

Downtown Dover Parking Study

Presented to the Dover Community

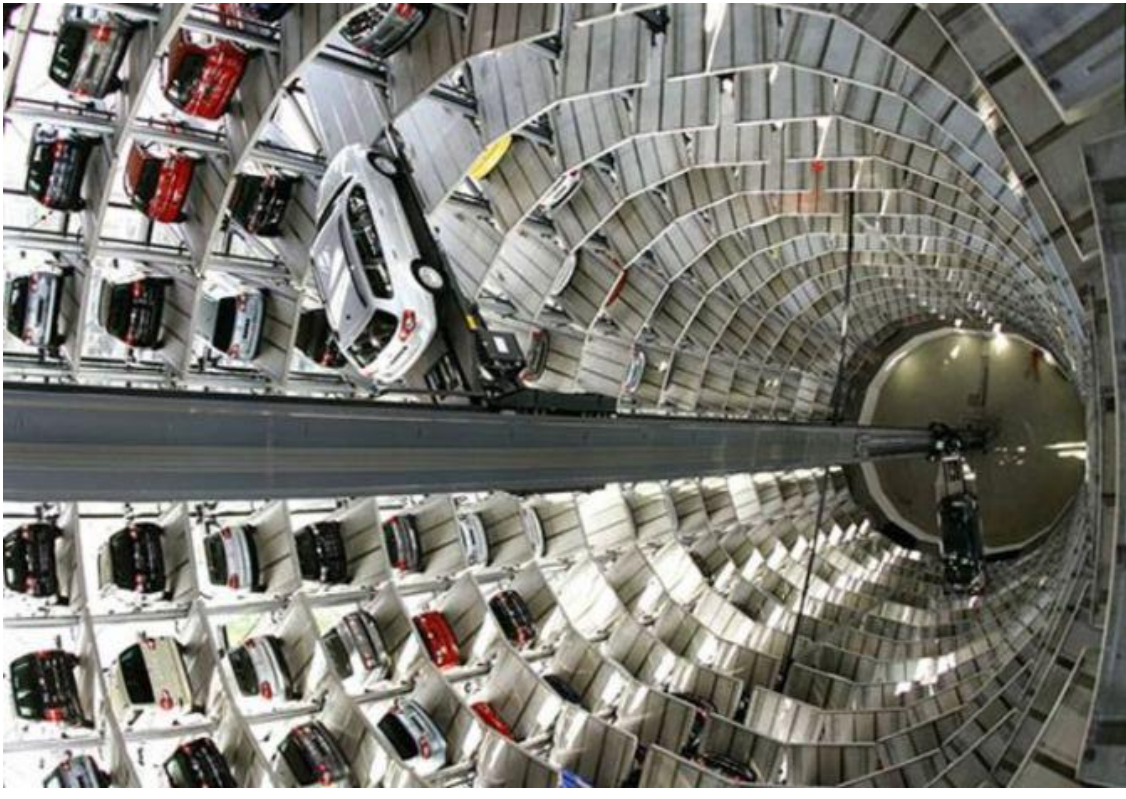
August 24, 2017



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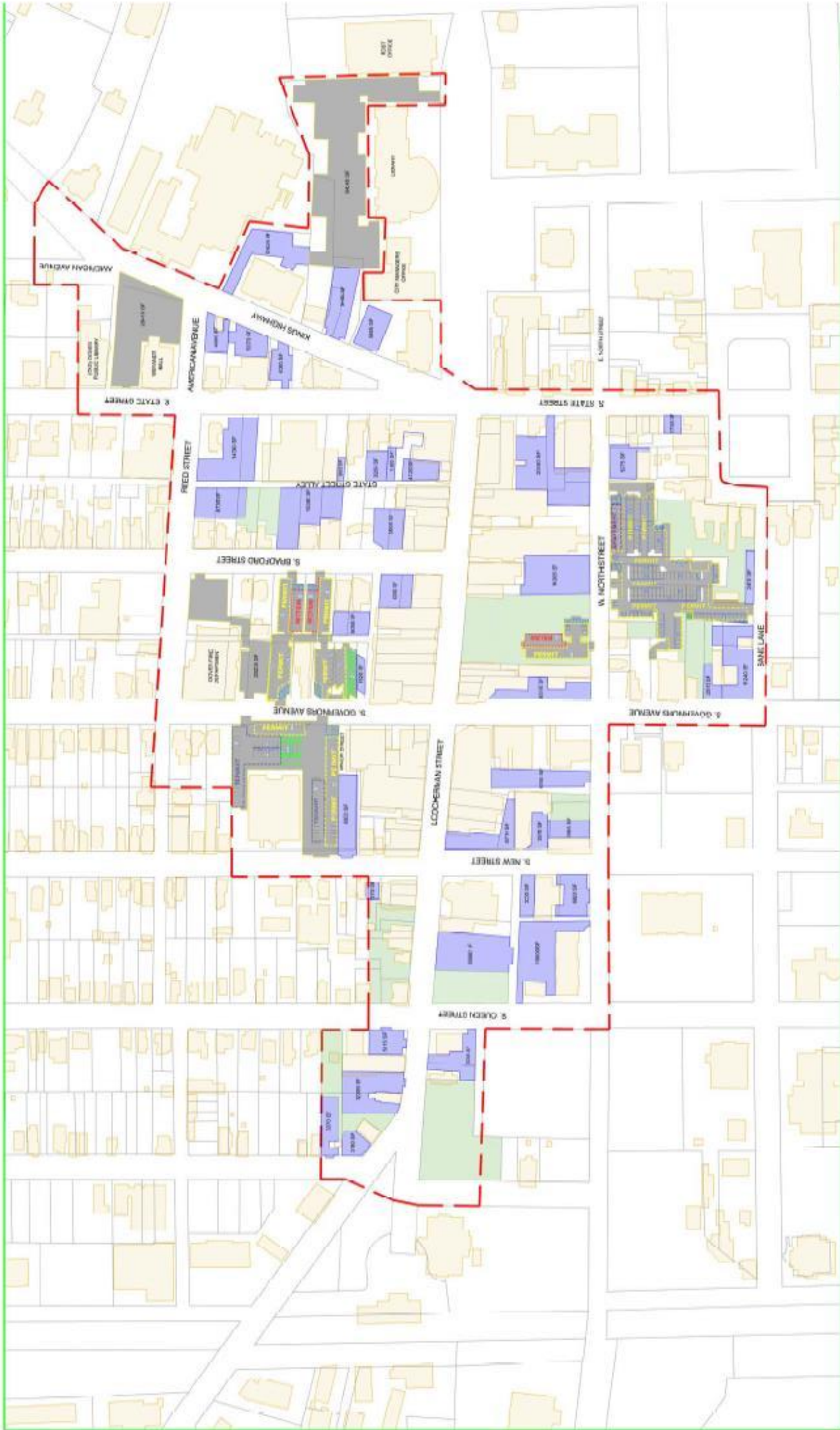
Downtown Dover Parking Study

