



Courthouse Parking Overview & Future Options

Gaston County Board of Commissioners

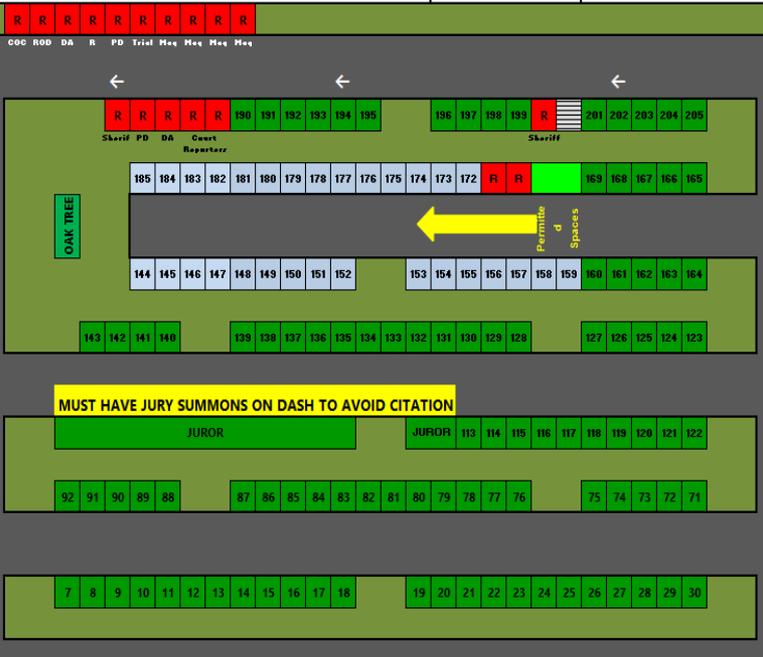
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of Auxiliary Services

Sheriff Entrance

Courthouse

Jail Annex

POLICE



DR. MARTIN LUTHER KING JR WAY

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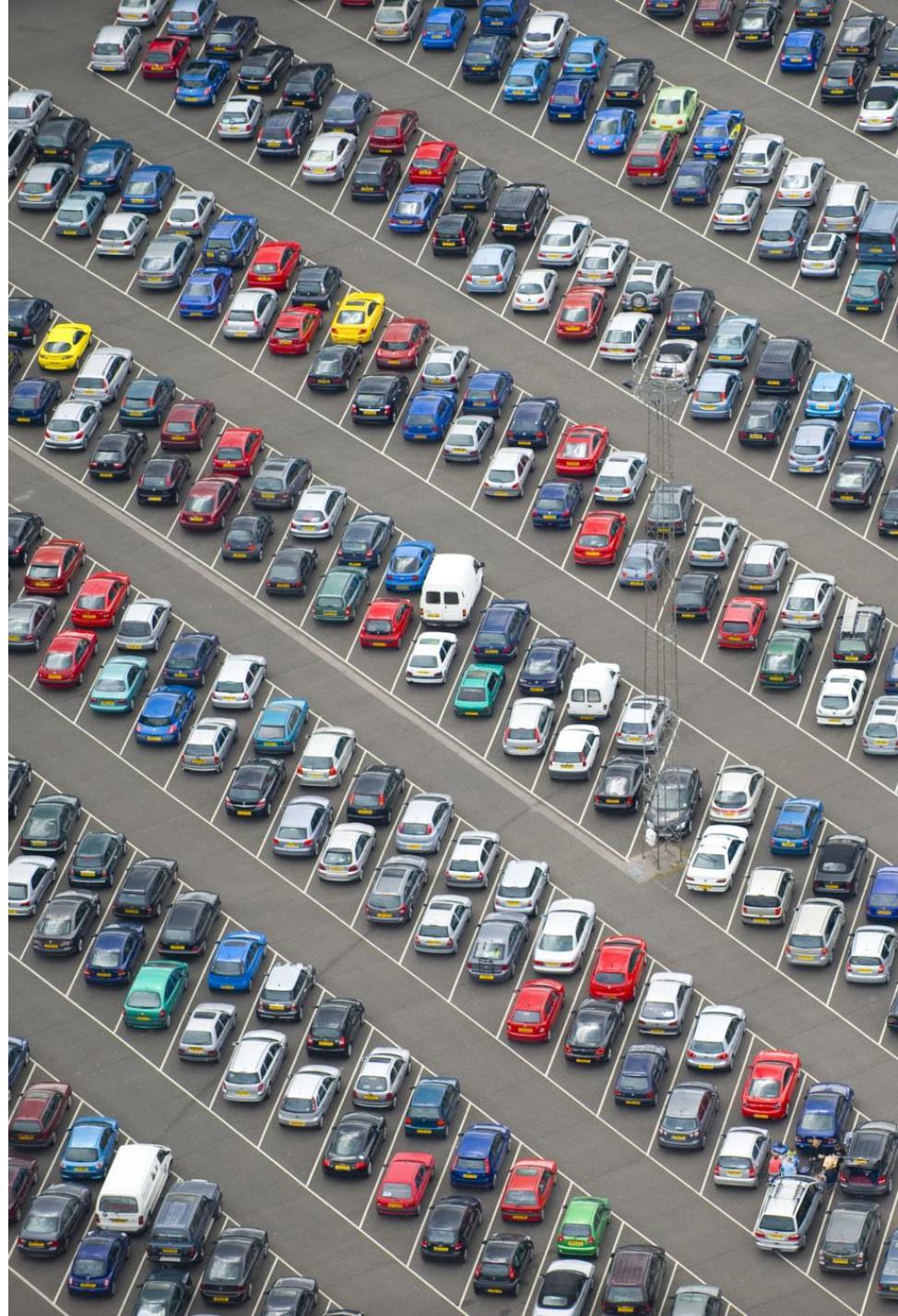
WALNUT AVE

