

## WELFLEET PARKING TASK FORCE II

Wellfleet SelectBoard

February 25, 2020

Members were – Joe Aberdale, Wayne Clough (Clerk), Dale Donovan (Vice Chair), Bruce Katcher, Sheila Lyons, Dan Murray, Ginny Parker, Wil Sullivan, and Dennis O’Connell (Chair) Able staff advice from Suzanne Thomas (**Beach Administrator**) and staff; Chief Michael Hurley (**Police**) and staff; Michael Flannigan (**Harbor Master**) and staff; and Dan Hoort (Town Administrator) and staff.

**We are submitting these slides as part of our report to the SelectBoard**

## 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**

Stimulated by a tough July 4th, 2018 period, nine volunteer members were appointed by the SB. We have met ~ 2x per month and most meetings have been video taped .

Very broad charge which has challenged us and has caused us to focus. Town wide there are ~1150 parking spaces controlled by the town. There have been previous studies. Quickly settled in on who the experts are in Town

We concentrated on three areas which seem to operate independently, but we were made aware of the frequent cross-overs between areas. Regarding the beaches, we focused on the four Ocean beaches and did not study the other beaches. We were made aware of the concern for pond quality. There had not as many complaints about Bay/Harbor and the scope was too great to go to far everywhere

**On certain days, esp. in the summer, Wellfleet will always have more demand for parking than space. And there are special events, like parades, OysterFest and Porch Fest with great parking demands**

## Parking Task Force II



### Background

**Previous studies – 2009, 2013, 2016**

**Parking regulations exist:**

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

There is a reason we are called “II”. We were preceded by other studies in the past - 2009 was the CCNS Integrated Parking & Transit Study, 2013 was the Beach Parking Task Force (PTF), 2016 was the CC Commission Staff Report, and we had another undated report called “Identifying the Problems”.

Part of our background research was to see what rules and regulations exist. (and all of these are on the Town Website) There are:

Beach Regulations, stating essentially that purchased stickers are required at ocean, bay, harbor and pond beaches in the season, open parking at Mayo Beach and a daily fee parking option at Whitecrest, only;

General Bylaws which boil down to no parking on streets unless posted for parking and there are time limits for some locations;

Marina Regulations concerning parking protocol/regulations at the Marina; and

Zoning Bylaws that have parking requirements for private and commercial development based on expected use and staffing

## Parking Task Force II



### What did PTF II do?

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

The Town and the public are very aware of the parking challenges here. We are fortunate to have many town staff who are knowledgeable and are charged with these responsibilities. In a minute, I will show some of the testimony we took. However, we view ourselves as a temporary task force and trying to help the line-responsible persons – not replace them. – and of course advise the SB

By the time we started our Task, the most of the challenges of the 2018 season had passed, so we relied on various reports, hearsay and newspaper articles. With the help of the ubiquitous Survey Monkey, we started by collecting data. These were three major surveys from which we received very adequate response.

Ocean Beaches – from Taxpayers (year-round, Seasonal, and year-round renters). As an aside, we attempted another survey about the ocean beaches from non-taxpayers (summer visitors) but received very inadequate response – 0.8%

The Marina – from slip/mooring holders

The Merchant survey – from business license holders in town. This was deemed the best way to get responses about the downtown parking situation.

Then we decided there was more information that would be helpful to have, so we developed ways to document the situation in 2019 with observations from the professionals and ourselves – more later



