



# City of High Point

Municipal Office Building  
211 S. Hamilton Street  
High Point, NC 27260

## Meeting Agenda

### Prosperity and Livability Committee

*Wesley Hudson, Mayor Pro Tem - Chair*  
*Michael Holmes*  
*Cyril Jefferson*  
*Monica Peters*  
*Jay Wagner, Mayor (Alternate)*

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Wednesday, May 3, 2023

9:00 AM

Council Chambers

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### Prosperity and Livability Committee - Council Member Wesley Hudson, Chair

#### CALL TO ORDER

#### PRESENTATION OF ITEMS

[2023-153](#)

Resolution of High Point, NC City Council Designating City of High Point as a BEE CITY USA® Affiliate.

Approve a request from Keep High Point Beautiful (KHPB) to become an affiliate of Bee City USA.

**Attachments:** [Memo - Bee City USA](#)

[Resolution - Bee City USA](#)

[Presentation - Bee City](#)

[2023-155](#)

Information Regarding the City of High Point Yard Waste Going Green

Approve a request to eliminate plastic bag use for yard waste collection and disposal through the city provided yard waste collection services and customer (commercial and residential) initiated disposal at Ingleside Compost Facility.

**Attachments:** [Memo - Plastic Bag Elimination](#)

[Presentation - Yard Waste](#)

[2023-201](#)

N. Main Street Pedestrian Safety Improvement Study and Hillcrest P1 (Brown Truck) Crossing Interim Treatments  
Approval of the recommended improvements.

**Attachments:** [Memo - Pedestrian Crosswalk Improvement](#)

[Presentation - Pedestrian Crosswalk Improvements](#)

[2023-202](#)

Update- Catalyst District Parking Study

Staff will provide an update regarding the Catalyst District Parking Study.

**Attachments:** [Memo - Parking Study Executive Summary](#)

[Presentation - Parking Study Executive Summary](#)

**ADJOURNMENT**



# City of High Point

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211 S. Hamilton Street  
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## Master

**File Number: 2023-153**

**File ID:** 2023-153

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Prosperity and  
Livability Committee

**File Created:** 03/29/2023

**File Name:**

**Final Action:**

**Title:** Resolution of High Point, NC City Council Designating City of High Point as a BEE CITY USA® Affiliate.

Approve a request from Keep High Point Beautiful (KHPB) to become an affiliate of Bee City USA.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Memo - Bee City USA, Resolution - Bee City USA,  
Presentation - Bee City

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** robby.stone@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

### Text of Legislative File 2023-153

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** City of High Point Becomes a Bee City USA – An Initiative of the Xerces Society

**From:** Robby Stone – Public Services Director  
Melinda King – Asst. Public Services Director

**Meeting Date:** April 17, 2023

**Public Hearing:** No

**Advertising Date:**  
**Advertised By:**

**Attachments:** Presentation

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**PURPOSE:** To re-approve a request for Keep High Point Beautiful (KHPB) to become an affiliate of Bee City USA. This item was previously approved by City Council at the January 17<sup>th</sup> meeting, however, Bee City USA has required a modified resolution be submitted. No other changes have been requested or implemented for this re-submission. In order to become a Bee City USA affiliate, the Bee City USA application and a resolution must be submitted to the City of High Point Council and formal approval and adoption occur.

**BACKGROUND:** The United States is home to just over 3,600 native (wild) bee species such as bumble bees, leafcutter bees, sweat bees, mason bees, longhorn bees, and mining bees. Native pollinators are particularly important because they evolved alongside native plants and in many cases are the most effective pollinators — and in a few cases, the only pollinators. Pollinators are keystone species in essentially every terrestrial ecosystem on earth, assisting in plant reproduction and supporting other species of wildlife. Pollinators touch our lives in numerous ways each day, including “being” (no pun intended) responsible for approximately one third of the food and drink we consume. The value of crop pollination has been estimated between \$18 and \$27 billion annually in the U.S.

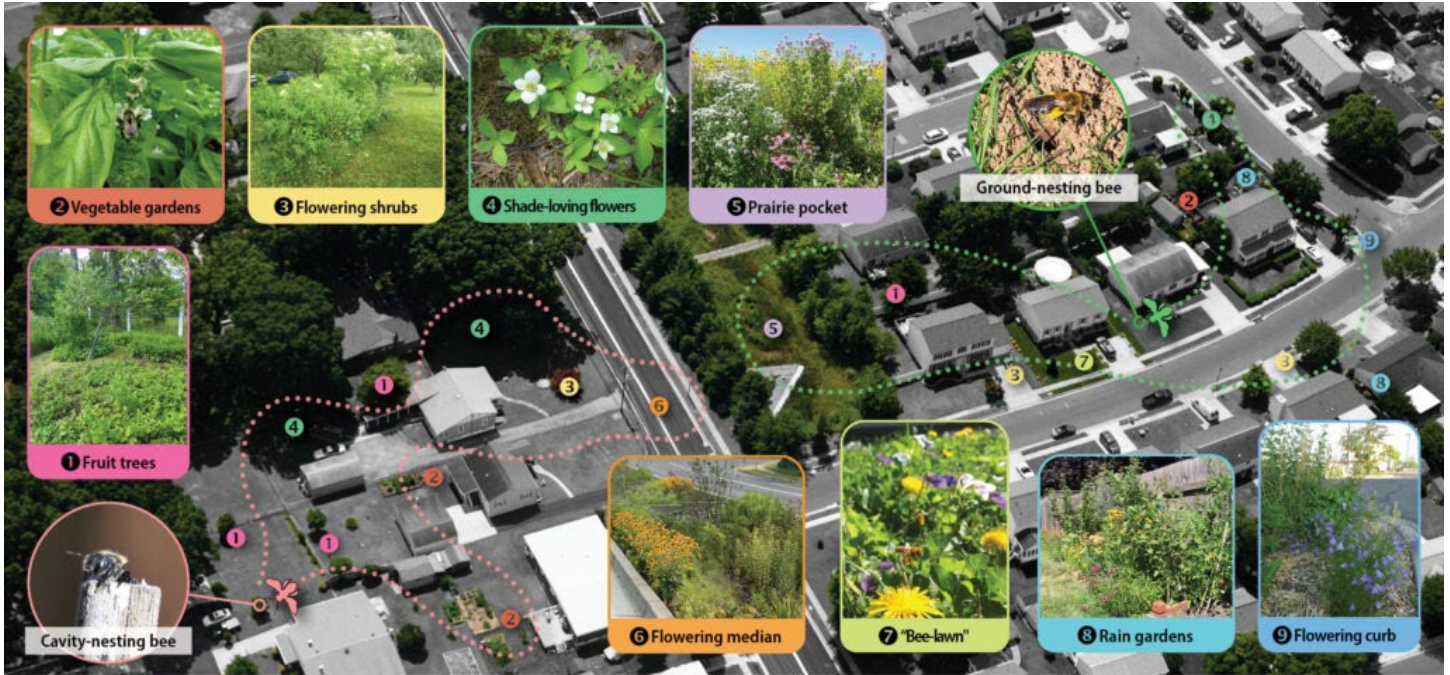
Bee City USA provides a framework for communities to come together to conserve native pollinators by providing them with healthy habitat that is rich in a variety of native plants, provides nest sites, and is protected from pesticides. As the name suggests, the focus of Bee City USA is bees, and primarily our native species. The steps that affiliates take to conserve our native bees, including creating safe habitats and hosting community events, will also help other pollinators including butterflies and moths as well as the non-native honey bee. One of the most impactful actions any affiliate can take is to encourage others to think beyond the honey bee and recognize the true diversity of bees that sustain our communities.

As the KHPB board celebrates their 35<sup>th</sup> Anniversary, it would like to continue to grow its impact throughout the community. KHPB can ensure survival of vital animal species, build community, improve local food production in coordination with non-profits, support small businesses, address pest problems with fewer pesticides and heighten awareness of biological diversity.



**BUDGET IMPACT:** Funding for this affiliation is currently available in the FY 2022-2023 Keep High Point Beautiful budget.

**RECOMMENDATION / ACTION REQUESTED:** Public Services is recommending that Council approve the request to become an affiliate of Bee City USA for a total of \$500.



Bee City USA example

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION** of High Point, NC City Council  
designating City of High Point as a BEE CITY USA® affiliate.

