

WELLFLEET PARKING TASK FORCE II

Wellfleet Community
Forum
February 6, 2020





Parking Task Force II

Established August 2018 by SelectBoard

Charge: *The study of and recommendations for parking throughout town*, including beaches and outlying areas.

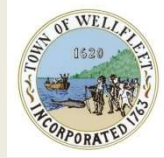
Principal areas of parking concerns:

Beaches – esp. Ocean

Marina

Downtown

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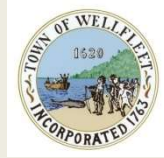
Background

Previous studies – 2009, 2013, 2016

Parking regulations exist:

- Beach Regulations
- Gen. Bylaws & Traffic Rules and Regs
- Marina Regulations
- Zoning Bylaws

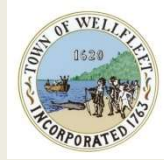
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Conclusion:

Parking in Wellfleet is desired by more people than we can accommodate – at times.

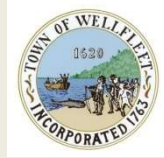
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What did PTF II do?

- **Testimony**
- **Survey data – based on 2018 experiences**
 - **Ocean Beaches**
 - **Marina Parking**
 - **Merchant Survey**
- **2019 Observations - documented**

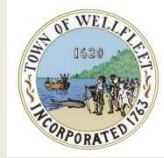
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Testimony provided by

- Wellfleet Beach Parking
- Wellfleet Police
- Wellfleet Harbormaster
- Parking Ticket Hearing Officer
- National Park Service Staff
- Beachcomber Staff
- Automated Parking System Vendor for Whitecrest
- Local Businesses
- Wellfleet Chamber of Commerce
- Provincetown Parking Department
- **Public**

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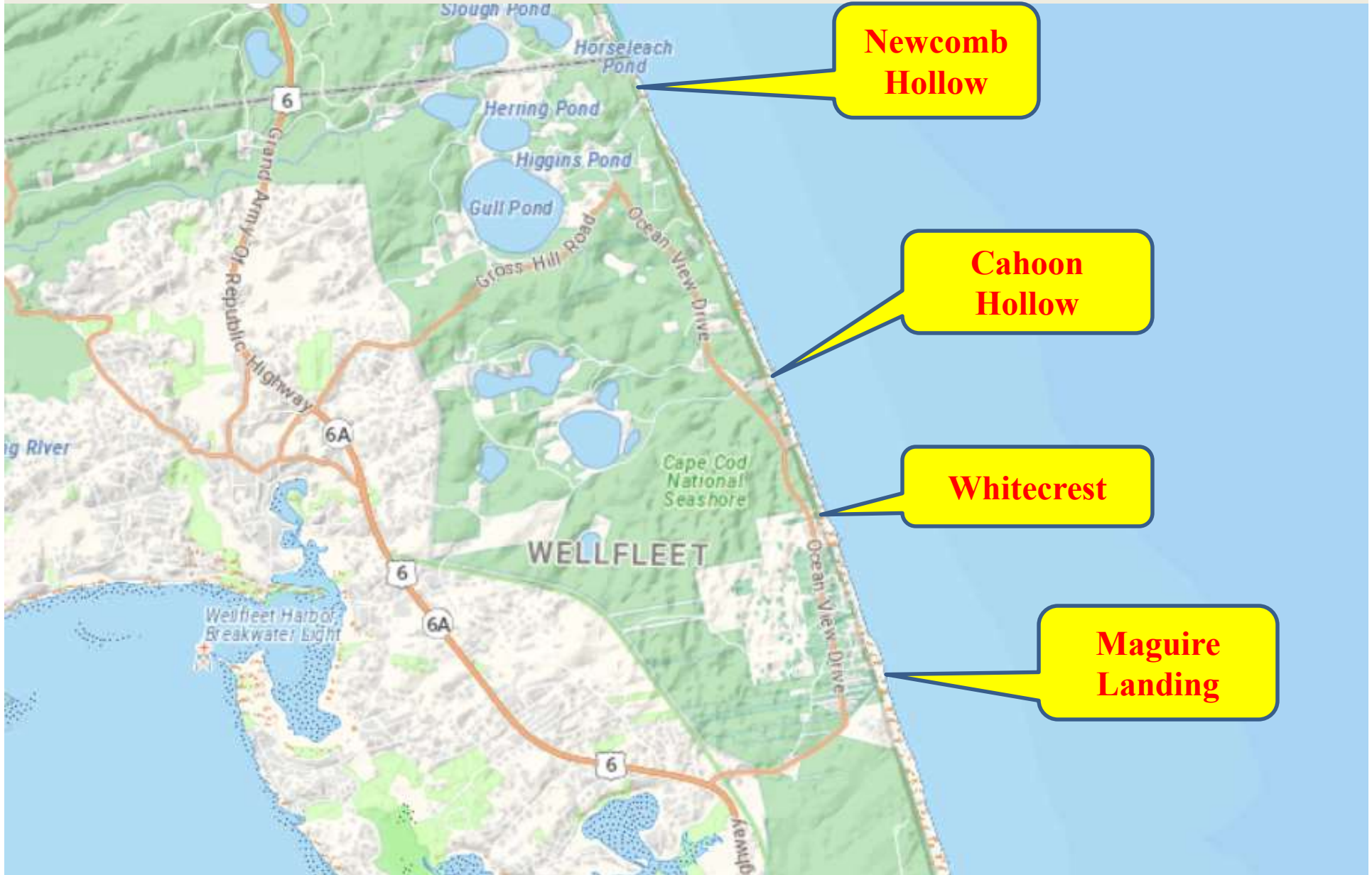


Challenges:

- Potential Demand $>$ Available Spaces
- Limited expansion available, esp. Town owned
- Limited data of prior parking patterns
- Marina parking use is beyond planned uses
- Marina parking demand depends on dredging
- Overflow practices – Delivery services
- Increased bus deliveries to Cahoon Hollow
- Special events need to be considered

