

Various comments and staff responses from the November 10 Commission Work Session

- Retail owners might not like restaurant customers taking their parking.
 - Staff comment – No public parking spaces are assigned and are occupied on a ‘first come, first served’ basis. Often the employees typically park in the most convenient spaces.
- Before COVID- Pandemic orders curtailed in-person shopping and dining, the retail growth goals were oriented towards “Amazon proof” leasing, therefore focusing on businesses that Amazon cannot take away such as, restaurants, entertainment and venues. Now it is difficult finding combined Amazon and COVID-*proof* use of retail.
- Underground parking beneath the Plaza roadway/parking spaces has been dropped as an option due to the expense and logistics.
- Is the City is obligated to provide free parking in the Rights-of-Way or may the City charge for parking at the peak parking times? There are knowledge based and intuitive systems that anticipate peak demand hours and adjusts pricing to better manage parking. Parking could be designed to accommodate the most efficient flow for the customer and merchant. Generational shifts are leaning towards autonomous travel. Parking needs may decrease relative to travel paths on a local basis. It may be possible to implement variable time slots on certain parking spaces.
 - Staff comment – Some consideration has been given management and pay-to-park strategies. Current thought is that this revenue stream would best be an element of a Public Improvement District resources and managed to the benefit of the entire District.
- A big concern is parking for cosmetic services, like hair and nail salons.
 - Staff comment – this proposal will not affect ease the parking requirements on these businesses.
 - Staff comment – this is another management issue – district wide tenant mix – that could benefit from a Public Improvement District to promote and manage economic development and tenant attraction/placement
- Due to virtual learning and a new incoming Southern Methodist University President there may be an opportunity to revisit parking use agreement on shared parking.
- Staff will research the number of ROW parking spots relative to how many square feet they serve.
- There was a suggestion to hire a Technical Advisory Panel (TAP) that can listen to all parties and reach the Community’s goals.
 - Staff Comment – those types of meetings were held over the past three years and the end result was very similar to those results derived in 2009; those issues are addressed through the proposed improvements, the PID creation and the parking ratio change on this agenda
- It was stated that financial issues also play into the vacancy factor. The improvement in revenue per square foot results in higher demand. University Park is a great location for all business types.
- There is general agreement that the Snider Plaza improvements will help make this location more attractive.