



Old Town Cottleville Parking Review & Analysis

Prepared by Cottleville City
Staff

Updated 08/27/24

Public Parking

Private Parking

Parking with
Parcels

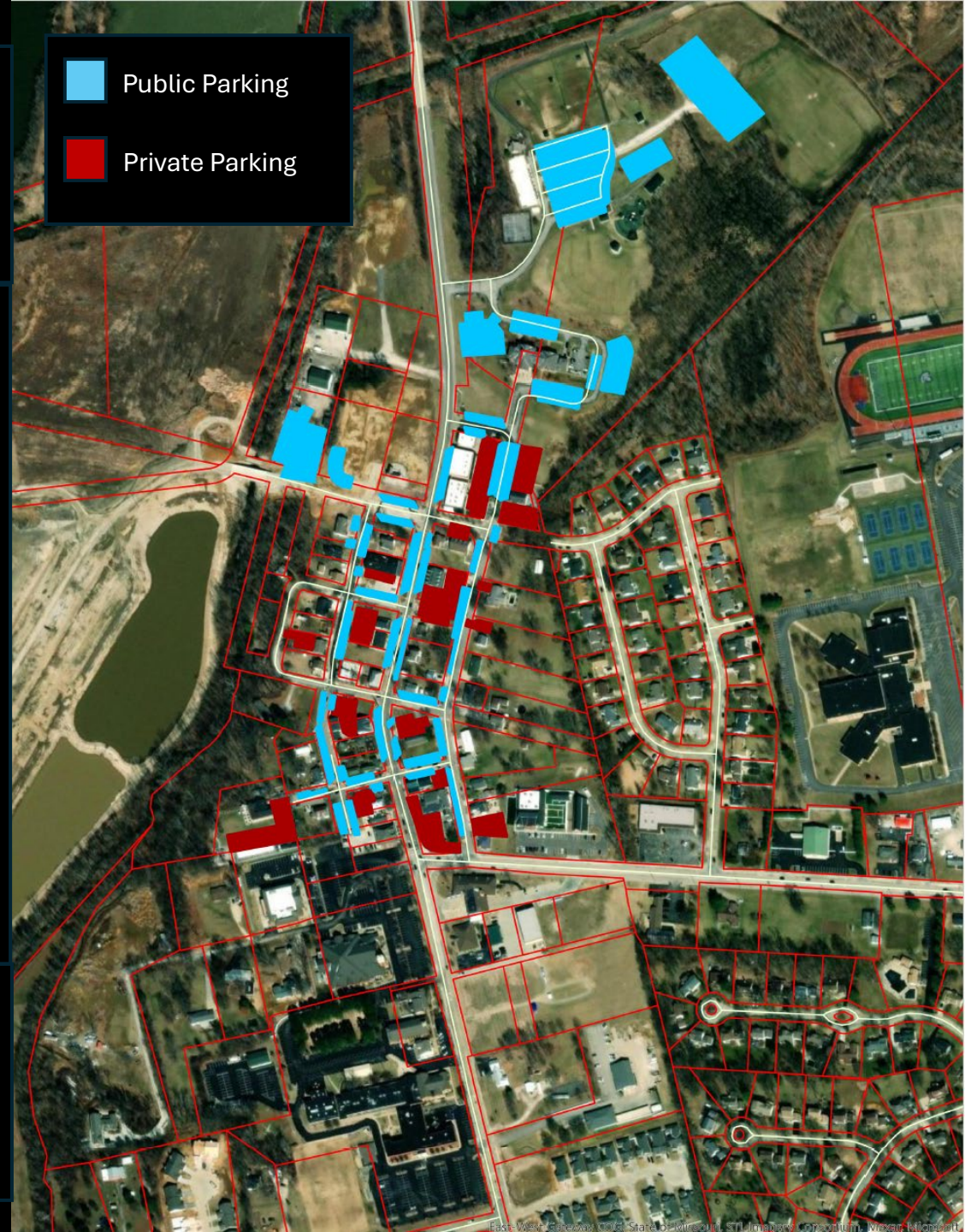


Public Parking

Private Parking

City of
Cottleville
Old Town
Parking
Overview

Parking with
Blocks



Parking Summary

• Private Off-Street Parking Spaces 382

• Public Parking Spaces 819

- Standard Space 770
- Accessible Parking 40
- Golf Cart Parking 7
- EV Parking 2

All business not listed have some private parking spaces for their business.

Cottleville Old Town Businesses Without Parking

<u>Address</u>	<u>Business Name</u>
5370 Main Street	Pure Form Beauty
5520 St Charles Street	Lance Law
5525 Oak Street	Cookies and Crème
5521 Oak Street	Oak Street Inn & Pink Willow
5369 Highway N	Hair Salon
5314 Highway N	Wine Seller
5541 Chestnut Street	Blooming Daisy
5335 Highway N	Craft Cottage
5505 Oak Street	Jewelry Fixx
5357 Fifth Street	Jubilee Hair Salon & Day Spa
5326 Highway N	Upshot Coffee

Average Public Parking Spaces Available For All Blocks:

- Spaces within 200 Feet 87
- Spaces within 300 Feet 138
- Spaces within 500 Feet 222

Parking Space Count Summary

- Public parking spaces available: 819
- Off-street/private parking spaces available: + 382
- Total public and private parking spaces available: 1,201

- Per City Zoning Code, total parking spaces required for all occupied buildings/businesses combined: 917
- Net public/private parking spaces available minus Zoning Code requirement: 284

Pedestrian Facilities/Bike Racks:

- Review and look for additional pedestrian crossing improvement opportunities.
 - Evaluate existing pedestrian locations to ensure they meet all MUTCD standards.
 - Educate the Public/Drivers on Pedestrian Crossing laws in Missouri (Pedestrians have the right-of-way).
- Identify locations where sidewalk connections can be added or extended.
- Identify new locations to add bicycle racks.