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Ocean Beaches



**Newcomb
Hollow**

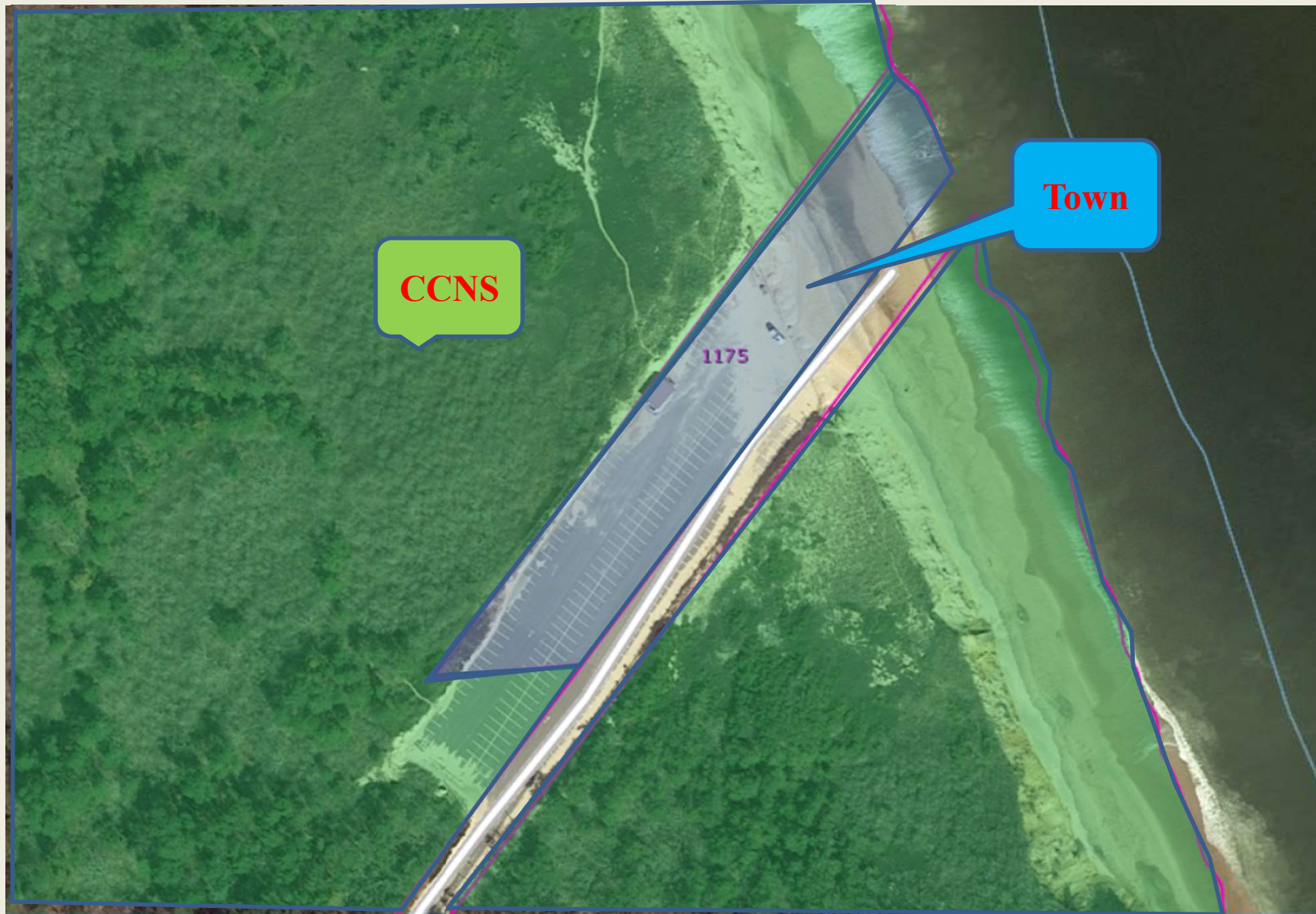
**Cahoon
Hollow**

Whitecrest

**Maguire
Landing**

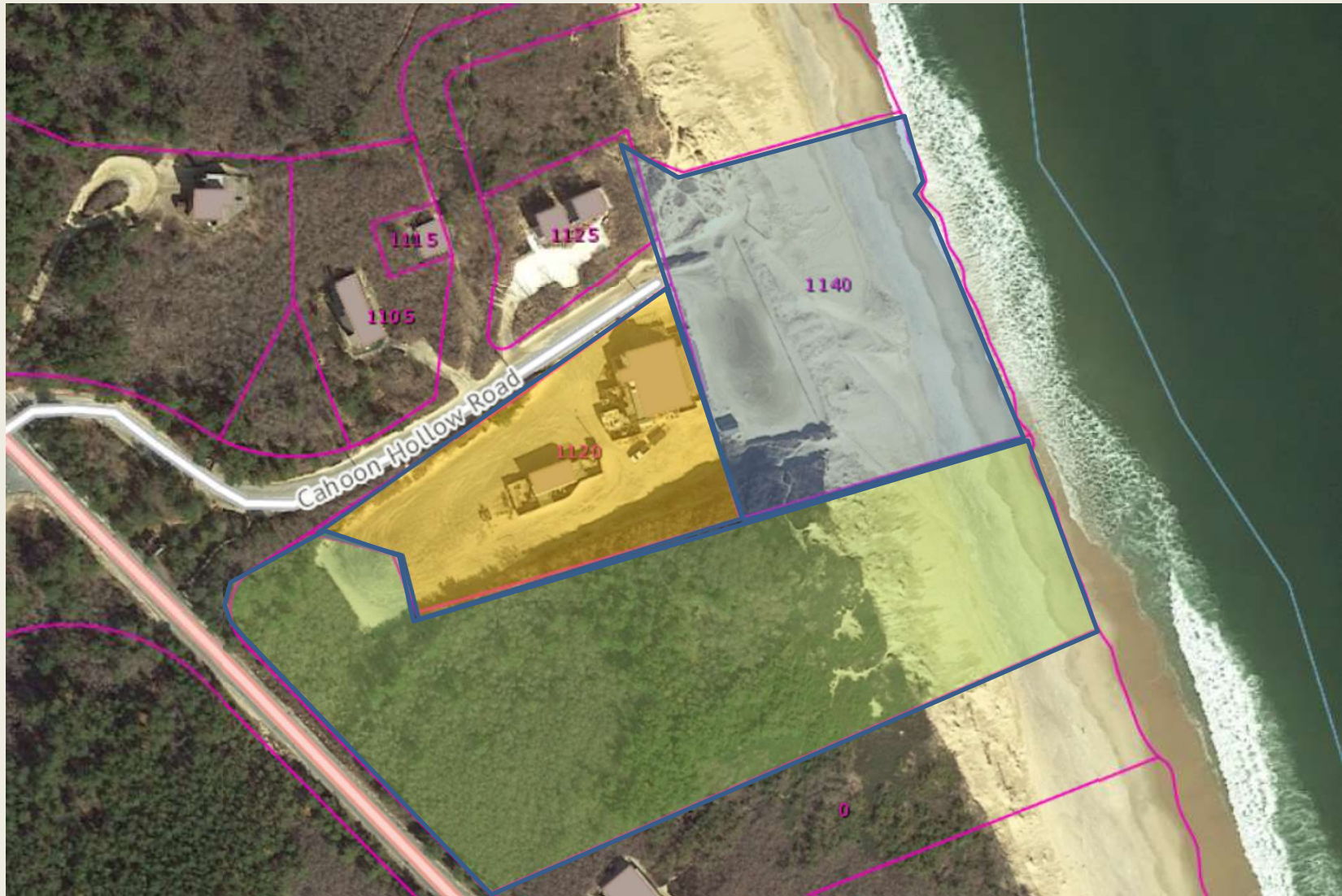
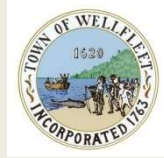
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Newcomb Hollow