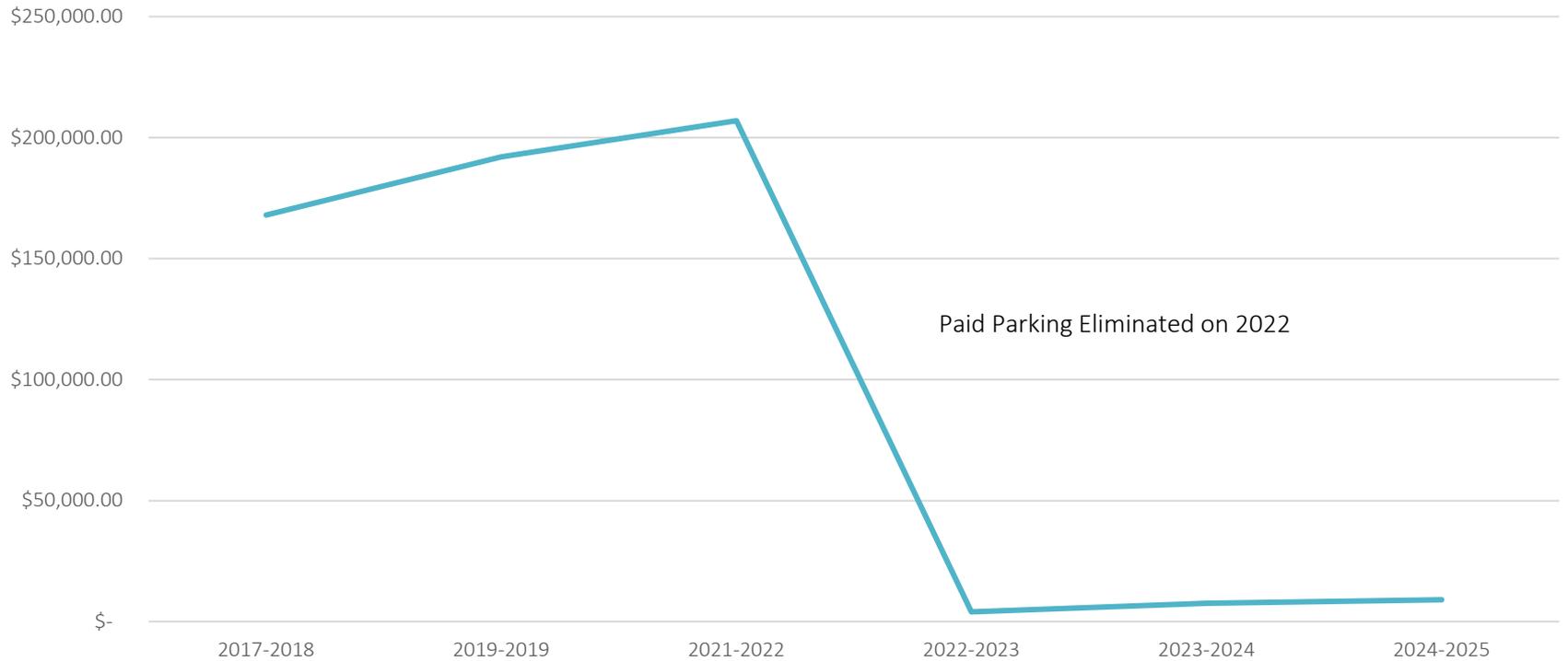
Parking Space Allocation (Current)

