CAPE COD COMMISSION

3225 MAIN STREET
P.O. Box 226
BARNSTABLE, MA 02630
508-362-3828
FAX: 508-362-3136

Wellfleet Parking Study

Final Report

by the

Cape Cod Commission

Transportation Staff

Armando J. Carbonell, Executive Director
Robert L. Mumford, Transportation Program Manager
Lev A. Malakhoff, Senior Transportation Engineer
Paul S. Tilton, Transportation Engineer
David E. Clark, Traffic Engineer
Priscilla N. Leclerc, Transportation Planner
Priscilla Prahm, Transportation Secretary

February 1995

Prepared in Cooperation with the Executive Office of Transportation & Construction, the Massachusetts Highway Department, and the U.S. Department of Transportation, Federal Highway Administration.

ACKNOWLEDGEMENTS

The Cape Cod Commission transportation staff would like to thank the Federal Highway Administration (FHWA), the Massachusetts Highway Department (MHD), and the County of Barnstable for the providing the funding and support for this important transportation planning activity. The following individuals and organizations were instrumental in helping us conduct this work:

Mr. James J. Kerasiotes, Secretary, Executive Office of Transportation & Construction (EOTC)

Ms. Laurinda T. Bedingfield, Commissioner, MHD

Mr. William Steffens, Deputy Commissioner, MHD

Mr. Dan Beagan, Director, Bureau of Transportation Planning and Development (BTP&D)

Mr. David Luce, EOTC, BTP&D

Mr. Richard St. Laurent, EOTC, BTP&D

Mr. Edward Silva, FHWA

Cape Cod Commission

Cape Cod Joint Transportation Committee

Thanks are also extended to the local town officials of Wellfleet for their input and direction during the course of the study, in particular Mr. Ira Wood and Ms. Cynthia Paine, Wellfleet Selectmen and Mr. Richard Rosenthal, Wellfleet Chief of Police. Also, thanks to Mr. Barry E. Wante, Police Sergeant Keene, NH Police for his input on the feasibility of developing a parking brochure.

Special thanks are extended to our 1994 seasonal traffic counting technicians Michael Fisher and Joe Czapiga. The technicians were involved in many tasks including the collection of all parking data, data entry, and generating ideas and solutions throughout the study.

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INTRODUCTION

The Cape Cod Commission has performed a Parking Study of the downtown business area for the Town of Wellfleet. The study was requested by the Wellfleet Board of Selectmen in a letter dated June 8, 1994 which is included in the Appendix. The results of this study suggest both short-term and long-term improvements to the existing parking availability to the visitors and customers to the town.

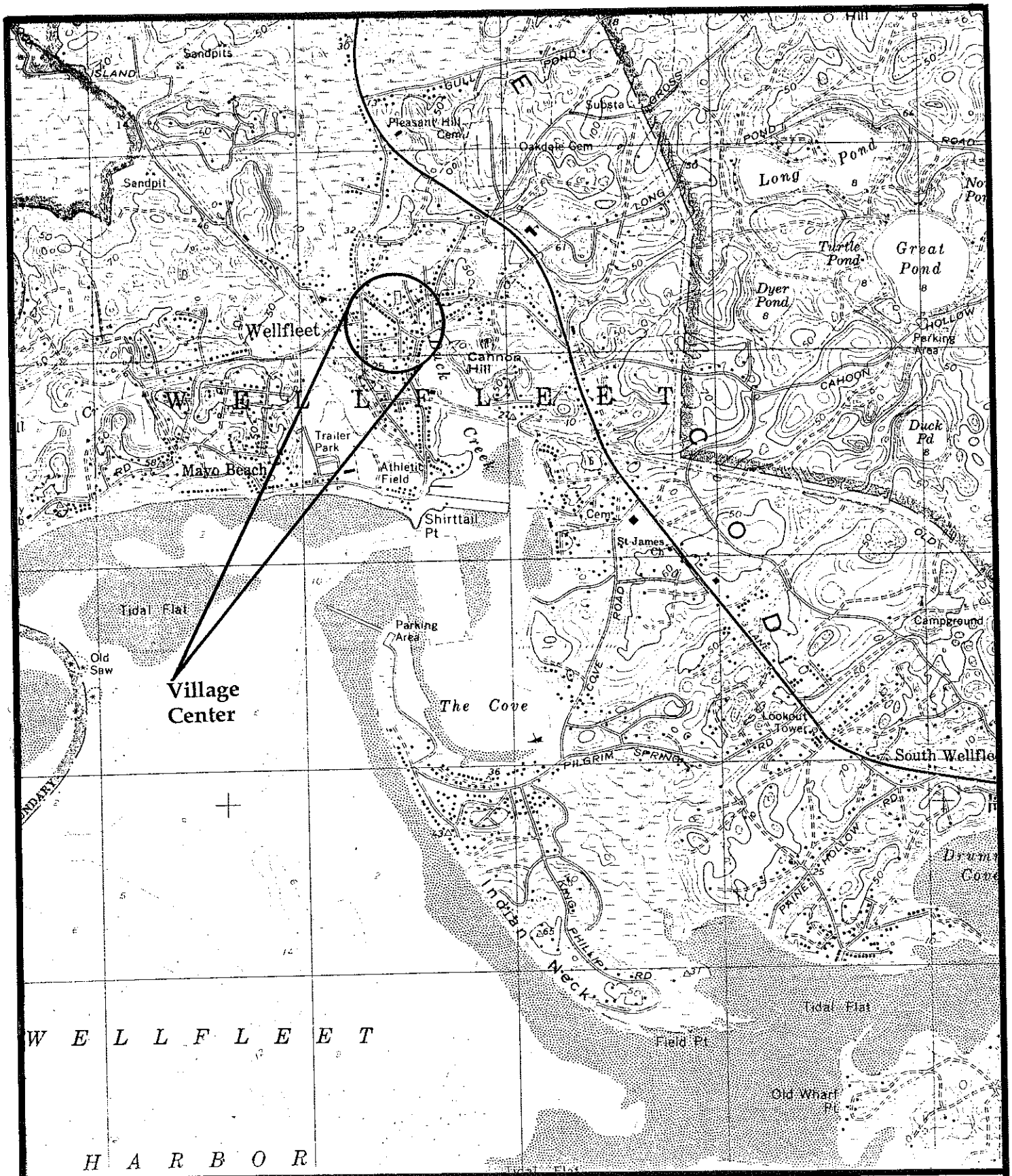
The study area includes all lots enclosed by a loop formed by Holbrook Avenue, Main Street, and Commercial Street. West Main Street from Briar Lane to the town library is also included in the study area. Figures 1 and 2 illustrates the location of the study area and the roadways borders. Table 1 lists the existing supply of available parking for all businesses and public areas within the study area.

DATA COLLECTION AND METHODOLOGY

An inventory of the location and number of available parking spaces was conducted and the utilization of available spaces were documented. Parking lot supply volumes and usage inventories were collected during the months of July and August 1994. Three different types of days were chosen to collect data: a sunny Saturday, a sunny weekday, and a light rain/overcast weekday. These days were chosen because each day is expected to experience a different parking demand. Three different methods were used to determine the total available spaces and their use - Parking Inventories, Parking Accumulation and Duration Studies.

Parking Inventories gather information on the existing parking supply. These inventories usually include the number of parking spaces and their locations, time and vehicle restrictions on use of parking spaces, and the type of parking facility. For the Wellfleet study, the inventory was completed on foot by counting and noting curb spaces and applicable time restrictions in addition to the recording of the location, type, and practical supply of all off-street parking facilities. Practical supply is the capacity which can be realistically expected to be fully utilized by the existing supply of parking spaces. As practical supply is approached, inefficiencies in the system increase with more search time and vehicle cruising. The practical supply of a parking facility is always less than the total supply, traditionally for parking lots that has a two hour limit, practical supply is 90% of the total parking supply.

Parking Accumulation and Duration Studies help identify the total parking needs and to evaluate existing time restrictions. Parking accumulation is the total number of vehicles parked at any given time. Parking duration is the length of time that an individual vehicle remains parked. For the Wellfleet parking study the technique used in observing accumulation and duration characteristics of the existing lots is through the observation of license plates. At regular 30 minute intervals license plate numbers were recorded of vehicles occupying a parking space. Also, license plates were recorded as vehicles entered and exited the lots. From the collected data, the accumulation and duration rates for each lot were determined.



	DOWNTOWN WELLFLEET PARKING STUDY REPORT	**SCALE: 1:24,000**
DATE: SEPTEMBER 1994	**Figure 1**	**LOCUS MAP**

Table 1: Wellfleet Existing Parking Supply

			Public			Private			
	Business	Type of Lot	Actual	Approximate	Handicapped	Actual	Approximate	Handicapped	Total
15	Eccentricity Clothing	Curb parking							0
17	Antique Shop	Curb parking + Driveway					1		1
18	Nickerson Funeral Home	Curb parking + Driveway					1		1
19	Cape Cod Five Cents Savings Bk.	Curb parking + Surface lot					6		6
21	Our Lady of Lourdes Church	Curb parking (see item 20)							0
23	The Chocolate Sparrow	Curb parking							0
24	The Secret Garden Gifts	Curb parking							0
25	The Lighthouse Pub	Curb parking							0
26	Abiyoyo T-Shirts/Impressions	Curb parking							0
28	Wellfleet Spirits Shop	Curb parking							0
29	A.I.M. Thrift Shop	Curb parking							0
30	News Paper/Magazine Shop	Curb parking							0
34	Puritan Clothing	Curb parking							0
35	Compass Real Estate	Curb parking							0
39	John Mulcahy Gallery & Home	Curb parking							0
46	Pottery Studio	Curb parking							0
50	Adams Lodge	Curb parking							0
52	Old Fire House	Curb parking							0
59	Lightwater Gallery	Curb parking							0
71	Brehmer Graphics Gallery	Curb parking							0
74	Ryan Studios	Curb parking							0
75	The Americana Country Shop	Curb Parking (6'x90')					4		4
	Total On-Street Curb Parking	Public Curb Parking		26	2				28
1	Harbor Freeze	Surface lot (Paved)					20		20
2	Bait & Tackle Shop	Surface lot (Paved)				12			12
3	Captain Higgins Rest.	Surface lot (Paved)				31			31
5	Beach Parking	Surface lot (Paved)	80		5				85
8	Wellfleet Public Library	Surface lots (Paved/Unpaved)	33		2				35
13	Left Bank Gallery/Chequessett Village Real Estate	Surface lot (Paved)				7		1	8
20	Surface Lot for OLOL Church	Surface lot (Paved)	48		2				50
31	Wellfleet Town Hall	Surface lot (Paved)	93	10	3				106
40	Well. United Meth. Church	Surface lot (Paved)				36		2	38
43	First Congressional Church	Surface lot (Paved)	38		2				40
58	Mid-Cape Home Centers	Surface lot (Paved)				17		1	18
69	Bensan Young & Downs Ins.	Surface lot (Paved)				8			8
70	The Flying Fish Cafe	Surface lot (Paved)				16			16
4	Wellfleet Harbor Actors Theater	Surface lot (Unpaved)				5			5
6	Bomb Shelter Pub/Rest/Bookstore	Surface lot (Unpaved)					30		30
9	Kelly's Flowers	Surface lot (Unpaved)					8		8
10	West Main Books	Surface lot (Unpaved)				4			4
12	Pickety By The Sea Pottery	Surface lot (Unpaved)					6		6
16	Clothing Outlet (Stores	Surface lot (Unpaved)					6		6
22	The Fox's Den Gifts	Surface lot (Unpaved)				3			3
27	Aesop's Tables Restaurant	Surface lot (Unpaved)					5		5
33	Lema's Market/Wellfleet Pharm.	Surface lot (Unpaved)					10		10
36	Wellfleet Art Gallery	Surface lot (Unpaved)					2		2
37	Blackwater Studio	Surface lot (Unpaved)					4		4
41	Hannah Clothing	Surface lot (Unpaved)					5		5
42	Swansborough Gallery	Surface lot (Unpaved)					3		3
45	V.I.P. Real Estate/Gallery	Surface lot (Unpaved)					8		8
47	Wellfleet Cycles LTD.	Surface lot (Unpaved)					4		4
48	Cherry Stone Gallery	Surface lot (Unpaved)					4		4
49	Golden Cod Gallery	Surface lot (Unpaved)					8		8
51	Old Fire House Lot	Surface lot (Unpaved)		20					20
53	Wellfleet Customs House Gallery	Surface lot (Unpaved)					10		10
54	Upper Crust Pizza/Nachos	Surface lot (Unpaved)					4		4
55	Eclectic Co.	Surface lot (Unpaved)					10		10
56	Cove Gallery	Surface lot (Unpaved)					4		4
57	Left Bank Gallery/Potters Room	Surface lot (Unpaved)					3		3
60	Bayside Lobster Hut	Surface lot (Unpaved)					50		50
61	Mooney Fuel & Grain	Surface lot (Unpaved)					20		20
62	Bradford House	Surface lot (Unpaved)					11		11
63	Rebound Sports/Wellfleet Art	Surface lot (Unpaved)					3		3
64	Depot Cafe/Woods Realty	Surface lot (Unpaved)					7		7
65	Blue Heron Gallery	Surface lot (Unpaved)					10		10
66	Laughing Hearts Acupuncture	Surface lot (Unpaved)					8	1	9
67	Bank Square	Surface lot (Unpaved)					20		20
68	The Wellfleet Collection	Surface lot (Unpaved)					3		3
72	The Holden Inn	Surface lot (Unpaved)					12		12
73	Wellfleet Pottery	Surface lot (Unpaved)					5		5
32	Hatch's Fish Market/Fruit	Use Town Hall Lot							0
38	Wellfleet Historical Society	Use Town Hall Lot							0
7	Wellfleet Marine Corporation	No Available Public Parking							0
11	Rose's Auto Service	No Available Public Parking							0
14	Nynex	No Available Public Parking							0
	Wellfleet Harbor/Marina/Pier Lot	Public Parking on Pier	557		12				569
44	Empty Lot Behind First Congressional Church	No Public Access, Future Possibilities							
		Totals	849	56	28	139	315	5	1392

EXISTING CONDITIONS

From the parking inventory, the total number of public and private available parking spaces in the study area is 1392 spaces. With the exception of one privately owned lot, there is no charge for parking in the study area. The breakdown of these parking spaces are as follows:

Public Parking Supply

Town owned or leased lots
The town of Wellfleet owns or leases four off-street parking lots in the study area where visitors and customers to the downtown area may park for free. These include:

- Town Hall Lot (106 spaces)
- Old Firehouse Lot (20 spaces)
- Our Lady of the Lourdes Church Lot (seasonal lease) (50 spaces)
- First Congregational Church Lot (by agreement) (40 spaces)

In addition, three public lots are within the study area that are not encouraged for use by downtown patrons. These were not analyzed during this study of downtown lots.