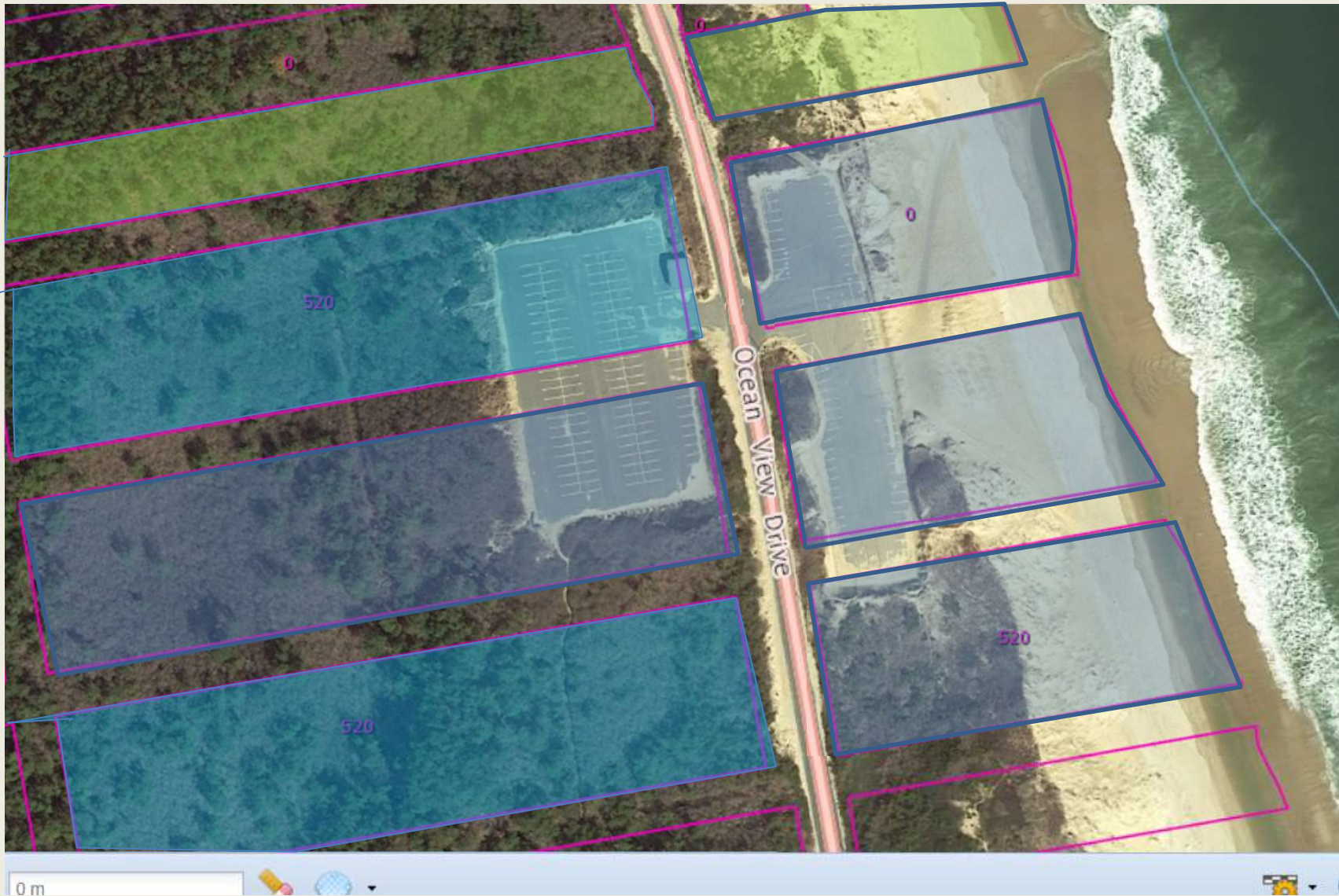
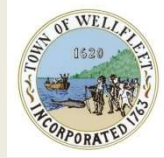
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Cahoon Hollow



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Whitecrest



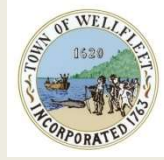
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Maguire Landing (Lecount)