- Total spaces (North + South): 805
- South Lot: 233 (171 public, 62 reserved)
- North Lot: 572 (all public)

Courthouse Parking History

- Paid parking was initiated in 2007 (\$1/hr, \$5 max)
 - Total revenue (2007-2022): \$1.8M+
 - Annual Highs:
 - \$192k (2018-19)
 - 207k (2021-2022)
- Resolution 2022-146 eliminated paid parking (July 1, 2022)
- Permitted parking spaces introduced (2022) at \$100/month
 - Currently 16 of 30 spaces are occupied





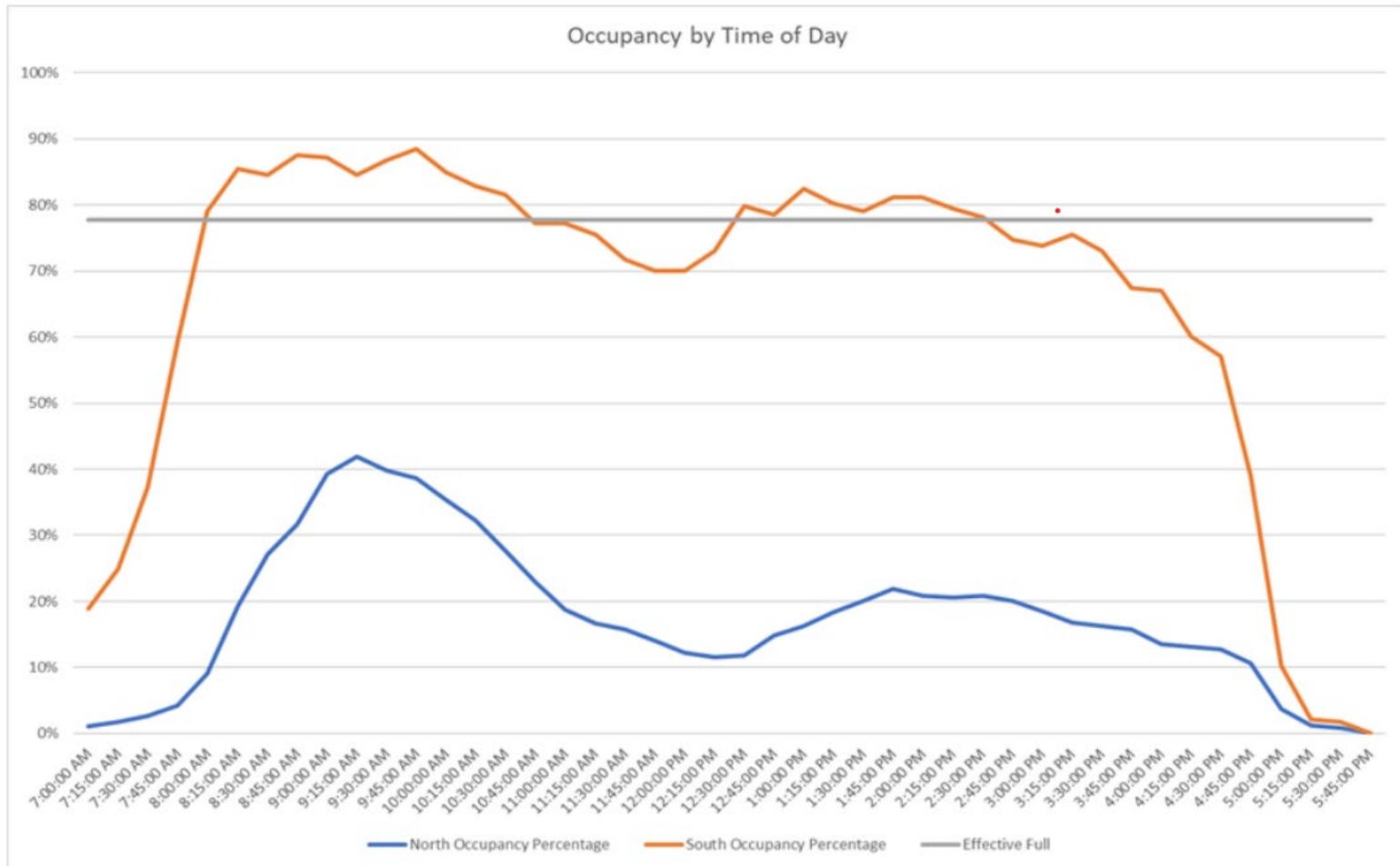
Parking Revenues

Parking Challenges

Due to limited capacity, the South Lot reaches full occupancy quickly, resulting in other courthouse visitors being redirected to the North Lot.

- Leading to complaints from citizens regarding limited access to nearby parking spaces.
- Some courthouse visitors use the DSS parking lot to avoid parking in the North Lot, reducing the availability of spaces for staff and DSS visitors.

Parking Lot Occupancy



Benchmarks

- Buncombe, Cabarrus, Durham, Forsyth, Guilford, Mecklenburg, New Hanover, and Wake charge for courthouse/government parking.
 - Typical rates:
 - \$1–\$3/hr
 - \$10–\$19 daily max
 - \$40–\$125 monthly permits
- Example: Wake County – \$1/hr, \$12 daily max, \$85 monthly



