

Metuchen Downtown Parking Strategies



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Councilman
Borough of Metuchen



Jim Constantine, PP
Borough Planner
Looney Ricks Kiss

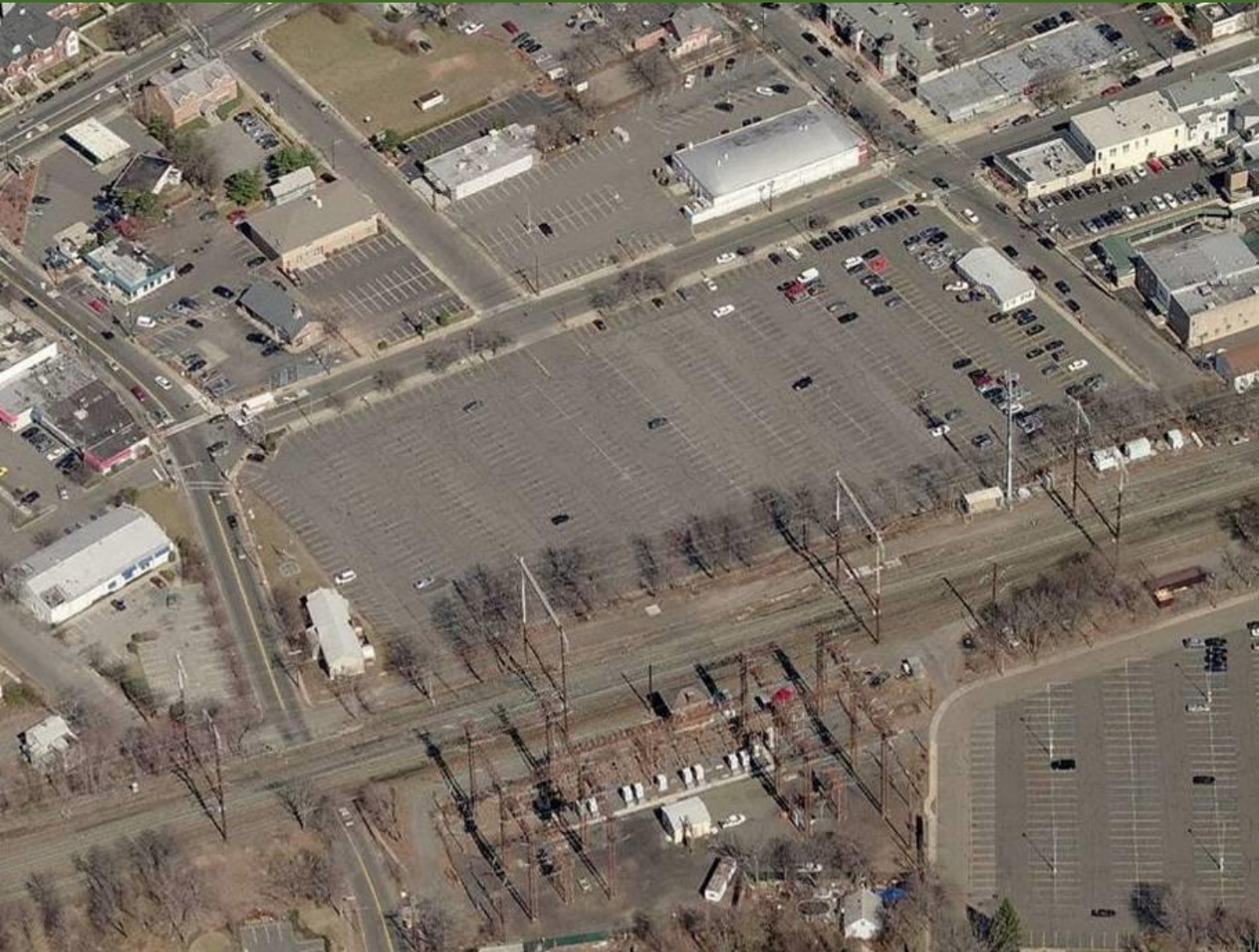


History

Main Street, Metuchen, N. J.