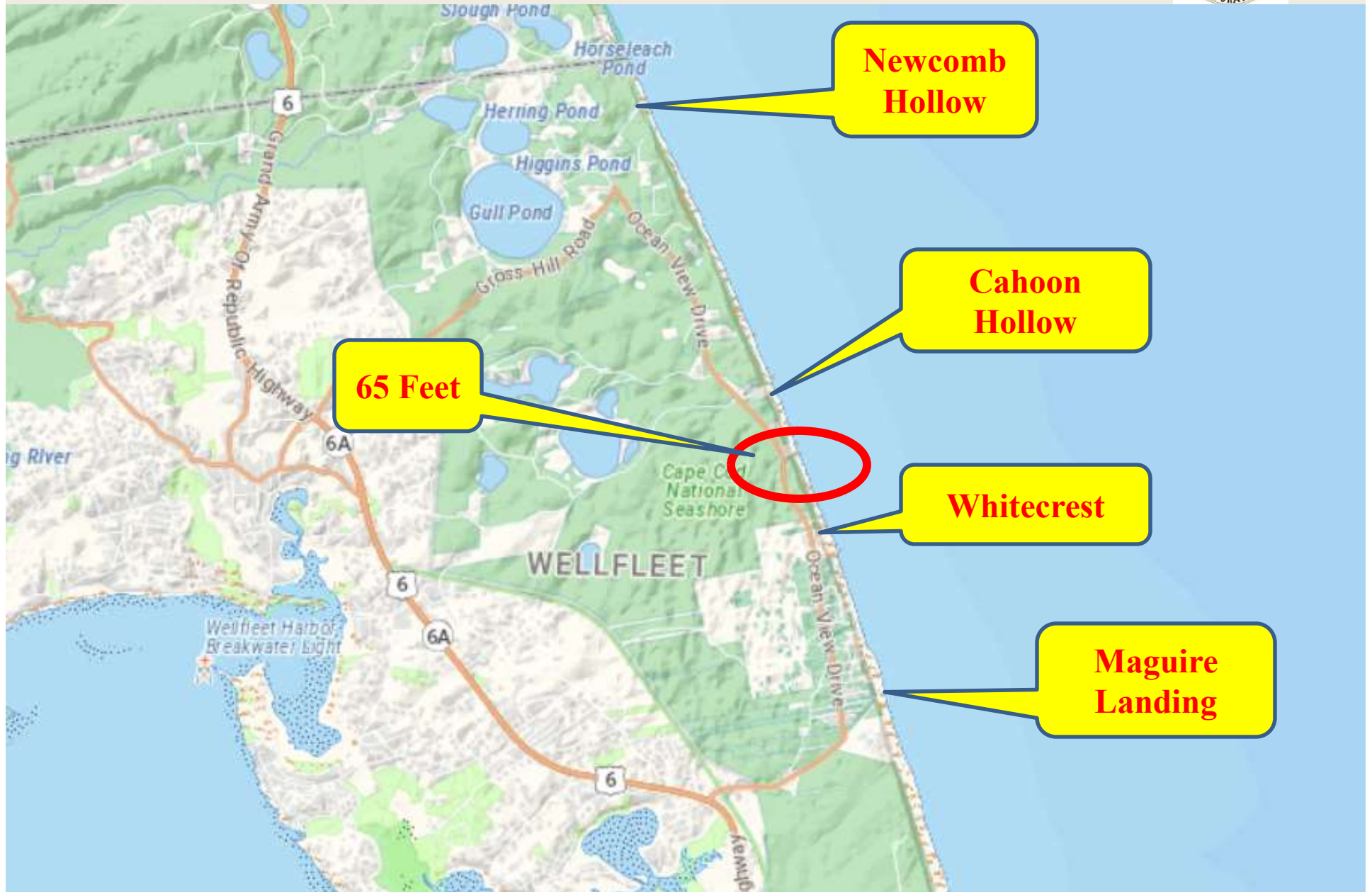
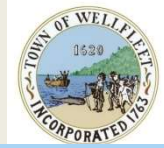


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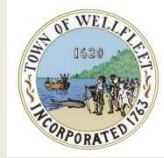
OVD is 65 ft from edge



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Ocean Beach Parking Observations

Town has expansion capacity

- **only at Whitecrest**
- **and maybe at Maguire**

Town lots are into CCNS land

Town lots are surrounded by CCNS

Ocean side erosion rates of ~3+ ft. per year – concern for OVD

**Taxpayers' survey
of 2018
Dr. Bruce Katcher**





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Ocean Beach Parking 2018 experiences

Newcomb Hollow

Cahoon Hollow

Whitecrest

Maguire Landing (Lecount)



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Ocean Beach Parking Survey:

Sent 3500 surveys with tax bills & on line

Total Responses: Number 908 or a 26% rate

Respondents: Residents 42%

Nonresidents 58

YR Renters <1

Satisfied?: Yes 30%

No 27

Mixed 43



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Ocean Beach Parking Survey:

Where (4+ times):

Newcomb	83%
Maguire	58
Whitecrest	44
Cahoon	43

When: 10 AM – 3 PM 55%

Tide: Low Tide 55%



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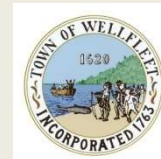
Ocean Beach Parking Survey:

Parking lot full:

First Choice	56%
Second Choice	41

Response to full:

Went to bay or pond	50%
Went another ocean beach	41
Waited in Line	38
Did not go to a beach	24
Used a car service	2



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Ocean Beach Parking Survey:

Regarding current shuttle from Whitecrest to Cahoon

Aware of Shuttle:	Yes	59%
Used Shuttle:	Yes	7%

Regarding a new Shuttle to all Ocean Beaches

Would use if free:	Yes	16%
Would use with small fee:	Yes	10%

Regarding adding internet parking status info:

Would use info	Yes	59%
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Written Comments