Technology Options (South Lot)

- PARKING ACCESS REVENUE CONTROL SYSTEM (PARCS)



- OPTION 1: PROXIMITY CREDENTIAL/TICKETED TRANSIENT (\$123K)



- OPTION 2: AVI STICKERS/TICKETED TRANSIENT (\$127K)



- OPTION 3: LICENSE PLATE RECOGNITION/TICKETED TRANSIENT (\$127K)

Parking Deck Concepts (South Lot)



- 2-Bay Garage (3–5 levels): \$7.4M–\$14.6M



- Adds 118–316 spaces



- 3-Bay Garage (3–5 levels): \$9M–\$21.9M



- Adds 141–478 spaces



Recommended Framework

1. Reinstate paid parking at South Lot
 - \$2/hr; \$12 daily max
2. Encourage employees to utilize the North Lot
3. Modernize enforcement (PARCS)
4. Create Parking Enterprise Fund for revenues
5. Use revenues to support deck financing

Revenue Potential

Conservative estimate (South Lot only):

- ~170 public spaces
- \$2/hr, \$12 max
- 70% occupancy, 6 hrs/day, 250 days/year

≈ \$350k–\$450k annual gross revenue



Next Steps Consideration

- Direct staff to draft a resolution reinstating paid parking outlining fee structure
- Approve procurement of modern PARCS system
- Establish Parking Enterprise Fund
- Collect 6–12 months of revenue data
- Return with parking deck financing options and preliminary design options

