



**AGENDA
GREER CITY COUNCIL**

February 26, 2025

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

1:30 PM

COUNCIL WORKSHOP MEETING

Call to Order

Mayor Rick Danner

Subject

1. City of Greer Downtown Parking

Walker Consultants will present findings of the City of Greer Downtown Parking Study related to existing conditions, initial stakeholder meetings, and public survey analysis.

Jim Corbet, Director of Planning, Walker Consultants

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Keith Choate, ADA Coordinator at (864) 848-5386 as soon as possible, but no later than 48 hours prior to the scheduled event.

DOWNTOWN PARKING PLAN

City of Greer, SC

- Existing Conditions
- Initial Stakeholder Meetings
- Community Survey

City Council Workshop
February 26, 2025



WALKER
CONSULTANTS





Presentation Agenda

01 Project Overview

02 Existing Conditions

03 Initial Stakeholder Meetings

04 Community Survey



01: STUDY AREA

Greer Station District

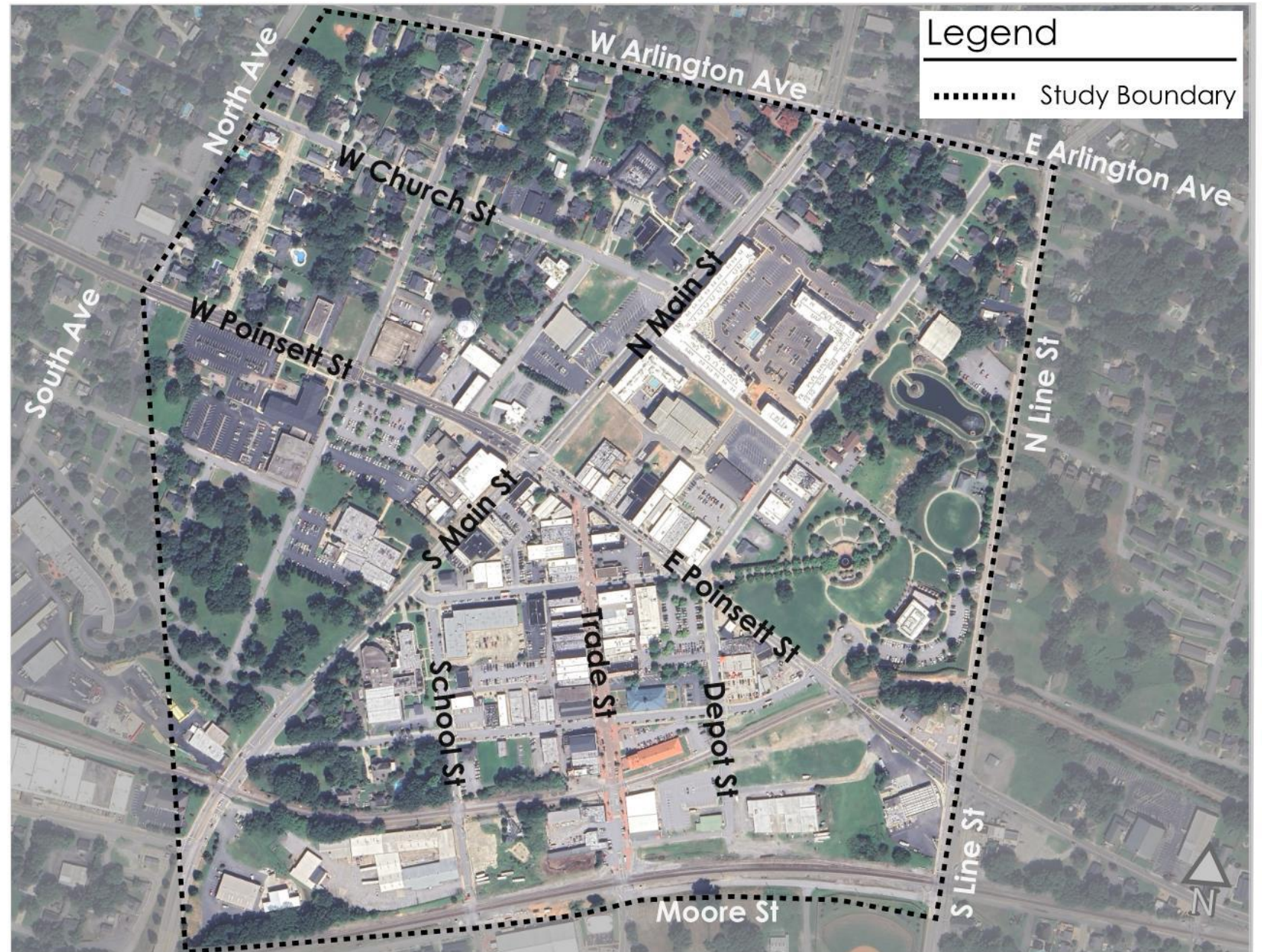
20+ Blocks

North – West Arlington Ave.

South – Moore Street

East – North Line Street

West – North Avenue



01: PROJECT GOALS



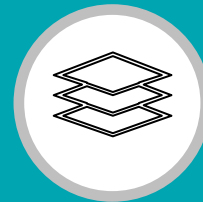
COMMUNITY VISION

Create a community supported vision for a parking management program



RIGHT AMOUNT OF PARKING

Provide the right amount of parking to accommodate current and future needs



PARKING MANAGEMENT

Parking management and policies that promote economic development



COMPLEMENTS OTHER TRANSIT

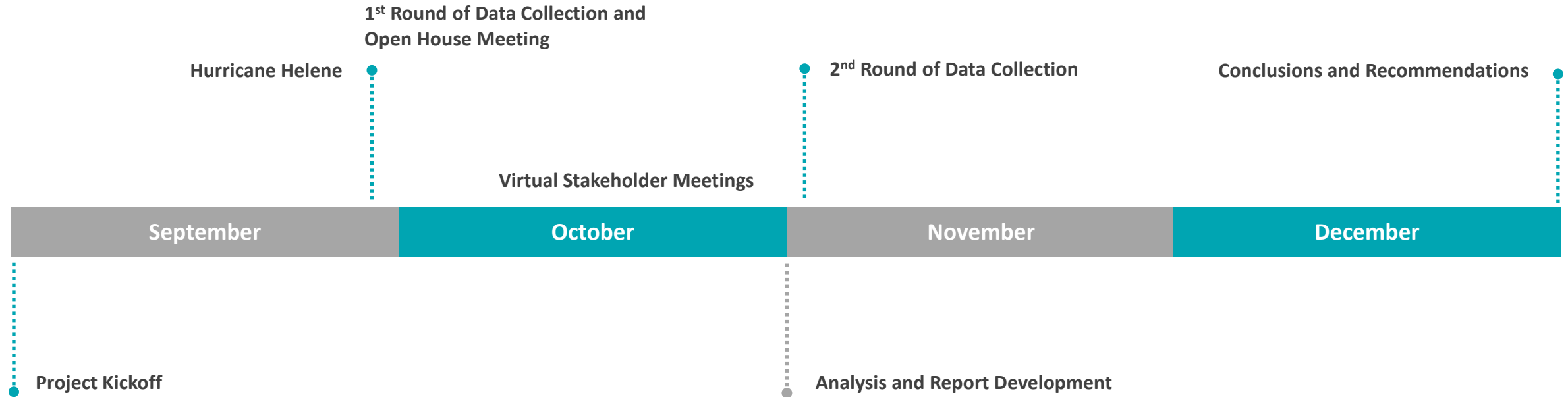
Parking that compliments other modes of travel including biking, walking, and transit