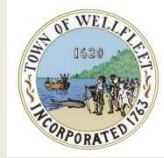
523

Subjects -139

Top comments -

- | | |
|--|-----------|
| 1. Reserved Parking for taxpayers – | 63 |
| 2. Shuttle – | 49 |
| (Yes 25 No 24) | |
| 3. No More Parking - | 36 |
| 4. More Parking – | 34 |
| 5. Comments About Sharks - | 24 |

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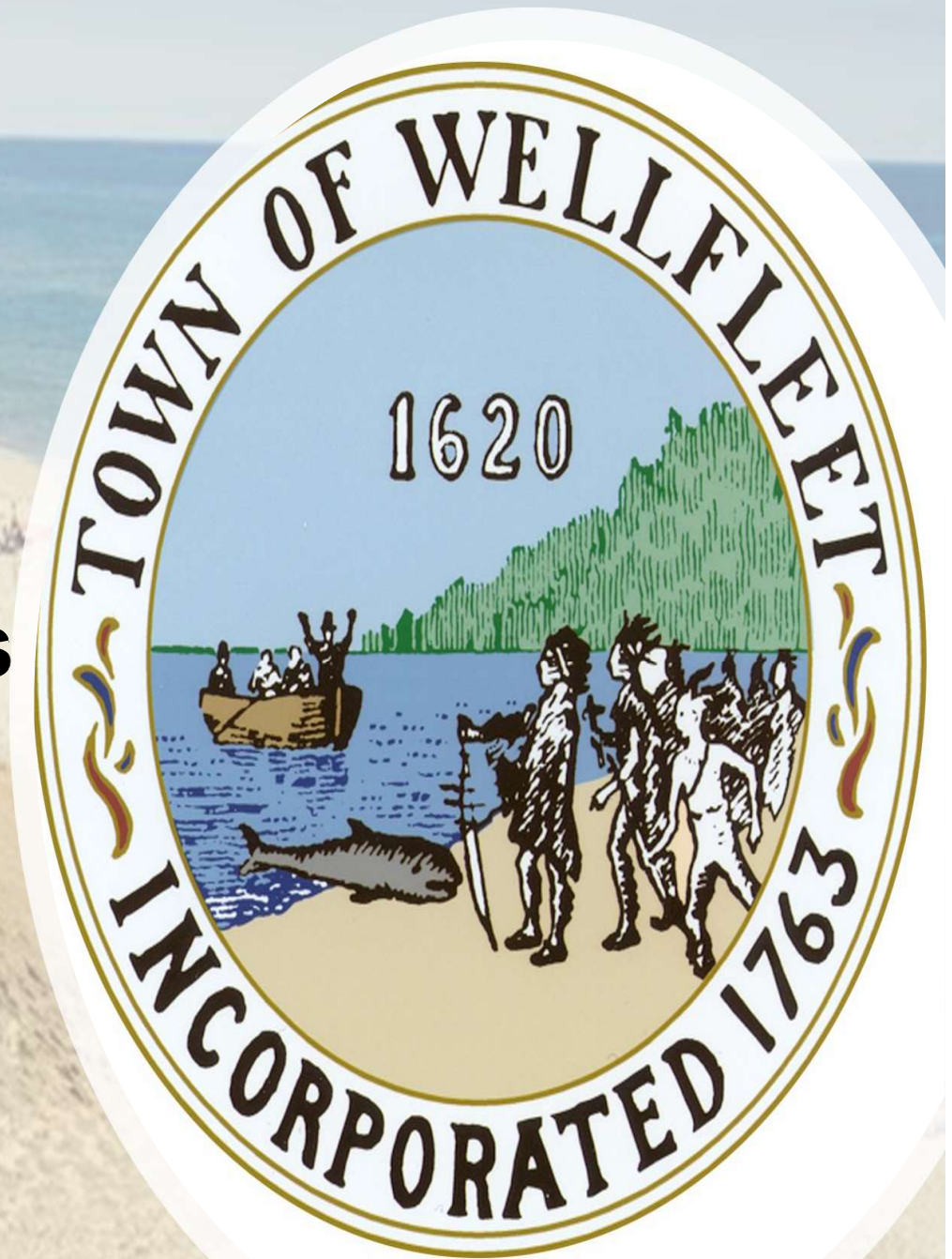


Taxpayers Survey Conclusions

- **Mixed satisfaction with current**
- **High frequency of full lots during peak times**
- **Preferred times to go**
- **Newcomb is #1 (they seem OK to wait)**
- **Shuttles would be mixed in use**
- **Would use internet updates**