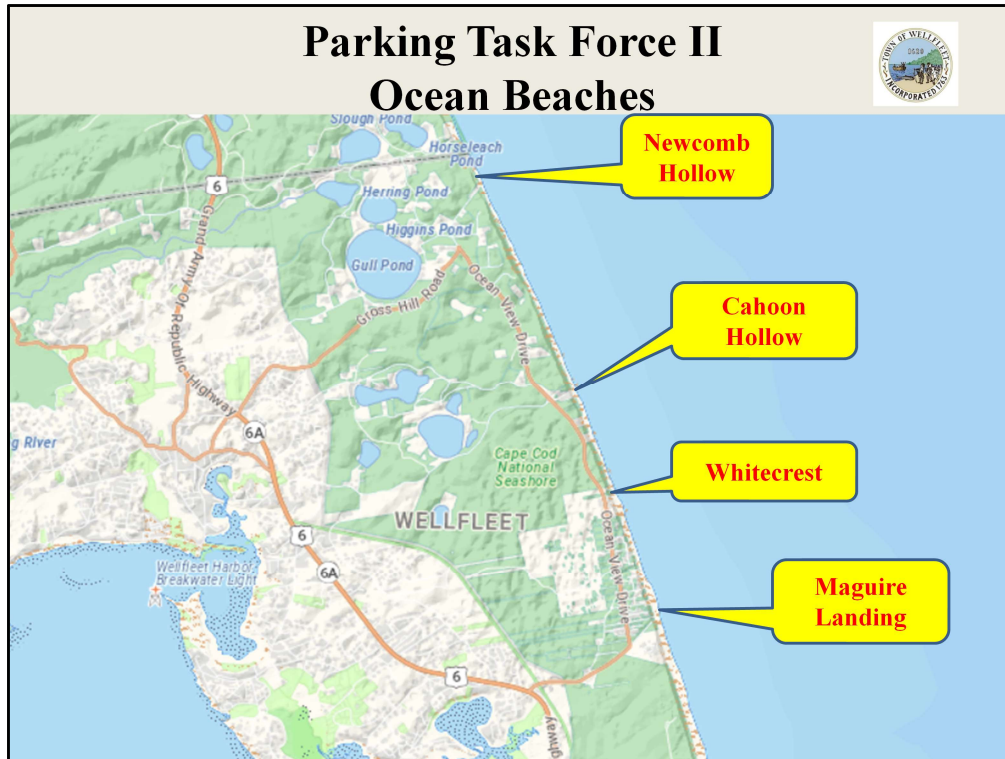
## Parking Task Force II



### 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**

( a quick read)

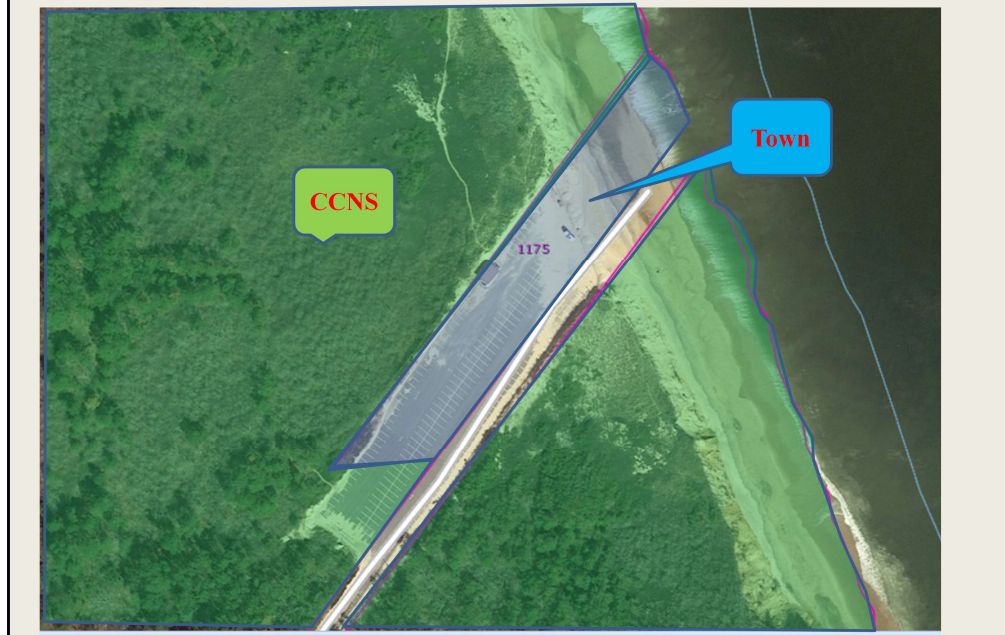


So turning to the Ocean Beaches - Town parking for the ocean beaches is maintained at these four locations. Each beach seems to have its own attributes (aka personalities) and patrons – and they do vary some by year, but habits and preferences exist

Free shuttle buses run between WC and CH and are paid for by the Beachcomber, who also lease the Town Parking area at CH.