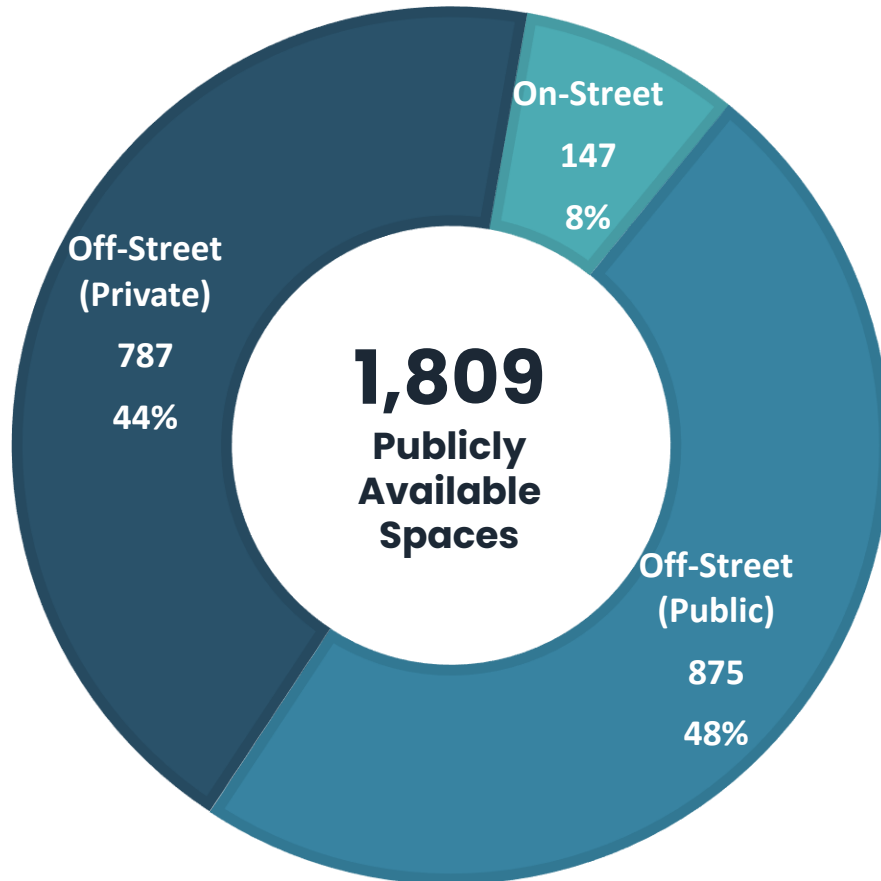
MANAGEMENT STRATEGIES

Parking management strategies that incentivize non-auto access and trips

01: PROJECT TIMELINE



02: PROJECT BACKGROUND – PARKING INVENTORY



Note: This does not include unimproved grass and surface parking areas south of Randall Street and east of Depot Street where ad hoc parking occurs after hours.

147

On-Street Spaces

No regulations are in place to manage the on-street parking supply.

875

Off-Street Spaces (Public)

Publicly funded and operated parking facilities include several surface parking lots and the Jason Street parking deck.

787

Off-Street (Private)

Private parking assets are located in surface lots and available for consumers supporting private businesses.

02: PEAK UTILIZATION

Friday, November 8th (6:30 p.m. to 8:30 p.m.)