Commuter Parking Lots



A Better Tomorrow, One Community at a Time

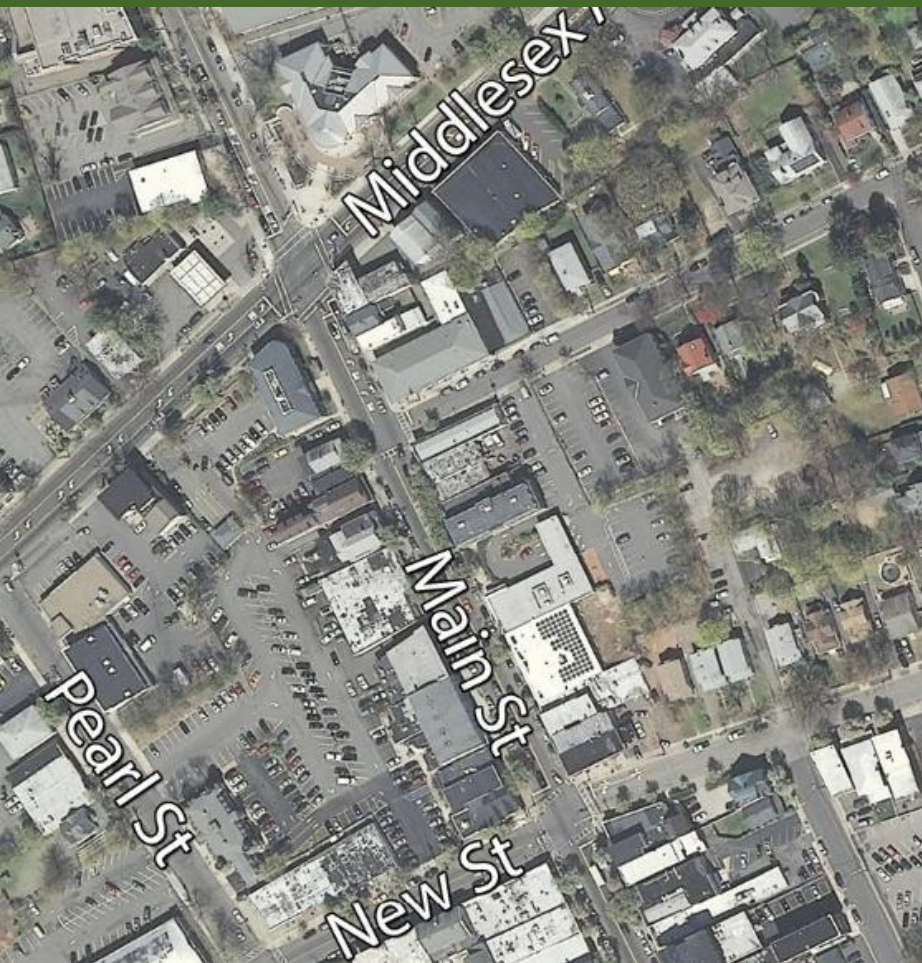
Commuter Parking Lots



Downtown Core



Revitalization – Rehab – Reuse – Infill



Revitalization – Rehab – Reuse – Infill



Existing Conditions



Franklin Square



Franklin, Central & Suburban Squares



Station Area Improvement Plan



Middlesex Greenway