Directional Signage for Parking:

- Added “overflow” parking notice on City’s electronic sign at Legacy Park for parking options in the park.
- Could add “public” stencil to the public parking spaces throughout Old Town.
- Standard informational signs cost approx. \$100/each.
Caution: Adding too many signs may distract drivers and can be considered “white noise” to drivers.

AI/Parking Applications - “Smart Parking”:

- Staff has interviewed firms that provide smart technology options consisting of:
 - Surveillance cameras with an average cost of \$3/per parking space per month, or
 - Utilize smart technology with a “puck” sensor at each public parking space \$7/per parking space per month plus estimated \$340K initial capital cost.

New On-Street Parking Opportunities:

- Estimated average cost per parking space is \$10K.
- Short-term - List general location and number of spots:
 - Chestnut St. west of Hwy N.
 - Main St.
 - St. Charles St. east of 5th Street.
 - Oak St.
- Long-term Opportunities –
 - Add on-street and public parking as infill and redevelopment occurs within Old Town.
 - As new streets are constructed, or existing streets improved add on-street public parking spaces.

Public-Private Parking Agreements:

- Incentivize private parking spaces to be open for public use
 - Waive City site/development fees for development of new parking spaces.
- Partner with private entities to develop new public/private parking options.
- Lease public parking spaces to private businesses with prescriptive set of qualifying factors on a limited basis, i.e. M-F from 5 PM – 8 PM.

Shuttle Services – Bus/Van or Golf Carts:

- Partner with private golf cart shuttle services and encourage business community to do the same.
- Encourage business venues to independently or jointly provide Golf Cart shuttle services from pre-selected parking locations to their “front door”.
- For special/major events require venues to provide off-site shuttling services to reduce the traffic and parking demand in Old Town.
- Private golf cart rental options.

New Streets & Roadway Networks/Connections:

- Identify new and expanded street improvements and partner with private owners/developers to construct.
 - 2nd and Lime Streets to be expanded for two-way traffic and on-street parking spaces where possible.
 - Extend 2nd and Lime Streets to connect to St. Charles Street as adjacent properties develop.
 - Discuss street connect with St. Joseph's Parish connecting Main St. to "Sunset Acres Dr./Motherhead/Hwy N signal.
 - Explore feasibility for extending 2nd Street through and between the City Maintenance Shed property and FMG property and connecting to Hwy N.

Reduce Traffic Congestion on Hwy N through Old Town:

- Explore feasibility for adding a traffic signal or four-way stop at St. Charles St. and Hwy N intersection.
- Explore feasibility for adding a roundabout at Legacy Park entrance which could help with traffic flow and calming.
- Pursue and support future roadway network connections throughout Cottleville to disperse traffic and provide drivers with expanded route options to better navigate the community.

New Parking Lots:

- Explore opportunities for new surface parking areas. These could be public, private, or a combination. Estimated average cost per parking space is \$3,000.
 - As adjacent areas develop around Old Town explore opportunities to encourage or secure additional parking spaces.
 - Discuss parking lot expansion/development with the Cottleville Fire District on the vacant lot between the Fire Station #1 rear and Aiello Cigar Lounge.
 - Identify locations for new golf cart parking areas.

Parking Garage:

- Potential conversion of existing surface parking lots on city owned property next to City Hall fronting the City's maintenance shed. The estimated cost per parking space in a parking structure is \$25K/each, estimated cost to convert one of these lots into a three story/four level parking structure would be approximately \$4M.

Public Education:

- Encourage businesses to have their employees park further away saving spaces for customers; provide a golf cart shuttle service during peak business hours.
- Educate property owners/business owners with private parking spaces that they may post and regulate their private parking for “Customers Only” and have non-compliant vehicles towed at owner’s expense.
- Educate visitors and general public as to where extra/overflow parking areas are located in and around Old Town.
- Encourage alternative modes of transportation: pedestrians, bicycles, golf carts, etc.

City Policy Updates/Changes:

- City should require or incentivize new development and redevelopment to add on-street public parking spaces as part of the development plans where feasible.
- Institute targeted public parking space time limits to encourage more frequent turnover and help small businesses that have limited parking options. Example: 90-minute, 2-hour parking limit on certain days/time periods of the week.
- Develop a public parking space “lease option” policy for licensed businesses within Old Town on a limited and prescribed basis.
- Review and consider new policy/procedures related to private special event applications with focus on overall attendance which would trigger additional requirements such as:
 - Off-site parking location with shuttle services
 - Ticketed event/cover charge
 - Traffic/pedestrian control

OLD TOWN COTTLEVILLE



Please complete and submit the survey or leave a commit card.