WHEREAS, the mission of BEE CITY USA is to galvanize communities to sustain pollinators, responsible for the reproduction of almost 90% of the world's flowering plant species, by providing them with healthy habitat, rich in a variety of native plants and free to nearly free of pesticides; and

WHEREAS, thanks to the more than 3,600 species of native bees in the United States, along with introduced honey bees, we have very diverse dietary choices rich in fruits, nuts, and vegetables; and

WHEREAS, bees and other pollinators have experienced population declines due to a combination of habitat loss, poor nutrition, pesticides (including insecticides, fungicides, and herbicides), parasites, diseases, and climate change; and

WHEREAS, pollinator-friendly communities can benefit local and regional economies through healthier ecosystems, increased vegetable and fruit crop yields, and increased demand for pollinator-friendly plant materials from local growers; and

WHEREAS, ideal pollinator-friendly habitat (A) is comprised of mostly native wildflowers, grasses, vines, shrubs, and trees blooming in succession throughout the growing season to provide diverse and abundant nectar and pollen, since many wild pollinators prefer or depend on the native plants with which they co-adapted; (B) is free to nearly free of pesticides, as many pesticides can harm pollinators and/or their habitat; (C) comprises undisturbed spaces (leaf and brush piles, unmown fields or field margins, fallen trees and other dead wood) for nesting and overwintering; and (D) provides connectivity between habitat areas to support pollinator movement and resilience; and

WHEREAS, Integrated Pest Management (IPM) is a long-term approach to maintaining healthy landscapes and facilities that minimizes risks to people and the environment by: identifying and removing the causes of pest problems rather than only attacking the symptoms (the pests); employing pests' natural enemies along with cultural, mechanical, and physical controls when prevention is not enough; and using pesticides only when no other method is feasible or effective; and

WHEREAS, supporting pollinators fosters broad-based community engagement in environmental awareness and sustainability; and

WHEREAS, City of High Point should be certified a *BEE CITY USA* community because we have recognized the need for education surrounding the importance of native bees and have begun taking action to assist in the protection and regrowth of their habit in our community.

**NOW, THEREFORE**, in order to enhance understanding among local government staff and the public about the vital role that pollinators play and what each of us can do to sustain them, City of High Point chooses to support and encourage healthy pollinator habitat creation and enhancement, resolving as follows:

1. The City of High Point, Public Services Department is hereby designated as the BEE CITY USA sponsor.
2. The High Point Beautification Coordinator of Public Services is designated as the BEE CITY USA Liaison.
3. Facilitation of City of High Point's BEE CITY USA program is assigned to the Keep High Point Beautiful Committee.
4. The Keep High Point Beautiful Committee is authorized to and shall:

- a. **Celebration:** Host at least one educational event or pollinator habitat planting or restoration each year to showcase City of High Point's commitment to raising awareness of pollinator conservation and expanding pollinator health and habitat.
- b. **Publicity & Information:** Install and maintain at least one authorized BEE CITY USA street sign in a prominent location, and create and maintain a webpage on the City of High Point website which includes, at minimum a copy of this resolution and links to the national BEE CITY USA website; contact information for your BEE CITY USA Liaison and Committee; reports of the pollinator-friendly activities the community has accomplished the previous year(s); and your recommended native plant species list and integrated pest management plan (explained below).
- c. **Habitat:** Develop and implement a program to create or expand pollinator-friendly habitat on public and private land, which includes, but is not limited to, Identifying and inventorying High Point's real property that can be enhanced with pollinator-friendly plantings; creating a recommended locally native plant list to include wildflowers, grasses, vines, shrubs, and trees and a list of local suppliers for those species; and, tracking (by square footage and/or acreage) annual area of pollinator habitat created or enhanced.
- d. **Pollinator-Friendly Pest Management:** Create and adopt an integrated pest management (IPM) plan designed to prevent pest problems, reduce pesticide use, and expand the use of non-chemical pest management methods.
- e. **Policy & Plans:** Establish, through the City of High Point, a policy in the Bee City High Point Plan of City of High Point's Comprehensive Plan to acknowledge and commit to the BEE CITY USA designation and review the Bee City High Point Plan and other relevant documents to consider improvements to pest management policies and practices as they relate to pollinator conservation, identify appropriate locations for pollinator-friendly plantings, and consider other appropriate measures.
- f. **Renewal:** After completing the first calendar year as a BEE CITY USA affiliate, each February, apply for renewal of City of High Point's BEE CITY USA designation following the format provided by BEE CITY USA, including a report of the previous year's BEE CITY USA activities, and paying the renewal fee based on City of High Point's population.

ADOPTED by the City of High Point City Council of the High Point, NC, this \_\_\_ day of \_\_\_\_\_, 20\_\_.



**BEE CITY USA**  
AN INITIATIVE OF THE XERCES SOCIETY



# Why Bee City?



- When people hear the word "bee" they often think of a single bee species, the European honey bee. However, the United States is also home to just over 3,600 native (wild) bee species.
- Native pollinators are particularly important because they evolved alongside native plants and in many cases are the most effective pollinators — and in a few cases, the only pollinators.
- Pollinators are keystone species in essentially every terrestrial ecosystem on earth, assisting in plant reproduction and supporting other species of wildlife.
- Pollinators touch our lives in numerous ways each day, including being responsible for approximately one third of the food and drink we consume.
- The value of crop pollination has been estimated between \$18 and \$27 billion annually in the U.S.

# Benefits

- Help to ensure the survival of vital animal species crucial to our planet's functioning ecosystems.
- Build a pollinator friendly community locally. This will boost overall efforts in NC and nationally.
- Improve local food production, support local growers and farmers
- Support the growth of local businesses including native plant nurseries and pollinator friendly landscaping.
- Bring your community together around a positive, shared cause and connect with others across the country that have made the same commitment.







# Community Awareness

- Raise community awareness of how our food grows and improve local food production through expanded pollination.
- Work to address pest problems with fewer pesticides and raise community awareness of the least toxic ways to tackle home and garden pest problems.
- Mobilize our community to remove non-native invasive plants to make way for locally native plant species.
- Raise community awareness of the local environment's diversity of plant and pollinator species.
- Ability to partner with businesses and organizations that are already knowledgeable and have well established pollinator friendly practices.



# How can we help?

- The steps that affiliates take to conserve our native bees, including creating safe habitats and hosting community events, will also help other pollinators including butterflies and moths as well as the non-native honey bee.
- Educate our community as to the benefits of bees and other pollinators.
- Strive to use fewer pesticides when possible.
- Work together to improve the overall environment

GREAT NEWS! High Point is already well on it way!!





# How do we proceed?



- **Form a committee.**

Should include individuals with experience and interests that will help the committee complete the commitments. Generally, a mix of volunteers and city staff. The committee should have a chair or multiple co-chairs and should have a regular meeting schedule that is open to the public.

- **Assign facilitation to a local government body or non-profit organization.**

Assign facilitation of the Bee City USA effort to Keep High Point Beautiful as we are a well-established group that operates under the umbrella of the City of High Point with the support of the Public Services Department. We will form a subcommittee that will include several KHPB board, Youth Advisory Council and community members.

- **Designate a local government department as a sponsor.**

Public Services will serve as the sponsoring department and provide a liaison.

- **Complete the online application form and submit along with a resolution**

Keep High Point Beautiful will be responsible for submission of all.

- **Submit adopted resolution and pay annual fee of \$500.00.**

Keep High Point Beautiful will submit resolution and fee will come from annual budget provide through Public Services Department, Environmental Services Division.

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**Thank you!**

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Public Services Department  
Environmental Services  
Keep High Point Beautiful





# City of High Point

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## Master

**File Number: 2023-155**

**File ID:** 2023-155

**Type:** Resolution

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Prosperity and  
Livability Committee

**File Created:** 03/29/2023

**File Name:**

**Final Action:**

**Title:** Information Regarding the City of High Point Yard Waste Going Green

Approve a request to eliminate plastic bag use for yard waste collection and disposal through the city provided yard waste collection services and customer (commercial and residential) initiated disposal at Ingleside Compost Facility.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Memo - Plastic Bag Elimination, Presentation - Yard Waste

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** robby.stone@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
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|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

### Text of Legislative File 2023-155

# CITY OF HIGH POINT AGENDA ITEM



**Title:** City of High Point Yard Waste is Going Green!

**From:** Robby Stone – Public Services Director  
Melinda King – Asst. Public Services Director

**Meeting Date:** April 17, 2023

**Public Hearing:** No

**Advertising Date:**  
**Advertised By:**

**Attachments:** Presentation

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**PURPOSE:** To approve a request to eliminate plastic bag use for yard waste collection and disposal through the city provided yard waste collection services and customer (commercial and residential) initiated disposal at Ingleside Compost Facility.