- Wellfleet Public Library (35 spaces)
- Mayo Beach (85 spaces)
- Harbor Lot (569 spaces)

Town Hall Lot
The Town Hall lot is located directly behind the Town Hall near the intersection of Main Street and Bank Street. The lot is bounded by the businesses of Aesop's Tables Restaurant and Hatch's Fish Market to the west and by Puritan Clothing to the east. There are two driveways that provide shared access and egress to the lot. Figure 3 shows the layout of the Town Hall lot.

The lot has a total of 106 parking spaces, 96 of which are marked. The lined parking spaces are divided into three categories: town official, short-term, and long-term. Eleven spaces are designated for town officials only, 18 are designated for 30 minute parking, and 64 are designated for two hour parking. The lot has three spaces designated for handicapped use only. Both town officials and the general public currently utilize an unpaved area in the rear of the lot for parking adding approximately ten parking spaces available within the lot.

Old Firehouse Lot
The Old Firehouse lot is located next to the old firehouse on Commercial Street near the intersection of Commercial Street and Bank Street. The lot is bounded by the old firehouse building to the west and residential property on the east. The lot is approximately a quarter of a mile south of Town Hall. There are no defined driveways for the unpaved, gravel lot. The general public may utilize the lot. Figure 4 shows the layout of the Old Firehouse lot.

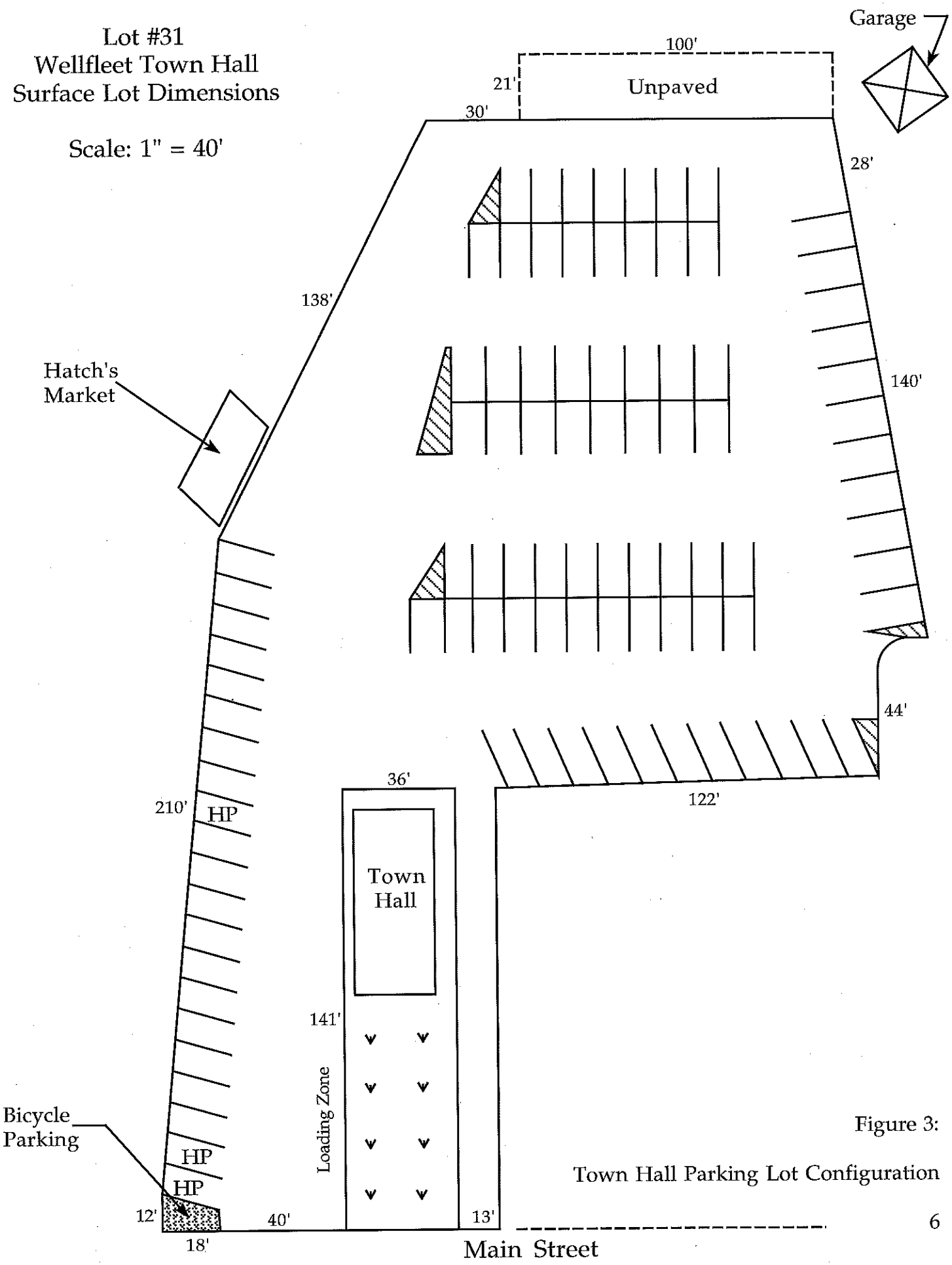


Figure 3:

Town Hall Parking Lot Configuration

Lot #51
Old Firehouse Lot
Surface Dimensions

Scale: 1" = 40'

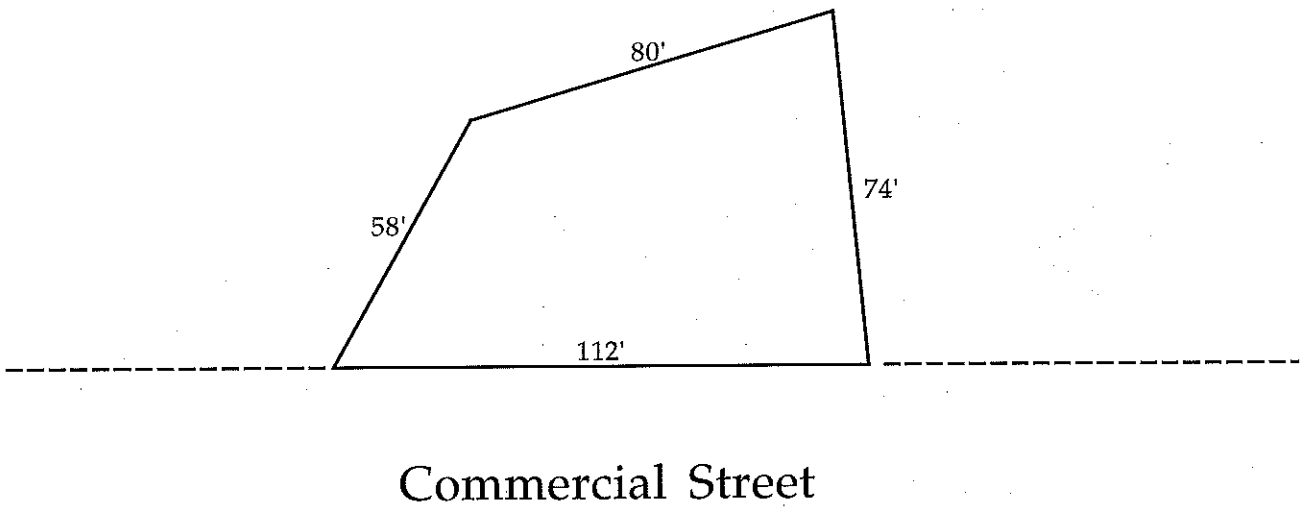


Figure 4:

Old Firehouse Parking Lot Congfiguration

The Old Firehouse lot has approximately 20 spaces.

Our Lady of the Lourdes Church Lot
The Our Lady of the Lourdes Church lot is leased by the town to provide parking to customers and visitors to the downtown area during the summer season. Usage is generally discouraged during times when services are being held. The lot is paved, however no parking stall markings are visible with the exception of the handicapped spaces. It appears that at one time the lot was marked but over time most of the markings have been worn away while some markings are barely visible. Figure 5 shows the layout of the Our Lady of the Lourdes Church lot with the approximate location of parking markings.

The lot has approximately 48 spaces and 2 handicapped spaces.

First Congregational Church Lot
The First Congregational Church lot allows public parking except during times when services are being held. Public parking, although permitted, is not advertised. Figure 6 shows the layout of the First Congregational Church lot. The lot is approximately a quarter of a mile east of Town Hall.

The lot is paved with painted markings delineating 38 parking spaces and 2 handicapped spaces.

On-street Parking
The town of Wellfleet allows curb parking on Main Street between Holbrook Drive and Bank Street. All spaces have a two hour time limit. There are 579 linear feet of designated parking spaces. There are no defined parking spaces, except for the 2 handicapped spaces. Although the total supply of the curb parking varies depending on the type and length of vehicles, field observations have shown that between 25 and 28 vehicles may park on the street. Figure 7 shows the layout of the curb parking with existing curb cut locations and pedestrian crossings.

Private Parking Supply

Private Business Lots
These lots are used by patrons of each individual merchant. Their use is generally restricted to patrons of the merchant who owns the lot.

Field observations of the study area showed that 45 of the 74 business offer private parking for their patrons or employees. The study area has a total of approximately 459 private parking spaces.

Lot #20
Our Lady of the Lourdes Church
Surface Lot Dimensions

Scale 1"= 40'

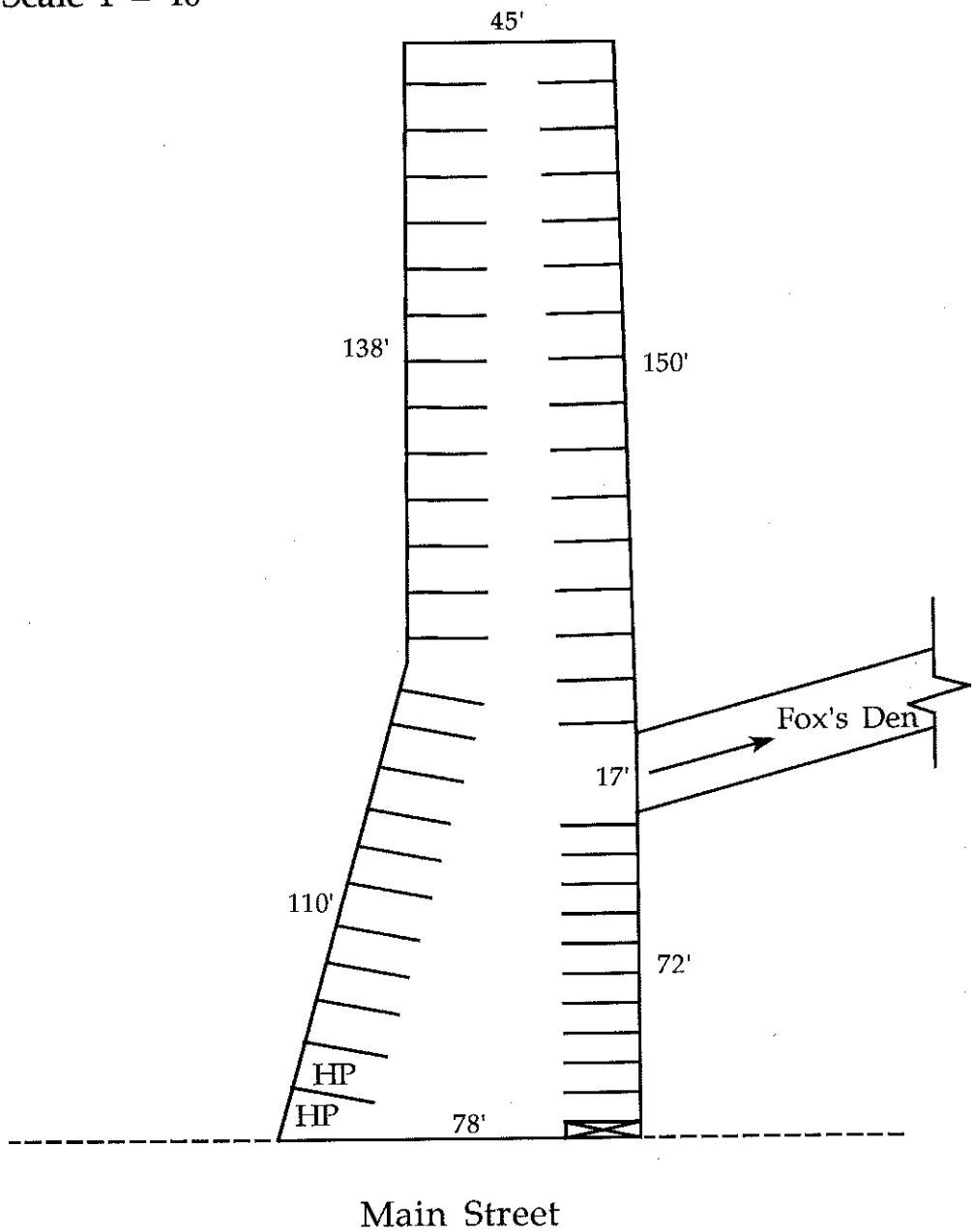


Figure 5:

Our Lady of the Lourdes Church Parking Lot Configuarion

Lot #43
First Congrational Church
Surface Lot Dimensions

Scale: 1" = 40'

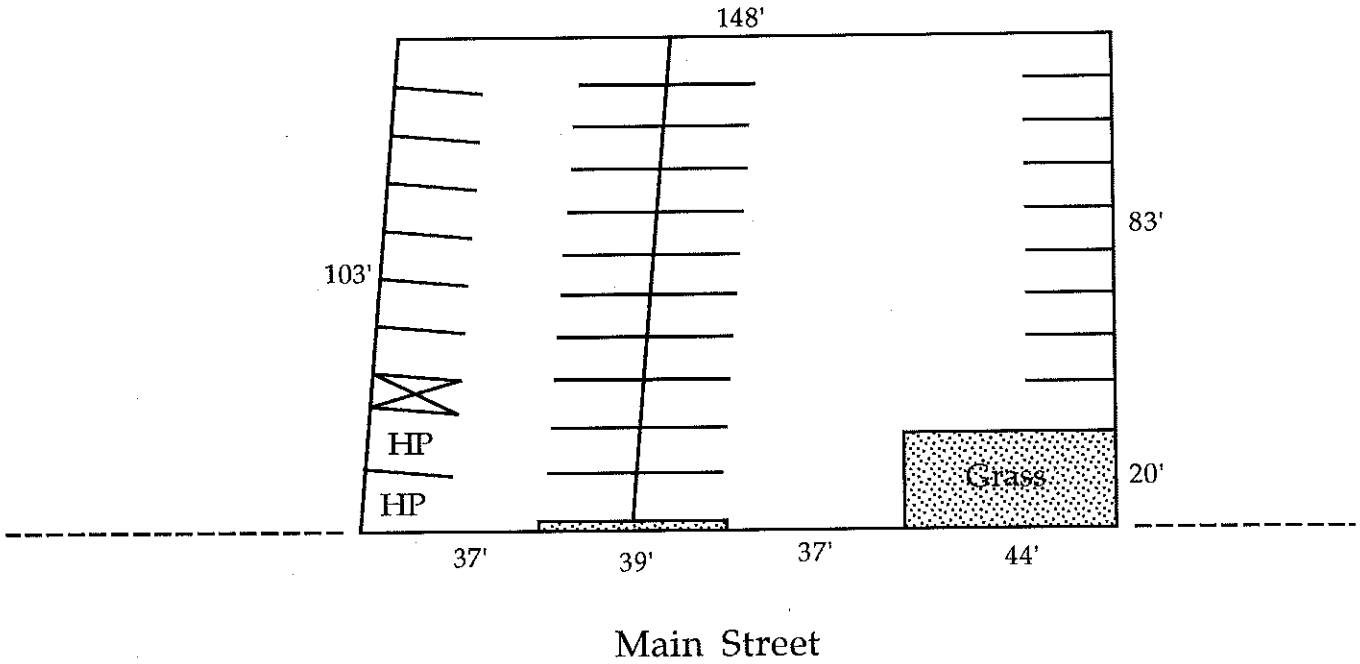


Figure 6:

First Congregational Church Parking Lot Configuration

OBSERVED PARKING DEMAND

Based on field visits to the immediate downtown area, the four public parking lots and street parking are shaded in Figure 2. It includes a total of existing parking supply of 244. These are composed of 11 spaces designated for town employee use during 8:00 am to 4:00 pm, 9 handicapped spaces, and 224 public spaces. Of the 224 public spaces, 18 have a 30 minute time limit, 102 have a two hour time limit, and 104 have no time limit.

Parking Accumulation and Duration

The parking accumulation studies were performed on three separate days - Saturday July 29, 1994; Friday August 5, 1994; and Wednesday August 17, 1994 from 8:00 am to 3:00 pm. Field observations indicated that after 3:00 pm, the demand dropped off significantly. These days were chosen because each day exhibited a different type of scenario:

- July 29 - Typical Saturday
- August 5 - Typical sunny weekday (beach day)
- August 17 - Rainy weekday

The day with the most demand is the rainy weekday when most people appear to go shopping instead of the beach. The peak demand for parking occurred from 11:00 AM through 2:00 PM. From the data collected, the least demand for parking occurred on Saturday. However, the peak period on Saturday is consistent with the peak period of weekdays. An analysis of how each public parking facility was used throughout the day follows.

Individual Lot Observations

Overall, the parking supply is greater than the parking demand in the immediate downtown area. Occasionally, especially during inclement weather, the three main parking areas in the downtown area are fully utilized (Town Hall Lot, Our Lady of the Lourdes Church Lot, and On-Street Curb parking). However, even when these three areas are full, the Old Firehouse and the First Congregational Church lots remain under utilized. The peak period for parking demand was observed to be between 9:30 and 11:30 am on sunny days and between 11:00 am and 2:00 pm on overcast and rainy days. Table 2 contains the parking demand summary for the three days.

Figures 8 through 12 graphically show the use of the public parking lots on the days data was collected. Figure 8 is a Daily Parking Accumulation Profile for Public Lots. This figure includes data for the Town Hall, Our Lady of the Lourdes, On-Street Curb, Old Firehouse, and First Congregational Church parking areas. Figures 9 and 11 presents the Daily Parking Accumulation Profiles for the Town Hall and Our Lady of the Lourdes Church parking lots. Figures 10 and 12 presents the Daily Parking Accumulation Profiles for the On-Street Curb, Old Firehouse, and First Congregational Church parking areas.

Table 2: Hourly Parking Accumulation Summary

Saturday	Town Hall	OLOL	Curb	Firehouse	Cong. Church	Total
8:00 AM	22	4	14	0	2	42
8:30 AM	36	8	18	0	2	64
9:00 AM	61	7	20	18	5	111
9:30 AM	74	17	24	18	3	136
10:00 AM	81	17	26	13	2	139
10:30 AM	86	46	25	6	4	167
11:00 AM	91	49	27	6	3	176
11:30 AM	79	58	28	9	3	177
12:00 PM	65	53	21	8	3	150
12:30 PM	52	49	24	6	3	134
1:00 PM	58	39	24	8	2	131
1:30 PM	53	35	25	4	2	119
2:00 PM	52	28	26	5	1	112
2:30 PM	49	24	22	7	2	104
3:00 PM	59	22	21	11	2	115
Sunny Weekday	Town Hall	OLOL	Curb	Firehouse	Cong. Church	Total
8:00 AM	29	9	16	4	5	63
8:30 AM	42	15	18	4	5	84
9:00 AM	67	16	25	15	6	129
9:30 AM	82	22	26	17	2	149
10:00 AM	90	25	23	22	4	164
10:30 AM	96	31	20	20	4	171
11:00 AM	101	22	21	18	5	167
11:30 AM	86	28	24	14	3	155
12:00 PM	63	25	22	11	3	124
12:30 PM	51	16	24	8	2	101
1:00 PM	75	22	25	5	4	131
1:30 PM	82	26	25	5	4	142
2:00 PM	70	18	25	3	4	120
2:30 PM	88	16	24	5	3	136
3:00 PM	88	22	22	7	3	142
Rainy Weekday	Town Hall	OLOL	Curb	Firehouse	Cong. Church	Total
8:00 AM	18	7	15	0	4	44
8:30 AM	34	10	21	0	5	70
9:00 AM	50	44	24	18	5	141
9:30 AM	65	33	26	18	3	145
10:00 AM	75	23	21	13	3	135
10:30 AM	91	28	25	2	3	149
11:00 AM	103	46	27	6	5	187
11:30 AM	101	42	27	9	4	183
12:00 PM	102	41	27	8	5	183
12:30 PM	96	45	28	6	3	178
1:00 PM	102	45	29	8	5	189
1:30 PM	98	40	27	5	4	174
2:00 PM	89	34	25	4	2	154
2:30 PM	92	35	25	5	3	160
3:00 PM	80	24	23	6	2	135

Figure 8: Parking Accumulation for Public Lots

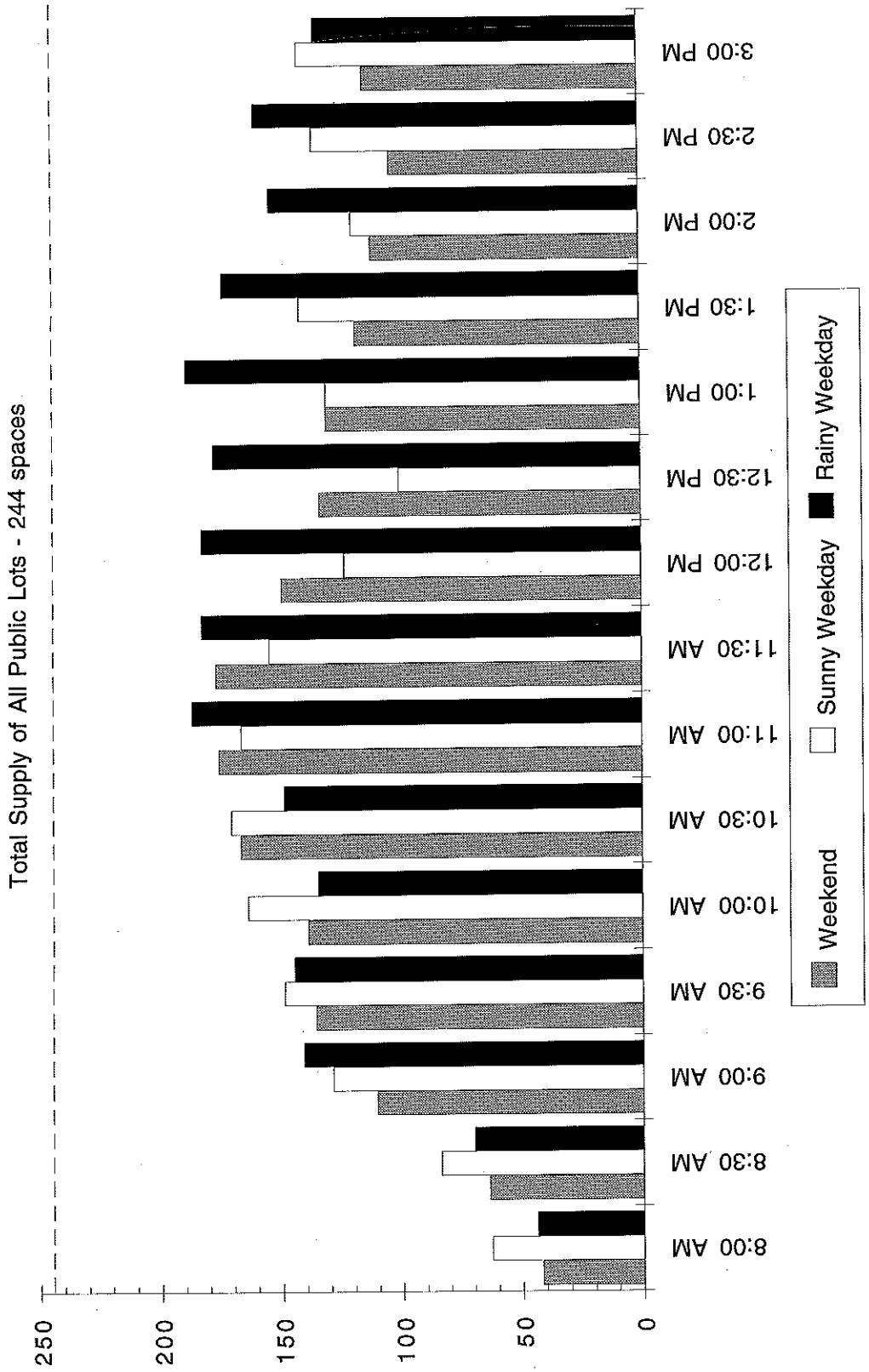


Figure 9: Parking Accumulation for Town Hall and Our Lady of the Lourdes Church Lots - Weekday