2019 Observations

Wayne Clough

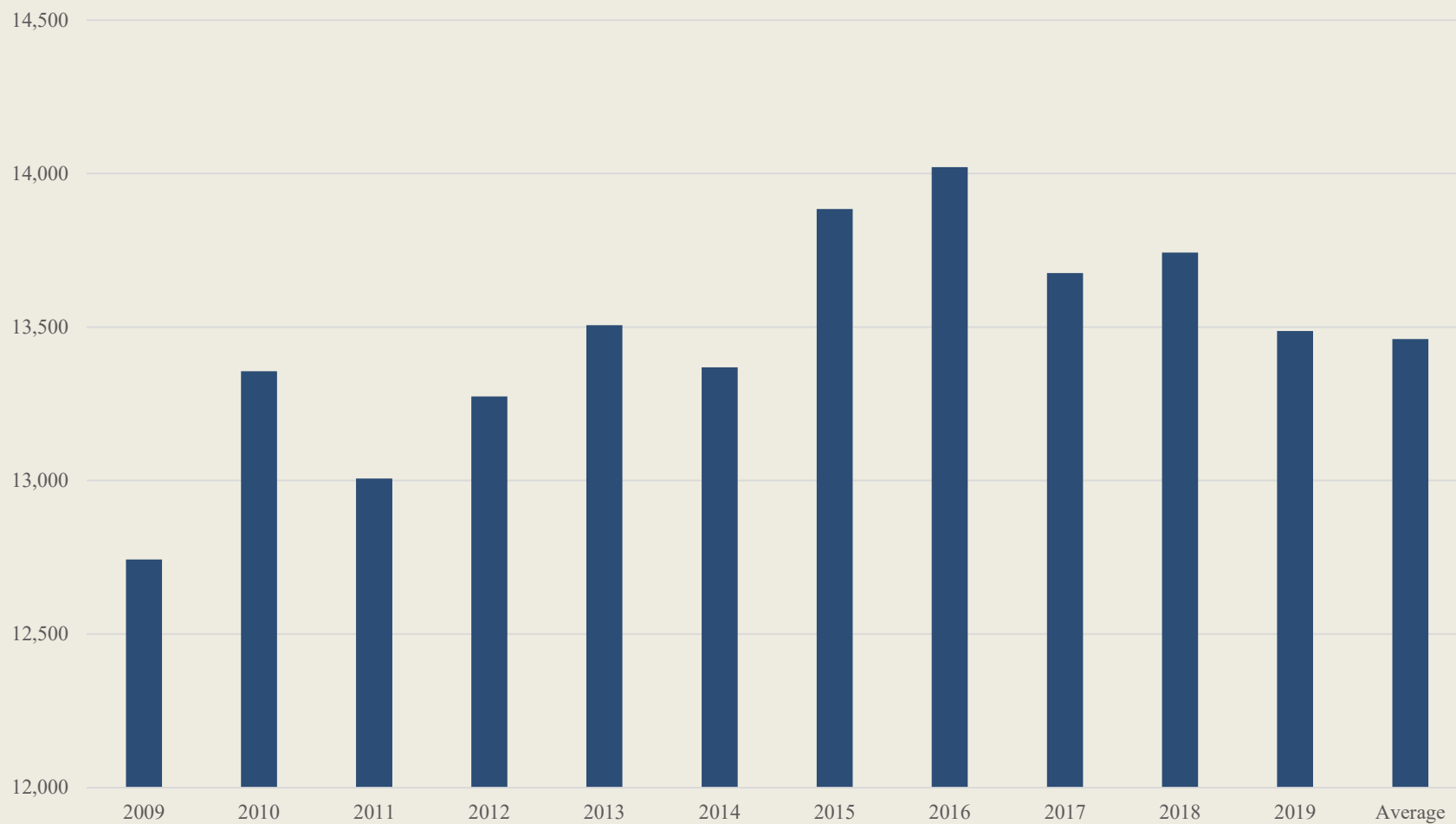




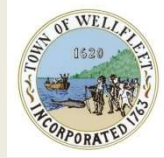
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Parking Permit Sales 2009-2019

Total Permits Issued 2009-2019



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Ocean Parking Lots Status - 2019

Total days documented	78 days
Rain days	3 days

Total Days Lots “Filled”

Cahoon Hollow	60 days
Newcomb Hollow	38 days
Whitecrest	12 days
Maguire (Lecount)	1 day



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Commercial Vehicle Highlights 2019

Total Days Monitored	14
Saturdays	11
July 2, 3 & 5	3
Total Number of Vehicles	133
Average number per day	9.5
Busiest Day – July 6 (Sat)	31 vehicles
Total Passengers	2,933
Average number per day	210

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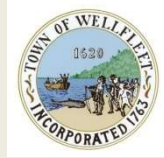


Top 10 of 29 Commercial Points of Origin

(13% points of origin were not noted)

Dennis	12	9.2%
Barnstable	11	8.4%
Harwich	10	7.6%
Chatham	9	6.9%
Centerville	6	4.6%
Falmouth	6	4.6%
Orleans	6	4.6%
Provincetown	6	4.6%
Brewster	5	3.8%
Hyannis	5	3.8%

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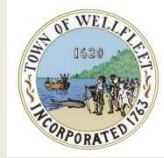


Commercial Vehicle Benefits

- **Reduces number of parking spaces required.**
- **Likely revenue source in 2020.**
- **Beachgoers notified of the rules of the beach and educated on safety issues.**
- **Keeps those that tend to consume more beverages off the roads.**

But, no Town revenue for beach use!

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Sample Times at Newcomb Hollow Beach - 2019

Number monitored	29 Days
Times there was a line	13 Days (45%)
Longest wait time	90 Minutes
Shortest wait time	10 Minutes
Average wait time	36 Minutes

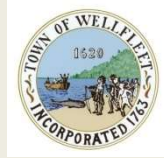


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Beach Recommendations

- **Daily data collection for Ocean Beach Parking lots**
- **Continue Whitecrest daily fee**
- **Continue credit/debit cards for daily fees. (Chip readers being added for 2020)**
- **Develop on-line system for ocean beach parking lot status**
- **Continue management of commercial vehicles - police control, reservations and pursue parking arrangements**

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Beach Recommendations continued:

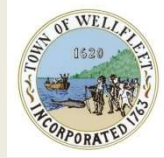
- **Continue Beachcomber town lot rental and shuttles**
- **Add parking at Mayo on grassy area**
- **Study future need for parking that could offset more loss of parking, harbor dredging and possible loss of access.**
- **Contact the Cape Cod Commission and/or a consultant to help with studying the future town parking needs that may include off-site parking**

Marina Parking

Joe Aberdale



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Marina Survey: 2018 experiences

Surveyed 430 slip/mooring holders

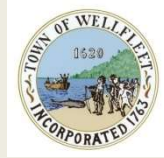
Responses 218 51% response

(18 did not use)

Pleasure craft 178 (89%)

Commercial craft 22 (11%)

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How often do you use your boat

Pleasure 1- 2 p/w (50 %) 3-5 p/w (33%)
Commercial >3 per week (daily most common)

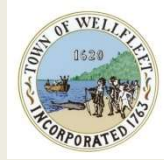
Always found a space

Pleasure 58% yes
Commercial 60% yes

How long do you park

Pleasure 3-4 hours
Commercial 5+ hours

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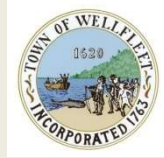


Written Comments	49
topics	28

Top 5 Topics

- **Dedicated parking for mooring/slip holders and commercial fishing - 11**
- **No problems – Fine the way it is - 5**
- **Marina staff is great - 4**
- **Use by local business users - 4**
- **Dredging - 3**