**BACKGROUND:** Ingleside Compost Facility, hereinafter referred to ICF, opened in 1993 with a special use permit to accept yard waste for processing and distribution of wood mulch, leaf mulch, topsoil and compost. The use of plastic bags pose many issues to our collection staff, long term viability and significant environmental impacts through the products we offer. Compliance laws are changing, and in order to remain on trend with other local municipalities and prepare for the changing North Carolina Department of Environmental Quality permit requirements, Public Services is requesting the elimination of plastic bags in yard waste use.

Public Services is requesting to change the solid waste ordinance to allow paper bags in place of plastic, and ultimately move towards yard waste containers only to eventually be a fully automated collection process.

**BUDGET IMPACT:** No Funding Impacts

**RECOMMENDATION / ACTION REQUESTED:** Public Services is recommending that Council approve and update the solid waste ordinance to eliminate plastic bags for yard waste disposal.



| MUNICIPALITY          | YARD WASTE CARTS     | PLASTIC BAGS           | PAPER BAGS     |
|-----------------------|----------------------|------------------------|----------------|
| City of Winston Salem | YES (Yearly Fee)     | NO                     | NO             |
| Town of Kernersville  | YES                  | NO                     | NO             |
| City of Burlington    | YES                  | NO                     | NO             |
| City of Greensboro*   | PERSONAL 32-GALLON   | LIMIT 10 CLEAR PLASTIC | YES            |
| City of Raleigh       | YES                  | NO                     | YES (limit 15) |
| City of Charlotte     | PERSONAL 75 LB LIMIT | NO                     | YES            |

# Yard Waste is Going GREEN!

Melinda King, City of High Point - Assistant Public Services Director





# INGLESIDE COMPOST FACILITY

- Opened in 1993
- 32.8 Acres
- Type 1 Composting Facility
- Acceptable Items
  - Untreated, unpainted, and unglued wood waste
  - Yard waste (leaves, grass, brush, limbs)
- Products
  - Wood Mulch
  - Leaf Mulch
  - Topsoil
  - Compost





# CURRENT ISSUES

- Safety
- Lack of Limitations/Enforcement
- Real Estate & Costs
- Environmental Impacts



NORTH CAROLINA'S INTERNATIONAL CITY™



## SAFETY

- Lifting Injuries
- Extended Periods of Time on the Street



## LACK OF LIMITATIONS

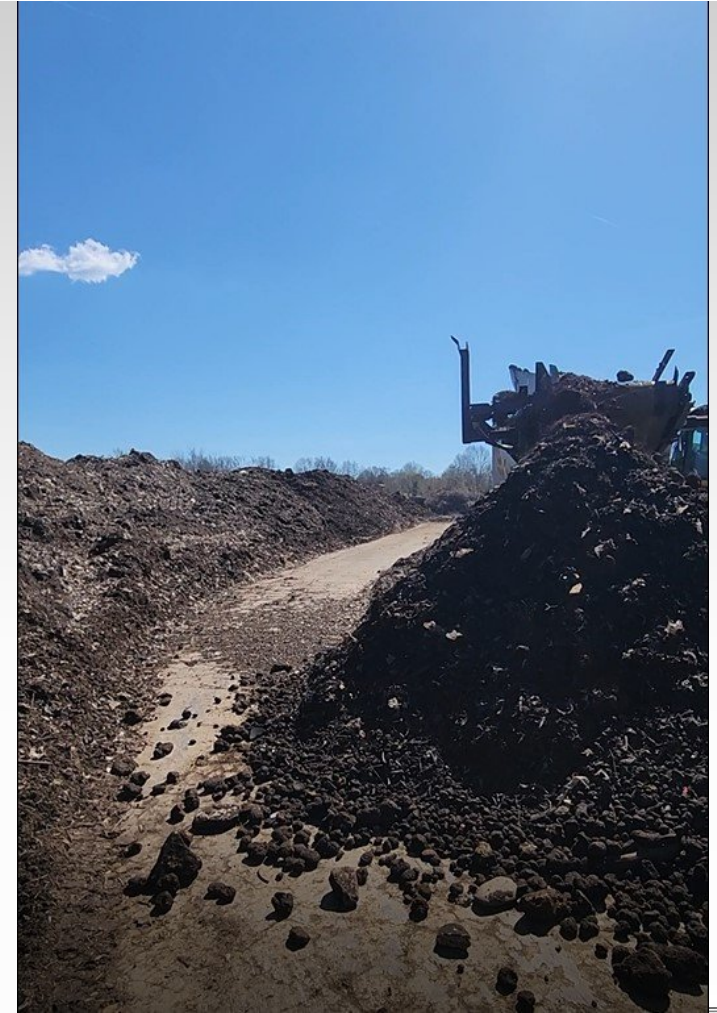
- Extensive Amount of Bags
- Policy of Clear Bags Not Being Enforced



NORTH CAROLINA'S INTERNATIONAL CITY™

# REAL ESTATE & COSTS

- Growth in High Point Since 1993
- 2017 - 15,500 TONS Inbound
- 2022 - Over 20,000 TONS Inbound
- Equipment Costs Due to Bags
- Over \$50,000/year to Transport
- Loss of Material During Transport
- Reduced Air Space in the Landfill
- Lost Revenue at the Landfill





# INGLESIDE AERIAL



# ENVIRONMENTAL IMPACTS

- Single Use Plastics (SUP)
- Out of 100 billion SUP Only 1% are Recycled
- Fuel Emissions
- Contaminates the Organic Materials We Sell to Utilize in Local Yards and Gardens
- Devalues the Product









# LOCAL COMPARISONS

| MUNICIPALITY          | YARD WASTE CARTS     | PLASTIC BAGS           | PAPER BAGS     |
|-----------------------|----------------------|------------------------|----------------|
| City of Winston Salem | YES (Yearly Fee)     | NO                     | NO             |
| Town of Kernersville  | YES                  | NO                     | NO             |
| City of Burlington    | YES                  | NO                     | NO             |
| City of Greensboro*   | PERSONAL 32-GALLON   | LIMIT 10 CLEAR PLASTIC | YES            |
| City of Raleigh       | YES                  | NO                     | YES (limit 15) |
| City of Charlotte     | PERSONAL 75 LB LIMIT | NO                     | YES            |

\*City of Greensboro proposing to council on April 13 to eliminate plastic bags and loose leaf collection





# RECOMMENDATIONS

## CURBSIDE

- Yard Waste Containers
- Paper Bags
- Loose Leaf Collection

## INGLESIDE

- Paper Bags
- Reusable Containers Emptied Onsite
- Unbagged





# TIMELINE AND IMPLEMENTATION

## WHEN

- Effective September 1, 2023
- Grace Period until October 31, 2023
- Full Enforcement November 1, 2023

## IMPLEMENTATION

- PIO to Push Out Through Social Media
- Bill Stuffers to 5/1/2023-9/1/2023
- Press Releases to Local News Outlets
- Direct Mailing 9/1/2023
- Partner With Home Improvement Stores





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## Master

**File Number: 2023-201**

|                          |                                 |  |
|--------------------------|---------------------------------|--|
| <b>File ID:</b> 2023-201 | <b>Type:</b> Miscellaneous Item | <b>Status:</b> To Be Introduced                        |
| <b>Version:</b> 1        | <b>Reference:</b>               | <b>In Control:</b> Prosperity and Livability Committee |
| <b>File Name:</b>        |                                 | <b>File Created:</b> 04/26/2023                        |
| <b>Title:</b>            |                                 | <b>Final Action:</b>                                   |

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Memo - Pedestrian Crosswalk Improvement, Presentation - Pedestrian Crosswalk Improvements

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** mary.brooks@highpointnc.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
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### Text of Legislative File 2023-201

# CITY OF HIGH POINT

## AGENDA ITEM



### **N. Main Street Pedestrian Safety Improvement Study and Hillcrest Pl (Brown Truck) Crossing Interim Treatments**

**From:** Greg Venable, Transportation Director

**Meeting Date:** May 3, 2023

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:**

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#### **PURPOSE:**

N. Main Street Study update and presentation on interim improvements to the existing crosswalk on N. Main Street at Hillcrest Pl (Brown Truck Brewery).

#### **BACKGROUND:**

The City of High Point has contracted with Kimley Horn and Associates to study N. Main Street from Lexington Avenue to Church Street to provide recommendations for pedestrian safety improvements, streetscape improvements, speed reduction strategies, and complete street concepts. The study will be completed in late 2023. As an interim measure they have provided three different levels of crosswalk crossings that could be installed at this crosswalk. The presentation will provide information on these potential interim improvements and staff recommendations for installation. These treatments will improve pedestrian safety at this location until a large more comprehensive project is constructed.

#### **RECOMMENDATION / ACTION REQUESTED:**

Transportation staff requests that we move forward with the installation of the recommended improvements.