On-Street – 98%

Off-Street – 43%

Overall – 48%



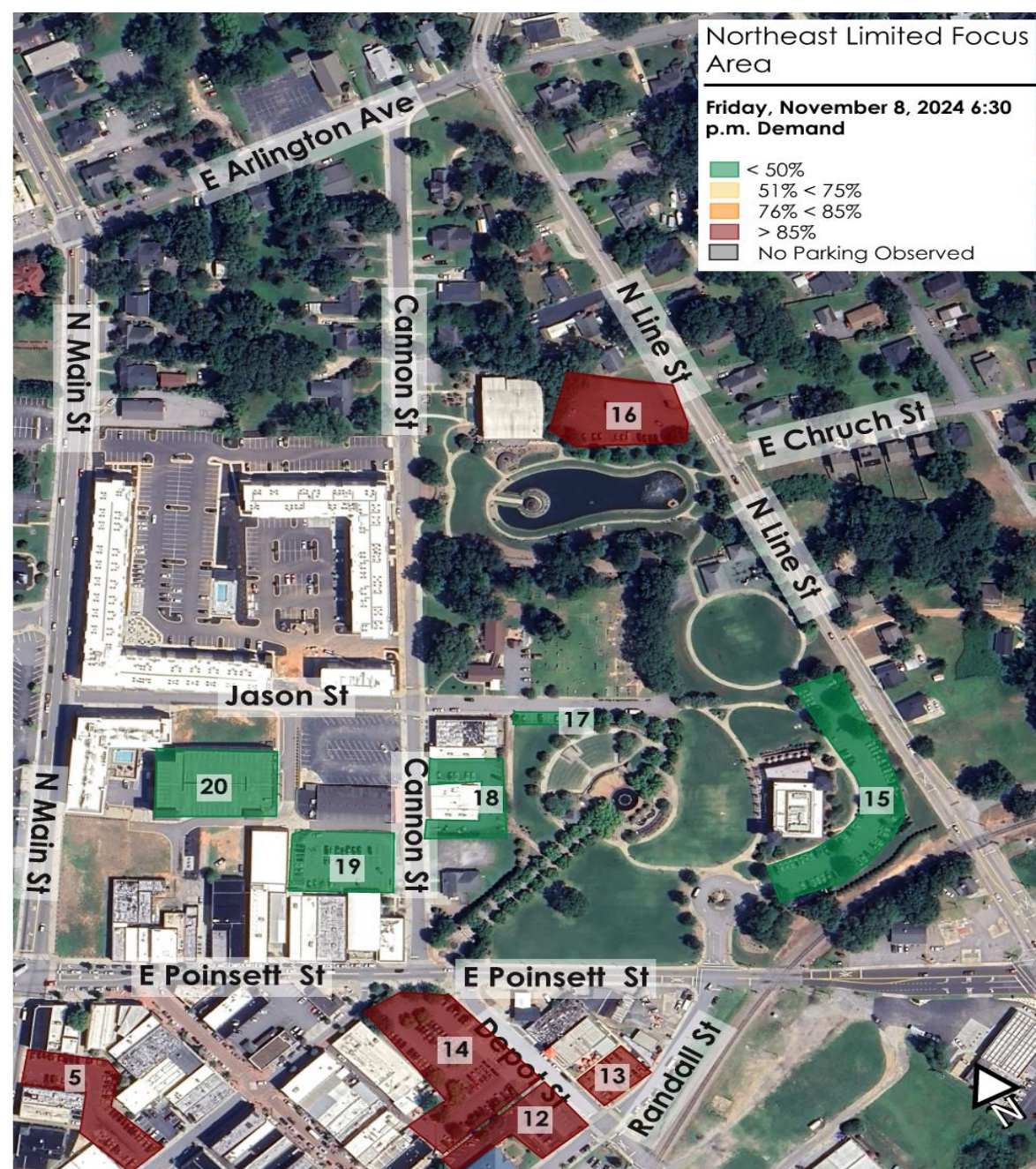
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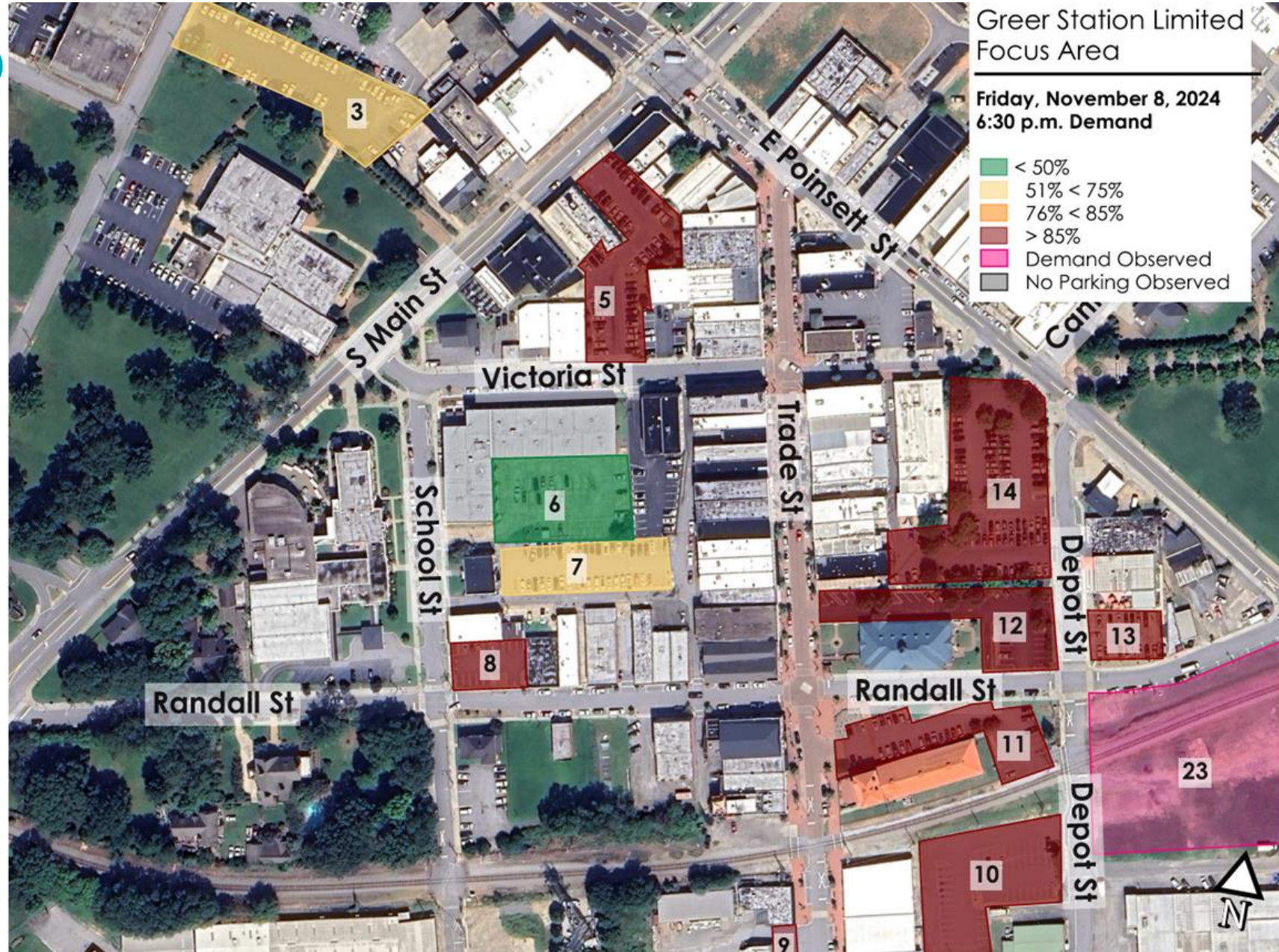
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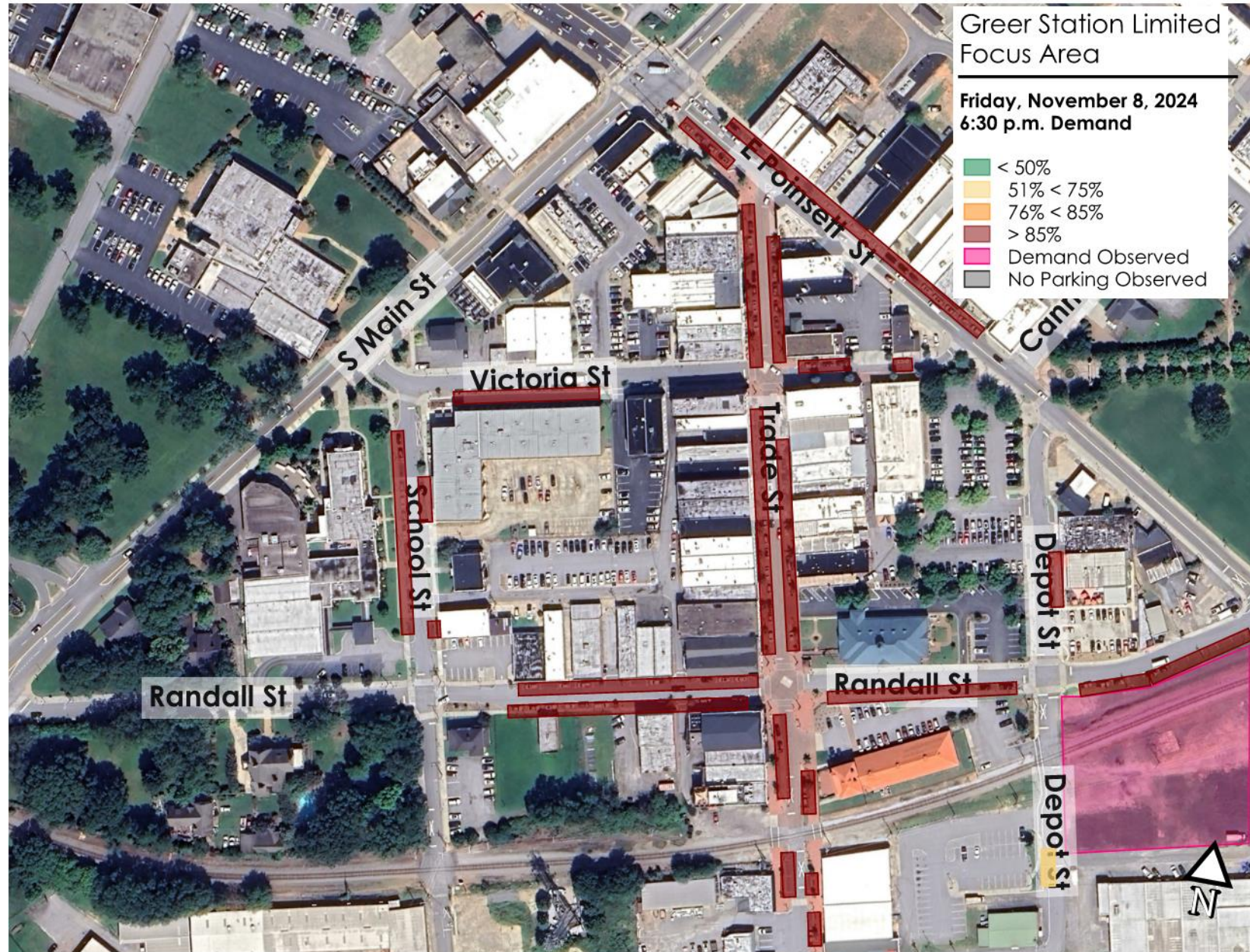
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02: TURNOVER ANALYSIS