But we thought a quick aerial tour is revealing.

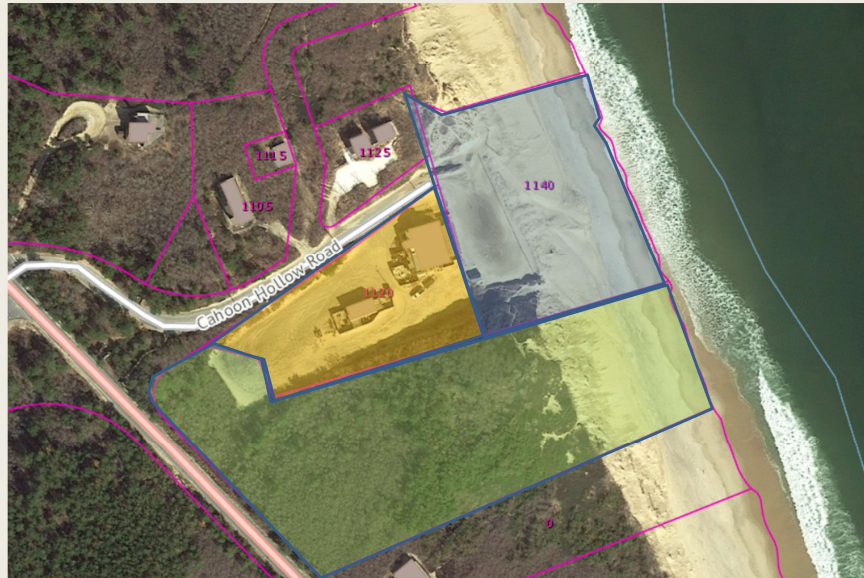
## Parking Task Force II Newcomb Hollow



The ownership of the land of our lots is of interest. (point out parking area) In this and the next three slides, the color code is: Green is CCNS, Blue is Town

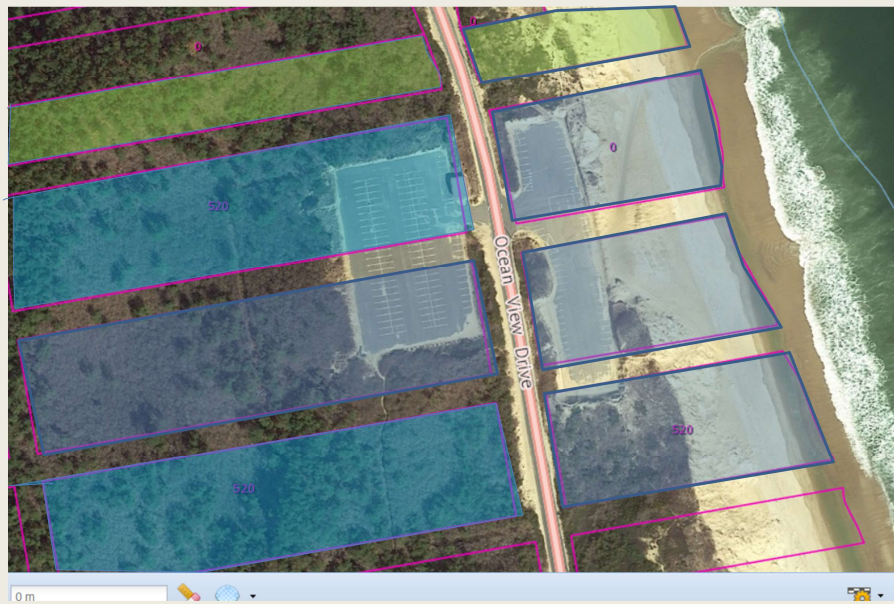
Newcomb Hollow, which seems to be the most popular/desirable parking area, is mostly on Town land, but you can see that some of the SW end parking is on CCNS land.

