



July 25, 2014

**TO:** Jim Westmoreland, PE, City Manager  
**FROM:** Adam Fischer, PE, Director of Transportation  
**SUBJECT:** Proposed Lindsay Street Closure

In response to a proposed hotel and mixed-use project that involves the closure of a short section of Lindsay Street between Battleground Avenue and Eugene Street, the Greensboro Department of Transportation (GDOT) required that the developer complete a Traffic Impact Study (TIS). GDOT can require a TIS per City ordinance for major land use changes that will generate at least 100 peak hour and/or 1000 daily vehicle trips. When required, the TIS is performed by a licensed professional engineer, from a list of pre-approved consultants and submitted to GDOT for review and approval. The purpose of the TIS is to evaluate existing conditions and to estimate the impact of the project and the proposed street closure on the surrounding street network.

GDOT has reviewed the preliminary Traffic Impact Study and provided comments back to the consultant. The consultant was also asked to evaluate impacts to pedestrian flow and traffic patterns in the surrounding area as part of the TIS. A preliminary review of the first TIS submittal during the am and pm peak hours showed minimal impacts to traffic distribution/flow during these peak times, with the closing of this section of Lindsay Street. All affected intersections are expected to operate at acceptable levels of service during these peak hours. We are in the process of reviewing the revised TIS with the requested pedestrian information. On July 16, 2014, the Planning Board unanimously approved the closing of Lindsay Street pending approval of the final TIS, that shows that the closing of West Lindsay Street will not harm public interest. GDOT has met with the developer to discuss possible mitigation measures such as wider sidewalks along Eugene Street, as recommended in the downtown development guidelines and pedestrian access through or around the development to reduce pedestrian trip lengths around the closed section of Lindsay Street. We anticipate the complete TIS within the next two (2) weeks.

One concern expressed at the Planning Board meeting was the impact that the Lindsay Street closing might have on the proposed Steven Tanger Performing Arts Center (STPAC). Since most major events at the STPAC will not occur during peak travel times, we are not expecting any traffic issues associated with the closure of this short section of Lindsay Street, during major events at the performing arts center. Just as parking availability for a major performing arts center event during peak parking times (see attached parking memo) should not be an issue, traffic should not be an issue if a major event were scheduled to start between 5-6 pm. All of the

signalized intersections affected by the Lindsay Street closure will operate at acceptable levels of service during the pm peak and could reasonably accommodate the additional traffic generated by a major STPAC event at the same time.

We will validate the final TIS against our own traffic model for the Central Business District (CBD). We developed the CBD traffic model several years ago when we were evaluating several downtown traffic changes that have affected traffic capacity in the CBD like:

1. Converted 1 travel lane of Market Street and 1 travel lane of Friendly Avenue to on-street parking creating over 100 on-street parking spaces. (1999)
2. Converted 2 blocks of N. Greene Street from 4-lanes one-way travel to 3 lanes of two-way travel with additional on-street parking. (2001)
3. Converted Washington Street from a 5-lane roadway to a 3-lane roadway with 25 new on-street parking spaces. (2002)
4. Closed Lindsay Street between Eugene and Edgeworth for Baseball Stadium. (2004)
5. Converted Bellemeade Street, Lindsay Street, and Davie Street from one-way traffic flow to two-way traffic flow with additional on-street parking, including 32 angled spaces on Davie Street. (2004-05)
6. Streetscape and Conversion of S. Greene Street from 4 lanes of one-way travel to 2 lanes of two-way travel with additional on-street parking, including 40 angled spaces. (2006)

We update the CBD traffic model every two years with new traffic counts. The most recent traffic counts show that the above traffic changes have had only minimal impacts on traffic capacity in the CBD just as our model predicted several years ago before the changes were implemented. The above mentioned changes to downtown streets and sidewalks has improved access to businesses in the CBD with more convenient traffic patterns, more convenient parking options, and improved pedestrian accommodations.