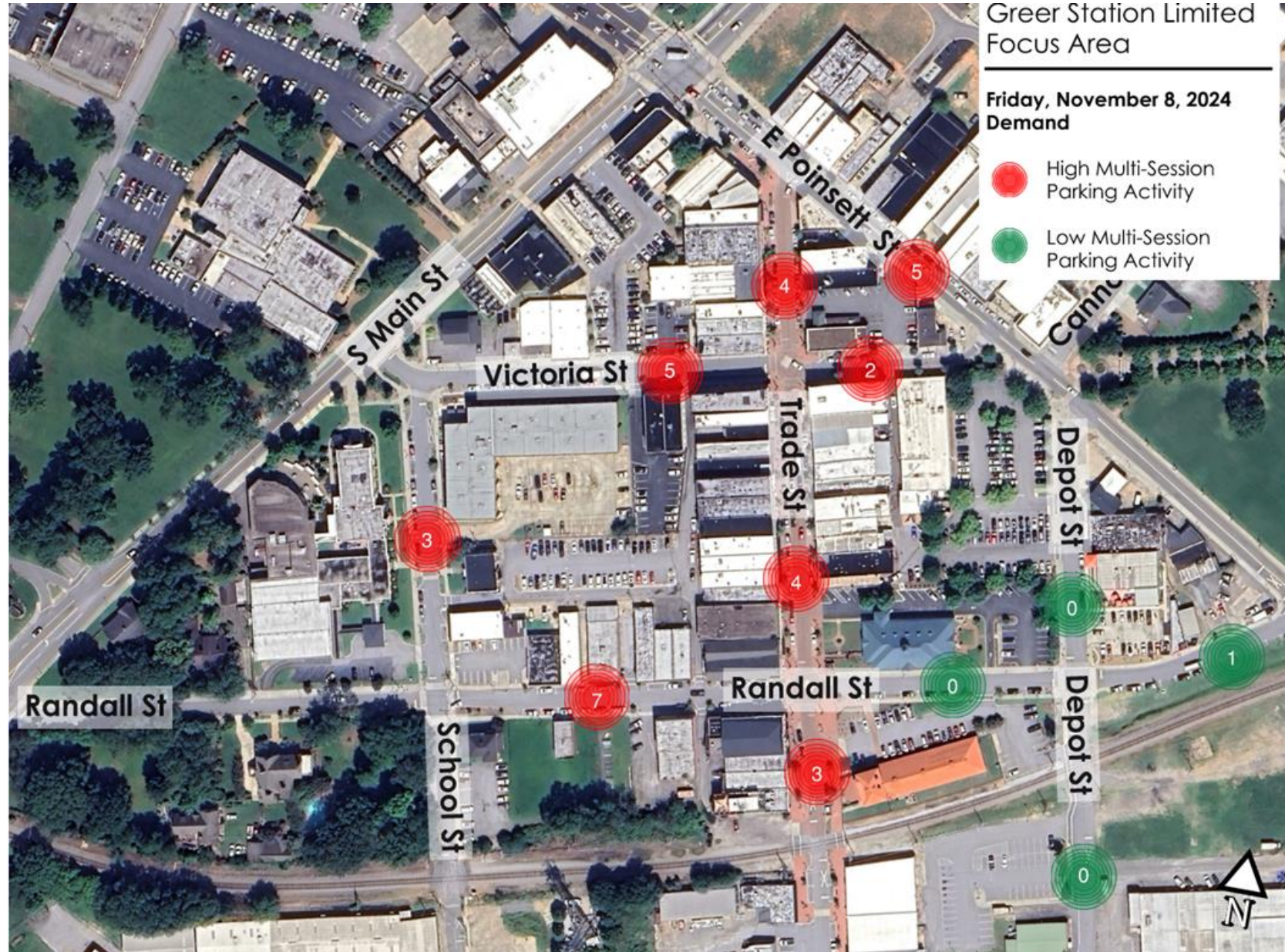
November 8th

Eight (8) blocks – High Multi-Session Activity

33 vehicles parked

Four (4) blocks – Low Multi-Session Activity

1 vehicle parked



03: INITIAL STAKEHOLDER MEETINGS

Faith-Based Institutions (Churches)

Thursday, September 26th (3:30 p.m. In-Person)

- It was shared that no parking is available during significant events
- An **additional parking garage is desired.**
- Grace Church often uses the parking deck on Sunday mornings (150+ persons).
- Better communication of entry and availability to the Jason Street parking deck** is needed. The public does not understand it, and stakeholders find that those persons do not access it because of this.
- Interested in possible one-way traffic on Cannon Street.
- Strip retail to be used for Cannon and Jason Street parking inventory.
- Greer First Baptist is usually used as a shuttle stop. Churches have had issues with a lack of cleanup after significant special events. Churches would be interested in being added to the city's insurance policy.
- At the **Greer Heritage Museum, drivers, such as school buses, must make drop-offs** on South Main Street for significant visits. There are also issues with accessibility (ADA).
- Christmas Parade: people are getting into town as early as 10 a.m.
- Farmer's market on Sunday, spaces like Grace Church often utilize Parkside pediatric center spaces.



03: INITIAL STAKEHOLDER MEETINGS

Hospitality Groups

Thursday, September 26th (5:00 p.m. In-Person)

- Issues with long-term parking. It's not an issue with overnight parking, but the public lot (Main and Victoria) at 105 South Main Street has seen parking for over a month.
- **The McCleskey pharmacy lot operator is believed to be willing to share parking.** However, this is only offered for special events such as Renaissance.
- The **Depot Operator is concerned that the height of the proposed parking structure** on Depot Street will compromise their building. They would like the City to pursue the nearby lot east of Depot Street to avoid "dwarfing" property. Also interested in using the property at 205 School Street behind Langford Electric.
- **Interested in Valet zones (in front of Rick Erwin's for restaurant valet)** and for ridesharing parking spaces.
- **Improving/expanding shuttle hours** is an interest of the hospitality group.
- Interested in safer **loading zones for commercial deliveries.** Should not be using roadways for deliveries.
- Some stakeholders have met deliveries at a distanced lot/meeting point.
- Issues with code enforcement. Possible state law/ordinance issues with being unable to ticket infractions based on license plates (parking opposite to direction, ADA, overtime parking, etc.).
- Historic Greer Depot **suggests constructing a parking garage on W Poinsett Street.** The city fleet can take reserved spots on the top floor. Egress needed for Fire truck. No parking is available during large events



03: INITIAL STAKEHOLDER MEETINGS

Other Business Groups

Thursday, September 26th, (6:30 p.m. In-Person)

- The group is interested in **time-limited parking** and believes in **better advertising** and communication of the **Jason Street Parking Deck**. For many residents, it is "not on the radar." The signage is inappropriate and inadequate.
- Interested in enforcement but not interested in payment.
- Time enforcement
- Greer Arts and Eats and Independence Day celebrations are common events, and the community is open to paid parking for these events.
- Improving the **wayfinding at the alley at 119 E Poinsett** for access to the garage.
- **BB&T site** is under closing (October 2024).
- Concerned with growth from Greenville into Greer



03: INITIAL STAKEHOLDER MEETINGS

Chamber of Commerce



Monday, October 28th (11:00 a.m. Virtual)

- Employees tend to park on Trade and Victoria Street and **do not leave during lunch to avoid losing parking space.**
- The Chamber of Commerce should be able to follow up with an employee count of employees that work in the district by individual businesses.
- The chamber is **not opposed to time-limited parking but is concerned with incurring parking charges for employees at the parking deck.**
- Issues with the **parking deck include wayfinding** to the location and ease of access for larger vehicles.
- **Recurring business owners meet with the COC every 2 Wednesdays during the lunch hour**, and it is difficult for them to find proximate parking during the short-term meeting. Walker representatives noted the Chamber of Commerce building is less than 135 yards from the Jason Street parking deck, using the alley next to Abbott's Frozen Custard.