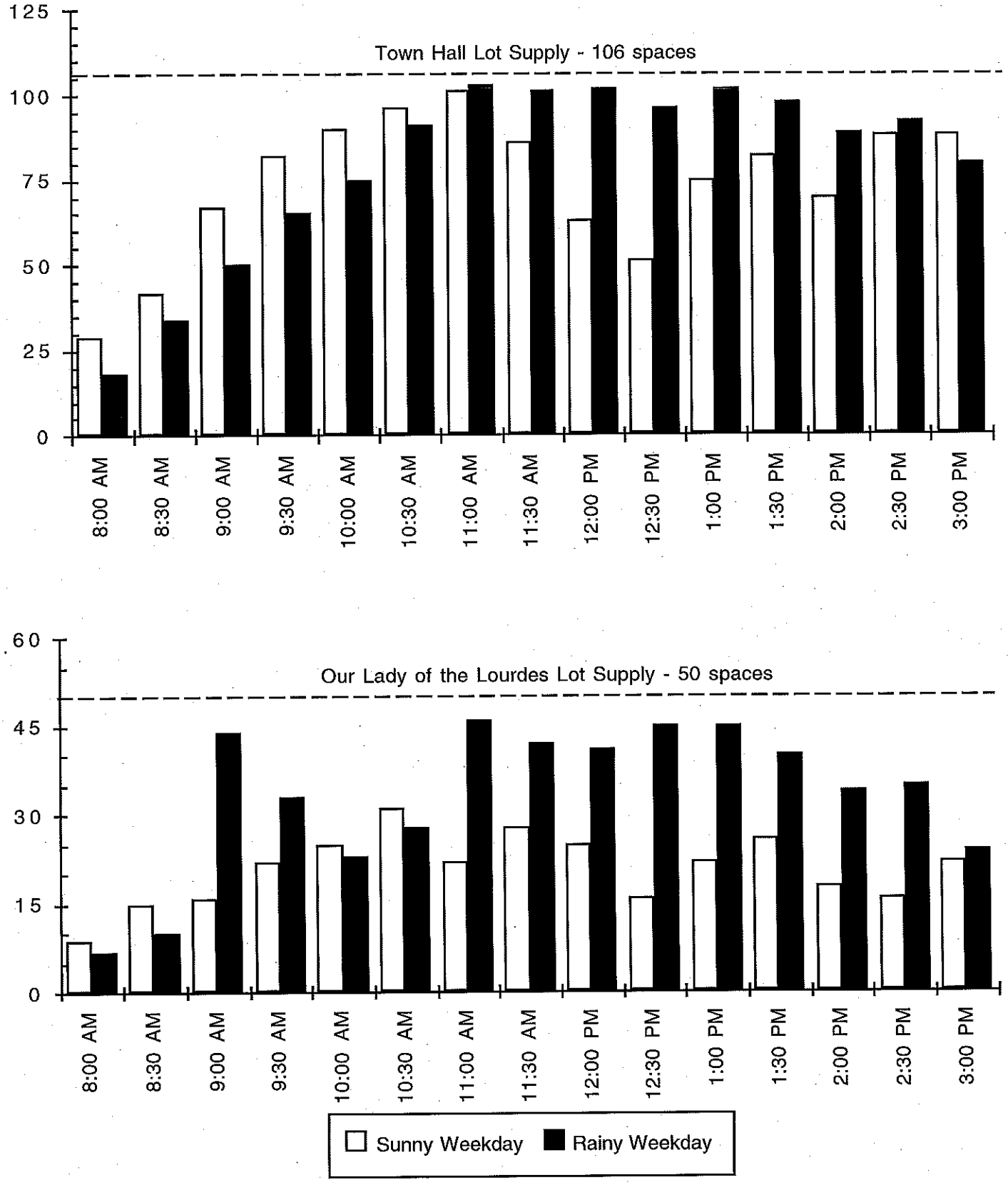


Figure 10: Parking Accumulation for Curb, Old Firehouse, and First Congregational Church Lots - Weekday

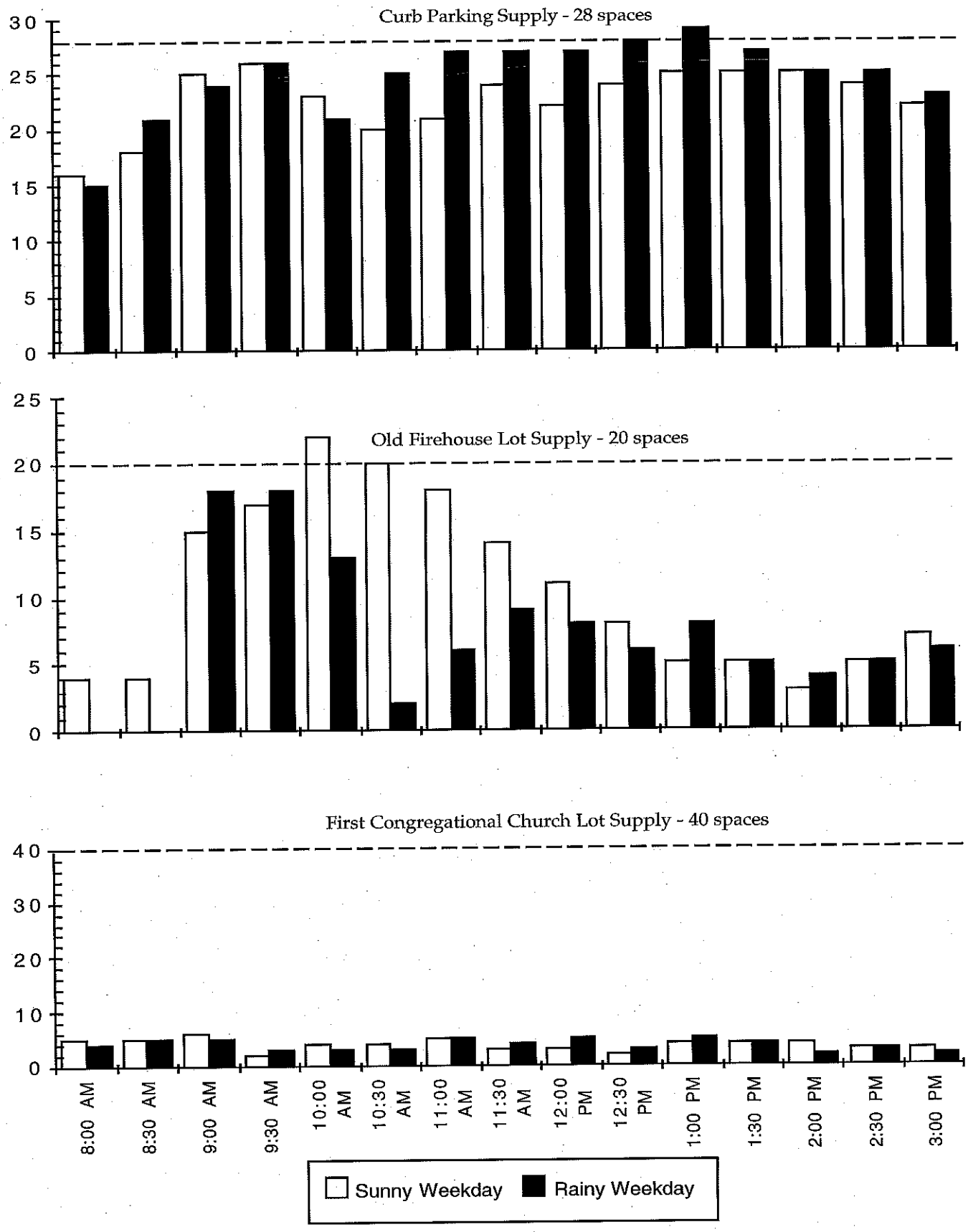


Figure 11: Parking Accumulation for Town Hall and Our Lady of the Lourdes Church Lots - Saturday

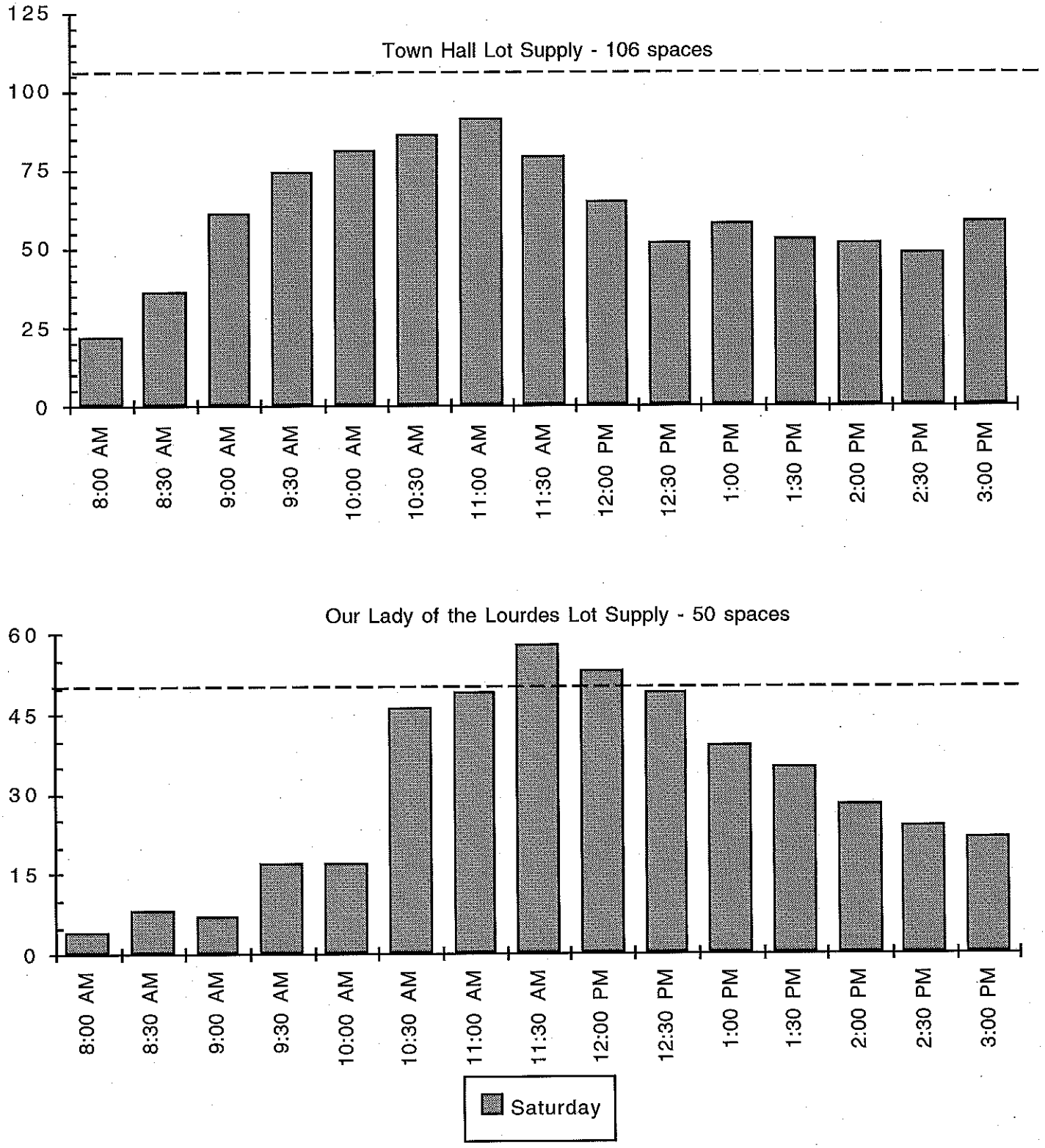
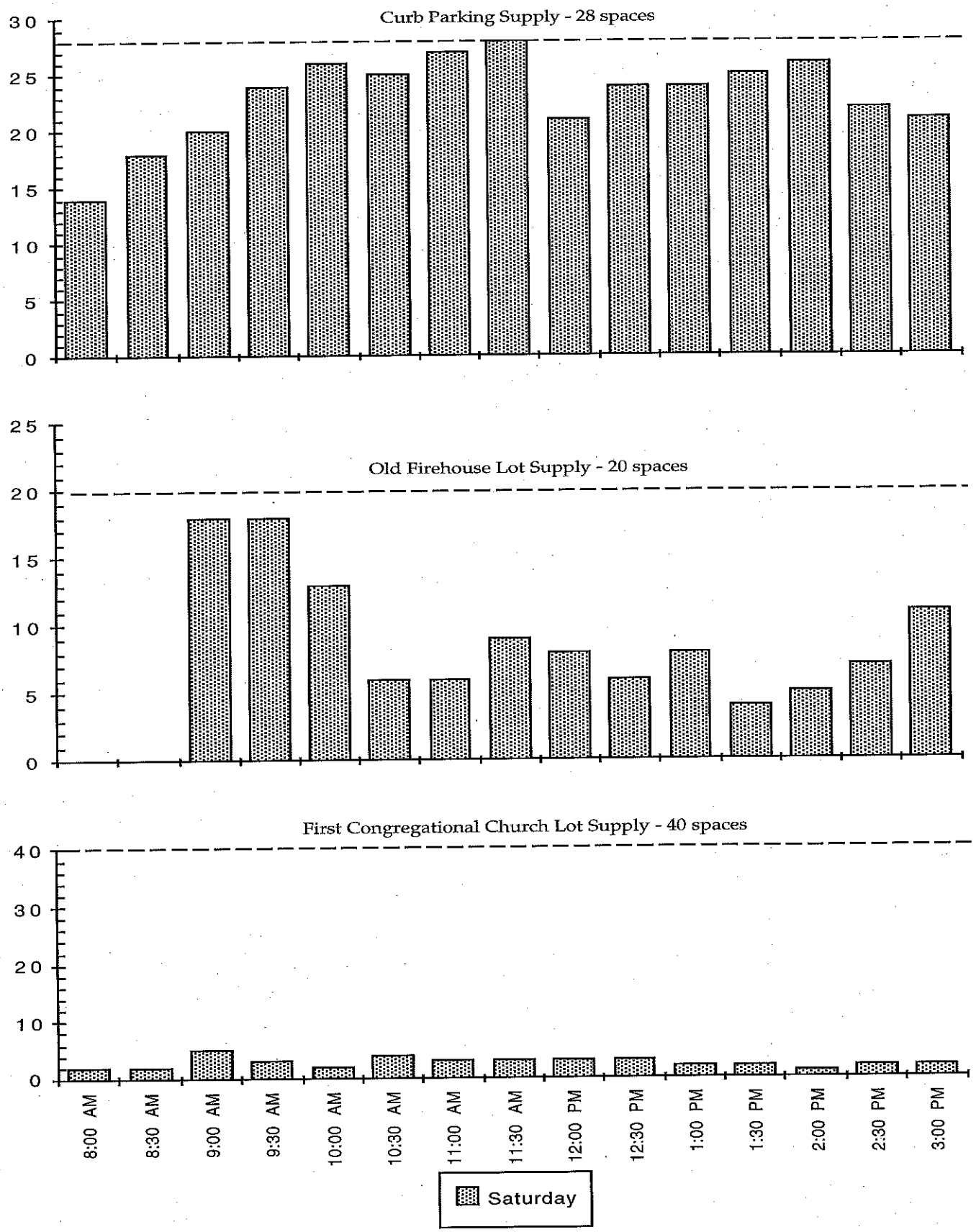