## Parking Task Force II Cahoon Hollow



At Cahoon Hollow, the Town owns the shore front (shown in blue) in front of the Beachcomber. BC owns the orange section and then the CCNS owns the green. The Town lot, in front of the BC, is all sand is leased to BC who controls this lot, but sticker parking is allowed, if there is space. Town parking space is approx 50 ft. to dune edge.

## Parking Task Force II Whitecrest



The existing parking area at Whitecrest can be seen under the blue shaded areas on both sides of OVD. The lot on the east (by the beach) is used for beach permit parking. The lot to the west is used for daily fee parking paid by credit/debit cards – no more cash. The proposal of a couple of years ago was to expand in the area to the west of the current western lot. ***While the PTF think this is not cost effective (needed?) today it is an option that should be continued to be studied in the event of a major loss of more Ocean Beach parking.***



## Parking Task Force II Maguire Landing (Lecount)



At Maguire Landing (aka Lecount) the Town owns only the road layout and if you look hard enough, you will observe that some of the parking area and the toilets are already on CCNS land.

It may be possible to squeeze in some more parking area along the SE side of the road near the SW end of the road by changing the parallel parking into head-on parking and expanding to the south in the road layout which would require taking down some of the trees, but the road layout limits need to be carefully considered. It is private property beyond the road limit.

## Parking Task Force II



### Analysis of Ocean Beach Lot and Parking Loss

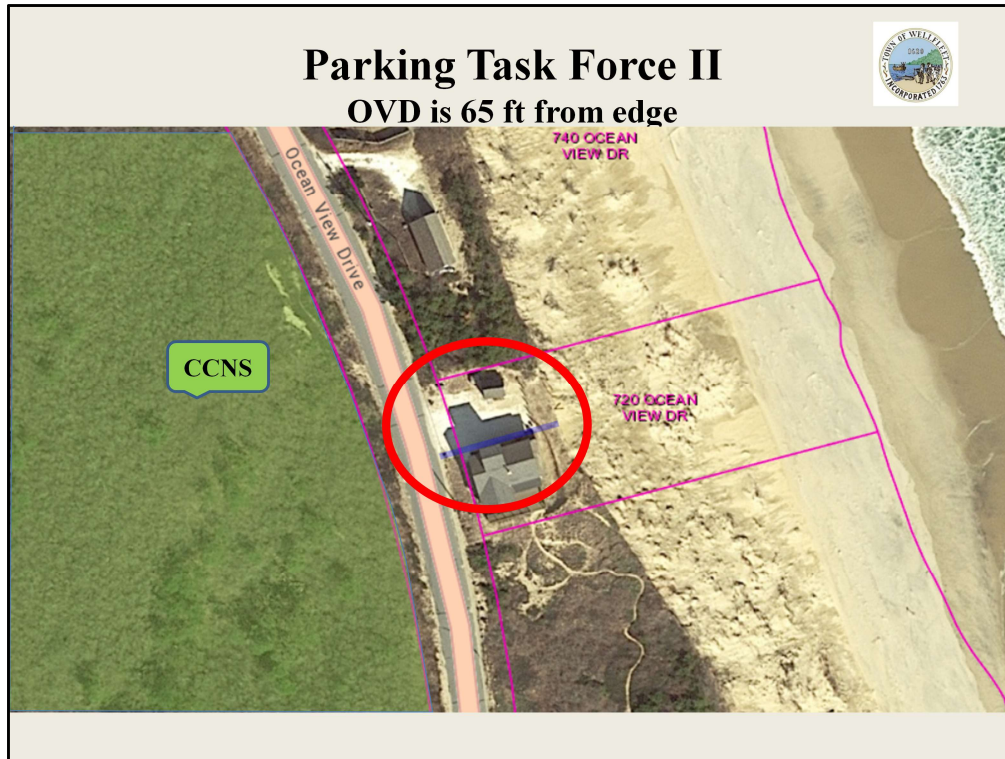
1995-2018 – 23 Years

Source - Google Earth Pro

<u>Beach</u>	<u>Ft Lost</u>	<u>Avg Rate</u>	<u>Spaces</u>
Newcomb	132	5.7	66
Cahoon	60	2.6	34
Whitecrest	76	3.3	0
Macguire	100	4.3	<u>50</u>
			150