# Pedestrian Improvement Options

N Main St. at Hillcrest Place  
“Brown Truck” Crossing

Kimley»Horn



# Existing Treatments

- High visibility crosswalk striping
- Rectangular Rapid Flash Beacon (RRFB) + Pedestrian advance warning sign (W11-2) at the crossing
- In-median YIELD to pedestrian sign (R1-6)
- Detectable warning surfaces on curb ramps
- Enhanced surfacing (colored and stamped surface treatments for crosswalks)
- Overhead flashers – push-button activated (flash yellow)
- Advance YIELD markings on N Main Street









← Heading northbound on N Main Street

Heading southbound on N Main Street →



# Interim Improvements

Note – costs provided here are for planning-level purposes based on information available at the time are not intended as a guarantee of actual construction costs

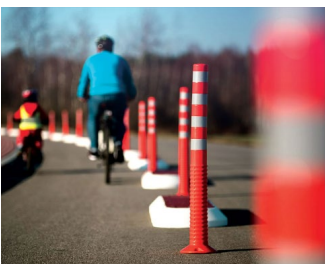




Enhance roadway lighting at the crosswalk location  
~\$5,000 **Staff Recommends**



Enhance existing RRFB with double posted signs and flashers  
~\$10,000 - \$25,000 **Staff Recommends**



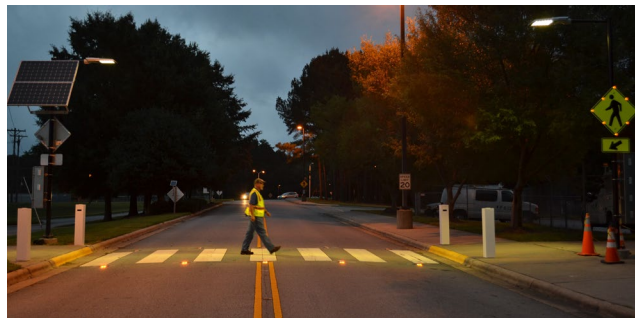
Flexible bollards within median  
~\$2,500 **Not Recommended**



Concrete median refuge island with detectable warning surfaces **Staff Recommends**  
~\$15,000



Replace existing overhead flashers with push-button activated overhead RRFB **Not Recommended at this time**  
~\$ 20,000 - \$50,000, but mast arm could increase costs



In-pavement lighting – push-button activation  
~\$10,000 **Not Recommended at this time**

# Potential Future Considerations

Option 1: Z-crossing with RRFB System or in-pavement lighting to allow for a larger refuge and to position pedestrians to face conflicting traffic within the median

~\$35,000 - \$65,000



Option 2: Full traffic signal with stop bars (if warranted) with an exclusive pedestrian phase

~\$250,000 - \$350,000 (plus cost of utility relocations)



# Summary

- Enhanced Lighting - \$5,000
  - Enhance existing RRFB - \$25,000
  - Refuge Island - \$15,000
  - Estimated total - \$45,000
- 
- Evaluate feasibility and additional alternatives as part of greater Main Street Corridor Study.



# City of High Point

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**File Number: 2023-202**

**File ID:** 2023-202

**Type:** Miscellaneous Item

**Status:** To Be Introduced

**Version:** 1

**Reference:**

**In Control:** Prosperity and  
Livability Committee

**File Created:** 04/26/2023

**File Name:**

**Final Action:**

**Title:** Update- Catalyst District Parking Study

Staff will provide an update regarding the Catalyst District Parking Study.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Memo - Parking Study Executive Summary,  
Presentation - Parking Study Executive Summary

**Enactment Number:**

**Contact Name:**

**Hearing Date:**

**Drafter Name:** mary.brooks@highpointnc.gov

**Effective Date:**

**Related Files:**

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### Text of Legislative File 2023-202



# CITY OF HIGH POINT

## AGENDA ITEM



### **Title: High Point Parking Study – Executive Summary**

**From:** Greg Ferguson, Deputy City Manager  
Damon Dequenne, Assistant City Manager

**Meeting Date:** May 3, 2023

**Public Hearing:** NA

**Advertising Date /  
Advertised By:** NA

**Attachments:** Executive Summary

#### **PURPOSE:**

The City engaged Kimley Horn to assist in determining parking solutions for the Catalyst District as it redevelops, as well as to determine how to best utilize existing parking for sporting events and other special events.

#### **BACKGROUND:**

The goal to continue to create a vibrant downtown district is being realized with the completion of several developments such as Congdon Yards, The Bedrock, and multiple Peters Development buildings on Main Street. The City will need to provide some public parking to complement the existing private parking, parking which will be lost as vacant lots are redeveloped over time.

The placement of future parking decks in conjunction with surrounding development will be important as this area of the city grows.

Staff will evaluate the early implementation items for this year.

#### **BUDGET IMPACT:**

Funded in prior budget.

#### **RECOMMENDATION / ACTION REQUESTED:**

Receive as information.



**Parking Study**

# High Point

Executive Summary

**Kimley»»Horn**

May 3, 2023



# Agenda

1. Study Purpose and Scope
2. Existing Conditions
3. Forecasted Parking Demand
4. Recommendations

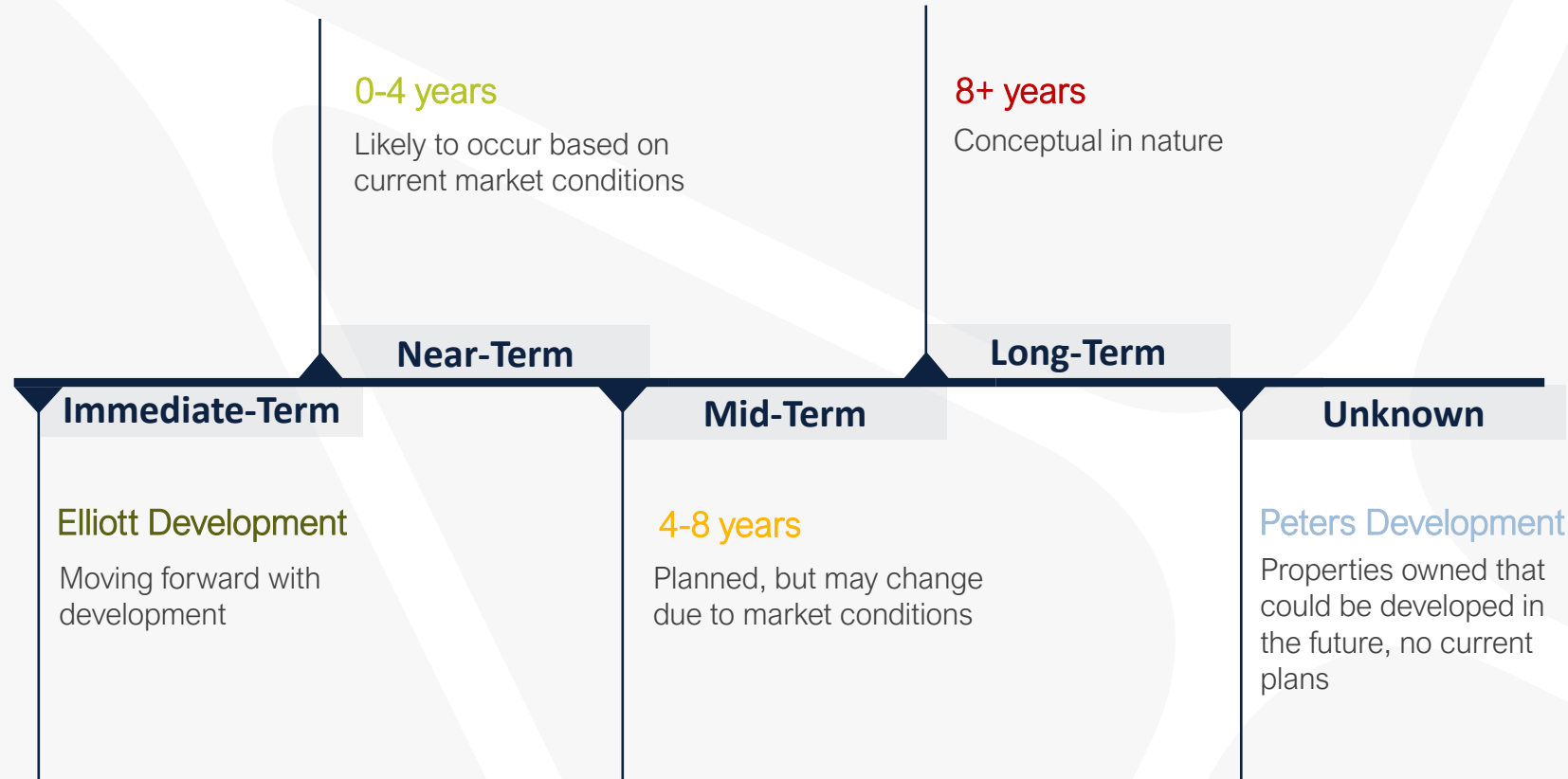
# Study Purpose and Scope

# Study Purpose and Scope

## Key Goals:

- Determine the amount and location of new parking to serve redevelopment of the Entertainment District
- Recommend strategies to manage parking for special events
- Build on existing parking opportunities, such as expanding the City's on- and off-street parking program
- Evaluate the ability to use the Plaza Garage to serve the needs of the Entertainment District

