

Cobblestone Village Event Overflow Parking Narrative

Dear Members of Rolesville Planning Staff and Town Board,

An Item which has frequently been brought up as an area of concern for the impending Cobblestone Village Development Plan was posed to the team as a simple question: “What will people do for Overflow Parking during Events?” While it’s impossible to accurately judge the number of people that will attend an event orchestrated by either the Town or the Development Team, we have identified a few options for Overflow Parking which will help to provide additional parking solutions to those traveling by car to attend. Attached is a reference map which lays out the locations of these intended “Overflow Lots,” and I’ve been asked to provide a written narrative which helps to describe our intended improvement to these lots and the surrounding areas in order to best utilize the available resources.

Overflow Lot A and B, shaded in Red and Light Blue, consist of roughly 105 “dirt lot” spaces which are currently used to provide additional parking service to Main Street Park. We would like to request the ability to provide a mix of permanent and temporary “Guidance by Signage” to help make individuals aware that, during cooperative Town and Cobblestone Events, they will be able to use these parking lots in order to attend the festivities being held on and about Main and Young Street. Our intention is to provide permanent but non-invasive signage within the park itself to help direct community members along the trails to access Cobblestone Village during these events. We would also make use of temporary signage put up prior to the event, then taken down after, helping to direct traffic to these Overflow Lots. This area is about a 3-5 minutes’ walk away from the Town Center, and will do wonders in helping to provide easy access while reducing congestion at the Main and Young intersection.

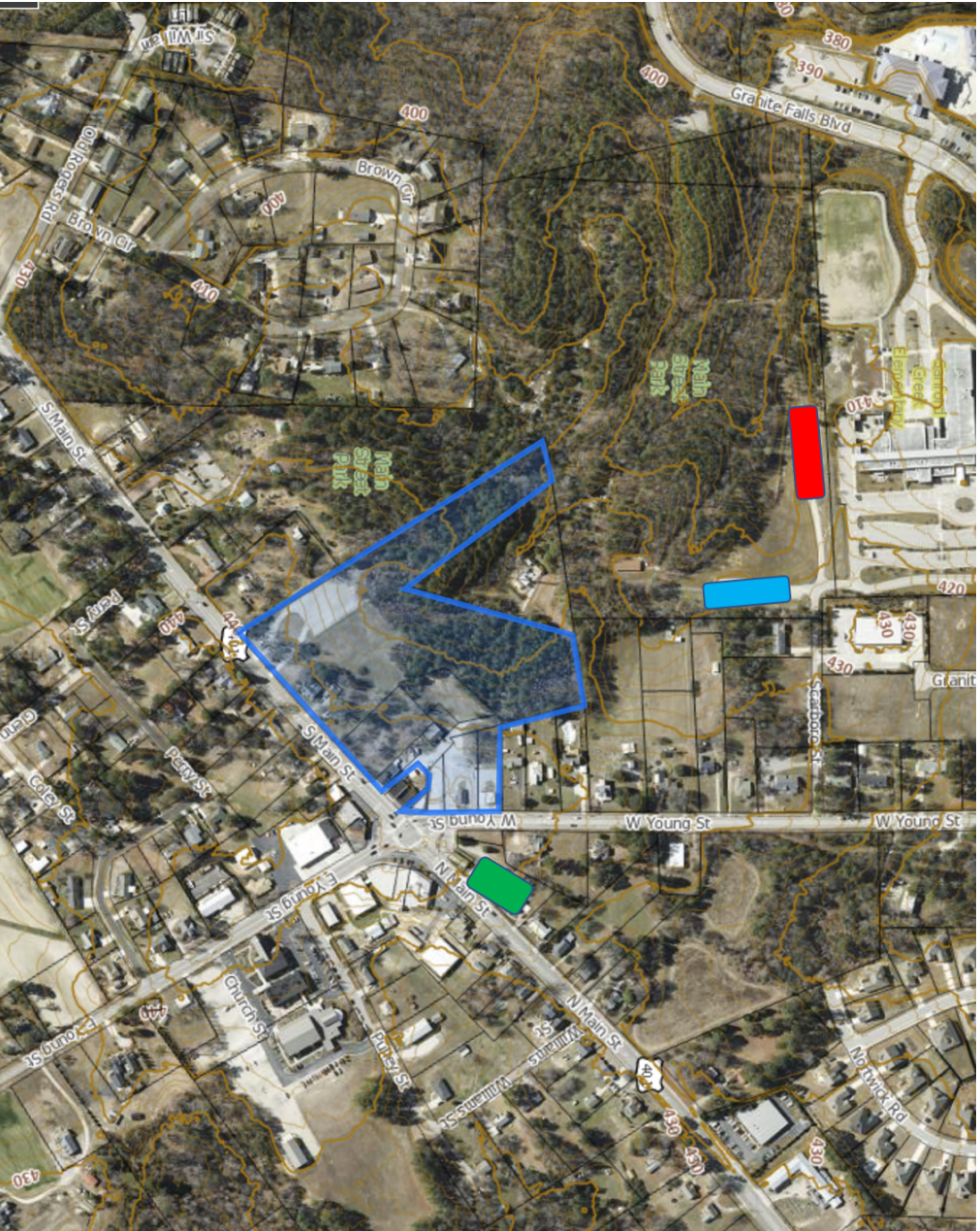
Overflow Lot C, shaded in Green, is an additional 30 space temporary, public lot that is being constructed as a part of the Main Street Redevelopment Plan. Cobblestone would like to request the ability to, at some point during construction, improve this Parking Lot to a permanent Public Overflow

Parking Area, meeting town standards. If the timeline of these two projects are not able to line up, then Cobblestone would offer to deposit \$50,000 from its construction budget in to an Escrow (or otherwise) Account to cover the cost of this expenditure by the Town at a later date. Cobblestone is willing to commit to conditions stating as such in order to ensure this Public Overflow Lot is built in order to help better serve the surrounding community.

With these additional 135 spaces available, Cobblestone believes that there will be sufficient Overflow Parking during Town-Sponsored events for residents and out-of-towners alike. We do anticipate a high demand for spaces during events and festivals, but with this level of Overflow Parking, we believe that this demand will be met.

Thank you,

Kenyon Burnham
Vice President
KDM Development and Cobblestone Village



Overflow Lot A
Est. 65 Spaces



Overflow Lot B
Est. 40 Spaces



Overflow Lot C
30 Spaces
Town built as part of
Main Street Project

**Total: 105 Spaces of Event
Overflow Parking**