03: INITIAL STAKEHOLDER MEETINGS

Keith Smith Builders, LLC



Monday, October 28th (4:00 p.m. Virtual)

- Noted that the **North Depot Lot is generally always occupied**.
- During the evening hours, parking begins to swell to the **300 Block of Trade Street**, making it difficult to find parking after-hours evenings.
- Although he is **concerned about the Greer Station Shuttle operations, which typically end by 8:00 p.m., it could be a great alternative for persons who need to travel further**. Expressed no issues walking after the shuttle terminates service for the day.
- At 5:00 p.m., people begin using the property for after-hours parking Thursday through Saturday. This practice has become invasive, as **drivers have blocked their gates**, for example, during the arts and crafts music festival.



Wild Ace Pub and Pizza

Wednesday, October 30th (9:30 a.m. Virtual)

- Business has existed for 16 years. It was shared that additional properties will be activated next to the existing business.
- Business was previously located on Trade Street and experienced frequent parking challenges.
- Concerned about the city's **inconsistent approach to parking management**, where it is free parking on regular days and paid parking on event days.
- Encourages time-limit parking** and possibly paid parking.
- Has **issues with operations hours for the Greer Station Shuttle operations**. The service often starts early, takes off at lunch, and terminates early evening. Inconsistent operations throughout the week and weekend, depending on demand and staffing.
- Issues with enforcement with parking in the opposite direction of traffic.
- Issues with loading zones**. Encourages delivery and pickup spots and time-limited spaces.



03: INITIAL STAKEHOLDER MEETINGS



Park View Apartments

Wednesday, October 30th (11:00 a.m. Virtual)

- Site to offer **257± residential units for as many as 450± residents. Currently, 40% are occupied.**
- There will be 13,000± square feet of available retail space, which may be used for dining and retail opportunities.
- Believes one-way streets may offer more parallel parking spaces on one side of the road.
- Believes implementing paid parking would be better than implementing time-limited parking.
- Time-limited parking in other adjacent communities doesn't always achieve turnover if it is not consistently enforced during authorized hours of operation.
- Cannon Centre events often overflow into the Park View property**, removing residents' parking.
- If Cannon Street were one-way, parallel parking could be added to resolve the overflow problem. However, many motorists will park on one side regardless.

Hampton by Hilton Greer Greenville

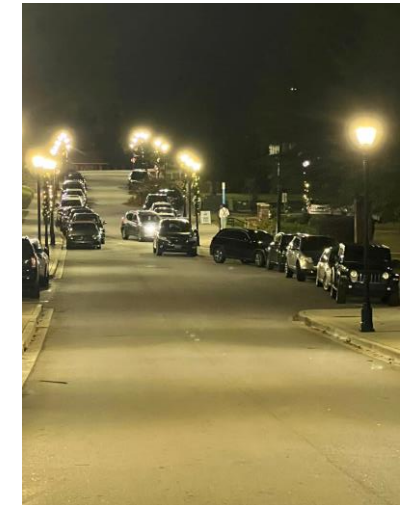
Wednesday, October 30th (1:00 p.m. Virtual)

- Hotel representatives understand that duration-based parking (2 hours) is conducted and enforced in nearby Downtown Greenville.
- Recounts that the total number of hotel spaces at the Jason Street parking deck is roughly 80. Unclear on the exact specified number. Spaces are designated closer to the hotel entry.
- Notes that the insurance lot nearby charged for parking during the arts festival (\$5).
- Would prefer to redesign the parking deck's gated system.**
- Kids often speed up the garage; in one incident, they dropped a steel drum from the roof.

Select Restaurant

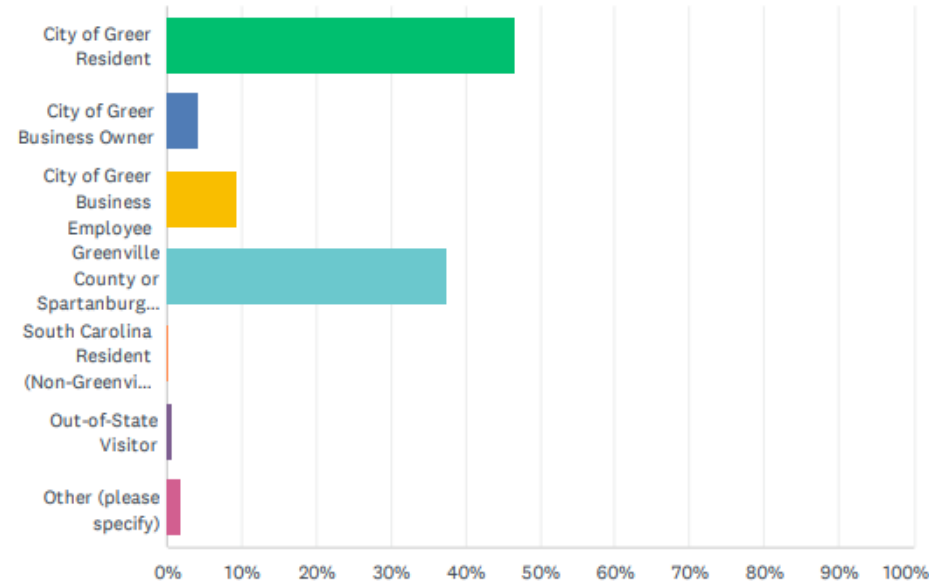
Wednesday, October 30th (2:00 p.m. Virtual)

- Believes there are **issues with the lack of loading zones**. Encourages delivery and pickup spots in time-limited spaces.
- Restaurant representatives believe that **now is not the time to implement paid parking**, as many locals may be opposed to it due to the recent tax increase in 2023, which had not occurred in 10 years. In addition, they are concerned with the community's support for the additional bond to be used for the new structure. "Double dipping" by taxing the community and requiring paid parking on-street or at parking locations would be unwise.
- Contracts for **parking in reserved lots go for \$125/month.**
- The company recommends that delivery drivers park on Victoria Street. Sometimes, drivers get diverted onto Trade Street. The turning angle at Victoria and Trade is problematic.
- Receives roughly 10,000 patrons a month at business.
- Does **not see repeat parking along Trade Street and does not believe it is a significant concern.**
- Interested in better-informing patrons of parking options on the restaurant's website or third-party sites (i.e., open table).



04: COMMUNITY SURVEY – 561 RESPONSES

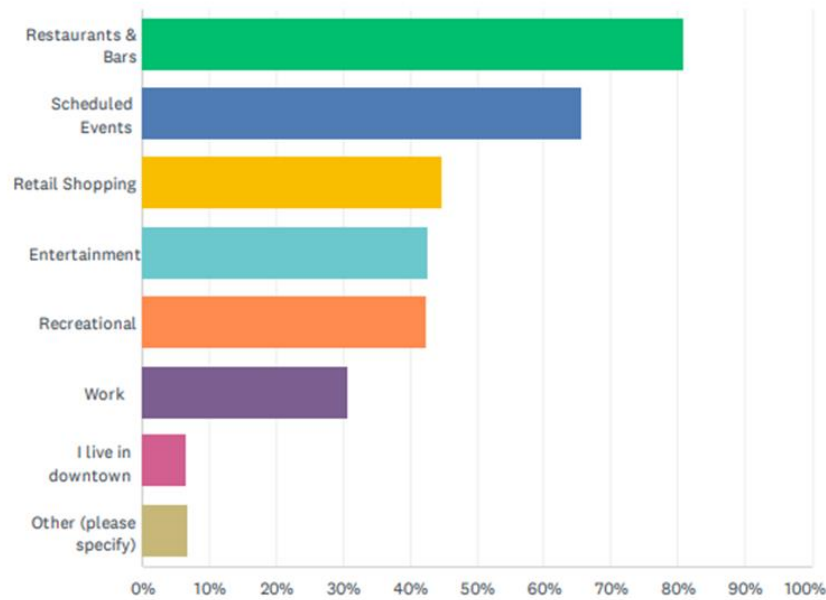
Which of the following categories do you most closely identify with?