## Entertainment District Redevelopment Timeline



# Project Methodology

- Interviewed key stakeholders to understand current parking needs in the area and planned future development
- Collected parking occupancy data during typical conditions and event conditions
  - Bi-hourly from 7AM – 7PM
    - Thursday 9/22 – No Events
    - Friday 9/23 – Rockers Game
    - Saturday 9/24 – Rockers Game
  - Additional Rockers observations on Thursday 8/4
- Analyzed future parking demand based on collected data and planned development
  - Documented planned future parking supply changes
  - Utilized ULI Shared Parking model to project future parking demands
  - Compared future parking demand to parking inventory (including changes to parking inventory from future development)
- Developed recommended parking garage sizes

# Stakeholder Feedback

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## Stakeholders Interviewed:

- City of High Point
- Peters Development
- High Point Rockers
- Forward High Point
- Elliott Sidewalk Communities
- Congdon Development
- Springhill Suites
- Coy Willard
- The Market

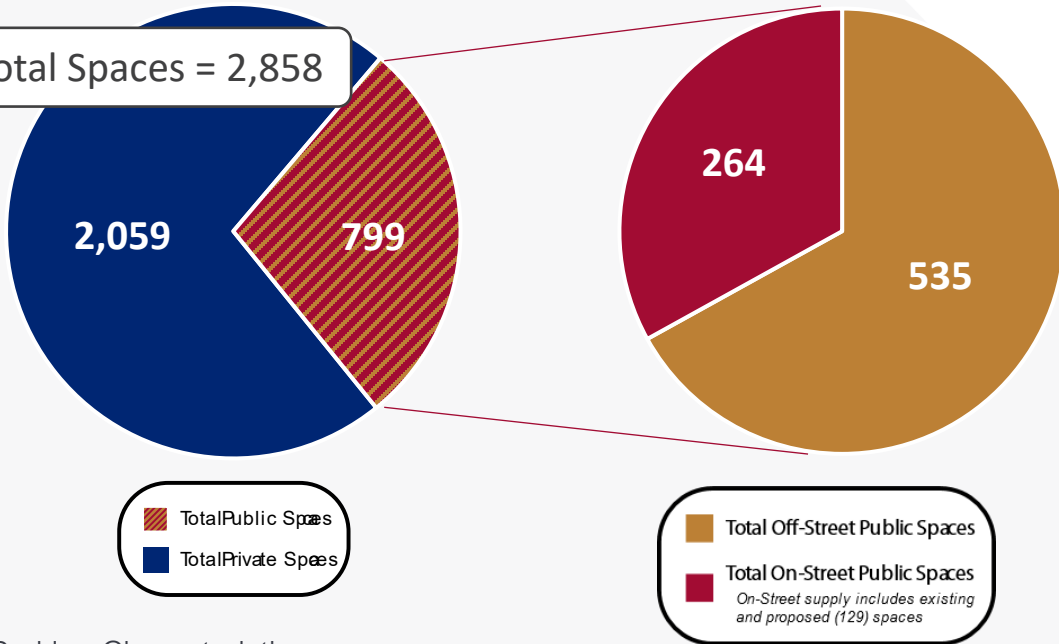
## Key Findings:

- City of High Point is contractually obligated to Elliott Sidewalk Communities to provide 565 public parking spaces.
- Need and desire for more on-street parking spaces.
- Multiple developers in the area are interested in utilizing public spaces to serve future demand.
- People have trouble finding proper locations to park during events since the facilities are scattered.
- Desire to create a “District” parking solution to eating, working and playing.



# Parking Inventory

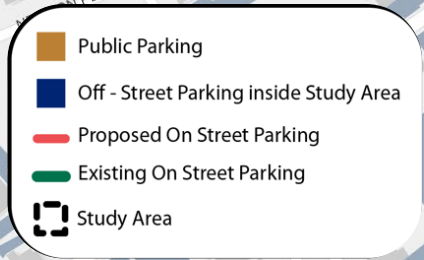
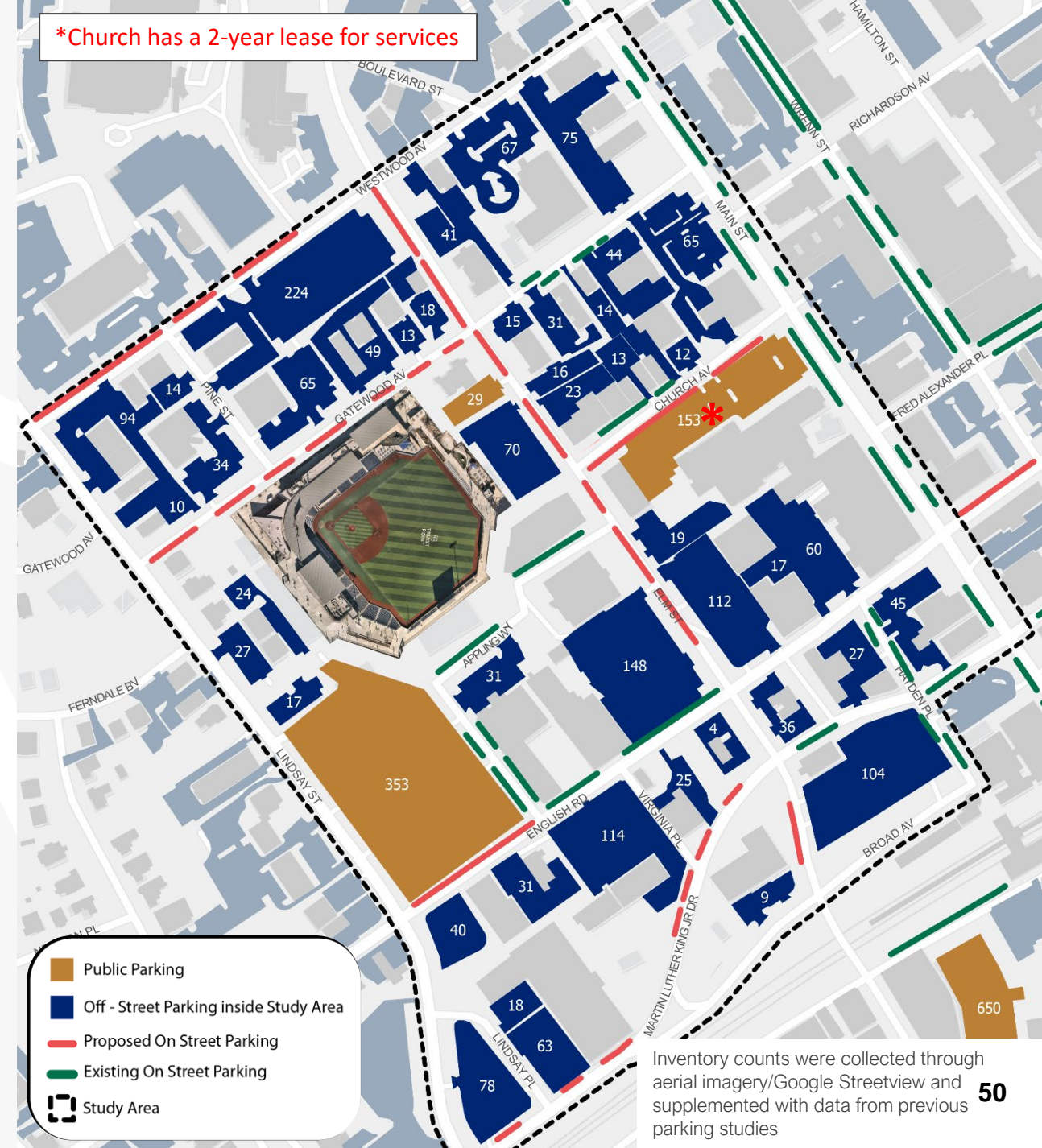
Total Spaces = 2,858



