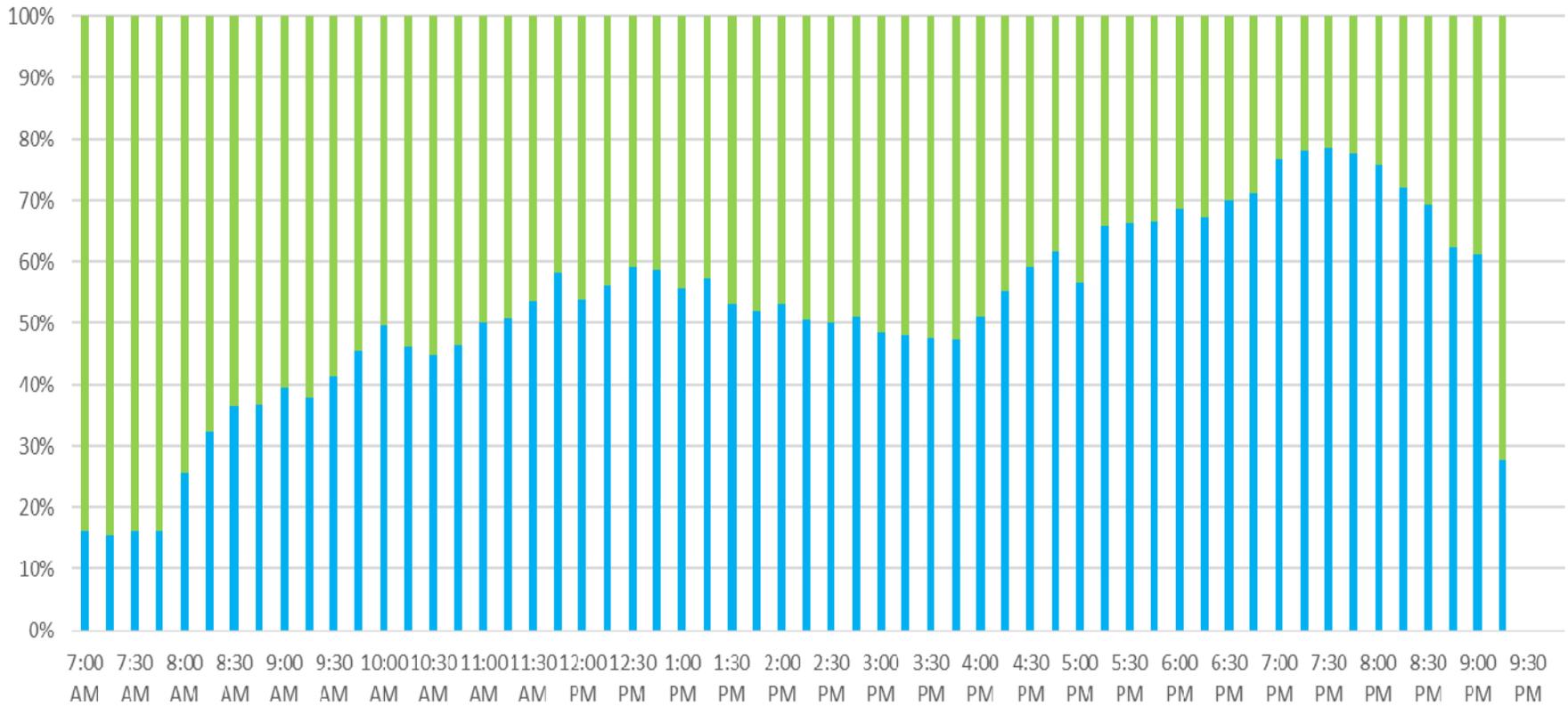
<u>Area Name</u>	<u>Spaces</u>
Central Main Street	41
North First Street	20
South First Street	17
West Main Street	41
East Abbey Street	23
Main Street Village	24
North Railroad Avenue	18
Railroad Parking Lot	48
South Railroad Avenue	15
West Abbey Street	22
Community Center Lot	109
Elliott Street	34
East Main Street	17
Total:	429

% Occupancy by Area and Time of Day



ALL AREAS - % Occupied and Unoccupied by Time - 429 Spaces

■ Occupied ■ UnOccupied





Current Time: 07:00AM

After the Data

- Consultants reviewed
 - Stakeholder input
 - Develop parking plan
- 

E. EMPLOYER SURVEY

Winters Downtown Parking Survey

We understand there is a rhythm to daily parking demand by employees and managers. Please fill in the approximate number of employees/managers (including yourself) present in your business during various time-windows and days. If you are closed, leave the box empty. (Use the tab button to quickly move from box to box)