ANSWER CHOICES	RESPONSES
City of Greer Resident	46.52% 261
City of Greer Business Owner	4.10% 23
City of Greer Business Employee	9.45% 53
Greenville County or Spartanburg County Resident (Non-City of Greer Resident)	37.43% 210
South Carolina Resident (Non-Greenville County, Non-Spartanburg County, and Non-City of Greer)	0.18% 1
Out-of-State Visitor	0.53% 3
Other (please specify)	1.78% 10
TOTAL	561

04: COMMUNITY SURVEY – 561 RESPONSES

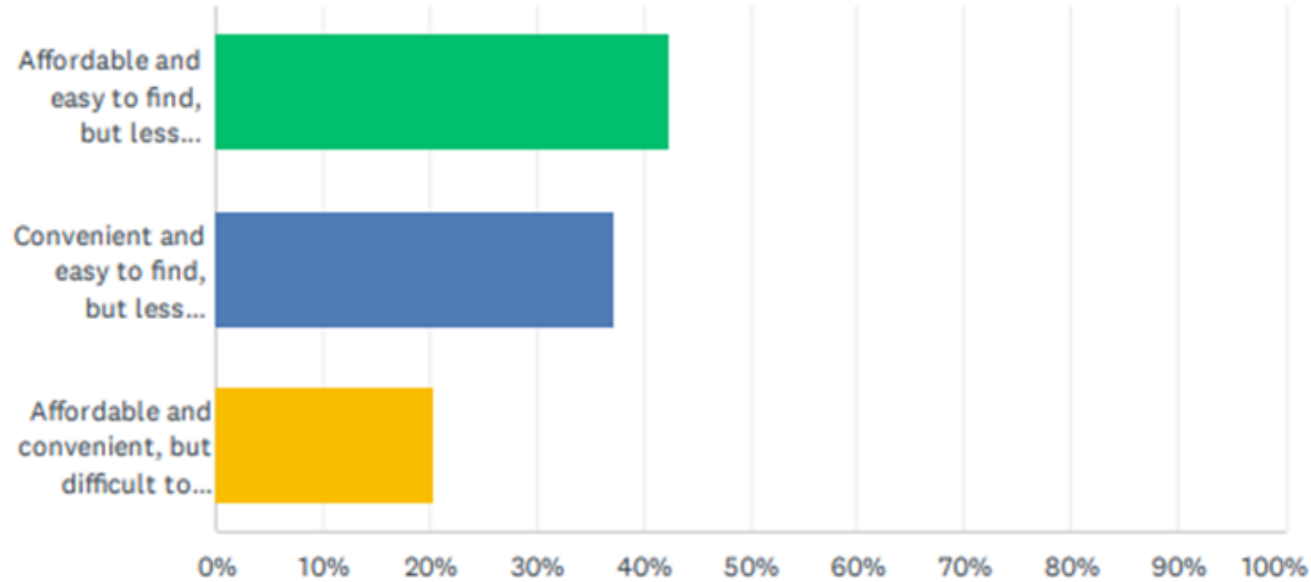
What reason(s) are you coming downtown? (Choose all that apply)



ANSWER CHOICES	RESPONSES	
Restaurants & Bars	80.75%	453
Scheduled Events	65.78%	369
Retail Shopping	44.74%	251
Entertainment	42.60%	239
Recreational	42.42%	238
Work	30.66%	172
I live in downtown	6.60%	37
Other (please specify)	6.77%	38
Total Respondents: 561		

04: COMMUNITY SURVEY – 561 RESPONSES

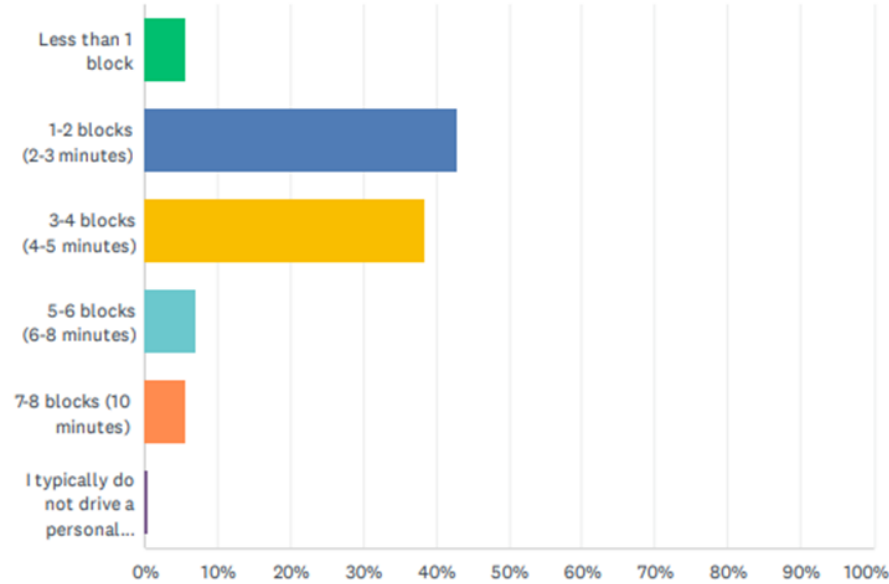
If you could only choose one option for your parking needs, which would you choose? (Choose one)



ANSWER CHOICES	RESPONSES	
Affordable and easy to find, but less convenient.	42.37%	175
Convenient and easy to find, but less affordable.	37.29%	154
Affordable and convenient, but difficult to find.	20.34%	84
TOTAL		413

04: COMMUNITY SURVEY – 561 RESPONSES

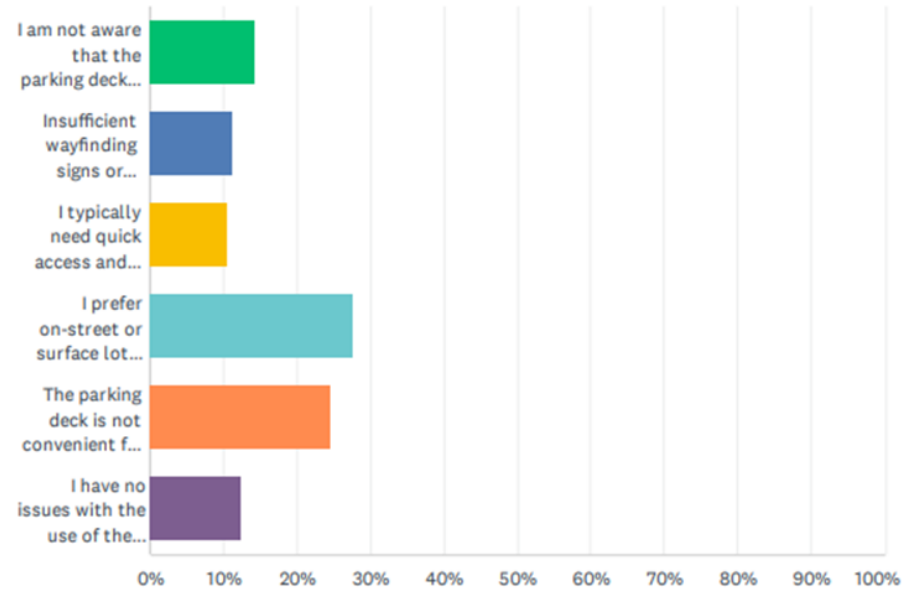
How far are you willing to walk from your vehicle to your destination for non-work activities? (Choose one)