Please contact me for additional information.

AF  
Attachments



December 6, 2012

**TO:** Denise Turner Roth, City Manager  
**FROM:** Adam Fischer, Director of Transportation  
**SUBJECT:** PAC Parking Availability

In response to an inquiry about parking availability for the PAC at the December 4, 2012 City Council meeting the following information is provided in regards to public parking capacity and availability during the daytime (8am to 5:30 PM) as well as private parking capacity. GDOT evaluated the availability of parking at the Bellemeade Street Deck, Davie Street Deck, and the Church Street Deck as well as on-street parking availability and the private parking capacity within close proximity (1200' is considered a reasonable distance to park and walk to a special event) of the proposed PAC site.

**Public Parking:**

**Bellemeade Street Deck:** Daytime parking availability for PAC = 165  
(Deck capacity = 1276)

**Davie Street Deck:** Daytime parking availability for PAC = 111  
(Deck capacity = 415)

**Church Street Deck:** Daytime parking availability for PAC = 273  
(Deck capacity = 417)

**On street parking:** There are 456 on-street parking spaces within close proximity (1200') of the PAC site. An inventory of these spaces shows that on an average day that **304** of these spaces would be available for daytime PAC parking.

**Total Public Parking Availability:** On average, **853 public parking spaces should be available for daytime PAC parking.**

**Private Parking Lots:** There are 1605 parking spaces in private parking lots within (1200') of the PAC site. We do not have current occupancy rates for these private parking lots and do not know daytime parking availability.

**Private Parking Decks:** There are 3 private parking decks in close proximity to the proposed PAC site: Lincoln Financial Deck = 661 spaces, United Guarantee Deck = 282 spaces, and the Marriot Deck = 790 spaces. The Lincoln Financial Deck and the United Guarantee Deck are used primarily for employ parking during the day. There is public parking allowed in the Marriot Parking deck and a quick inventory of this deck indicates that there may be up to **255** spaces available for public parking that could be available for daytime PAC parking.

The building committee indicates that the maximum seating arrangement for the PAC is about 3000 and that the maximum number of parking spaces needed for a sold out event is about 1000. It appears that there would be adequate available parking through public parking (**853 spaces**) and private parking (**apparent 255 spaces in the Marriot Deck**) along with other available parking in surrounding private parking lots.

See attached map which indicates parking supply and availability within close proximity of the proposed PAC site.

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Attachments

cc: Jim Westmoreland, Assistant City Manager

MARRIOTT PARKING DECK  
790 spaces  
Daytime availability: 255 spaces

UNITED GUARANTY DECK  
282 spaces

BELLEMEADE STREET DECK  
1,276 spaces  
Daytime availability: 165 spaces

LINCOLN FINANCIAL DECK  
861 spaces

DAVIE STREET DECK  
415 spaces  
Daytime availability: 111 spaces

PAC

CHURCH STREET DECK  
417 spaces  
Daytime availability: 273 spaces

On-street parking spaces within 1,200' walking distance:

Street	Daytime availability
Bellemeade - 6	(5)
Church Court - 15	(10)
Church Street - 22	(9)
Commerce - 110	(89)
Davie - 46	(28)
Elm - 72	(23)
February One - 8	(1)
Friendly - 64	(43)
Greene - 60	(26)
Lindsay - 2	(2)
Market - 79	(68)
Summit - 4	(0)

**TOTAL: 488** on-street spaces / Available: (304)

Public/Private parking lot spaces within 1,200' walking distance:

Chamber of Commerce - 47
Corner Elm/Summit - 241
Dixie Building - 88
Gate City Lincoln - 84
Goodyear Tire - 20
Greensboro Children's Museum - 72
Khan and Khan - 39
Lincoln Financial - 273
News and Record - 168
C.O.G. Summit Lot - 60
VF Corporation - 319
Weaver Foundation - 130

**TOTAL: 1,598** public/private parking lot spaces