DOWNTOWN DOVER PARKING STUDY FOCUS AREAS



- *“Too much?”*
- *“Too little?”*
- *“Too pricy?”*
- *“Too cheap?”*
- *“Easy to Understand?”*
- *“Convenient to where I want to go?”*





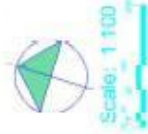
Existing Surface Area
264,255 SF = approximately 6.5 acres

- Private Off-Street Parking
- Public Off-Street Parking
- Open Space

Surface Parking Areas

March 2017

Dover Downtown Parking Study
Dover, DE



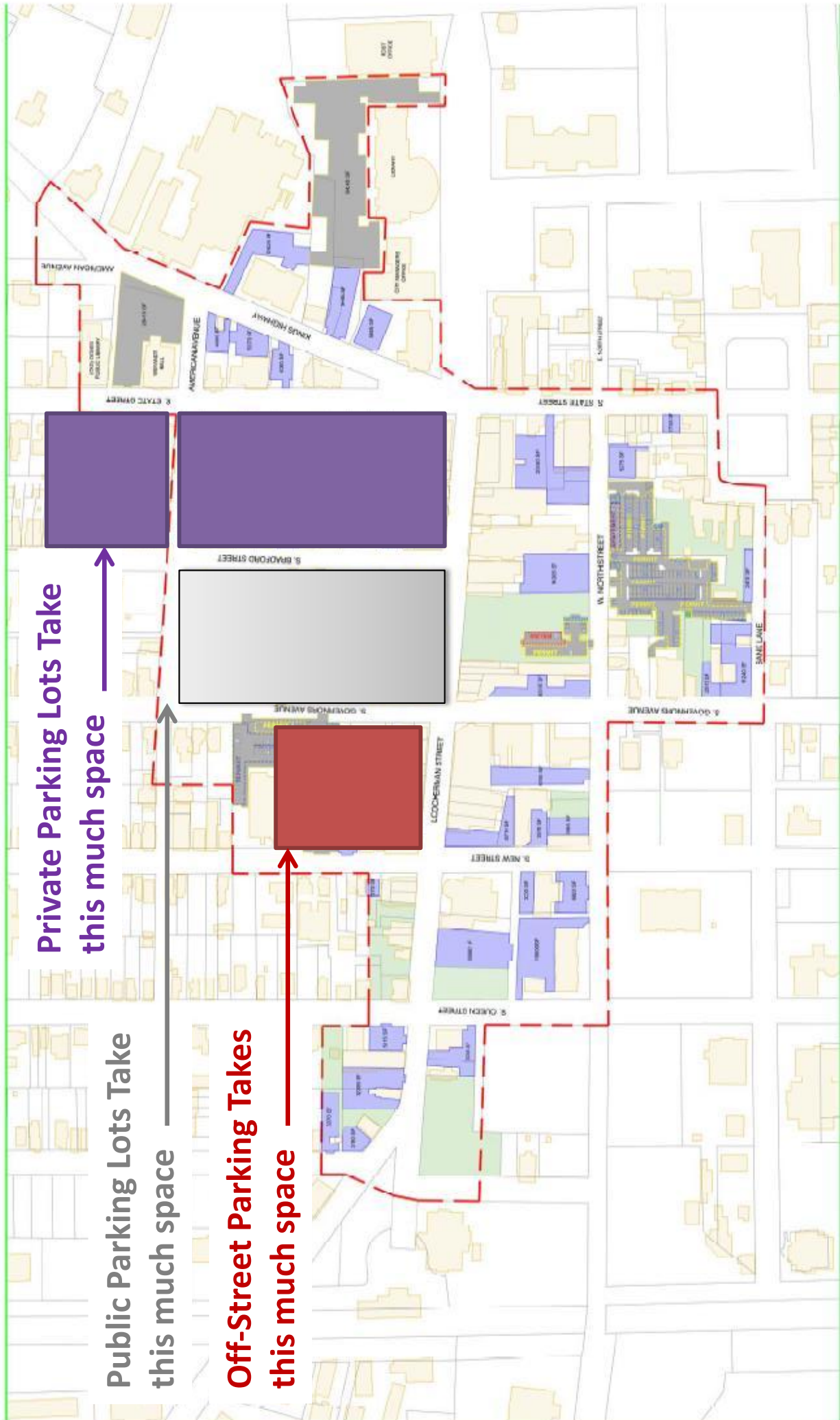


Surface Parking Areas

March 2017
Cover Downtown Parking Study
Dover, DE

Existing Surface Area
264,255 SF = approximately 6.5 acres

