



# CITY OF CONCORD

## REPORT TO MAYOR AND THE CITY COUNCIL

FROM: Matthew R. Walsh, Deputy City Manager – Development

DATE: August 14, 2023

SUBJECT: Removal of Three-Hour Time Limit on Washington Street (Concord) (south side, between North Main Street and Rollins Street)

### **Recommendation:**

Set the attached ordinance amending the Code of Ordinances Amend the Code of Ordinances; Title II, Traffic Code; Chapter 18, Parking, Article 18-1, Stopping, Standing and Parking, Section 18-1-8, Parking Time Limited in Designated Places, Schedule III (Three Hours between 7:00 a.m. and 12:01 a.m.), to remove the three-hour time limit on Washington Street (Concord) between North Main Street and Rollins Street) for public hearing on September 11, 2023.

### **Background:**

The property located at 5 Rollins Street is a 9-unit rooming house. The property was acquired by 5 Rollins Street LLC on December 15, 2020. The rooming house has reportedly existed for several decades.

Parking is prohibited on Rollins Street due to its narrow width. Additionally, the rooming house has no on-site parking, but reportedly leased parking from First Church in the past. However, that arrangement has been terminated.

On-street parking is located on nearby streets, including Washington Street, North Main Street, and Court Street. However, said streets are governed by time limits (generally 2-3 hours).

On December 23, 2021, 5 Rollin Street LLC applied for residential parking permits to support said facility. Said application was subsequently denied as 5 Rollins Street is not located within the City's resident parking permit zone.

### **Discussion:**

During the 18 months following said denial of the residential parking permit application, Ryan Layme, representing 5 Rollins Street LLC, met with the City's Parking Committee on multiple occasions, including March 27, 2023 and June 26, 2023, to discuss parking concerns associated with said property and various options related thereto. Mr. Layme eventually proposed repealing the three-hour parking zone on Washington Street to create unrestricted parking to support

tenants of 5 Rollins Street. There are seven on-street parking spaces located on Washington Street. The three-hour zone was established at this location in 1991.

During its June 26, 2023, the Parking Committee voted unanimously to recommend repealing the of the three-hour time limit on Washington Street (Concord) (south side between North Main Street and Rollins Street). This modification affects two of the seven on-street parking spaces.

Upon removal of the three-hour time zone, the two affected parking spaces will become an unregulated parking zone, subject to the City's 48-hour parking limit and parking ban ordinances. It is important to note that these two on-street parking spaces are the only non-time zone regulated spaces in the area. Due to this circumstance, coupled with parking demand in this neighborhood and the pending redevelopment of the former First Church property into 30+/- units of multifamily housing, there is no guarantee that these public parking spaces will be consistently available for residents of 5 Rollins Court.

### **Locus Map (Parking Change Depicted in with Yellow Line)**