## Parking Characteristics:

- All parking within the study area is surface parking, no structured parking exists
- Plaza parking garage contains 650 spaces, but is outside the study area and not included in counts above
- On-street and off-street parking is free for users, except the Plaza parking garage (\$1 per hour, max \$7 per ticket)
- No noted time restrictions

\*Church has a 2-year lease for services



Inventory counts were collected through aerial imagery/Google Streetview and supplemented with data from previous parking studies **50**



# Parking Demand

## Non-Event Conditions

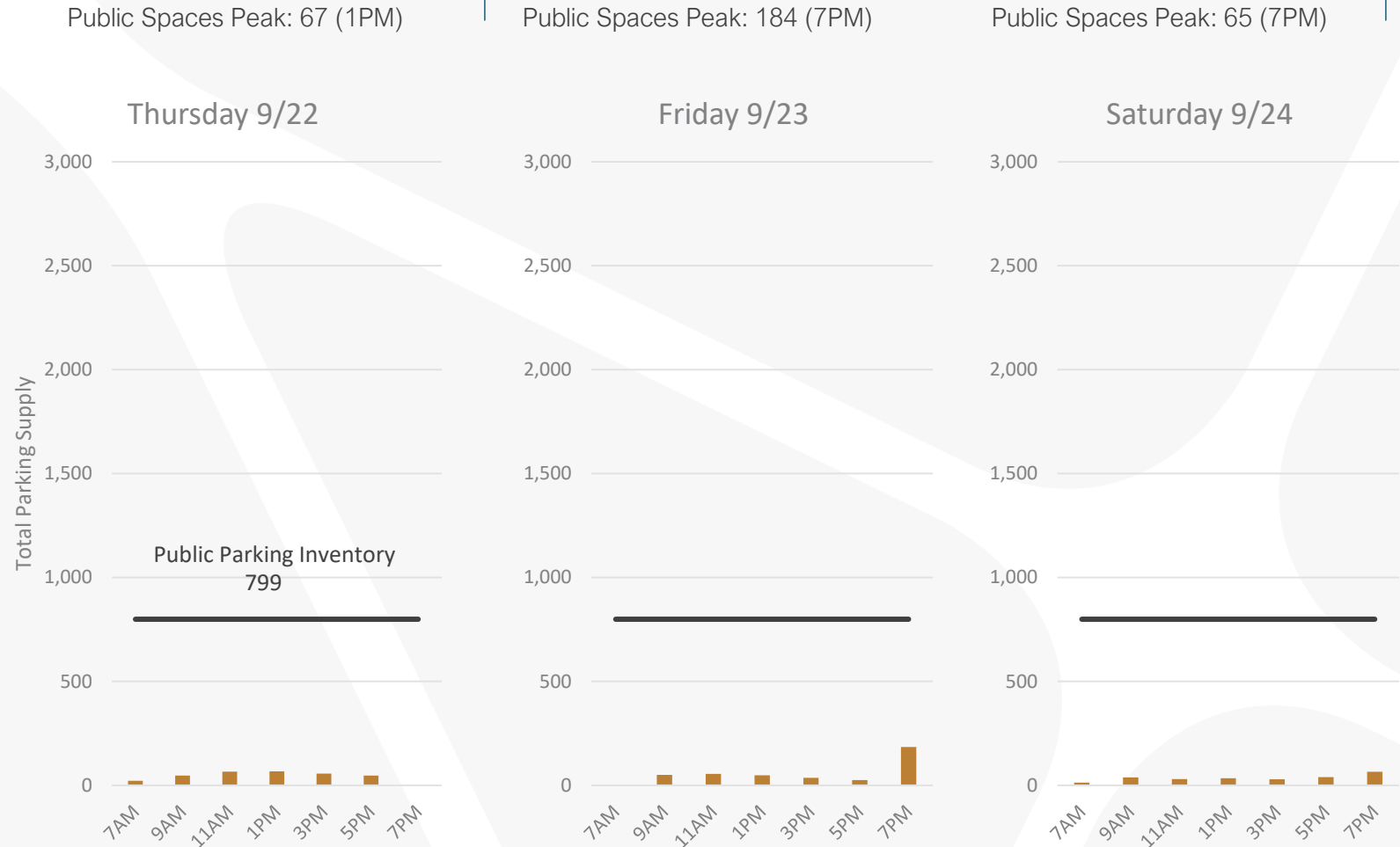
- 1 PM peak public parking demand (67 / 8.4%)
- 732 public spaces available during peak conditions

## Event Conditions

- 7 PM peak public parking demand (184 / 23%)
- 615 public spaces available during peak conditions

## Public Space Demand

High Point Rockers Post-Season Game



Event parkers started arriving around the 5PM timeframe

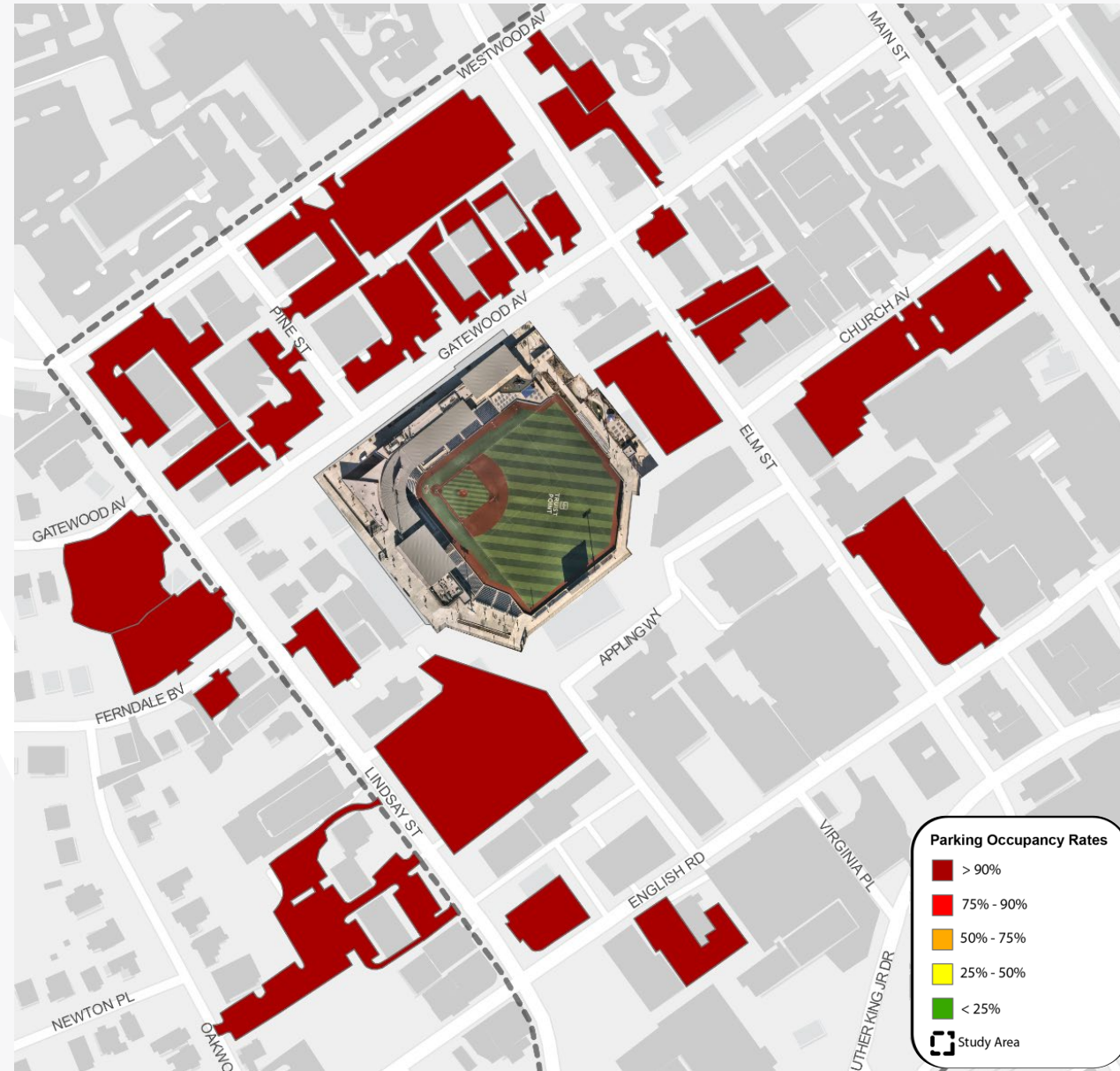
# High Point Rockers Sell-Out Conditions