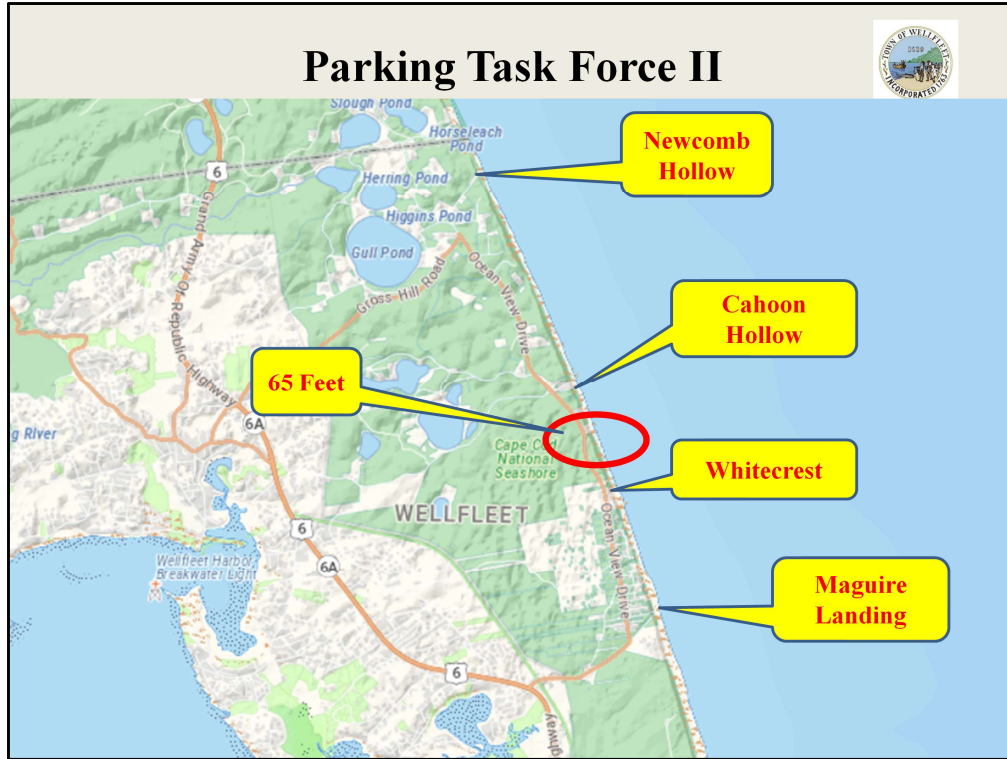
As you know, erosion is real. We did an analysis on lost dunes and parking spaces using Google Earth Pro. We compared the parking areas and parking spaces over the years of 1995 to 2018. In the 23 years identified, we lost approximately 150 parking spaces to erosion. (out of \_\_\_\_\_)





One more geographic fact before we leave the Oceanside –

Ocean side erosion rates are ~3+ ft. per year., but can vary considerably, by year. In the center of the red circle is a narrow point of the dune edge to road surface – it is about 65 feet away. In 15- 20 years, people are going to get nervous as the dune edge approaches the road surface. But also note that the CCNS has all the land on the landward side of OVD. So there is great concern about how to recover from a break in this road. But the reason to point this out is that the current shuttle service runs between WC an CH – no road, no shuttle service – leading to the question of should we do more parking at WC?



The narrow point is shown here – remember the shuttle buses run between WC and CH and it is at Whitecrest where we have an opportunity of more parking. You will see some data later where the greater parking pressure is the northern beaches - not the southern beaches

## Parking Task Force II



### **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**

These points are reasonably evident, but the overriding comment is that the Town needs to approach the CCNS to explore the Town's needs for adjacent land for parking and for OVD continuation. One additional comment, erosion rates are not constant and can be greater in a tough year.

