

The Case for Building a Parking Structure

Do we really need a parking structure?

Yes. And here is why.....

- In 2004 a study was done by Walker Parking Consultants that determined Downtown's parking supply was 187 spaces short.
- Since that time.....
 - We have lost 95 spaces that were available on the undeveloped property at 200 E. Lake Street.
 - We have lost more than a dozen more spaces to redevelopment in parking lots and in street construction projects.
 - Petoskey Plastics relocated their corporate headquarters to Downtown. adding to the demand.
 - OHM moved their offices to Downtown, adding more to the demand.
 - Palette Bistro and Twisted Olive opened up in locations that were formerly very low intensity demand for parking in the area of Downtown that is the most underserved.
 - Tap 30, Pour, and the Back Lot opened On Mitchell Street, adding vibrancy and demand for additional parking.
 - In the past ten years we have added over 20 new residential units in Downtown – 13 of them were added in the last five years. The demand for these units is growing even faster than they are being built and there are entrepreneurs here wanting to build them.
 - Our occupancy rate in Downtown buildings is at its highest level in the past 20 years.

This is all good news. Downtown is thriving.

Other Points

- Structures can be built that will fit into the scale and mass of our quaint and charming town.
- Covered parking is almost required for Downtown residents who may park their cars and leave them for days on end.
- Covered parking will be an enticement for Downtown employees who want to have their cars protected on winter days.
- Visitors from other areas are used to parking in structures and look for them when they arrive here. They want to park and spend the day in Downtown.
- A small, well designed structure does not communicate fear to the user and our crime rate is very low.
- Yes. The day is coming when we will have driverless cars and, in order to be a more sustainable community, we need to decrease our dependency on fossil fuels. In the meantime, our local economy thrives on visitors who drive here in their cars and need places to park them. Charging stations can be built into decks to make them more environmentally acceptable.
- We have identified two sites that could be redeveloped to include a parking structure. Revenue needs to start accumulating more quickly so that we don't lose out on those opportunities and so that we are ready to participate should another opportunity arise.