Figure 12: Parking Accumulation for Curb, Old Firehouse, and First Congregational Church Lots - Saturday



Town Hall Lot

The Town Hall lot is at practical capacity from 11:00 am to 1:30 pm during days of inclement weather. During this period many vehicles were observed circling the lot several times looking for a parking space before either parking illegally, following someone to their car, or leaving the lot. The average stay observed was greater than 30 minutes per vehicles depending on the weather, with longer stays observed during inclement weather. The breakdown is as follows:

Time Interval	Percent of Users On Sunny Days	Percent of Users On Rainy Days
0 - 30 minutes	67.82	50.25
31 - 60 minutes	18.33	23.99
61 - 90 minutes	8.61	13.64
91 - 120 minutes	1.78	5.05
121 - 180 minutes	1.83	2.78
181 - 240 minutes	0.99	2.27
241 - 300 minutes	0.59	1.52
301 + minutes	0.05	0.51
Average stay	33 minutes	49 minutes

Our Lady of the Lourdes Church Lot

This lot is popular with some employees of downtown businesses and by visitors to the downtown area because there is no time limit for parked vehicles. Approximately 10 vehicles were observed parked in the lot for more than a 5 hour interval. This lot is at effective capacity from 11:00 am to 1:30 pm during the rainy day. The demand approximately 50% less on sunny days. The breakdown is as follows:

Time Interval	Percent of Users On Sunny Days	Percent of Users On Rainy Days
0 - 30 minutes	57.28	56.21
31 - 60 minutes	23.11	18.93
61 - 90 minutes	10.17	11.24
91 - 120 minutes	3.10	2.96
121 - 180 minutes	1.49	5.92
181 - 240 minutes	0.68	1.78
241 - 300 minutes	0.34	1.18
301 + minutes	3.84	1.78
Average stay	52 minutes	65 minutes

Old Firehouse Lot

This lot, although close to the downtown area, is used primarily by people who are attending functions at the Adams Masonic Lodge across the street. The peak demand for parking occurred during 9:00 and 11:00 AM when activities at the Lodge were being held. The lot became under utilized after the activities were over and continued to remain little used throughout the afternoon. There are no signs in the lot that inform people that it is legal for people to park here and visit the downtown shopping area.

First Congregational Church Lot

On all three days, field observations showed that the use of the First Congregational Church lot is almost non-existent. A few vehicles were observed in the lot throughout the day, however the numbers ranged from one to five vehicles. Based on the field observations, this lot is under utilized due to the distance from the town center and a lack of convenience.

Curb Parking

A random selection of people were observed after parking their cars near the curb to record their first business patronized and their duration of stay during the study. The following table presents the average duration for patrons who park at the curb broken down by each business:

Lema's Market	12 minutes	News Dealer	4 minutes
Lighthouse Rest.	42 minutes	Wellfleet Pharmacy	7 minutes
Cape Cod 5 Bank	7 minutes	Our Lady of the Lourdes	32 minutes
Wellfleet Liquors	7 minutes		

As seen in the table, generally people who park on the street are there only a short time. Table 3 presents the number of vehicles observed parked on the curb for a variety of time periods and destinations. Over 83% of all vehicles were observed parked for less than fifteen minutes and a total of 92% of vehicles were observed being parked for less than thirty minutes. The average duration of stay, regardless of trip, was 10.8 minutes and the median time was 7 minutes.

Employer Interviews

During the study, several businesses along Main Street were interviewed by the data collectors to ask where their employees parked while at work. Most interviewed businesses indicated that their employees usually park behind their building. A few businesses indicated that some of their employees park in the Our Lady of the Lourdes lot and a couple of businesses said that they have some off street parking available for employee use.

Table 3: Curb Parking Summary

Designation	Length of Stay Observed						
	0 - 5 minutes	6 - 10 minutes	11 - 15 minutes	16 - 20 minutes	21 - 30 minutes	31 - 60 minutes	61 + minutes
Aesops Table	0	0	0	1	0	0	0
Bank	57	53	10	0	0	0	0
Chocolate Sparrow	0	2	0	0	0	0	0
Church	2	0	3	0	4	1	1
Ice Cream Store	0	1	0	0	0	0	0
Lemas Market	5	19	8	7	6	1	0
Lighthouse Rest.	0	2	0	0	6	12	2
News Store	35	5	0	0	0	0	0
Other	0	0	1	0	0	0	0
Secret Garden	0	5	1	1	0	0	0
Sightseeing	0	0	0	0	0	1	4
Wellfleet Pharmacy	5	8	0	0	0	0	0
Wellfleet Spirits	10	5	0	1	0	0	0
Totals	114	100	23	10	16	15	7
Percentage	40.00%	35.09%	8.07%	3.51%	5.61%	5.26%	2.46%

Shortest Length of Stay: 1 minute for News Dealer
1 minute for Lemas Market
1 minute for Pharmacy

Longest Length of Stay: 2 hours 5 minutes for Our Lady of the Lourdes Church

RECOMMENDATIONS

Within the study area, the existing overall parking supply is greater than the overall demand. There are a few times during the summer season when the parking lots are nearly full. However, the turnover of parked vehicles is fairly quick at the Town Hall and On-Street Curb parking areas so that spaces open up fairly consistently throughout these congested periods. In addition, there are some outlying parking lots, still very close to the downtown area, that are under utilized throughout the summer season. Even so, there are some improvements to the existing parking system that should be encouraged by the town that would better improve the parking situation for the visitors.

Short-term Improvements

Continue to lease the Our Lady of the Lourdes Church lot for public parking
These fifty spaces are well used during the peak time periods. The loss of this lot would stress the Town Hall and On-Street Curb parking areas even more than what is now experienced during the peak periods. In addition, without this lease, the overall parking demand would probably exceed the parking supply for longer periods of time. However, if the lease was not renewed, the lots at the Old Firehouse, First Congregational Church, and Public Library should be aggressively encouraged for public use by the town to allow for more public downtown parking. This could be done through increased signage and the development of a parking brochure for the downtown area.

If the lease is renewed, the Town should consider offering to repaint and maintain the parking stall pavement markings. Presently, the existing markings are light and difficult to see causing motorists to park unevenly in the parking area. By repainting the lot, more parking spaces may be created.

Better Manage existing parking areas

Employee Parking
Generally, employee parking should be encouraged in outlying lots so that the parking lots closer to the downtown area may be left available for visitors and customers. However, because of the inconvenience of having to park further from an employees place of work, employees who park closer to their employment stresses the remaining parking spaces and often results in visitors either having to park illegally or circling the lots following returning visitors to their cars especially in the Town Hall lot.

Some employees of the downtown businesses are using the Our Lady of the Lourdes lot because of the no time limit restriction. Employee parking areas should be established at the Harbor Lot and/or First Congregational Church lots which would provide parking for the employees without taking up valuable spaces for visitors, who prefer to park closer to the downtown area.

A few Town Hall employees were also observed parking in public parking spaces in the Town Hall lot while the Town Hall Employee designated spaces remained open. This action also takes away valuable public parking supplies from the Town Hall lot which forces visitors and customers to the downtown area to look elsewhere for parking.

All employers should encourage their employees to use the outlying lots for parking when possible. Based on employment estimates, the downtown area has approximately 125 employees (including Town Hall) at work at one time during the peak of summer. Assuming that half of these employees either now carpool, bicycle, or walk to work now, the encouragement of satellite parking for all employees could free up to 60 spaces during the peak period.

Time Limits

- A two-hour time limit should be set for the Our Lady of the Lourdes Church lot to discourage all day use by employees.
- Curb parking should be reduced to a 30 minute time limit to better correspond with the observed average stay of parked vehicles and to encourage short-term parking.
- If the curb parking is reduced to 30 minutes, the Town Hall lot should reduce the number of 30 minute spaces and increase them to two-hour limits. The last section of the town hall lot (approximately 25 spaces) should be considered to be increased to four-hours. This would allow visitors, who would like to explore Wellfleet for several hours, a place to park longer than two hours. This recommendation is illustrated in Figure 13.

Enforcement

The present enforcement of the Town Hall lot and Curb parking was noticed and believed to be effective. Several visitors commented on the fact that the presence of the police officer kept them aware of how long they have been parked. The present level of enforcement is recommended to be continued so that parking spaces continue to turnover at an effective rate. If time limits are adopted for the Our Lady of the Lourdes lot police enforcement of these spaces is also recommended.

Signage

Users of the parking system in Wellfleet must be aware of the parking regulations and how to use the system. This can be done through information brochures or packets as well as an external sign program. It is recommended that parking location signs be installed at the Town Hall parking lot and be clearly visible and readable. In particular, the sign should inform visitors of the parking available at the First Congregational Church, Old Firehouse, and Harbor lots with directions of how to get to them when the Town Hall and Our Lady of the Lourdes Church lots are full. A map showing the downtown area with the available parking lots highlighted on

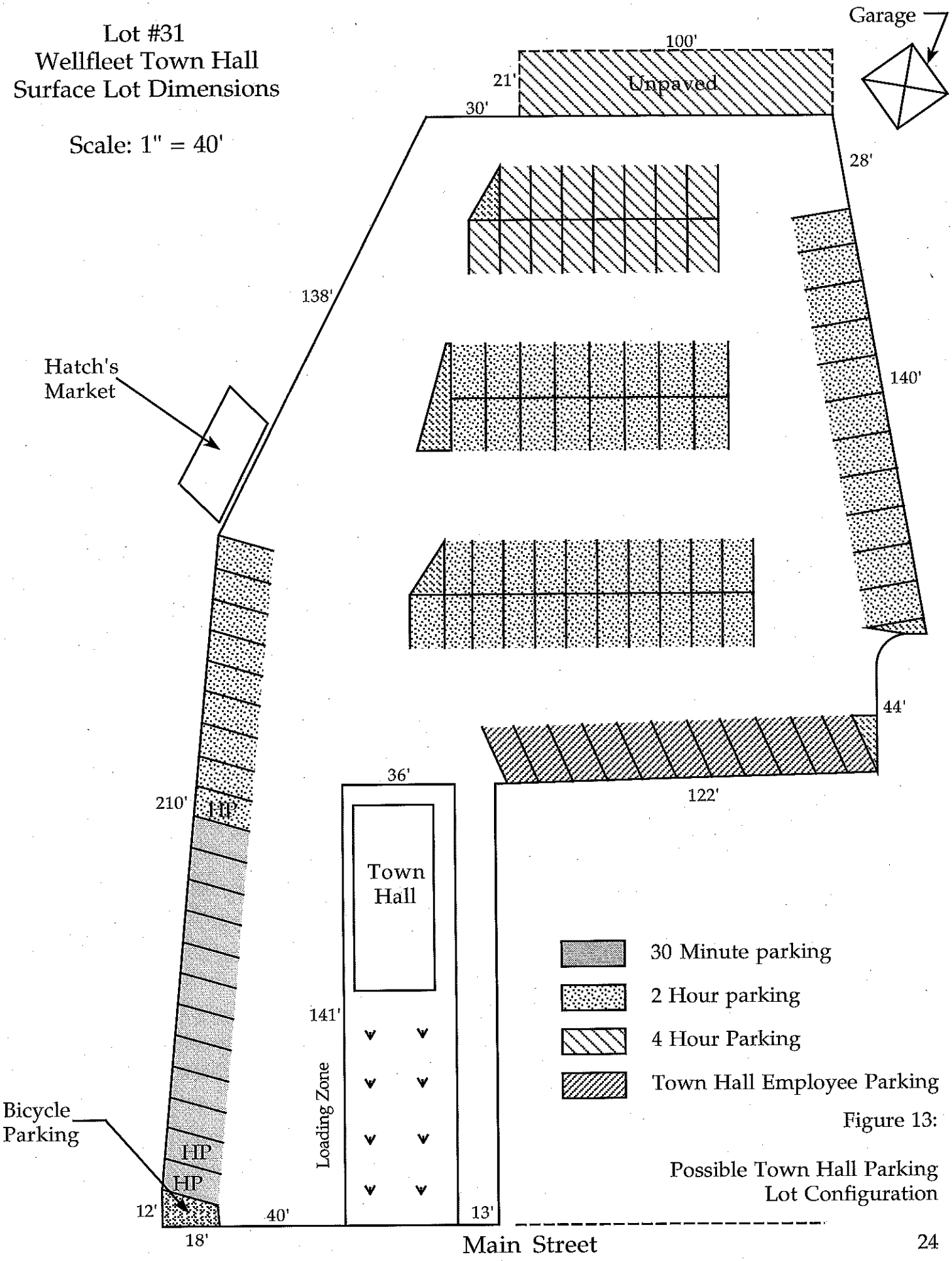


Figure 13:

Possible Town Hall Parking
Lot Configuration

the grounds of Town Hall would be beneficial. In addition, directional signs directing people to the outlying lots should be placed at the Town Hall and Our Lady of the Lourdes entrances when these lots are full.

