



**CITY OF FREDERICKSBURG
PLANNING COMMISSION
WORK SESSION
MINUTES
September 11, 2019
6:30 p.m.**

**715 Princess Anne Street
Council Chambers**

MEMBERS

Kenneth Gantt, Chairman
Rene Rodriguez, Vice-Chairman (telephonic)
Steve Slominski, Secretary
David Durham
Chris Hornung
Tom O'Toole
Jim Pates (Absent)

CITY STAFF

Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
Cathy Eckles, Administrative Assistant

The Planning Commission work session began at 6:30 p.m. The purpose of the session was to discuss the parking regulations, primarily with the Downtown Area. Mr. Craig presented a parking regulations history and overview, and discussed the parking issues with the Area 7 (Downtown) Small Area Plan as outlined in his memo to Mr. Fawcett, Assistant City Manager, dated May 1, 2019, which was presented to the Parking Advisory Committee.

Mr. Johnston reviewed the parking issues with the Area 7 (Downtown) Small Area Plan with the major question being should parking be required downtown as outlined in his memo to Mr. Fawcett, Assistant City Manager, dated August 30, 2019, which was presented to the Parking Advisory Committee in October.

Mr. Hornung discussed the perception of the shortage of parking. He said projection of revenues and identification to the public of goals involving long-term structured parking strategy is important to this discussion. He said proposing to scale back private parking requirements for the protection of structures should be coupled with discussion of increasing the public parking supply. He further discussed potential locations of structures and asked if the City is committed to using those funds for that purpose. Mr. Johnston noted that both structured and surface parking will be added to the public parking system. Further discussion ensued regarding the appropriateness and effectiveness of independent parking areas per use, the calibration of fee-in-lieu rates, and a possible action plan to identify areas for future public parking infrastructure.

Mr. Durham questioned how the City uses money received from fee-in-lieu payments. Mr. Johnston said the funds go into a specific downtown parking fund and are applied to specific projects. Mr. Durham agreed with thinking about the downtown parking and transit district but encouraged staff to include biking and scooter infrastructure in addition to trolleys and buses.

Mr. Rodriguez asked why there is no Commission member on the Parking Advisory Committee. Mr. Johnston stated Council appointed the members and included Council members, neighborhood representatives, and representatives from the police department, the University, and the EDA. Mr. Johnston is not sure of how many of the members are commuters but that the initial purpose of the meeting was to focus on the public parking issue.

Mr. Rodriguez said he would like to see more bike racks utilized, is more concerned with new construction, and does believe there is an actual parking problem. He further discussed the situation with Sedona Taphouse and the lack of available parking. He noted that lack of parking can hurt tourism when they can't find parking. Mr. Rodriguez questioned the parking calculations and how they are determined. Mr. Craig said that they have changed to be more realistic based on per square footage, peak demand, and shared space. Discussion ensued regarding how to identify parking spaces for a proposed use and how to balance staggered parking demand times per use, shared use, with the perception that you should be able to park right in front of where you want to be.

Mr. Durham noted he is in support of the concept of parking banks as an important tool for the City as they open up the Jackson Street and Princess Anne Street areas for the proposed maker districts.

Mr. Rodriguez stated he does not think it's appropriate for business to be able to have a change in use that increases the demand and no increase in parking is required.

Mr. Slominski asked what is acceptable from car to door. Mr. Johnston said it is considered to be a quarter of a mile/ten-minute walk.

Mr. Hornung stated that the EDA previously had a suggestion of a trolley restaurant route starting from the parking deck and continuously running between all the restaurants on a timed schedule. Mr. Johnston stated the City Manager has discussed ideas like this and is working with the Economic Development staff on possible plans.

Chairman Gantt asked if FRED has been involved in any of the parking discussions and what has been discussed as public transportation has to be involved. Mr. Johnston stated transportation system issues are a component of the Area 7 Small Area Plan, which will be the subject of a future worksession.

Mr. Durham questioned when and what type of changes the Commission could expect after the meeting with the Parking Advisory Committee in October. Mr. Johnston said they would be discussing various concepts for proposed changes to the ordinance. The point of the meeting would be to get input from the Parking Committee on proposed ordinance changes.

The work session meeting adjourned at 7:29.

Kenneth Gantt, Chair