



# CITY OF CONCORD

*New Hampshire's Main Street™*  
Community Development Department

## **REPORT TO MAYOR AND CITY COUNCIL**

**From:** Timothy J. Thompson, AICP, Assistant Director of Community Development  
**Date:** December 11, 2023  
**Subject:** South Main Street Parking Ordinance Amendments (West Street - Langdon Avenue)

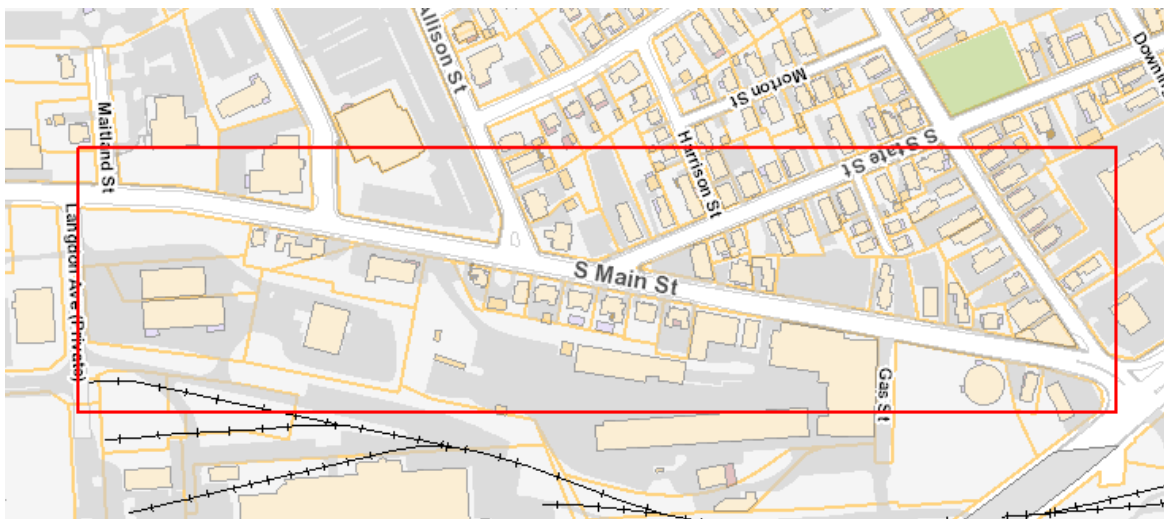
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### **Recommendation:**

Set the attached ordinance amending the Code of Ordinances Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-6 (a), Parking Prohibited at All Times in Designated Places, Schedule I, and Section 18-1-8, Parking Time is Limited in Designated Places, Schedule III (South Main Street from West Street to Langdon Avenue) for public hearing on January 8, 2024.

### **Background:**

The City has received multiple requests for review / modification of on-street parking regulations for this section of South Main Street (These included requests from Feathered Friends Brewery, Sanel Auto Parts, and Premier Properties at 255 South Main Street). In reviewing the various requests, staff discovered discrepancies between parking regulations in the Code of Ordinance and signage currently installed in the field for the area of South Main Street located between Gas Street and Langdon Avenue.



In October 2022, the City's Parking Committee reviewed the various requests and the parking situation along South Main Street from West Street to Langdon Avenue. Given the commercial development changes in the neighborhood, including relocation of Taylor Rental, the opening of Feathered Friends Brewery, and the relocation of Smoke Show Restaurant from Fort Eddy Road, it became clear that there is an increased demand for on-street parking.

On-street parking is currently located on both sides of the road for this area of South Main Street. In order to provide appropriately dimensioned on-street parking, a minimum width of 38' (curb to curb) is necessary. This minimum width provides sufficient area for two 11-foot wide travel lanes with two 8-foot parking lanes. The width of this area of South Main Street varies from 36' near Langdon Avenue to 40' near West Street.

At the meeting, the Parking Committee received public input regarding concerns about insufficient shoulder width for on-street parking generally between Gas Street and Allison Street, but also a strong desire to maximize on-street parking in this location.

### **Discussion:**

During its October 24, 2022 meeting, the Parking Committee voted unanimously to recommend:

1. That pavement markings on South Main Street (West Street to Langdon Avenue) be updated to establish 11-foot wide travel lanes and 8-foot parking lanes on both sides of the road, as detailed on concept plans prepared by the Engineering Services Division of the Community Development Department.
2. That the Parking Committee recommend that the City Council amend the Code of Ordinances as appropriate to re-codify or establish time limit parking on South Main Street as follows:
  - a. Gas Street to #208 South Main Street (east side of the road): 10-hour parking.
  - b. #208 - #232 (west side): 10-hour parking.
  - c. #231 - #253 (east side): 2-hour parking.
  - d. #267 - #279 (east side): 10-hour parking.
3. Except as noted above, on-street parking shall be prohibited at all other locations in the corridor.

In the time since that meeting in 2022, General Services executed revised long line striping in the area in advance of the ordinance being presented to the Council. Staff from Community Development walked the area in October 2023, and discovered that the long line striping did not match the design plan developed by staff. Additionally, during the site walk, staff determined that there was not sufficient pavement width in the area in front of 230-232 South Main for on-street parking. The property owner spoke with staff and indicated his preference that no parking be allowed in front of his property. Given the insufficient width, staff has modified the attached ordinance accordingly.

In conclusion, following the site walk and revisions to the proposed ordinance language, staff recommends the ordinance be set for public hearing on January 8, 2024, and that the ordinance becomes effective upon correction of the long line striping, painting of tic marks and parking stalls where appropriate, and installation of necessary signage.