Background Leading to New Parking Strategies

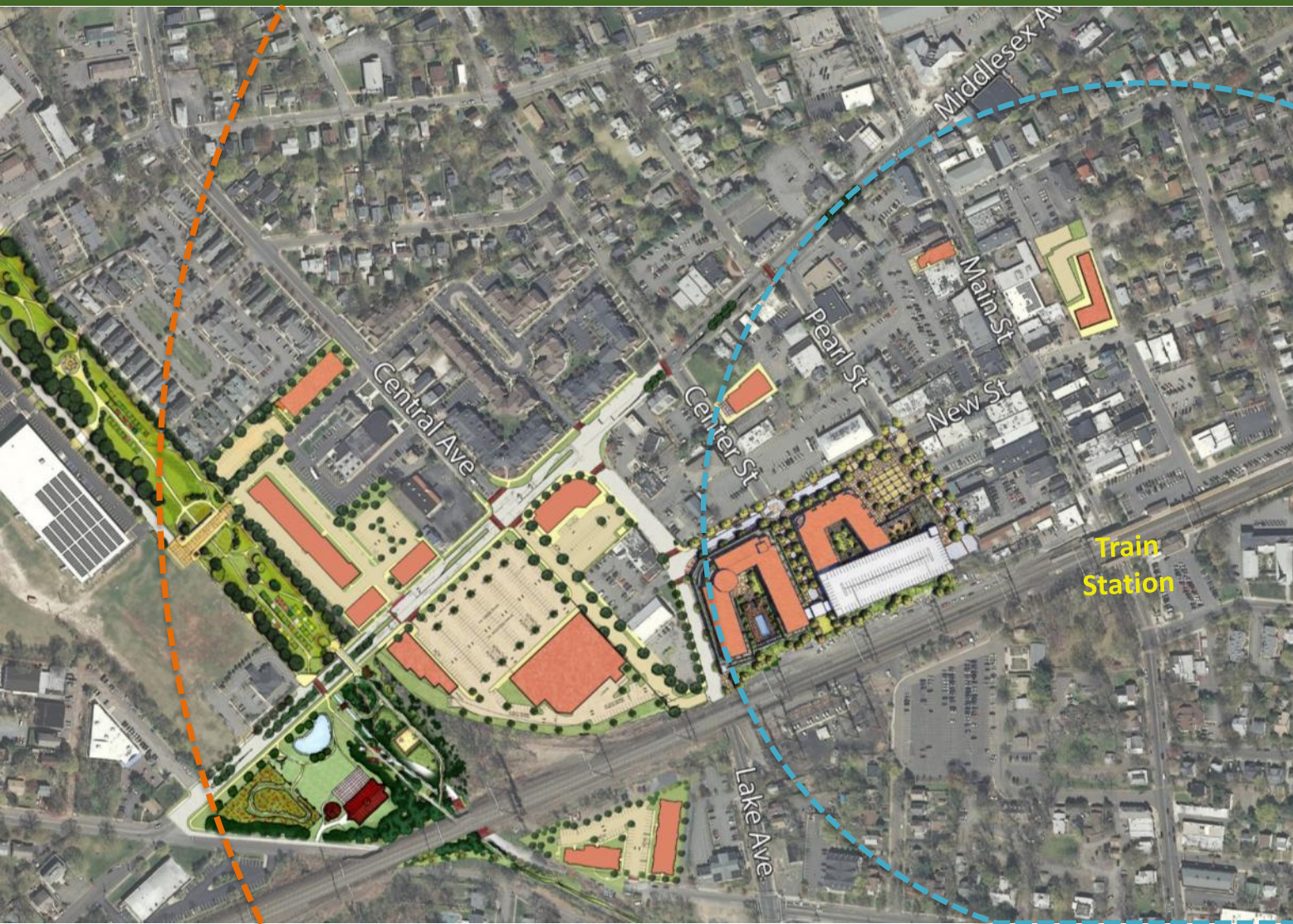
- Adopted “Reconnecting Your Community” Circulation Plan Element
- Parking Authority advanced Pearl Street redevelopment with parking structure
- Adopted a Complete Streets policy
- Parking Authority prepared Downtown Parking Study
- Whole Foods Market decided to open in the downtown