## **Parking Task Force II**



# **Surveys of Ocean Beach Parking 2018 experiences**

**Newcomb Hollow**

**Cahoon Hollow**

**Whitecrest**

**Maguire Landing (Lecount)**

About a year ago we sent out surveys with all the property tax bills and put a survey on line, available for renters, too

Focused on Ocean beaches

## Parking Task Force II



### Ocean Beach Parking Survey:

Sent 3500 surveys with tax bills & on line

**Total Responses: Number 908 or a 26% rate**

<b>Respondents: Year-round</b>	<b>42%</b>
<b>Part-time</b>	<b>58</b>
<b>YR Renters</b>	<b>&lt;1</b>
<b>Satisfied?: Yes</b>	<b>30%</b>
<b>No</b>	<b>27</b>
<b>Mixed</b>	<b>43</b>

Surveys were mailed with the real estate taxes in January of 2019 and the town website advised that surveys were available online.

We asked a few demographic questions, but felt the most important was residency status in Wellfleet. Our profile of respondents seemed representative of the expected taxpayer profile.

The big question was "Are you satisfied with the parking at the ocean beaches?" and the results came back with an indecisive answer, but not all bad and not all good.

## Parking Task Force II



### Ocean Beach Parking Survey:

#### Where do you go? (4+ times):

<b>Newcomb</b>	<b>83%</b>
<b>Maguire</b>	<b>58</b>
<b>Whitecrest</b>	<b>44</b>
<b>Cahoon</b>	<b>43</b>

**When:**      **10 AM – 3 PM**                      **55%**

**Tide:**        **Low Tide**                                      **55%**

We asked about beach going practices – where, when, and does the tide matter?

## **Parking Task Force II**



### **Taxpayers Survey Conclusions**

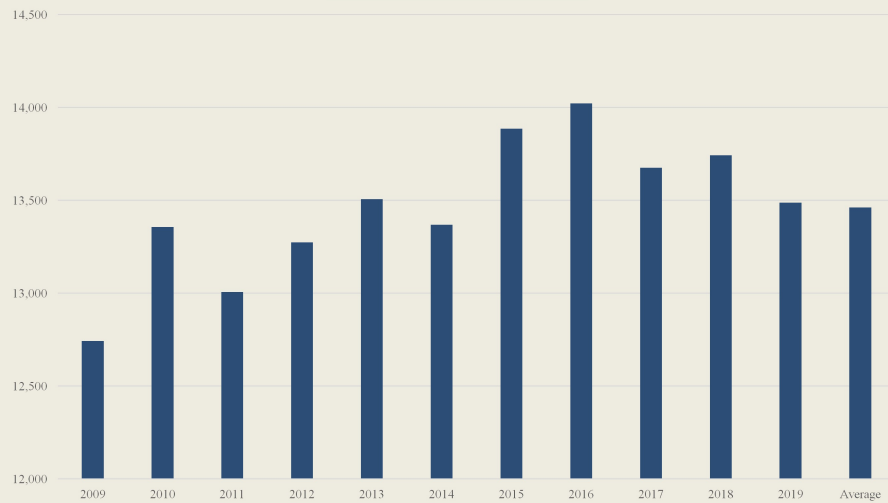
- **Mixed satisfaction with current parking**
- **High frequency of full lots during peak times**
- **Preferred times to go are 10- 3**
- **Newcomb is #1 (they seem OK to wait)**
- **Any new shuttles would be lightly used**
- **Would use internet updates**



## Parking Task Force II Parking Permit Sales 2009-2019



Total Permits Issued 2009-2019



Comment about Trend and types – Revenue

**Permit sales have ranged between 12,750 to 14,000 the past ten years . The average is about 13,400.**

**The type of permits sold does vary year to year.**

## Parking Task Force II



### Ocean Parking Lots Status - 2019

<b>Total days documented</b>	<b>78 days</b>
<b>Rain days</b>	<b>3 days</b>
 <b><u>Total Days Lots “Filled”</u></b>	
<b>Cahoon Hollow</b>	<b>60 days</b>
<b>Newcomb Hollow</b>	<b>38 days</b>
<b>Whitecrest</b>	<b>12 days</b>
<b>Maguire (Lecount)</b>	<b>1 day</b>