ANSWER CHOICES	RESPONSES	
Less than 1 block	5.62%	24
1-2 blocks (2-3 minutes)	42.86%	183
3-4 blocks (4-5 minutes)	38.41%	164
5-6 blocks (6-8 minutes)	7.03%	30
7-8 blocks (10 minutes)	5.62%	24
I typically do not drive a personal vehicle.	0.47%	2
TOTAL		427

04: COMMUNITY SURVEY – 561 RESPONSES

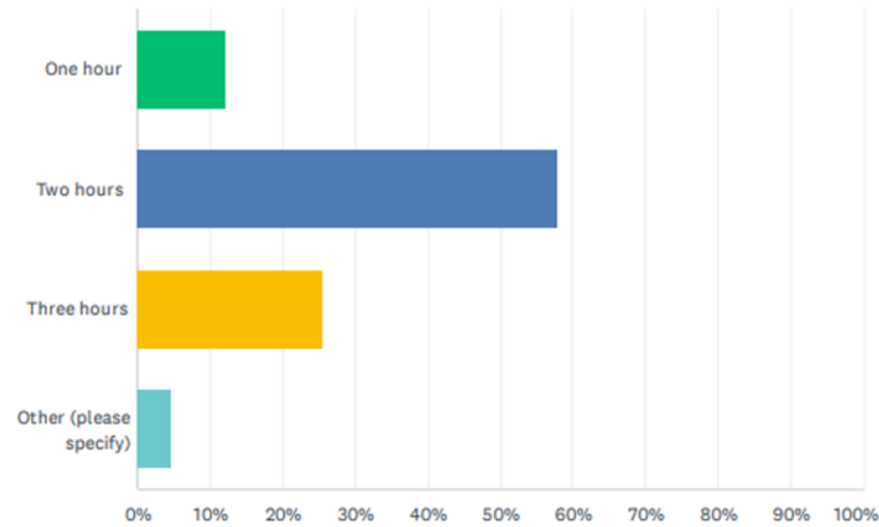
What factors may prevent or discourage you from parking at the Jason Street parking deck?



ANSWER CHOICES	RESPONSES
I am not aware that the parking deck is available for public parking	14.18% 60
Insufficient wayfinding signs or directions to the general public entrance of the parking deck	11.11% 47
I typically need quick access and short-term turnover for my parking space	10.40% 44
I prefer on-street or surface lot parking	27.42% 116
The parking deck is not convenient for my destination	24.59% 104
I have no issues with the use of the parking deck and frequently use the deck as a preferred option	12.29% 52
TOTAL	423

04: COMMUNITY SURVEY – 561 RESPONSES

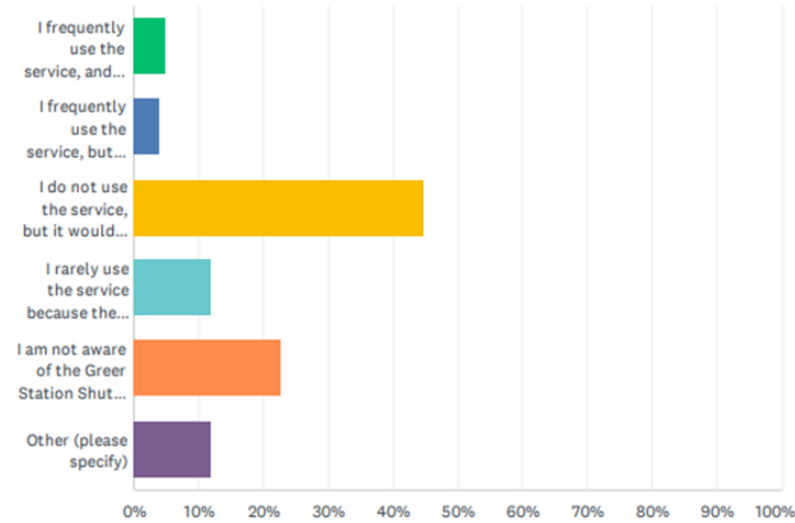
When considering the need for parking on-street, how much time would typically be an acceptable duration to meet your downtown visitor needs? (Choose one)



ANSWER CHOICES	RESPONSES
One hour	12.18% 52
Two hours	57.85% 247
Three hours	25.29% 108
Other (please specify)	4.68% 20
TOTAL	427

04: COMMUNITY SURVEY – 561 RESPONSES

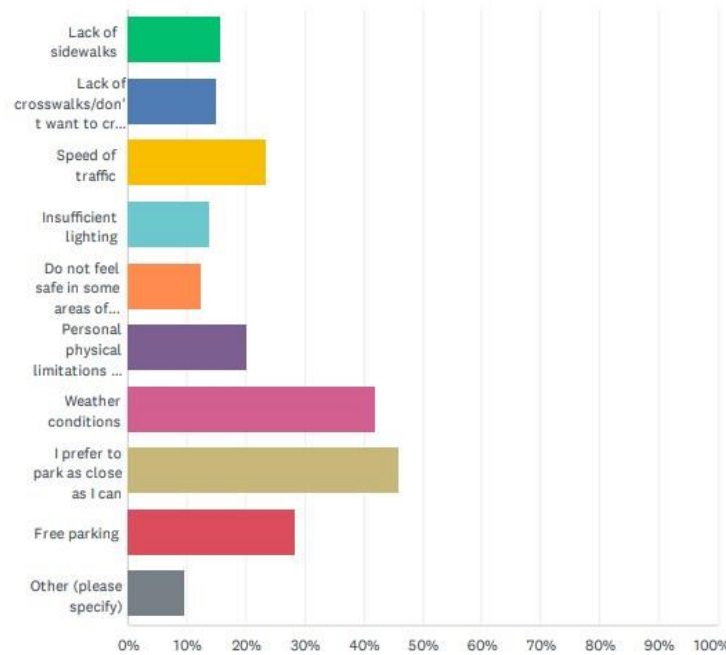
How familiar are you with the Greer Station shuttle operation?



ANSWER CHOICES	RESPONSES	
I frequently use the service, and it meets my needs	4.93%	21
I frequently use the service, but the hours of operation do not always meet my needs	3.76%	16
I do not use the service, but it would likely meet my needs	44.84%	191
I rarely use the service because the hours of operation do not meet my needs	11.97%	51
I am not aware of the Greer Station Shuttle operation	22.54%	96
Other (please specify)	11.97%	51
TOTAL		426