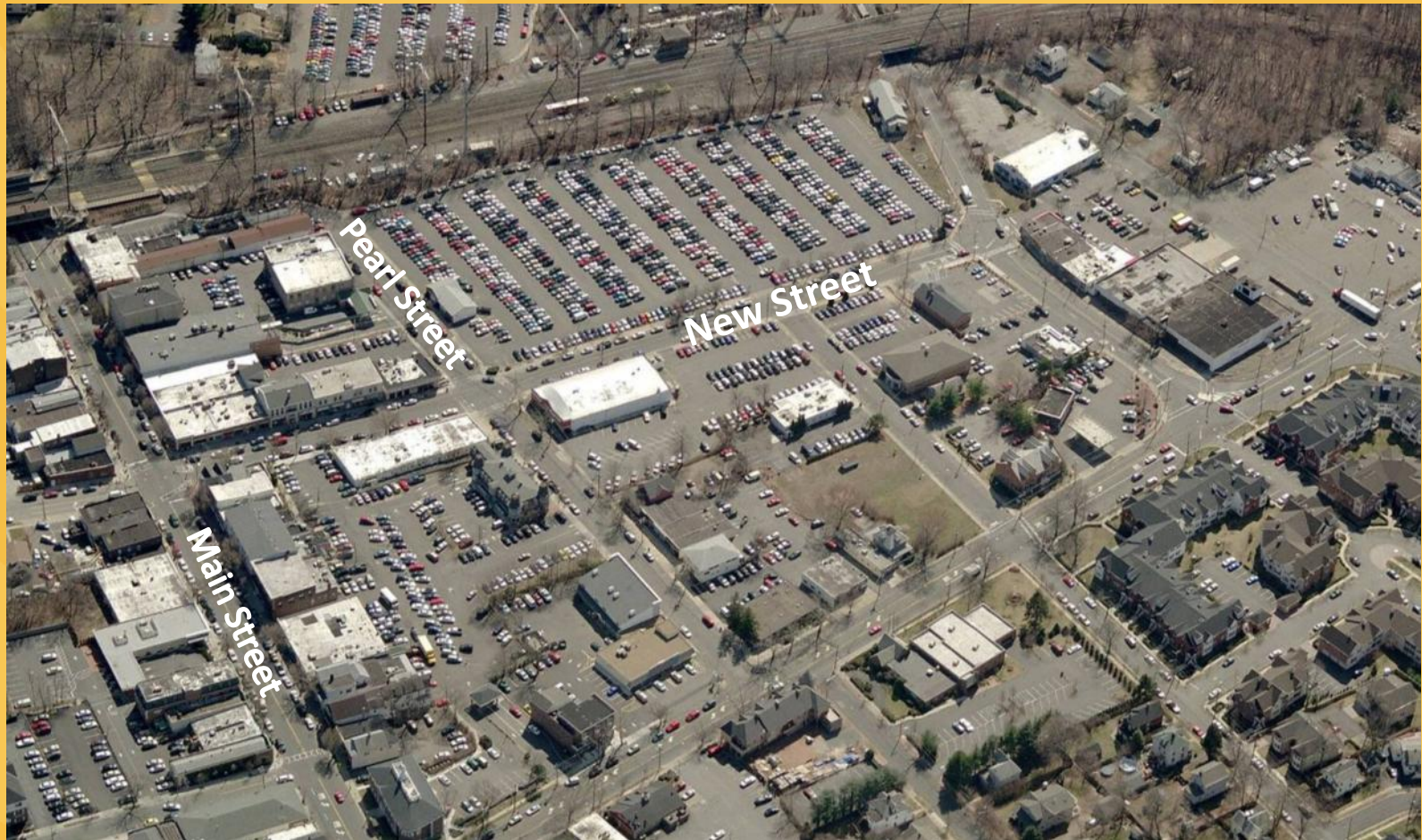
Existing Conditions



Proposed Investments



Pearl St. Redevelopment & Parking Structure



Pearl St. Redevelopment & Parking Structure



Pearl St. Redevelopment & Parking Structure



View from the corner of New Street and Pearl Street.