Much of the data that you are about to see did not exist for 2018 when we started our work, so we worked with the Beach and Police Departments to develop systems to collect a lot of information about 2019. (recognize Wayne’s work)

Total days documented were the parking permit season

“Filled” means at one point during the day – not necessarily all day

Lots filled – CH = 77%, NH = 49%, WC = 15% and M/L = 1.2%  
CH has an overflow parking area called WC

## Parking Task Force II



### Commercial Vehicle Highlights 2019

<b>Total Days Monitored</b>	<b>14</b>
<b>Total Number of Vehicles</b>	<b>133</b>
<b>Busiest Day – July 6 (Sat)</b>	<b>31 vehicles</b>
<b>Total Passengers</b>	<b>2,933</b>

Intro of Commercial Vehicle – note only to CH

**Busiest Day-Saturday July 6<sup>th</sup>**

## Parking Task Force II



### Commercial Vehicle Benefits

- Reduces number of parking spaces required.
- Planned 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, previously no revenue for beach use!**

**Assuming three passengers per vehicle approximately 1,000 spaces were freed up on Saturdays and Holidays for Permit Holders and revenue producing daily parkers.**

## Parking Task Force II



### 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%)

## Parking Task Force II



### 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

## Parking Task Force II



### Merchant Survey: Business licenses

<u>Responses</u>	<u>(40 of 170)</u>	
Retail	20	50%
Hospitality	13	32%
Service	1	3%
Other	5	13%
<u>Location</u>		
Downtown – Main St	12	30%
Town Pier (1/2 mile)	11	28%
Route 6	10	25%
Other	7	17 %

PTF sent out 170 surveys to the Town listing of business licenses in Wellfleet  
40 responses were returned – 24% response, but we know that some respondents have more than one business, but probably not a material number  
The nature of the business was split  
The location of the businesses was varied



## Parking Task Force II



### Onsite parking is adequate (40)

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

### Zoning permits require parking (40)

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

## Parking Task Force II



### Difficult to find parking (40)

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

### Employees would use dedicated parking (31)

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

Our employees and customers have difficulty in finding parking – 40 responses

If our employees had reserved parking elsewhere, they would use it – 31 responses, but it needs to be close.

## Parking Task Force II



### When is parking often a problem (18)

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

When is parking a problem – 18 responses

Midday is the most likely time to be a challenge

## Parking Task Force II



### Favor paid parking in Central District (39)

<b>Agree</b>	<b>10</b>	<b>26%</b>
<b>Mixed</b>	<b>6</b>	<b>15%</b>
<b>Disagree</b>	<b>23</b>	<b>59%</b>

We asked "To encourage turnover, I would be in favor of timed paid parking fees in the Central District" -- 39 responses

## Parking Task Force II



It is safe to say there are no easy new parking opportunities near parking needs. If we want to establish shuttle system to remote parking, that will be a big step and we should be carefully understood before doing such.

There is little possibility for more Town Owned parking near downtown. We examined two areas near downtown – 1.) 190 West Main Street (town side of DPW) – Cloudy title – 0.5 miles from Town Hall – poor walking conditions and 2.) the sand pit – 0.9 miles from Town Hall, again poor walking conditions

## Parking Task Force II



### Other Comments

**Parking ticket review - 92% from beaches**  
**2019 tickets up 46% - Revenue up 59%**  
**25% tickets ignored**

### Enforcement

**Time limits – increases turnover**  
**Staffing short in late Summer**  
**Use of private parking**

Beach tickets (92%) – 390 to 556 (42%)      Total tickets 420 to 612 (46%)

70%-80% of parking violations that are appealed are waived. Primary reason for appeal is no signage or confusing signage.

## Parking Task Force II



# Think Parking!

[parkingtaskforce@wellfleet-ma.gov](mailto:parkingtaskforce@wellfleet-ma.gov)

Wellfleet works to accommodate – comments about expensive, unfriendly, and sharks. We have special and beautiful resources we need to protect, and share graciously

A consolidated message is to “Think Parking” – and safety must be achieved