## Projected Peak Demand

- At sold out event of 4,024 attendees, projected total event peak demand is 1,450 spaces
- 16 spaces short of currently accessible parking per available public parking and agreements with private owners

## Key Takeaways

- For a game at 100% capacity, a deficit of 16 spaces is projected (based only on current Rockers parking supply)
- Sold-out Rockers games require 1,450 spaces
- 28% of Rockers parking comes from public spaces, 72% of Rockers parking comes from private spaces
- 283 private parking spaces may go away in the future making the new deficit 299 spaces (based on properties we know are coming offline)
  - Additional public spaces will be lost that will need to be provided for in parking garages to satisfy sold-out Rockers parking demand



\*Based only on official Rockers parking locations  
(Rockers charge \$5 for parking)

# Existing Conditions Summary

- Early Opportunities
  - 129 new on-street parking spaces
  - 138 net new off-street parking spaces
- Parking Supply (includes early opportunities above)
  - 799 Public Spaces
    - 264 On-Street
    - 535 Off-Street
- Typical Day Parking Demand
  - Surplus of 2,097 spaces during peak conditions
- Most properties self-park, little use of public parking to serve uses within the district

## Rockers Event Conditions:

- Rockers have agreements for 1,434 spaces across study area (50% of parking in district)
- Sold-out Rockers game estimated to need 1,450 spaces
  - Deficit of 16 spaces based on current Rockers parking supply
- A deficit of 299 spaces is anticipated for a sold-out game based on Rockers parking supply if anticipated development occurs, removing several private parking facilities

# **Parking as a District Resource**



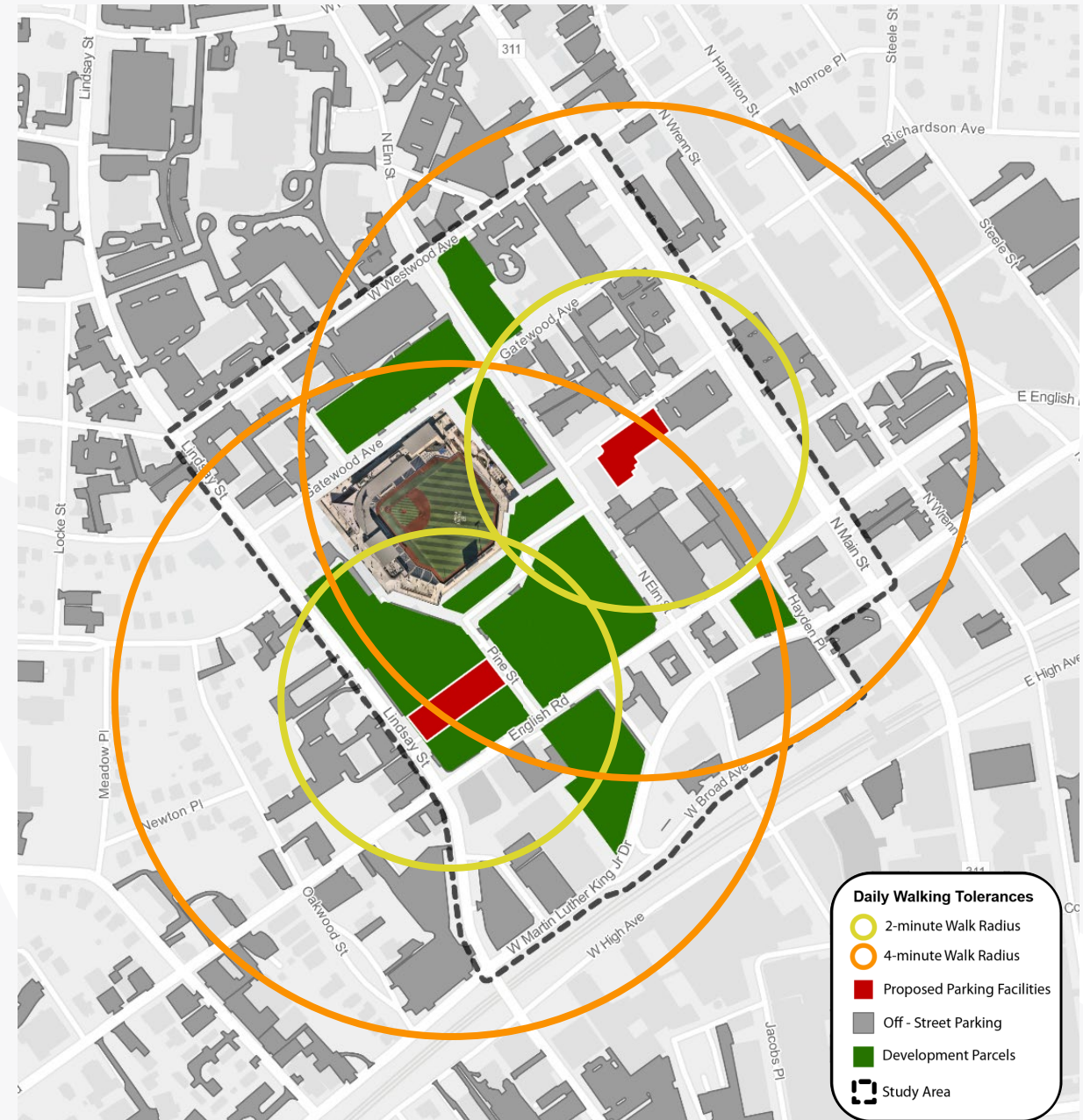
# Walkshed

These 2-minute and 4-minute walksheds from each of the two potential parking locations show the parcels that are likely to utilize each garage based on their location.

If BOTH locations are built, MOST of the planned redeveloped parcels will have access to parking within a 2-minute walk

If ONE of the locations is built, ALL planned redeveloped parcels will be within a 4-minute walk of public parking

Proposed garages are well located to serve the public parking demands of all parcels within the entertainment district to some extent and could be a resource for access to show rooms as part of Market.