- Private Off-Street Parking
- Public Off-Street Parking
- Open Space

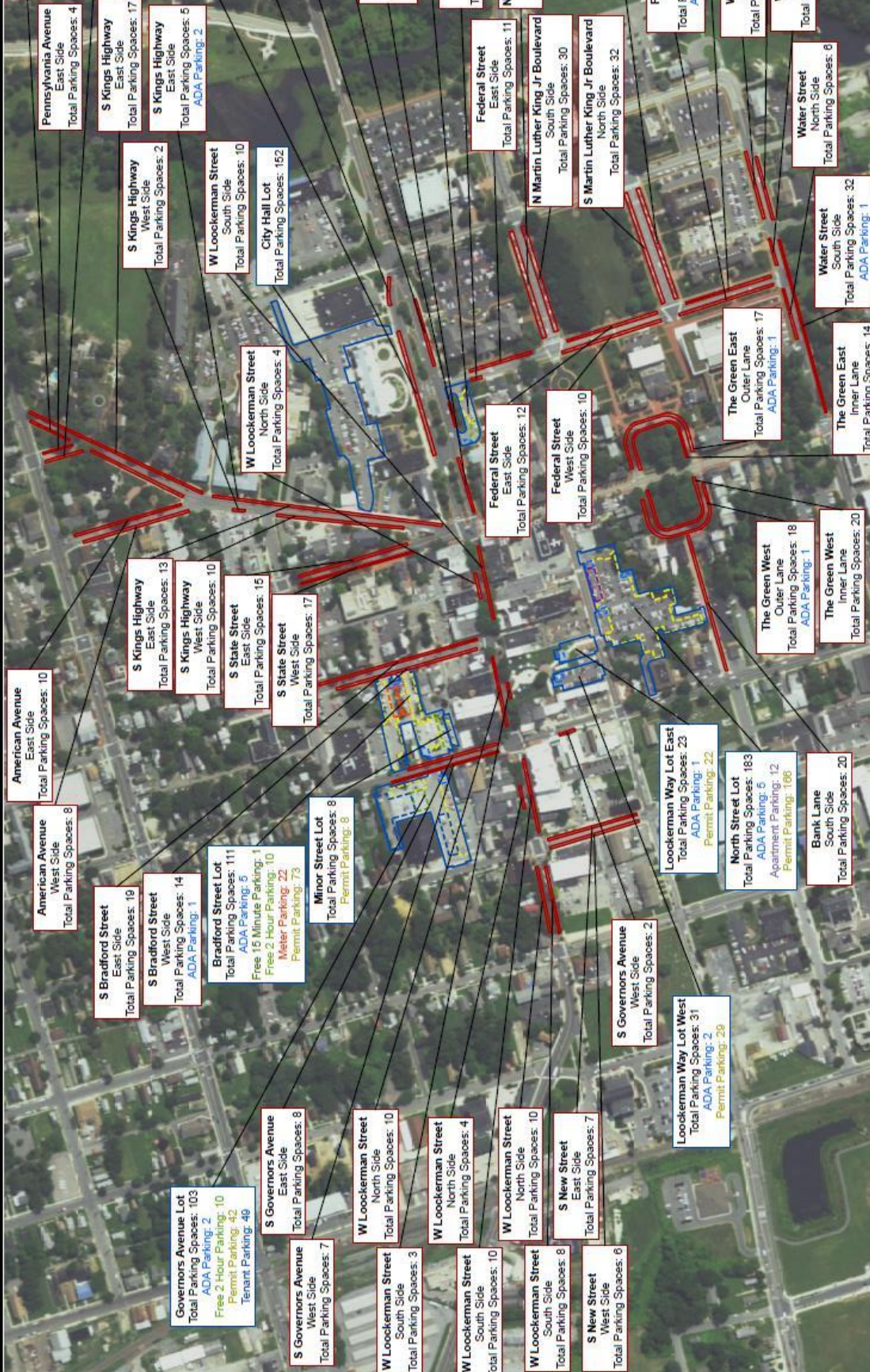


Private Parking Lots Take
this much space

Public Parking Lots Take
this much space

Off-Street Parking Takes
this much space





Project No.	220100701
Date	3/3/2017
Scale	1"=350'
Drawn By	MMK
Submission Date	3/3/2017

Drawing Title
DOVER PARKING STUDY
 DOVER

PARKING TYPE

KENT COUNTY DELAWARE

Sheet 001 of 001

LANGAN
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 Newark, DE 19711
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 Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