A proven method to inform visitors to the area of public parking is through information brochures. These could be developed by downtown merchants and placed at visitor information centers both on- and off-cape as well at strategic locations throughout the town of Wellfleet. An example brochure from Keene, NH is presented in Exhibit 1. Based on their experience with the brochure they have found it most helpful and most visitors have commented on how easy it is to park for the downtown area. Preliminary cost estimates from Keene are:

- $700 for development of brochure with the help of a graphic designer
- $879 for printing of 2500 brochures

In addition to signage, employees and business owners of the area should be notified of any new parking regulations.

Improve the Old Firehouse Lot

The Old Firehouse lot is presently a gravel lot with much overgrowth of weeds and grass. The town should consider improving the lot to better encourage parking for the downtown area. Some improvements might consist of grading the lot and maintaining the growth of weeds and grass and other low lying brush. The town may consider lining parking stalls with lime to better define parking spaces, however the total capacity of the lot may decrease after the lining of spaces. One possible layout of the lot is presented in Figure 14.

Long-term Improvements

Summer Bus Shuttle

A summer bus shuttle service is possible future idea to alleviate some of the congestion on Main Street and the high demand for parking in the downtown area. Although present observations indicate that the demand on typical days is too low to justify a full summer season service. However, a shuttle that would serve the ocean beaches, the parking lots on Route 6, the Marina, and the downtown area may be beneficial in reducing the total number of vehicles in the town. The town should work with the Cape Cod Regional Transit Authority in developing such a service. Federal funding programs exist to help defray the cost of operating a summer shuttle service.

Lot #51
Old Firehouse Lot
Surface Dimensions

Scale: 1" = 40'

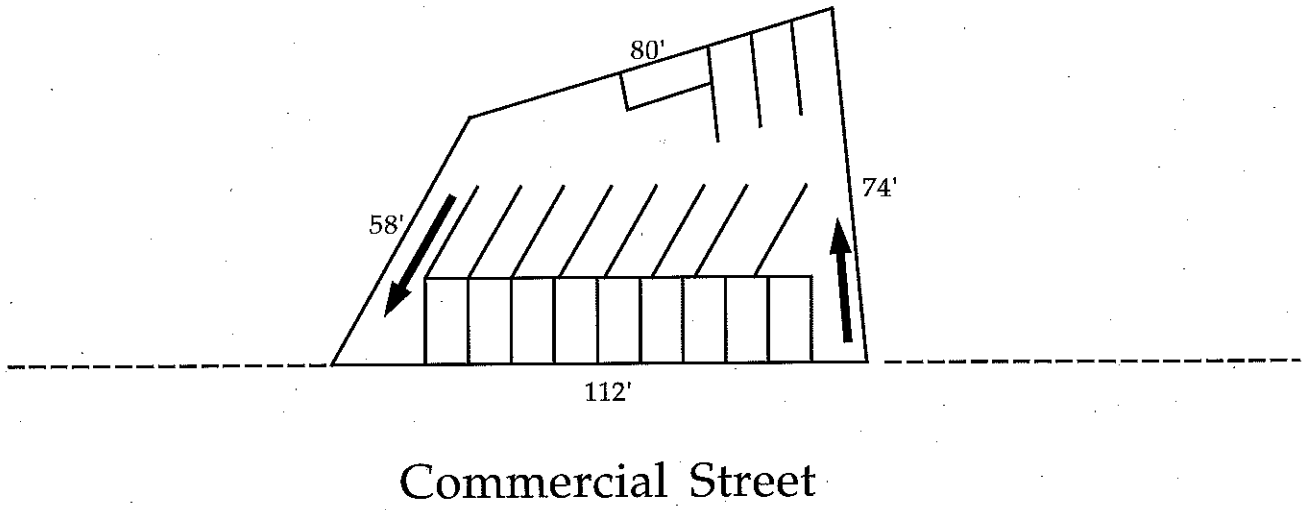


Figure 14:

Possible Alignment of Parking Stalls at the Old Firehouse Lot

New parking lots
No new parking lots are needed at this time due to the fact that overall there is sufficient supply for the demand for parking. It is recognized however that some of the parking areas are more conveniently located than some of the others. The lots that are more conveniently located experience the higher level of congestion.

However, the lot behind the First Congregational Church should be considered as a possible site for additional parking if future demands in the downtown area warrant a new parking lot.

Cooperation between businesses to allow for shared parking
Many businesses have room for some parking on their property (with the exception of business on Main Street from Bank to Holbrook Streets.) If businesses would allow customers of their stores to remain parked on their property while shopping at other stores in the area, it is anticipated that some spaces at Town Hall and Our Lady of the Lourdes lots would open up.

Employee Parking Behind Lema's Market
The land area behind the stores on the southside of Main Street could be improved to better allow for employee parking. Field observations indicate that the area is now being used by some employees during work hours. If the area underwent some minor improvements, such as minor grading and maintenance of the underlying brush, approximately 25 spaces could be developed without interfering with the delivery area for Lema's Market and the internal traffic flow of the parking area that would be developed if the improvements were made and more parking became available. The area does abut an environmentally sensitive area and future investigation of the site is needed to better determine the feasibility of improvements.

CONCLUSION

This report documents existing parking conditions in the downtown area of the Town of Wellfleet and presents several recommended parking improvements to address a number of parking related issues. As discussed, the downtown area has adequate parking supply, however the Town Hall, Our Lady of the Lourdes, and On-Street Curb parking areas are being fully utilized during peak periods.

Measures to address the existing parking conditions in the Town of Wellfleet include:

Short-term improvements

- Continue the lease of the Our Lady of the Lourdes lot
- Better management of existing parking areas through:
    - Employee parking restrictions
    - Time limits for all downtown lots
    - Enforcement of time limits and other restrictions
    - Signage for education of motorists
- Improve the Old Firehouse Lot

Long-term improvements

- Implement a summer bus shuttle service
- Explore the possibility of adding a new parking lot
- Explore the possibility of improving the area behind the Lema's Market
- Increase cooperation between business to allow for joint use of private lots

The Cape Cod Commission is available to help implement any suggestions to improve the parking situation in Wellfleet.

APPENDIX

TOWN OF WELLFLEET
on Cape Cod

OFFICE OF SELECTMEN
300 Main Street
Wellfleet, Massachusetts 02667

Tel. (508) 349-0300
Fax (508) 349-0305

June 8, 1994

RECEIVED
JUN 16 1994
CAPE COD COMMISSION

Robert Mumford
Transportation Program Manager
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

Dear Mr. Mumford:

The Wellfleet Board of Selectmen would like to thank you for your offer of extending the Commission's assistance to assist us in studying our downtown parking challenges. We would welcome this service and hope that together we can improve the downtown parking space.

You did mention that contact people would be needed. Cynthia Paine and Ira Wood are a sub-committee of two who work on the parking. Mr. Walter Stratton, our Town Planner, would also be happy to assist with this work.

Again we thank you and look forward to beginning this work in the near future.

Respectfully,

Carolina Kiggins, Chairwoman

Robert S. Costa

David Ernst

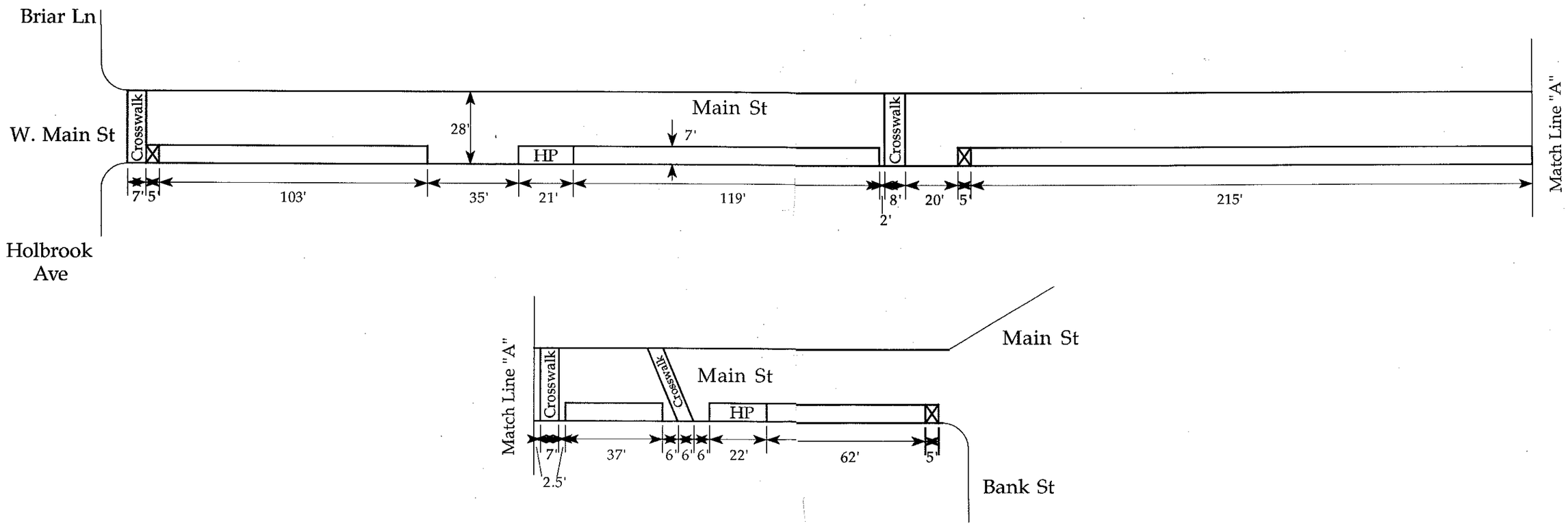
Cynthia Paine

Ira Wood
WELLFLEET BOARD OF SELECTMEN

BOS:ls

Plan View of Main Street
Wellfleet, MA

Scale: 1" = 40'



Note: Curb Parking on Main Street is limited to:
2 Hr Parking 7 Am - 6PM and No Parking 5 Am - 7AM

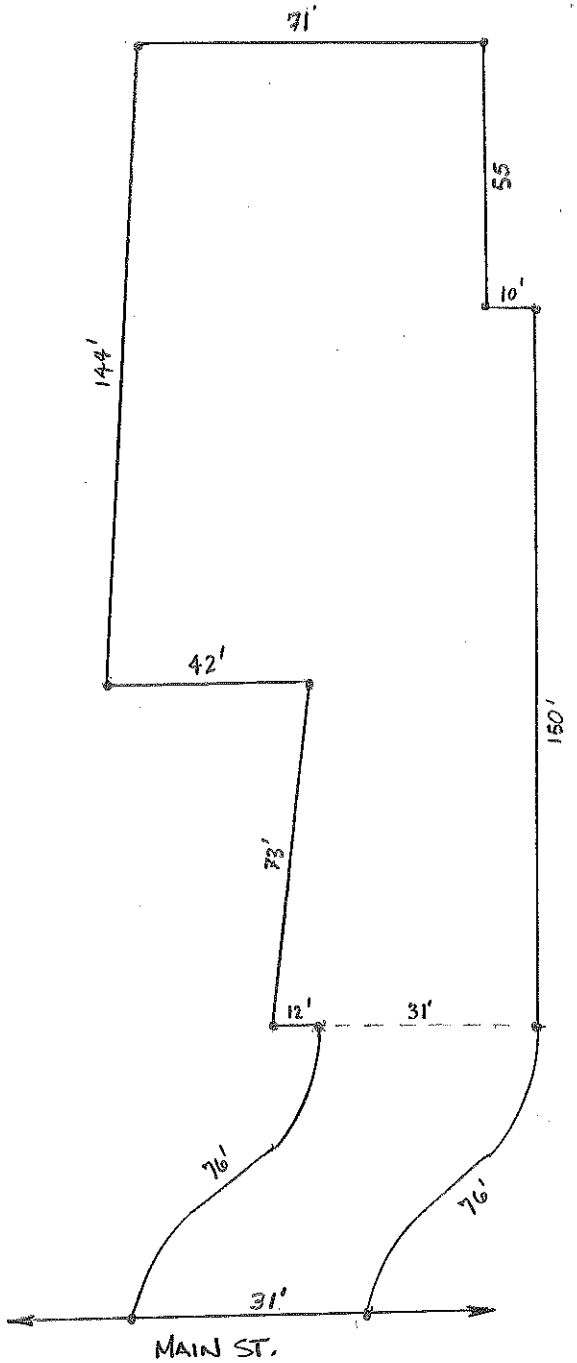
Figure 7:

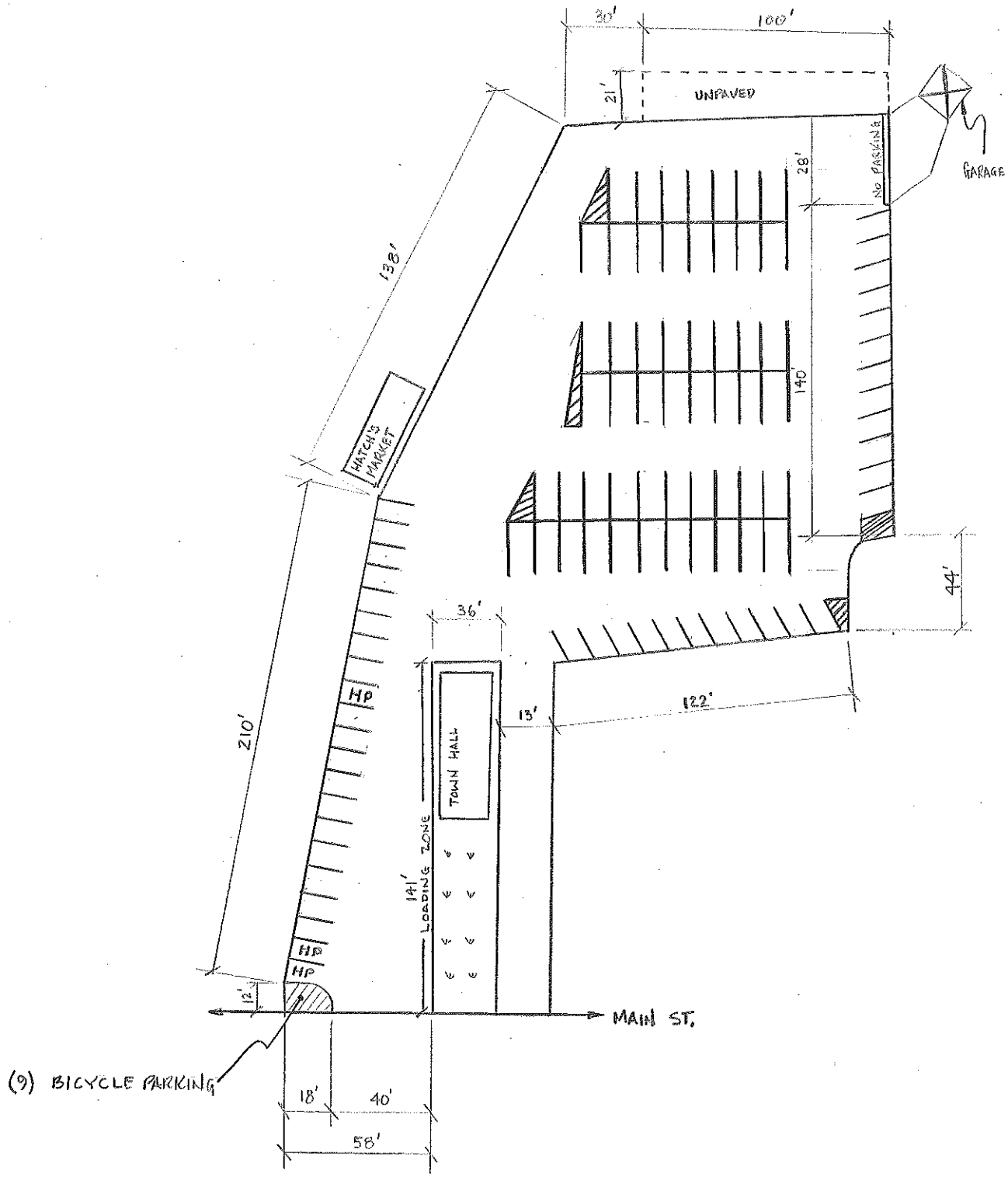
On-Street Parking Configuration

Figure 2:

Study Area Showing Busines Lots with Lot Number

LOT # 40
UNITED METHODIST CHURCH
SURFACE LOT DIMENSIONS





LOT # 31
WELLFLEET TOWN HALL:
SURFACE LOT DIMENSIONS

Figure 3:

Town Hall Parking Lot Configuration

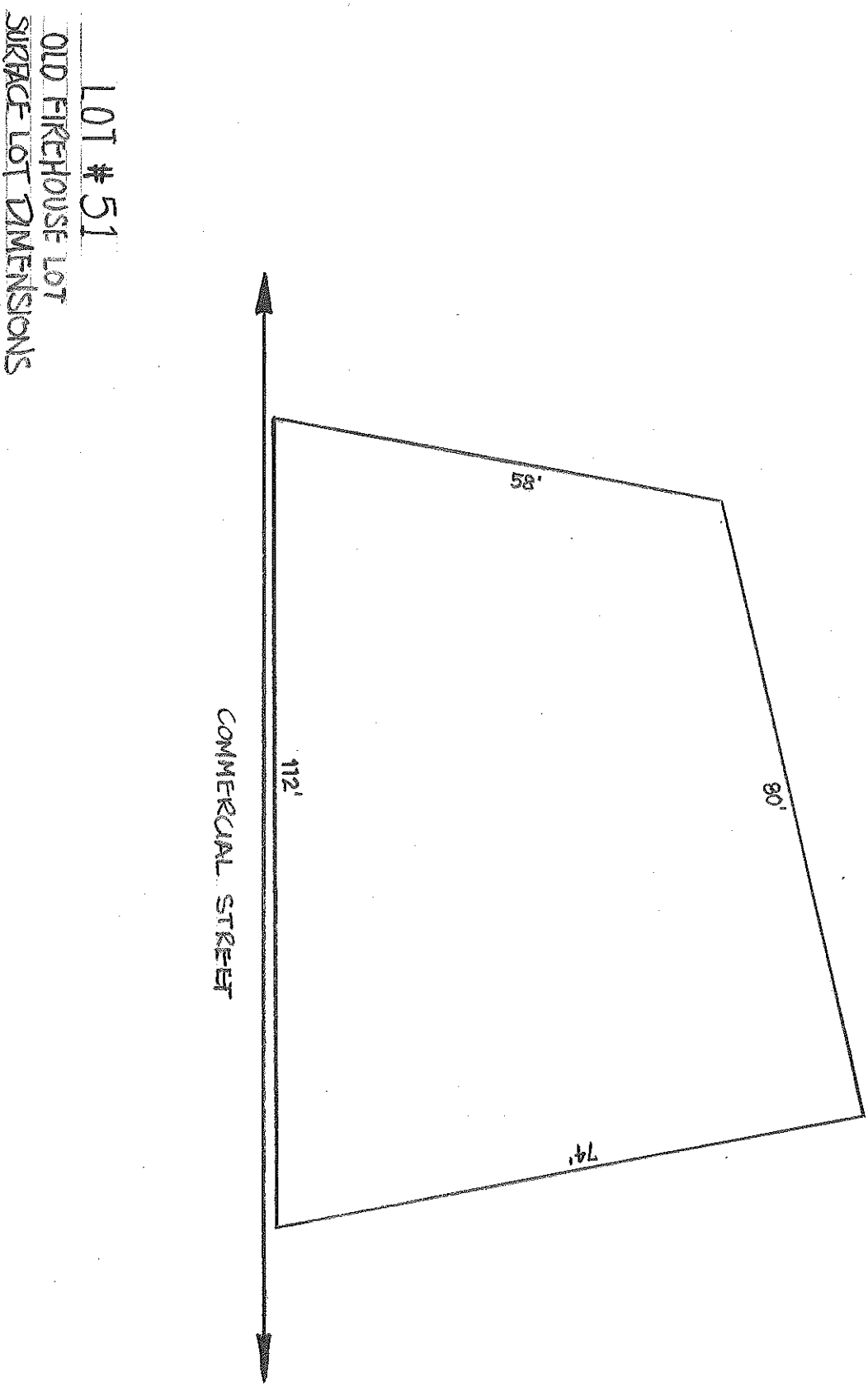


Figure 4:

Old Firehouse Parking Lot Configuration

LOT # 20
OUR LADY OF LOURDES CHURCH
SURFACE LOT DIMENSIONS

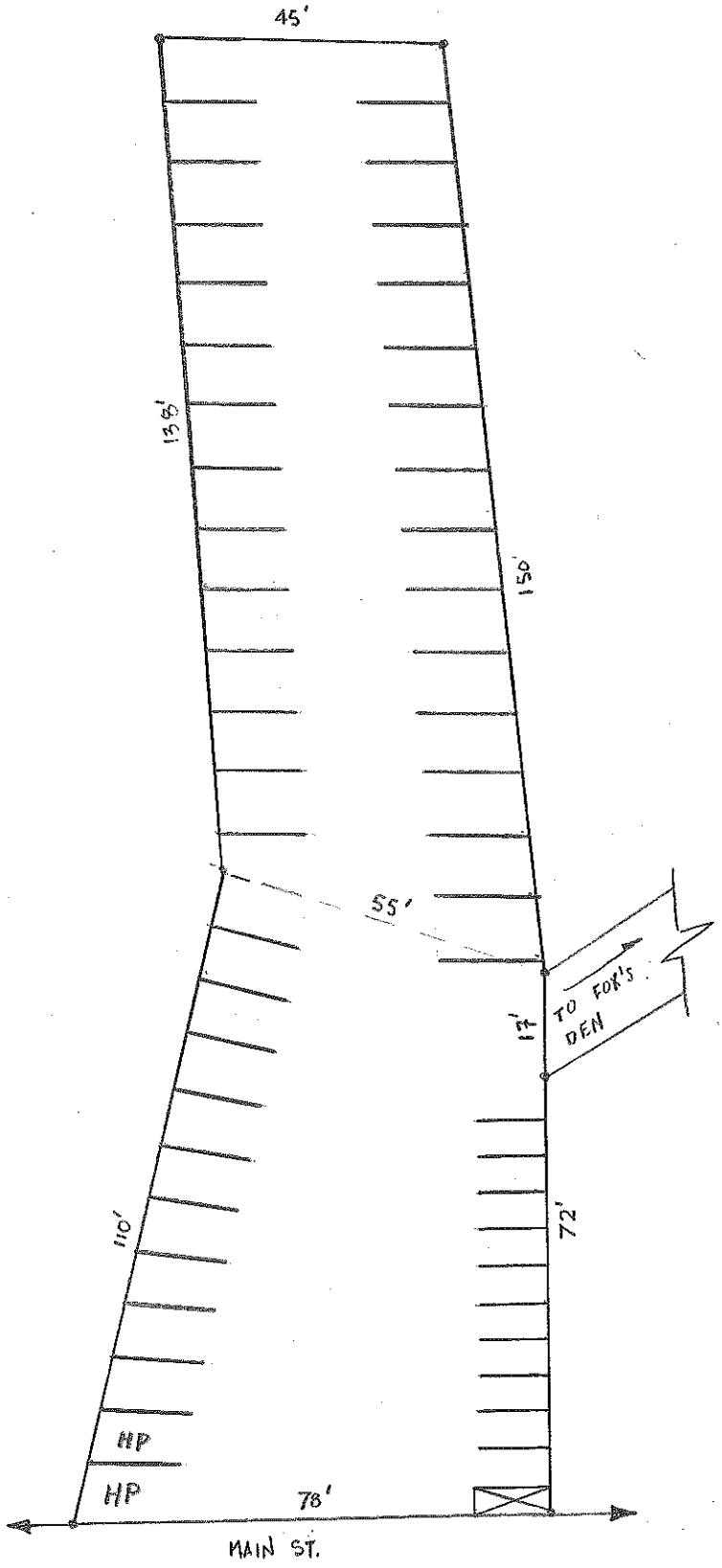
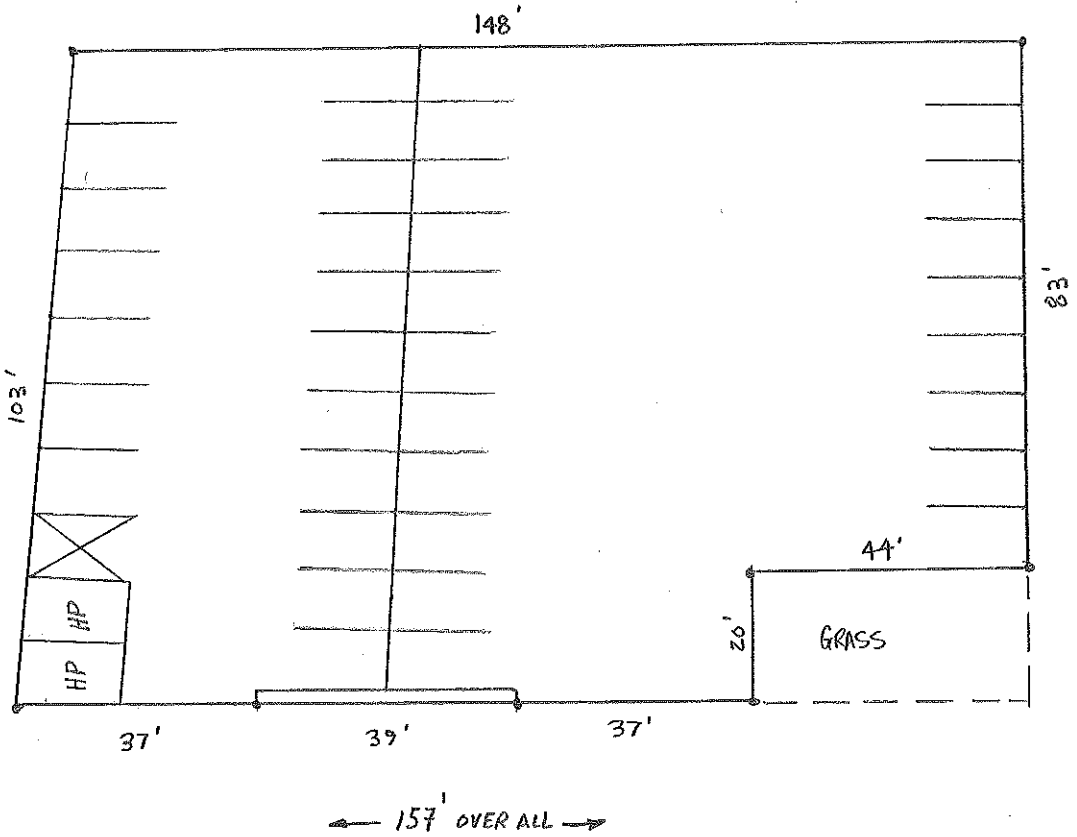