Monday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	4	2	0	2	0	0	0	0	0	0	1	1	0	10
6am-9am	2	4	4	3	0	1	3	0	1	0	2	0	0	21
9am-12pm	0	5	5	4	2	1	4	1	0	0	2	1	0	27
12pm-3pm	1	8	4	3	1	3	3	1	0	0	2	1	0	29
3pm-6pm	0	9	5	1	1	3	1	1	0	0	2	1	0	28
6pm-9pm	2	5	2	1	1	1	1	0	0	0	2	0	0	17
9pm-12am	5	1	1	0	0	0	0	0	0	0	2	0	0	11
														143

Tuesday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	5	2	0	2	0	0	0	0	0	0	2	0	0	11
6am-9am	3	5	4	3	0	1	3	0	1	0	2	0	0	23
9am-12pm	0	6	7	4	2	1	4	1	0	0	2	1	0	30
12pm-3pm	1	8	6	4	1	2	4	1	0	0	2	1	0	32
3pm-6pm	0	10	6	2	2	1	1	2	0	0	2	1	0	31
6pm-9pm	2	5	2	0	2	1	0	0	0	0	3	0	0	17
9pm-12am	5	1	1	0	0	0	0	0	0	0	2	0	0	11
														155

Wednesday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	5	2	0	2	0	0	0	0	0	0	2	0	0	11
6am-9am	2	5	5	2	0	1	3	0	1	0	2	0	0	22
9am-12pm	0	6	5	5	2	2	3	1	0	0	2	1	0	29
12pm-3pm	1	10	4	4	1	3	3	1	0	0	2	1	0	32
3pm-6pm	0	12	5	2	1	3	1	1	0	0	2	1	0	32
6pm-9pm	2	5	2	1	1	2	0	0	0	0	2	0	0	17
9pm-12am	5	1	1	0	0	0	0	0	0	0	2	0	0	11
														154

Thursday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	2	2	0	2	0	0	0	0	0	0	2	0	0	8
6am-9am	1	6	5	1	0	1	3	0	1	0	2	0	0	21
9am-12pm	0	6	7	3	2	1	4	1	0	0	2	1	0	29
12pm-3pm	1	10	4	4	2	2	3	1	0	0	2	1	0	32
3pm-6pm	0	7	7	2	1	3	2	1	0	0	2	1	0	30
6pm-9pm	1	5	4	1	1	1	0	2	0	0	3	0	0	20
9pm-12am	3	2	2	1	1	0	0	0	0	0	2	0	0	13
														153

Friday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	2	2	0	2	0	0	0	0	0	0	2	0	0	8
6am-9am	1	5	4	1	1	1	3	0	1	0	2	0	0	20
9am-12pm	0	6	4	4	2	2	4	2	0	0	2	0	0	28
12pm-3pm	2	8	4	3	2	2	4	2	0	0	2	0	0	31
3pm-6pm	2	7	4	2	3	2	2	3	0	0	2	0	0	31
6pm-9pm	4	4	1	3	0	1	2	0	1	0	2	0	0	20
9pm-12am	3	2	1	3	0	0	0	1	0	0	2	0	0	14
														152

Saturday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	4	1	0	2	0	0	0	0	0	0	0	0	0	7
6am-9am	4	4	0	1	1	0	3	0	0	0	0	0	0	13
9am-12pm	3	6	3	1	0	4	3	0	0	0	0	0	0	20
12pm-3pm	2	6	3	0	2	3	4	0	0	0	0	0	0	20
3pm-6pm	3	4	2	3	1	2	2	1	0	0	0	0	0	20
6pm-9pm	3	3	0	2	1	1	1	1	1	0	0	0	0	15
9pm-12am	3	2	1	3	0	0	0	1	0	0	0	0	0	12

107

Sunday

Answer Options	0	1	2	3	4	5	6	7	8	9	10	11	12	Employee Count
12am-6am	3	1	0	2	0	0	0	0	0	0	0	0	0	6
6am-9am	3	1	0	1	0	0	3	0	0	0	0	0	0	8
9am-12pm	3	4	1	2	0	2	4	0	0	0	0	0	0	16
12pm-3pm	3	4	1	0	3	2	4	0	0	0	0	0	0	17
3pm-6pm	3	4	0	1	3	1	2	0	0	0	0	0	0	16
6pm-9pm	4	2	1	1	0	0	1	0	1	0	0	0	0	12
9pm-12am	4	2	0	2	0	0	0	0	0	0	0	0	0	10

85

Question Totals

													<i>answered question</i>	34
--	--	--	--	--	--	--	--	--	--	--	--	--	--------------------------	----