Project
DOVER PARKING STUDY
 DOVER



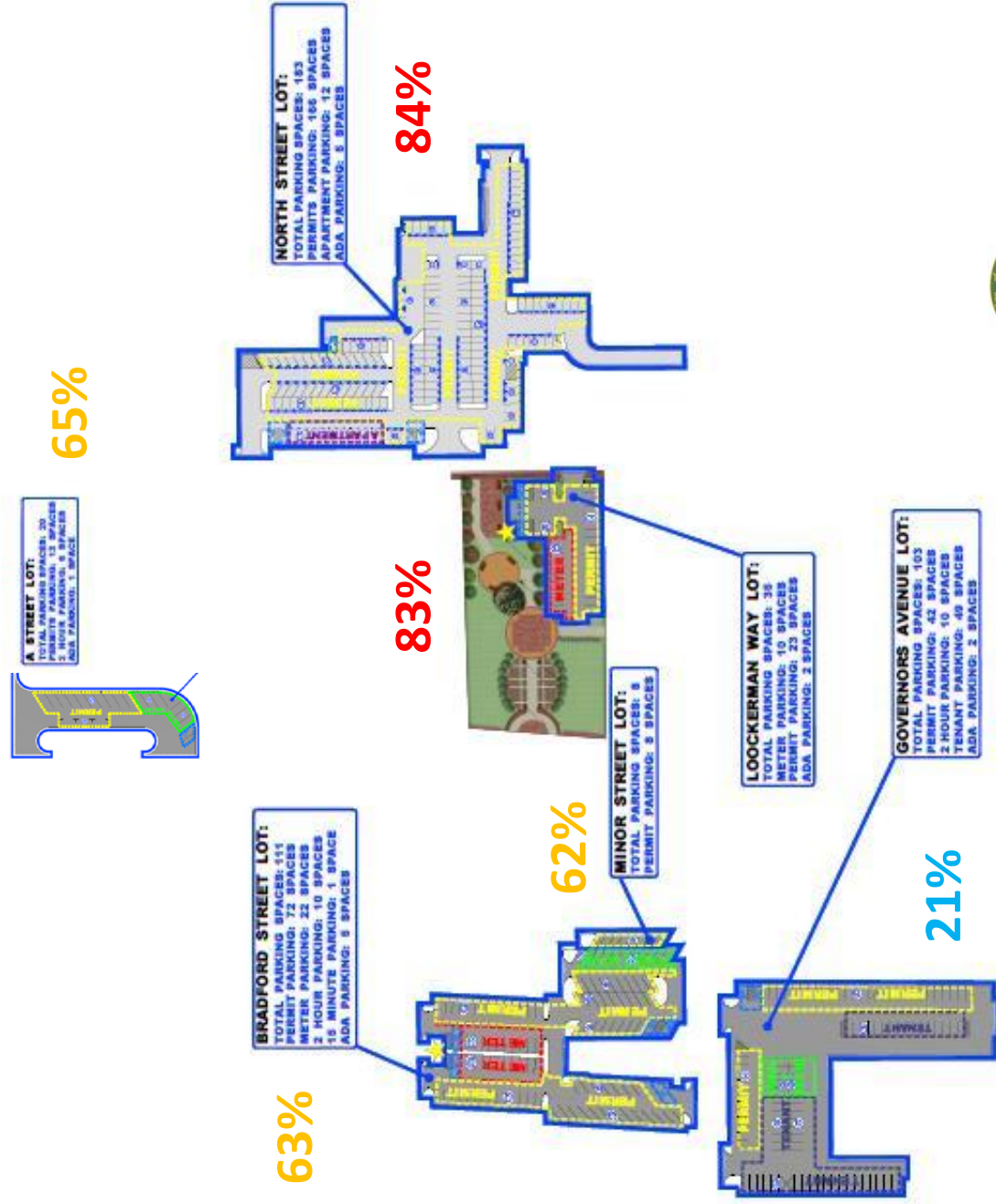
Word aerial imagery base map is provided through Langan's Esri ArcGIS software licensing and ArcGIS online. Source of aerial imagery is USDA, FSA from 7/12/15. Credits: Esri, DigitalGlobe, GeoEye, AeroVista, USGS, USDA, CNES, Airbus, GeoEye, IGN, AFP and the GIS User Community

Parking Count Findings

- On-Street Parking
 - Peak Hour – 12:30 to 1:30 pm
 - Peak Occupancy Rate – 75%
 - Peak Violation Rate – 16%
- Off-Street Parking
 - Peak Hour – 11 am – Noon
 - Peak Occupancy Rate – 63%



Parking Study Findings Peak Occupancy Per Lot



Cost of Parking:

DOVER



Wilmington



Newark



Annapolis, MD



Media, PA



Cost of Parking:

DOVER



Wilmington

12 x



**(Per Day /
Public Lots)**

Newark

8 x



Annapolis, MD

13 x



Media, PA



How Would You Spend Your ?



, but 20 mins only

**Quick Errand
to Downtown
Dover**



/ hr, On-Street



/ hr, Off-Street



All day, Off-Street

Day-long Stay



All day, On-Street,
but moving car every 2 hours



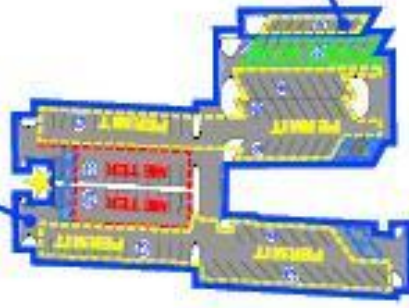
All day, On-Street

Current:

A STREET LOT:
TOTAL PARKING SPACES: 20
PERMIT PARKING: 13 SPACES
2 HOUR PARKING: 6 SPACES
ADA PARKING: 1 SPACE



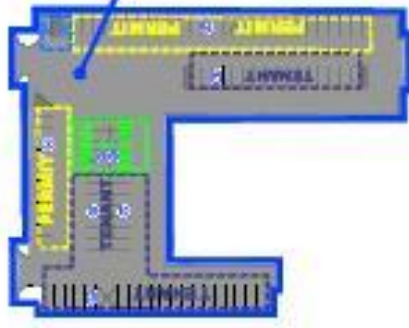
BRADFORD STREET LOT:
TOTAL PARKING SPACES: 111
PERMIT PARKING: 72 SPACES
METER PARKING: 22 SPACES
2 HOUR PARKING: 10 SPACES
15 MINUTE PARKING: 1 SPACE
ADA PARKING: 6 SPACES



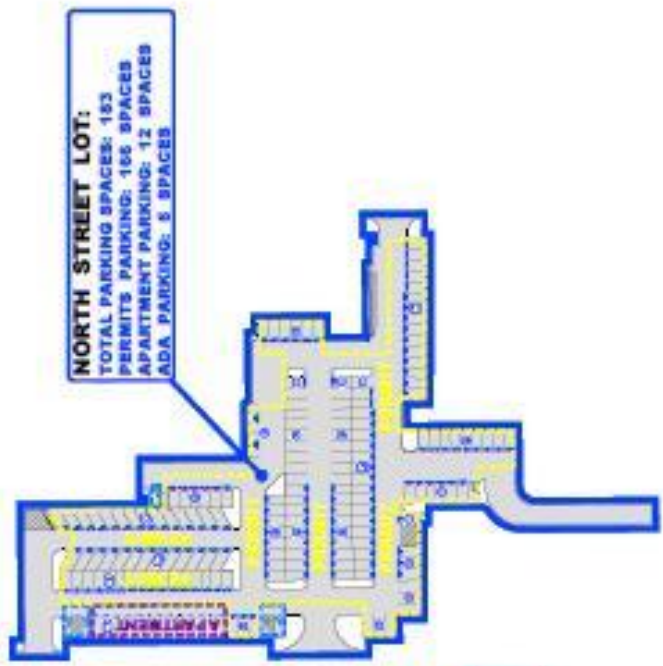
MINOR STREET LOT:
TOTAL PARKING SPACES: 8
PERMIT PARKING: 8 SPACES



LOOKERMAN WAY LOT:
TOTAL PARKING SPACES: 35
METER PARKING: 10 SPACES
PERMIT PARKING: 23 SPACES
ADA PARKING: 2 SPACES



GOVERNORS AVENUE LOT:
TOTAL PARKING SPACES: 103
PERMIT PARKING: 42 SPACES
2 HOUR PARKING: 10 SPACES
TENANT PARKING: 49 SPACES
ADA PARKING: 2 SPACES