04: COMMUNITY SURVEY – 561 RESPONSES

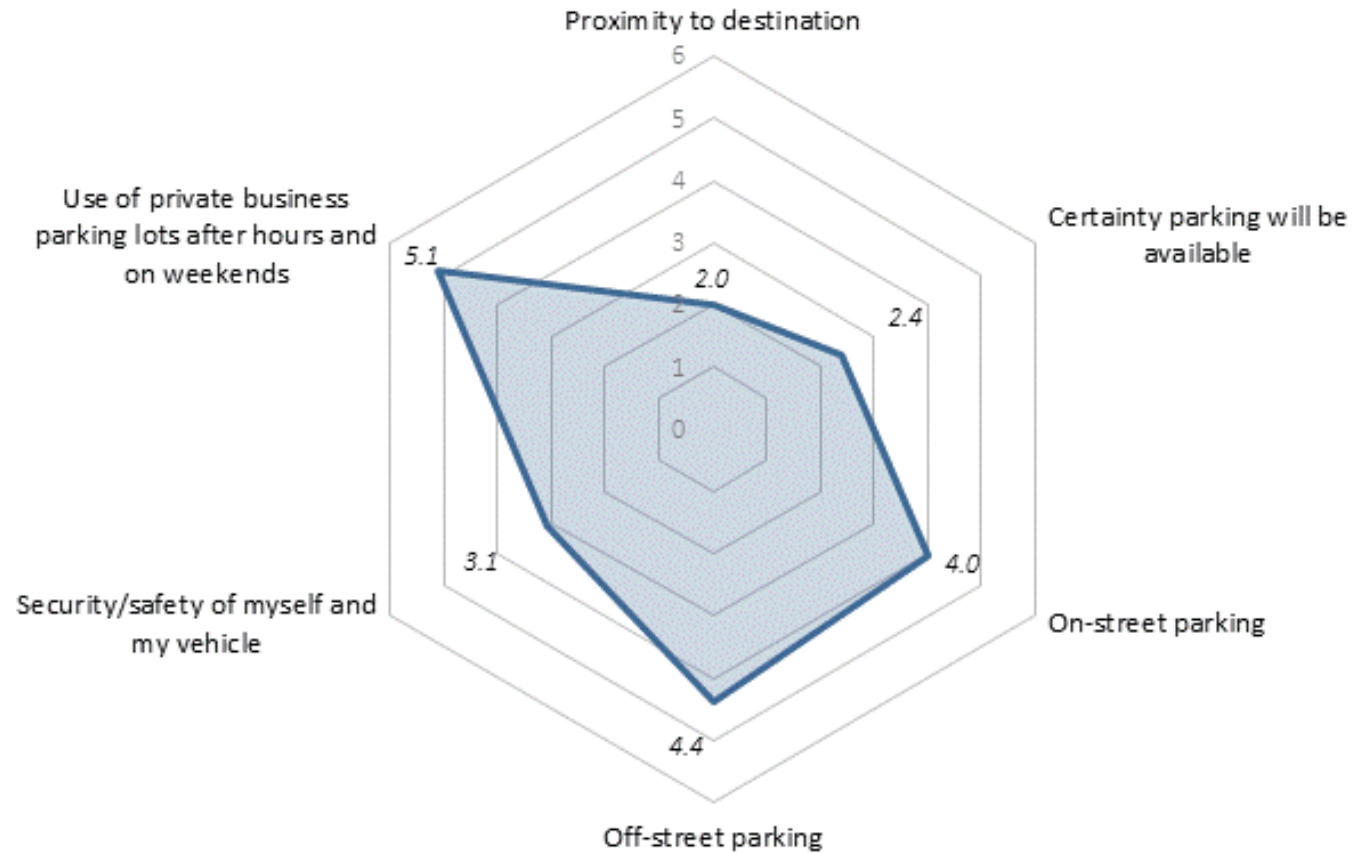
What barriers or reasons discourage you from walking farther? (Select all that apply)



ANSWER CHOICES	RESPONSES	
Lack of sidewalks	15.57%	66
Lack of crosswalks/don't want to cross the street	14.86%	63
Speed of traffic	23.35%	99
Insufficient lighting	13.92%	59
Do not feel safe in some areas of downtown	12.26%	52
Personal physical limitations or health conditions	20.05%	85
Weather conditions	41.98%	178
I prefer to park as close as I can	45.75%	194
Free parking	28.30%	120
Other (please specify)	9.67%	41
Total Respondents: 424		

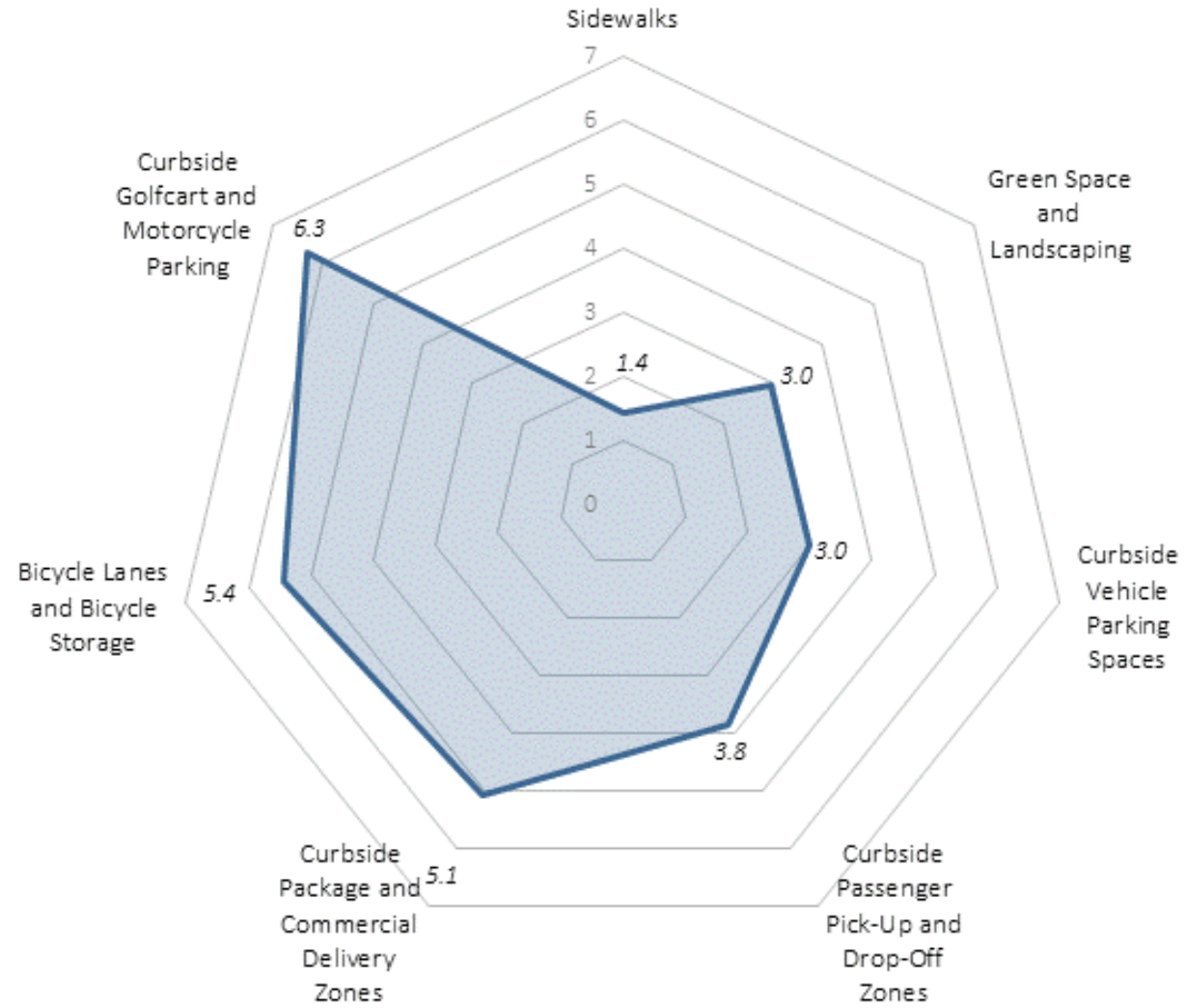
04: COMMUNITY SURVEY – 561 RESPONSES

Please rank the following based on what is most important to you when parking in the downtown area. (1 = most important, 6 = least important)



04: COMMUNITY SURVEY – 561 RESPONSES

Public right-of-way space is limited in the historic downtown Greer Station area. Please rank the following right-of-way uses based on what you believe is the most important infrastructure to provide in this limited space. (1 = most important, 7= least important)



04: COMMUNITY SURVEY – 561 RESPONSES

If curbside parking inventory areas were reduced to accommodate any non-parking items listed in the previous question, which role should the City of Greer play? (Rank the following scenarios: 1 = most important, 9 = least important)





WALKER
CONSULTANTS

Thank You!

Open Discussion

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TION
1876


City of Greer, SC
Beneath this spot on May 5, 2020
was buried a time capsule
to commemorate the
CenterG Streetscape Project.