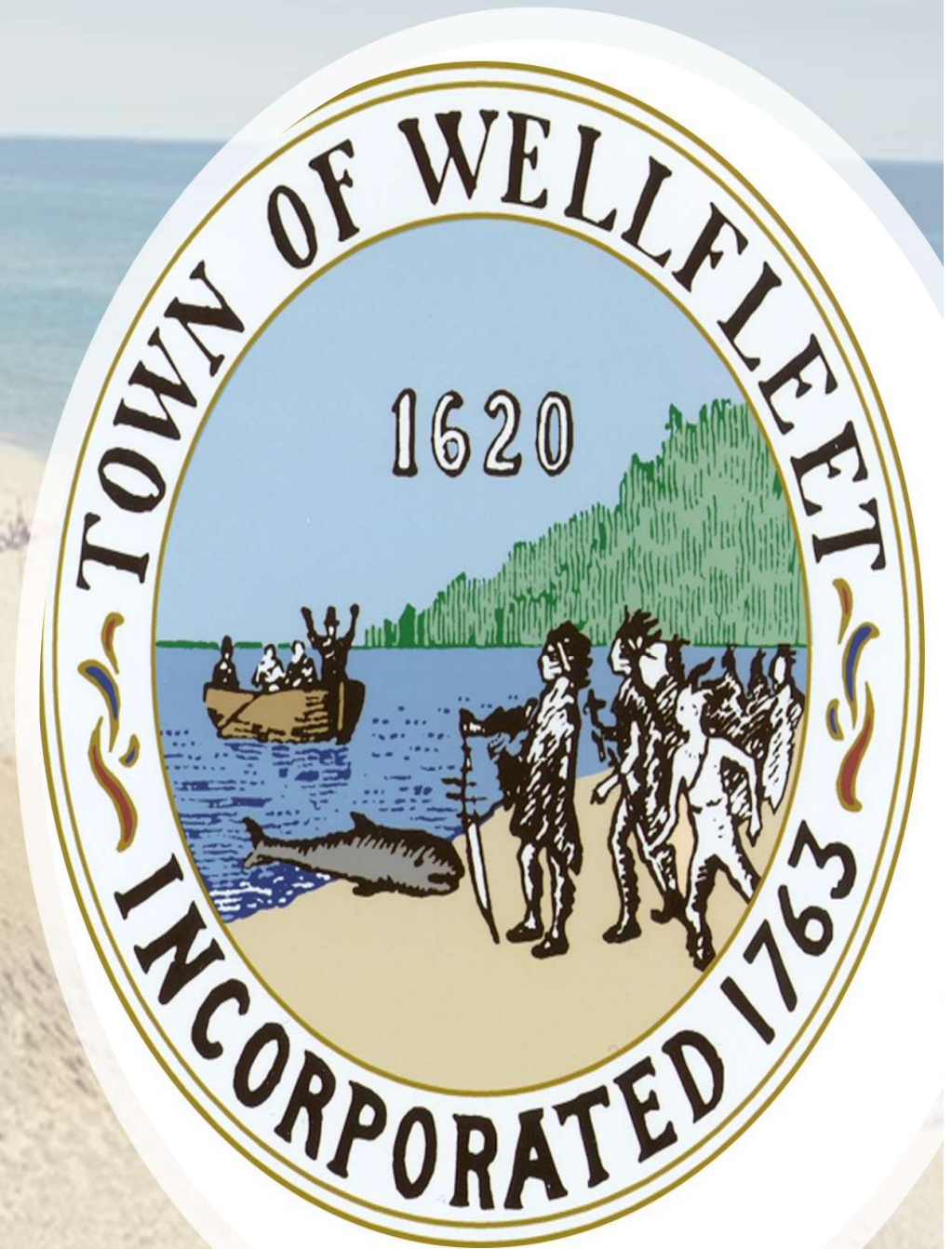
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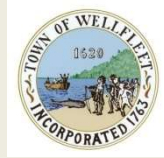
Marina Recommendations:

- 1. Consultant to maximize the number of spaces and consider parking controls for increased post-dredging marina activity**
- 2. Cautious on new parking needs**
- 3. Address commercial fishing parking needs**
- 4. Move Beach Permit office to free up spaces**
- 5. Parking signage enhancements**

**Merchants survey
of 2018
Sheila Lyons**



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Merchant Survey: Business licenses

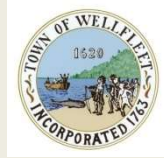
Responses (40 of 170)

Retail	20	50%
Hospitality	13	32%
Service	1	3%
Other	5	13%

Location

Downtown – Main St	12	30%
Town Pier (1/2 mile)	11	28%
Route 6	10	25%
Other	7	17 %

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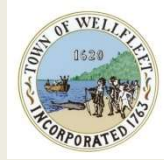
Zoning permits require parking (40)

Yes	14	35%
No	9	23%
Don't know	17	42%

Onsite parking is adequate (40)

Agree	24	60%
Disagree	8	20%
Mixed	4	10%
Have none	4	10%

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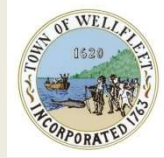
Difficult to finding parking (40)

Agree	14	35%
Mixed	12	30%
Disagree	14	30%

If employees had dedicated parking (31)

< 5 min.	26	84%
5-10 min.	6	19%

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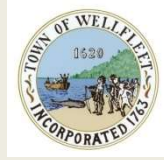
Average customer visit time – (39)

> 30 min.	12	31%
30- 60 min.	10	26%
< 60 min.	17	43%

Customers complain about parking (24)

Agree	10	42%
Mixed	3	12%
Disagree	11	46%

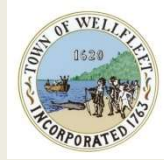
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When is parking often a problem (18)

	<u>W/d</u>	<u>W/e</u>
Before 10	-	1
10 to 2	5	6
2 to 5	5	9
After 5	4	5

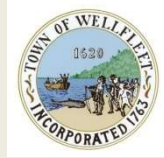
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Favor paid parking in Central District (39)