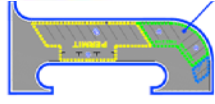


NORTH STREET LOT:
TOTAL PARKING SPACES: 193
PERMIT PARKING: 166 SPACES
APARTMENT PARKING: 12 SPACES
ADA PARKING: 5 SPACES

Potential Improvement Scenario

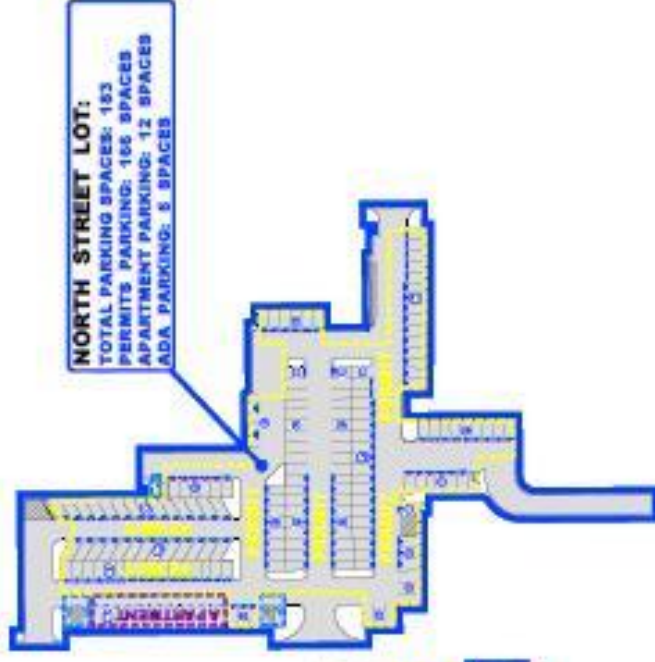
1:

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15 MINUTE PARKING: 1 SPACE
ADA PARKING: 6 SPACES

BRADFORD STREET LOT (Proposed – Scenario 1):
Total Parking Spaces: 111
Permit parking: 72 plus 11 new spaces
(converted from 2-Hour and 15-min parking)
Meter parking: 22 (reconfigured)
ADA Parking: 5



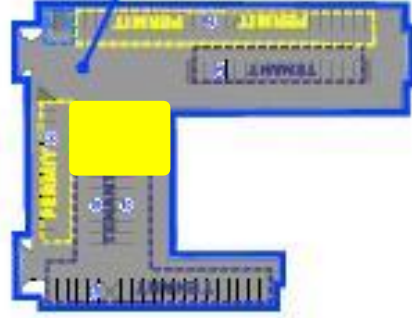
NORTH STREET LOT:
TOTAL PARKING SPACES: 153
PERMITS PARKING: 106 SPACES
APARTMENT PARKING: 12 SPACES
ADA PARKING: 5 SPACES



MINOR STREET LOT:
TOTAL PARKING SPACES: 8
PERMIT PARKING: 8 SPACES

LOCKERMAN WAY LOT:
TOTAL PARKING SPACES: 35
METER PARKING: 10 SPACES
PERMIT PARKING: 23 SPACES
ADA PARKING: 2 SPACES

LOCKERMAN WAY LOT (Proposed – Scenario 1):
Total Parking Spaces: 35
Meter parking: 33
ADA Parking: 2



GOVERNORS AVENUE LOT:
TOTAL PARKING SPACES: 103
PERMIT PARKING: 42 SPACES
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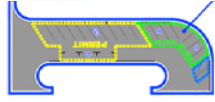
GOVERNORS AVE LOT (Proposed – Scenario 1):
Total Parking Spaces: 103
Permit parking: 42 plus 10 new spaces (converted from 2-Hour parking)
Tenant Parking: 40
ADA Parking: 2



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Potential Improvement Scenario 2:

A STREET LOT:
TOTAL PARKING SPACES: 20
PERMIT PARKING: 13 SPACES
2 HOUR PARKING: 6 SPACES
ADA PARKING: 1 SPACE



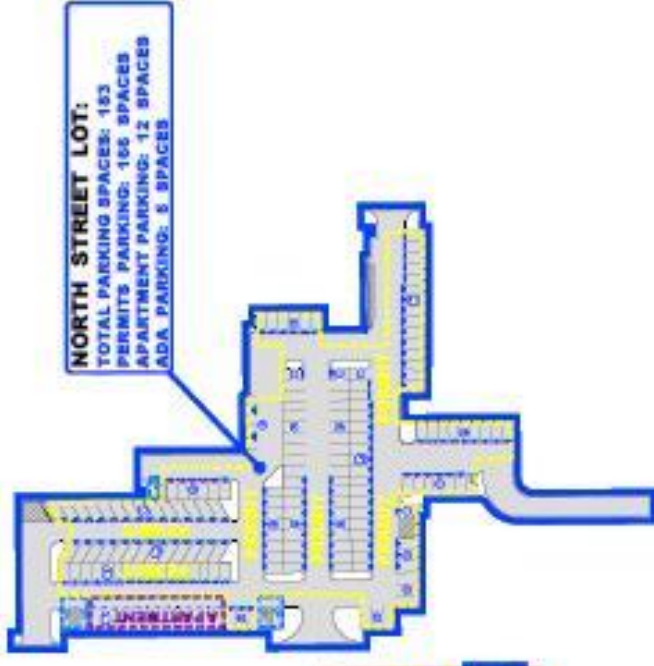
NEW STATE STREET ALLEY LOT (Proposed – Scenario 2):
Total Parking Spaces: Approximately 40
Meter parking: 40 (reconfigured)
ADA Parking: 4