PIAZZA

WOODMONT
PROPERTIES

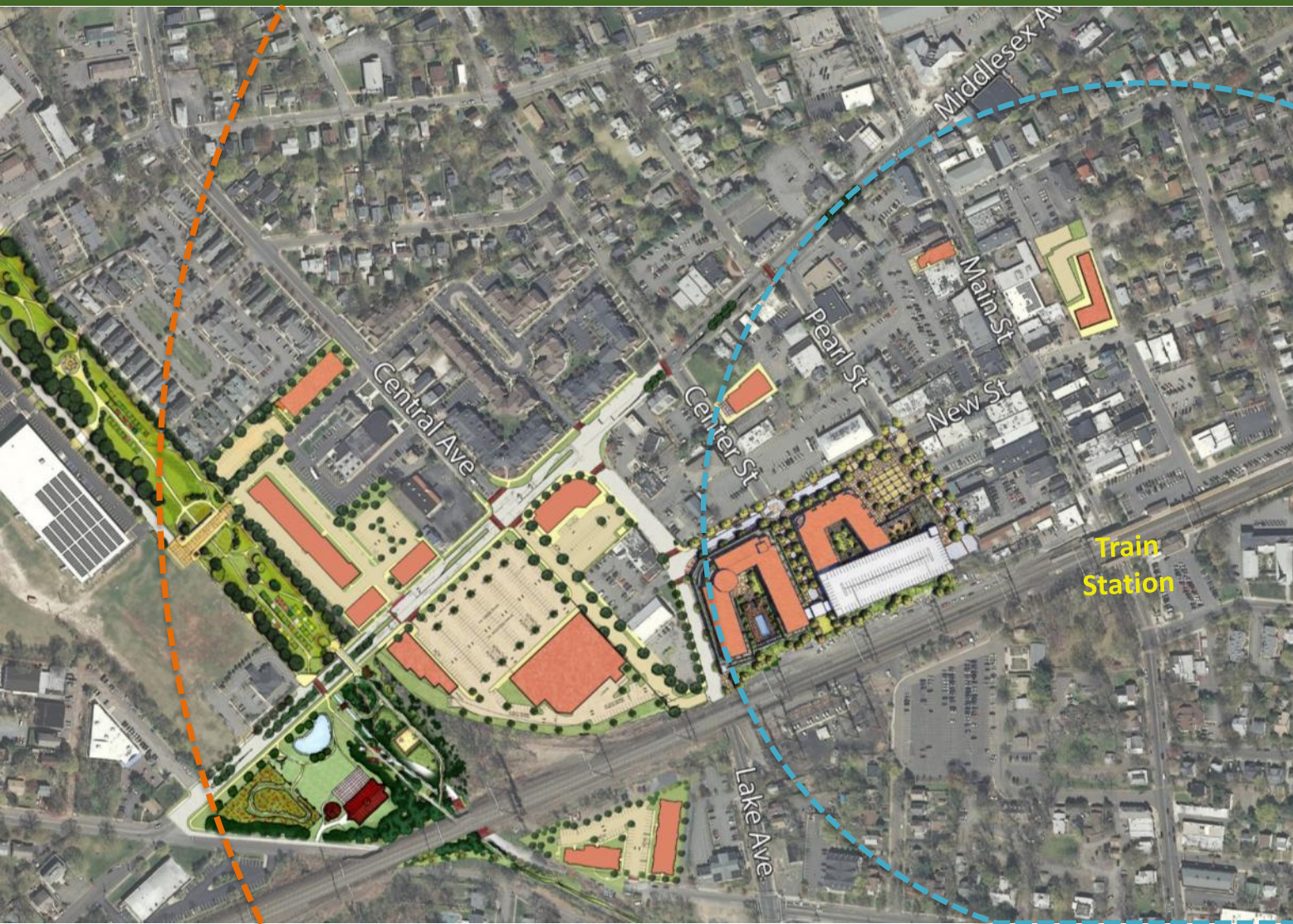
NEXUS
PARTNERSHIP

TimHaahs

RTKL
AN ARCADIS COMPANY



Proposed Investments



Update Parking Regulations to Promote Downtown Business

- Recognized parking requirements deter some potential businesses tenants
- 30 years ago, parking not required for any downtown business
- Downtown Parking Study prepared by Nelson\Nygaard
 - sufficient supply of downtown parking
 - need to institute more progressive management strategies
 - reduce minimum parking requirements
 - set maximum parking requirements
 - incentivize sharing of parking, including Payment in Lieu of Parking (PILOP)



Leverage Public & Private Investment as a Catalyst

- Encourage high quality infill & redevelopment to “fill in the gaps”
- Maximize benefits of public investment in parking structure
- Promote infill development located within a five-minute walk to utilize Payment in Lieu of Parking (PILOP)
- Consider infill development more compatible in scale with the taller existing structures on Main Street and the proposed redevelopment



Proposed Investments