Agree	10	26%
Mixed	6	15%
Disagree	23	59%

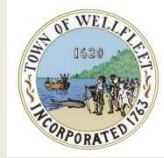
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Comments: 20 out of 40

- **No paid parking**
- **Parking is OK**
- **Concern for work force parking**
- **Consider town shuttle**
- **Others using my parking**
- **ZBA ignoring parking**

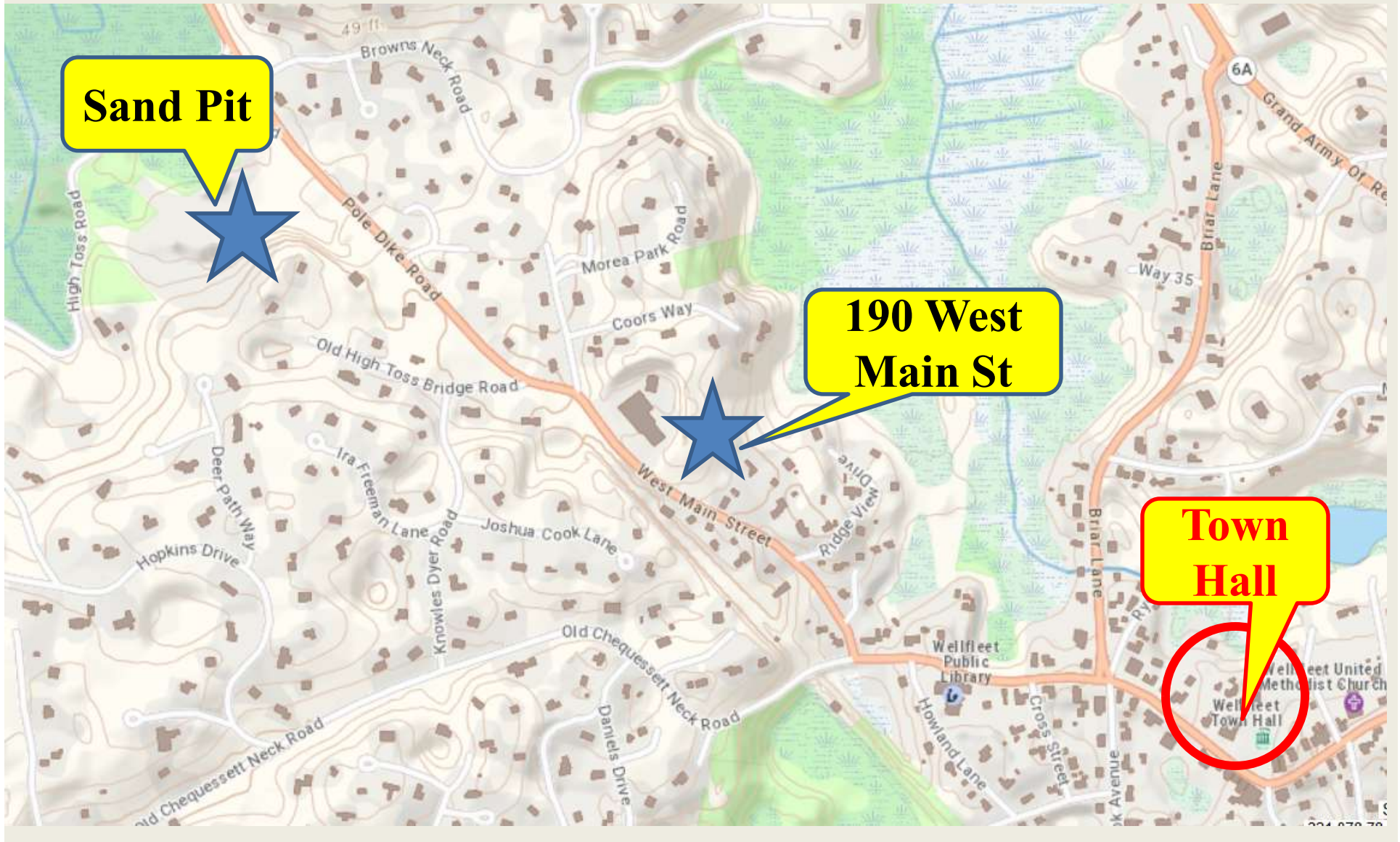
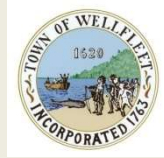
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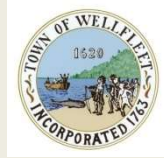
Downtown Recommendations:

- **No paid parking for public**
- **Enforce time limits**
- **Control new business needs for parking**
- **Explore reserved parking for workers**
- **No satellite parking and shuttles**

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Other Comments

Enforcement

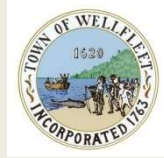
Parking ticket review – majority from beaches

Time limits

Staffing at end of Summer

Use of private parking

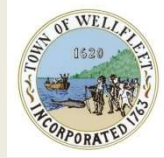
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Consolidated recommendations:

- **Work with CCNS re ocean parking & OVD**
- **Collect data**
- **Add'l parking at Whitecrest not urgent**
- **Continue WC to CH shuttle**
- **All OVD shuttle will not be used**
- **Continue commercial vehicle delivery to CH**

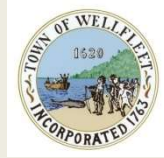
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Consolidated recommendations:

- **Consultant for Marina Parking**
- **Be cautious for new parking**
- **Move Beach Permit office from Marina**

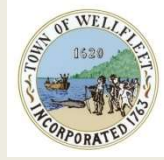
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Consolidated recommendations:

- **No downtown paid parking**
- **Parking time limits enforced**
- **Cautious about new parking needs**
- **Manage enforcement staffing for end Summer**
- **Consider parking on grassy area at Mayo**

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Rely on recommendations from staff

Acquire parking areas

Think Parking!

parkingtaskforce@wellfleet-ma.gov