15 MINUTE PARKING: 1 SPACE
ADA PARKING: 8 SPACES

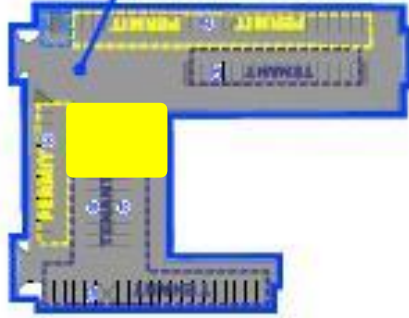


MINOR STREET LOT:
TOTAL PARKING SPACES: 8
PERMIT PARKING: 8 SPACES



NORTH STREET LOT:
TOTAL PARKING SPACES: 153
PERMIT PARKING: 156 SPACES
APARTMENT PARKING: 12 SPACES
ADA PARKING: 5 SPACES

LOOKERMAN WAY LOT:
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GOVERNORS AVENUE LOT:
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GOVERNORS AVE LOT (Proposed – Scenario 2):
Total Parking Spaces: 103
Permit parking: 42 plus 10 new spaces (converted from 2-Hour parking)
Tenant Parking: 40
ADA Parking: 2



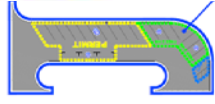
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Potential Improvement

Scenario

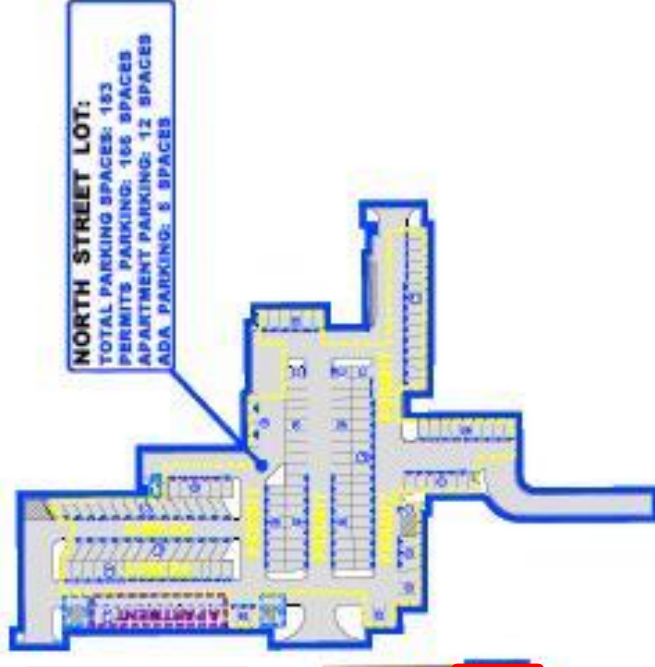
3:

A STREET LOT:
TOTAL PARKING SPACES: 20
PERMIT PARKING: 13 SPACES
2 HOUR PARKING: 6 SPACES
ADA PARKING: 1 SPACE

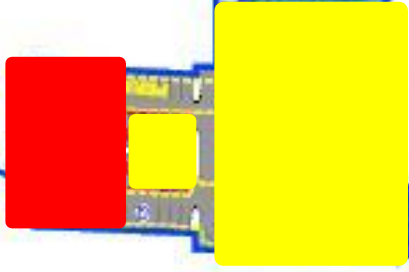


BRADFORD STREET LOT:
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2 HOUR PARKING: 10 SPACES
15 MINUTE PARKING: 1 SPACE
ADA PARKING: 6 SPACES

BRADFORD STREET LOT (Proposed – Scenario 3):
Total Parking Spaces: 111
Permit parking: 72 plus 33 new spaces (converted plus new)
Meter parking: 22 (reconfigured)
ADA Parking: 5



NORTH STREET LOT:
TOTAL PARKING SPACES: 153
PERMIT PARKING: 106 SPACES
APARTMENT PARKING: 12 SPACES
ADA PARKING: 5 SPACES

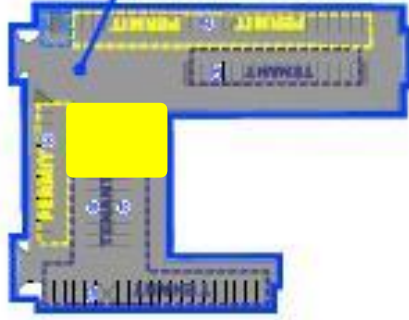


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ADA PARKING: 2 SPACES

LOCKERMAN WAY LOT (Proposed – Scenario 3):
Total Parking Spaces: 35
Meter parking: 33
ADA Parking: 2



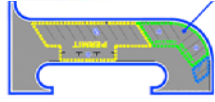
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Total Parking Spaces: 103
Permit parking: 42 plus 10 new spaces (converted from 2-Hour parking)
Tenant Parking: 40
ADA Parking: 2



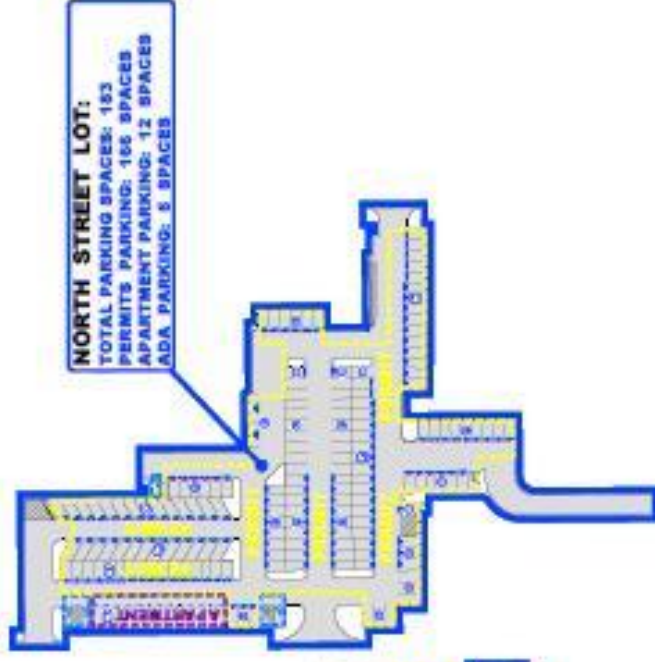
Potential Improvement Scenario 4:

A STREET LOT:
TOTAL PARKING SPACES: 20
PERMITS PARKING: 13 SPACES
2 HOUR PARKING: 6 SPACES
ADA PARKING: 1 SPACE



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ADA PARKING: 6 SPACES

BRADFORD STREET GARAGE (Proposed – Scenario 4):
Total Parking Spaces: approx. 400 (3 stories)
Permit parking: 200
Meter parking: 200
ADA Parking: 15



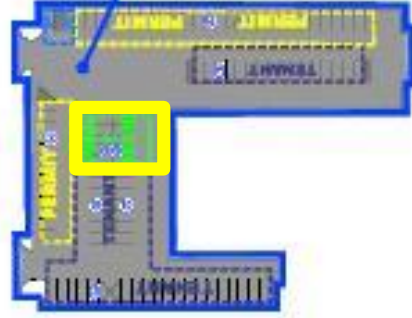
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LOCKERMAN WAY LOT (Proposed – Scenario 4):
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ADA Parking: 2



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Permit parking: 42 plus 10 new spaces (converted from 2-Hour parking)
Tenant Parking: 40
ADA Parking: 2



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How Would You Spend Your ?



Scenario 1

Less than \$100k

Scenario 2

\$1M to \$2M

Scenarios 1 and 2

\$1M to \$2M

Scenario 3

\$1M to \$2M

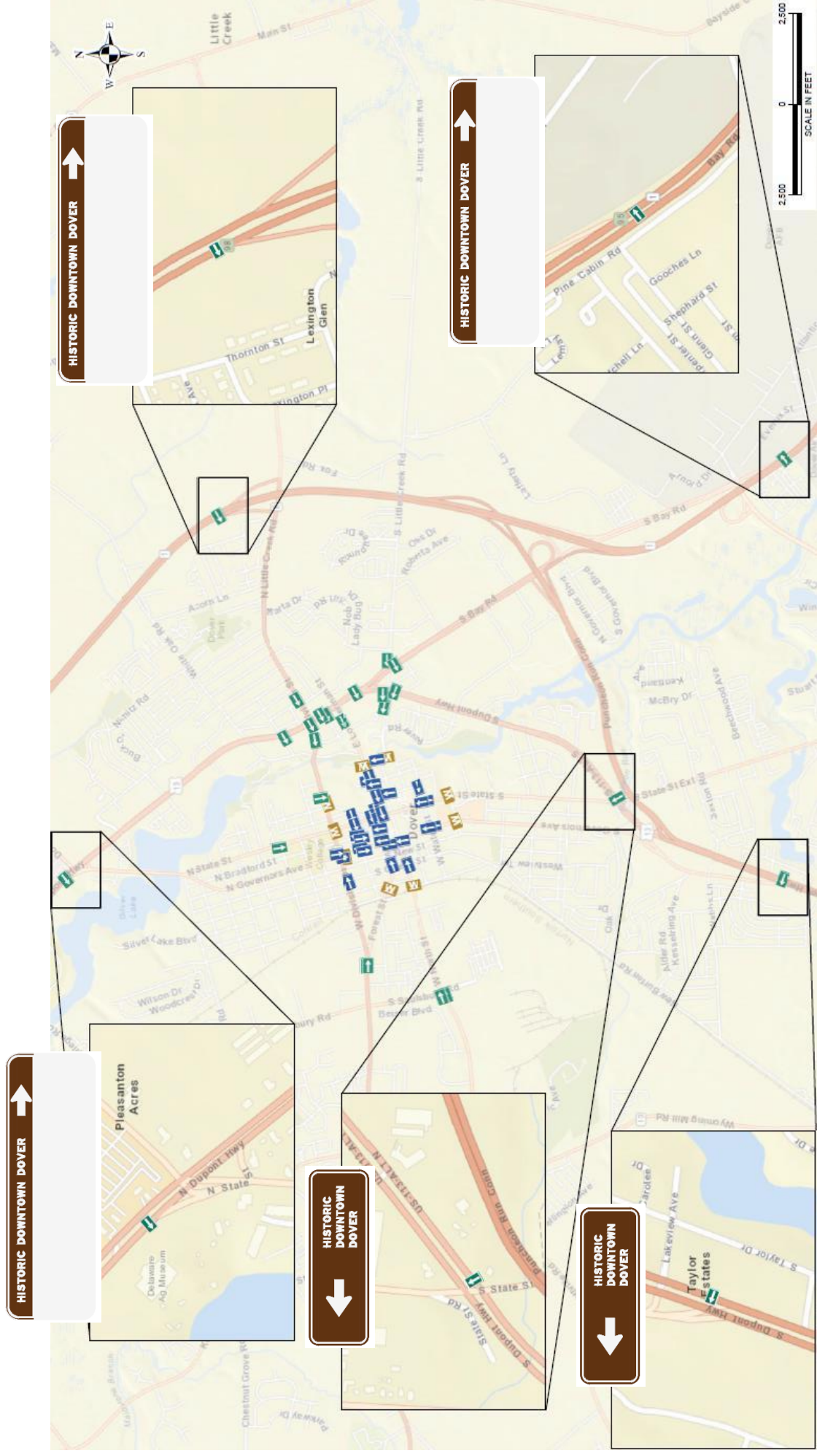
Scenarios 2 and 3

\$2M to \$4M

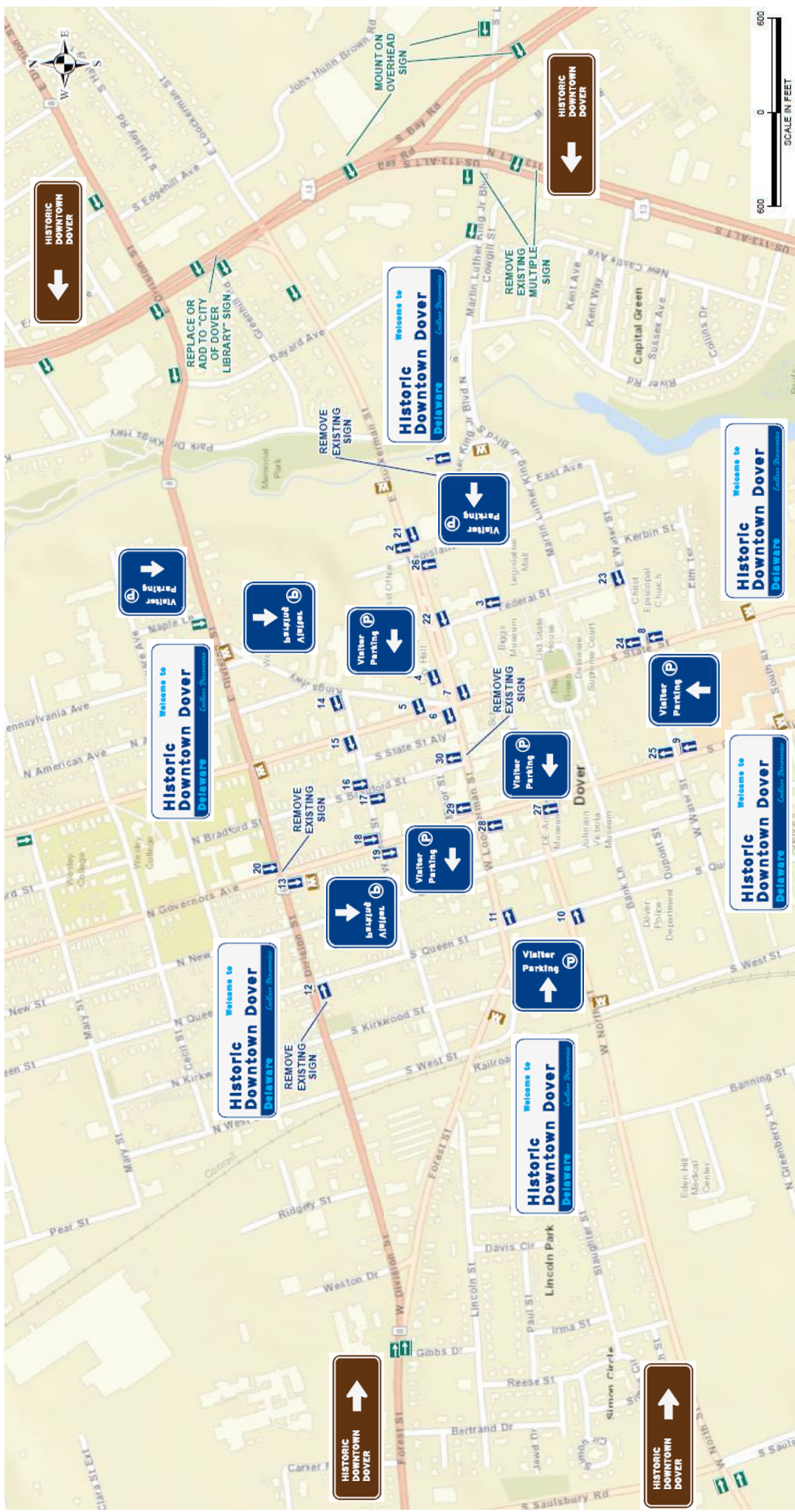
Scenario 4

Over \$4M

Wayfinding and Signage



Wayfinding and Signage



Gateways

Welcome to
Historic Downtown Dover
Delaware
Endless Discoveries



AN AERIAL VIEW OF POTENTIAL GATEWAYS INTO HISTORIC DOWNTOWN DOVER

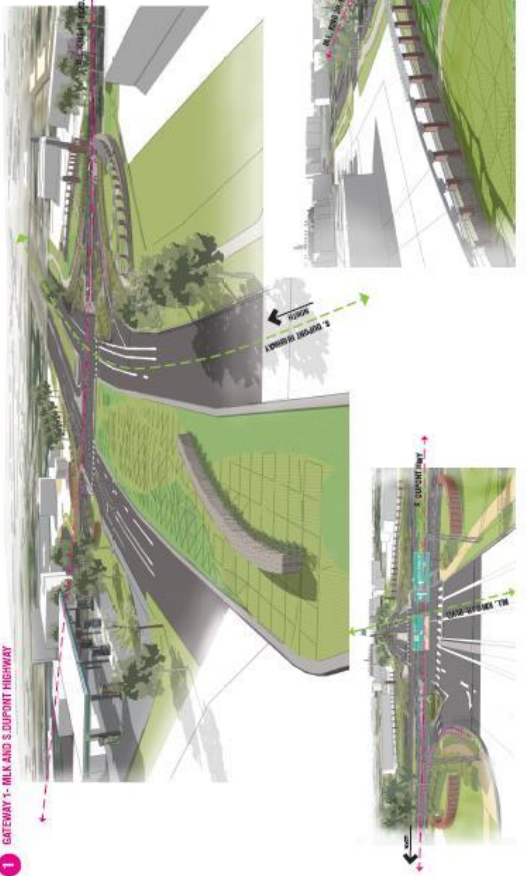


VIEW LOOKING TOWARDS REED ST FROM E BRADFORD STREET



VIEW LOOKING TOWARDS REED ST FROM GOVERNORS AVE.

1 GATEWAY 1- MILA AND S. DUPONT HIGHWAY



2 GATEWAY 2- S DUPONT HIGHWAY AND EAST DIVISION STREET



3 GATEWAYS- KINGSHIGHWAY ST. AND EAST DIVISION STREET