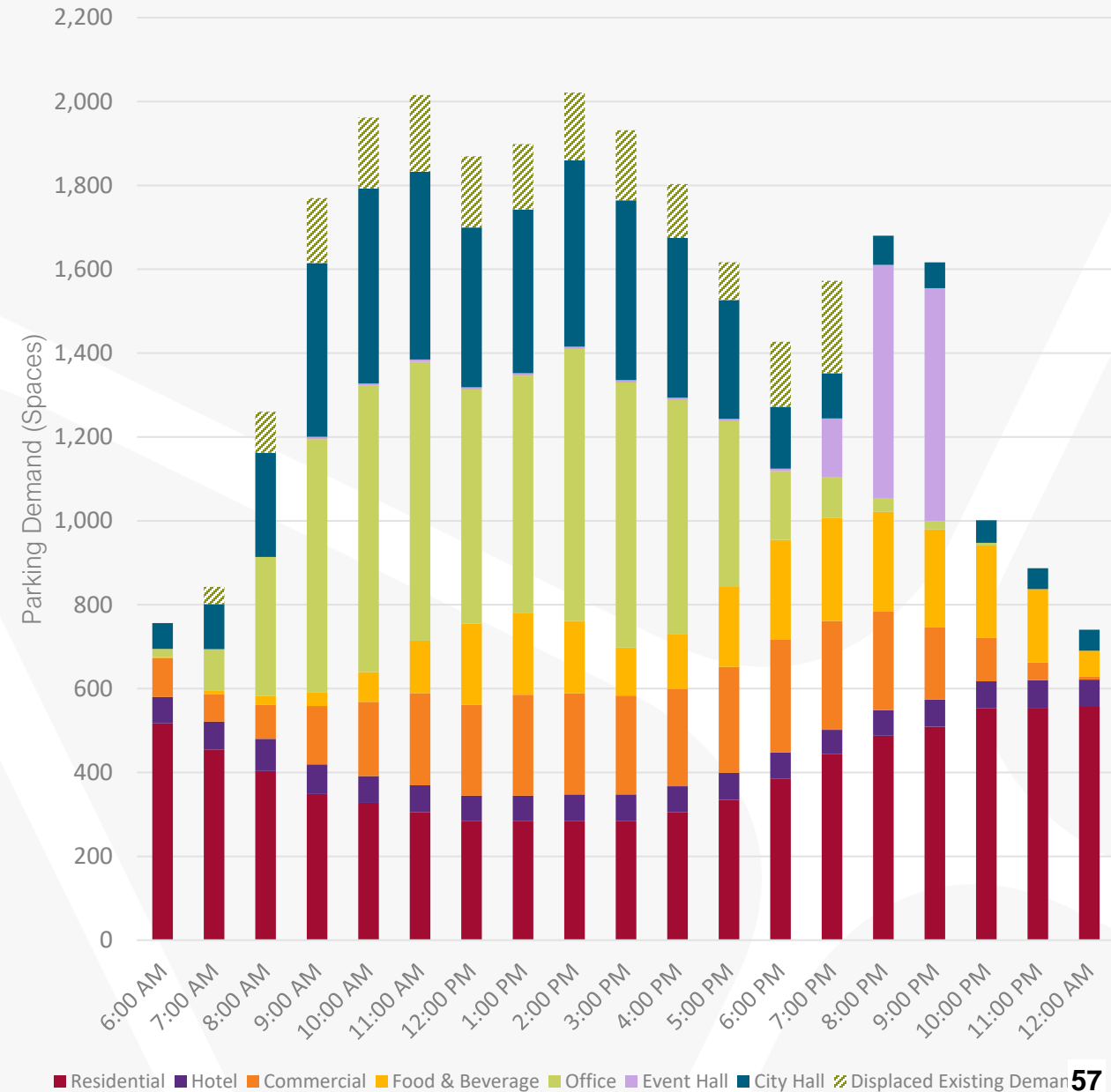


# **Summary of Parking Needs and Recommendations**

# Considerations for Building Parking

- Estimated cost to build 1,640 spaces
  - Assuming \$24,000 per space (Source: WGI 2022)
  - Total Cost = \$39.36 million
- If future residential and office developments self-park (build their own parking) instead of relying on City provided parking
  - Total of ~700 public spaces are needed
  - Reduced City's financial burden to \$16.8 million
- Redevelopment may happen sooner if City builds parking to satisfy entire anticipated demand (but this is costly)
- Recommend parking funded through user fees not bond referendums or City-wide taxes
  - Hourly parking
  - Monthly permits

Total Proposed Parking Demand



# Recommendations

## Total Public Parking Spaces Needed

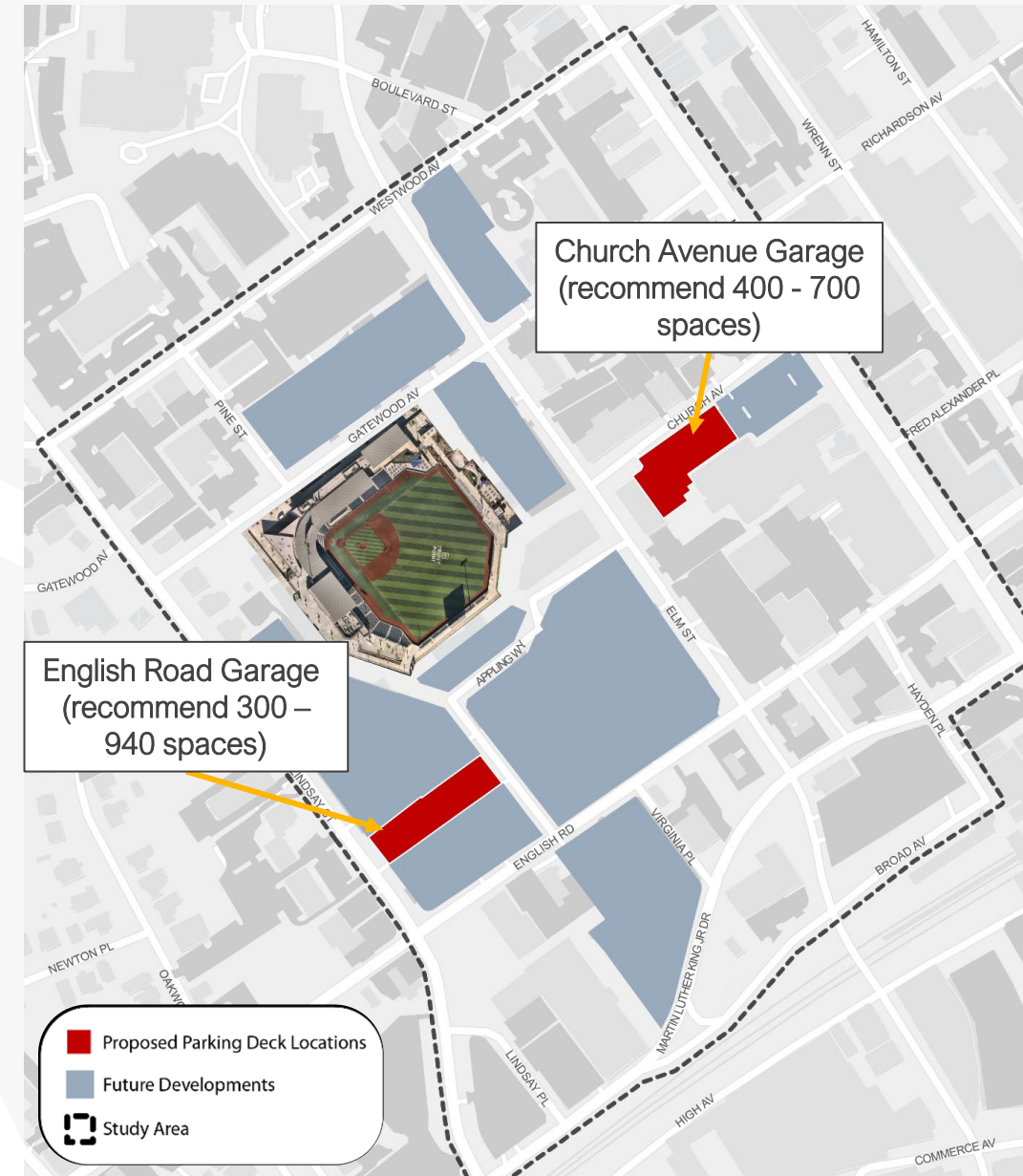
- Next 0-4 Years
  - Low-End (all office and residential demand will be self-parked) = No additional public spaces needed
  - High-End (assumes entire demand needs parking) = ~410 spaces
- Next 4-8 Years
  - Low End = ~700 spaces
  - High-End = ~1,640 spaces (1,230 more if 410 spaces built earlier)

## Recommend Two New Garages

- Church Avenue Garage (within 0-4 years)
  - Low-End = 400 spaces (\$9.6 million estimated construction cost)
  - High-End = 700 spaces (\$16.8 million)
- English Road Garage (within 4-8 years)
  - Low-End = 300 spaces (\$7.2 million)
  - High-End = 940 spaces (\$22.56 million)
- Estimated \$1,600 per space per year in revenue to breakeven (based on 5% annual interest rate for a 30-year loan)

## Special Events

- Average attendance Rockers demand can be accommodated even with loss of some parking through remaining private agreements
- For sold-out Rockers games (and other events), parking assumed to be built to support development is ample to accommodate parking needed for special events due to their evening and weekend peaking characteristics. The Plaza Garage (650 spaces) can also be utilized to relieve some of the event parking demands



# Recommended Next Steps

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## Early Opportunities

- Pave new English Ave surface lot
  - Coordinate assignment of parkers from adjacent developments
  - Reassess parking pricing
  - Review the need for gate controls and revenue collection
  - Evaluate event parking operational considerations
- Add on-street parking
  - Coordinate with Elm Street project
  - Consider time limitations and/or pricing at high-demand locations

## Church Ave Parking Structure

- Conceptual design and programming
- Financial feasibility of garage, including lease rates required to charge private partners to break even
- Initiate discussions with private partners and draft development agreements

## City-Wide Parking Study

- City-wide parking demand assessment
- High Point Market conditions evaluation
- Parking program financial review
- On-street and off-street pricing
- Modernization of revenue control systems and wayfinding
- Zoning code assessment and design-related requirements





# Special Event Considerations

# Special Event Parking Needs

- As previously mentioned, Truist Point Stadium is expected to host other special events besides Rockers baseball games.
- Carolina Core FC with MLS Next Pro soccer will have their inaugural season in 2024 at Truist Point
  - 20 games per year
  - Maximum of 4,000 – 5,000 fans
  - Includes on-field seating
- Given a sold-out Rockers game includes 4,024 attendees (comparable to the maximum capacity of soccer games shown above) there is no additional parking needed beyond what has previously been discussed for sold-out Rockers games
- If parking demand for soccer is greater than Rockers parking demand, the additional capacity of the Plaza Garage is expected to satisfy the demand



The logo for Kimley»»Horn is displayed in white text on a dark red background. The word 'Kimley' is followed by three right-pointing chevrons (»») and the word 'Horn'. Below the logo, the tagline 'Expect More. Experience Better.' is written in a smaller white font. The background of the slide features large, abstract, rounded shapes in orange, red, green, and blue.

Expect More. Experience Better.

The End