Figure 5:

Our Lady of the Lourdes Church Parking Lot Configuration



LOT # 43
FIRST CONGRESSIONAL CHURCH
SURFACE LOT DIMENSIONS

Figure 6:

First Congregational Church Parking Lot Configuration

PLAN VIEW OF MAIN STREET
WELLFLEET, MA.

NOTE: ROADWAY IS APPROXIMATELY 28' WIDE IN THIS SECTION OF MAIN ST.

CURB PARKING ON MAIN ST. IS LIMITED TO:
2 HR. PARKING 7 A.M. - 6 P.M. AND NO PARKING 5 A.M - 7 A.M.

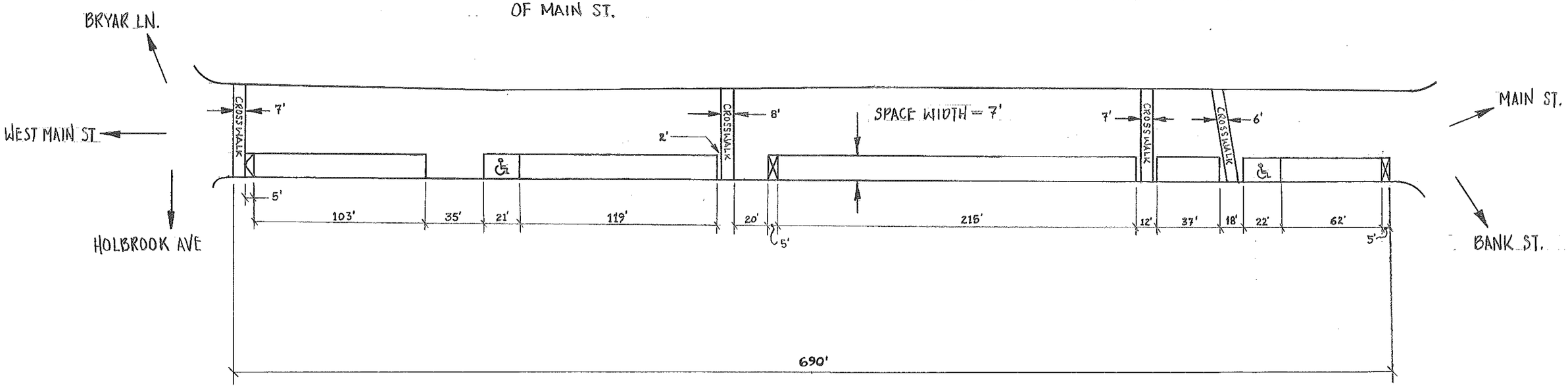


Figure 7:

On-Street Parking Configuration

City of Keene

Police Department 11 Washington Street New Hampshire 03431

05 October 1994

David Clark
Cape Code Commission
3225 Main Street
Barnstable, MA 02630

Dear Mr. Clark:

Thank you for your inquiry on our "Park It in Downtown Keene" brochure. I have enclosed twelve brochures for your presentation. I hope it will be helpful to your project. If I can be of any further assistance, please call me at 603-357-9815.

Sincerely,

Barry E. Wante
Sergeant

Phone

Mayor 357-9804 • Manager 357-9804 • Accounting 352-1013 • Airport 357-9835 • Assessor 352-2125 • Attorney 357-9806
Building Maintenance 357-9844 • City Clerk 352-0133 • Fire 352-1291 • Health 352-5440 • Human Services 357-9809 • Information Management Services 357-9802
Inspections 352-5440 • Juvenile Conference Committee 357-9810 • Parks & Recreation 357-9829 • Planning 352-5474 • Police 357-9815 • Public Works 352-6550
Purchasing 357-9800 • Tax Collector 357-9801 • Water Treatment Facility 357-8483 • Wastewater Treatment Plant 357-9836 • Water & Sewer 352-3239

FAX

Fire 358-3420 • Police 357-9823 • City Hall 357-9847 • Public Works 357-9848 • Library 352-1101

Area Code 603

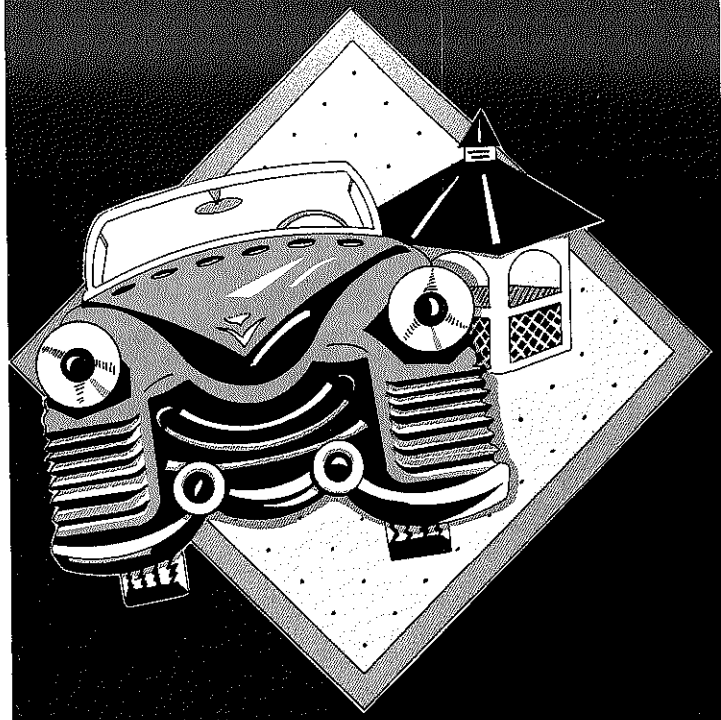
A	Winter St. Lot	1 hr., 10 hr, reserved
B	Elm St. lot	3 hr., 10 hr, reserved
C	City Hall Garage (upper)	4 hr.
C	City Hall Garage (lower)	reserved
D	Wells St. lot	4 hr, 10 hr.,Reserved
E	Railroad St. lot	Free
F	Cypress St. lot	Free
G	Commercial St. lot	Mixed
H	Gilbo Ave., West lot	Reserved
I	Gilbo Ave lot	2 hr., 3 hr., 10 hr.

Public Restrooms are located on Gilbo Ave. near parking lot G

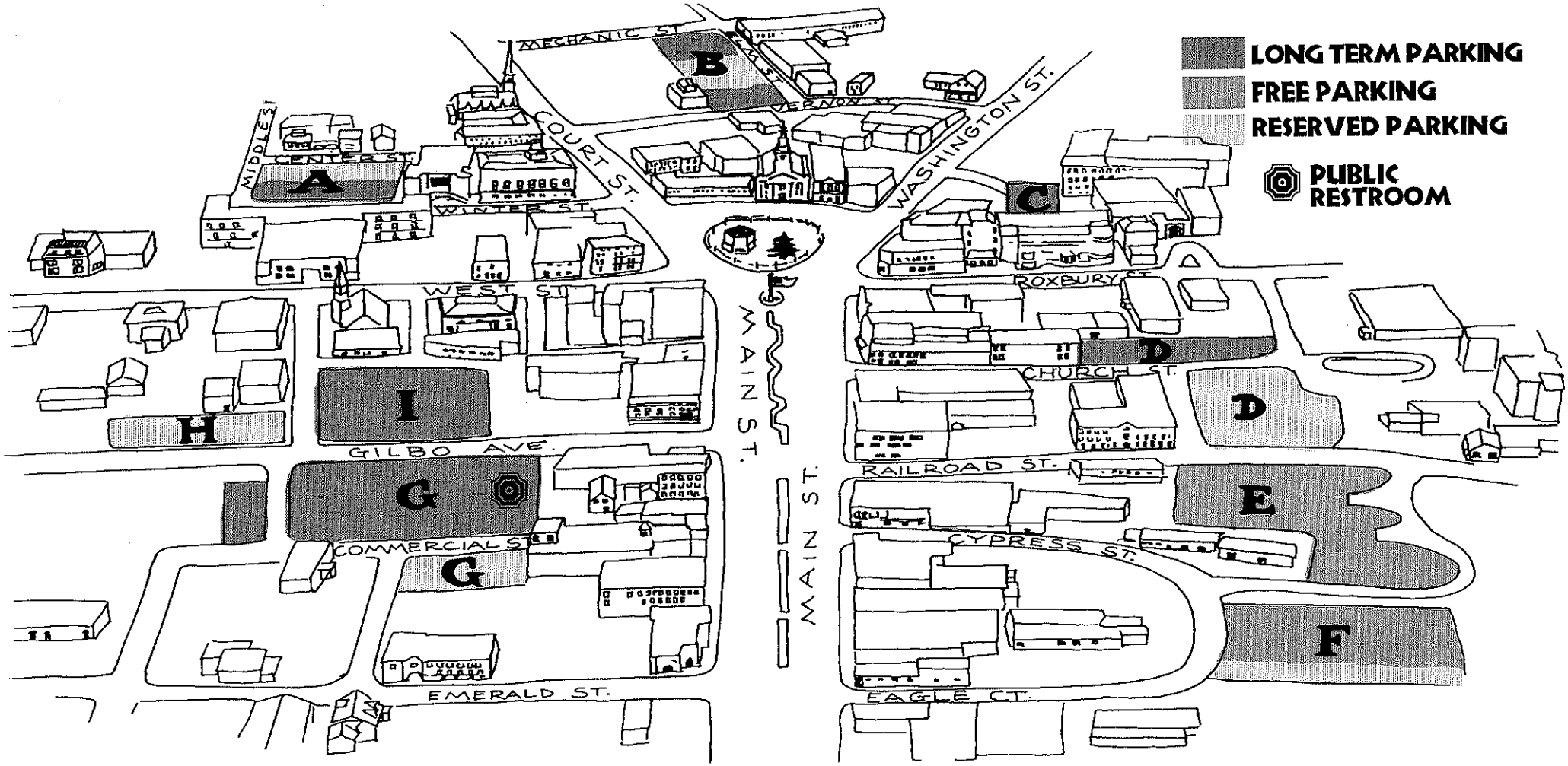
HERE'S HOW TO PARK FREE IN KEENE.

Merchants participating in the Park Free program will reimburse shoppers up to a specified amount. Ask for details from merchants displaying this decal.

PARK IT



IN DOWNTOWN KEENE



WHERE TO PARK?

There are over 1,000 spaces throughout the city, for both on- and off-street parking. With this brochure as a guide you'll be able to find one when and where you need it–at minimal cost.

Keene also makes available certain reserved spaces in specific lots, on a monthly basis.

Call 357-9813 for more specific parking information.

SHORT TERM?

Need to park for an hour or less? Try the meters on Main St. and the connecting streets. They cost 25¢ an hour, and a nickel will get you twelve minutes. But remember, "meter feeding" is illegal, so if your visit will be for more than an hour, play it safe and go to one of the off-street lots pictured above.

OR LONG?

There are nine long term lots, and their meters range from two hours to ten hours. So check the meter carefully when parking! Most of the long term meters will cost you just 10¢ an hour, and two of Downtown Keene's lots are free. Check out the map.

OVERNIGHT PARKING: Available at most lots on a rotating basis. Please check whether your lot is active on a given night by observing the entrance sign! Sorry, overnight parking is prohibited on streets between 1AM and 6AM.

FREE PARKING: **All day** Sunday, and between 5PM and 8AM Monday through Saturday. And at the Cypress St., and Railroad St. lots.