

**DESMAN**  
**Associates**

# The City of Easton & The Easton Parking Authority

Part I Parking Supply & Demand Analysis

Tim Tracy, Greg Shumate and Michael Connor

November 17, 2011



Parking Study Progress Presentation

## **SUPPLY AND DEMAND ANALYSIS**

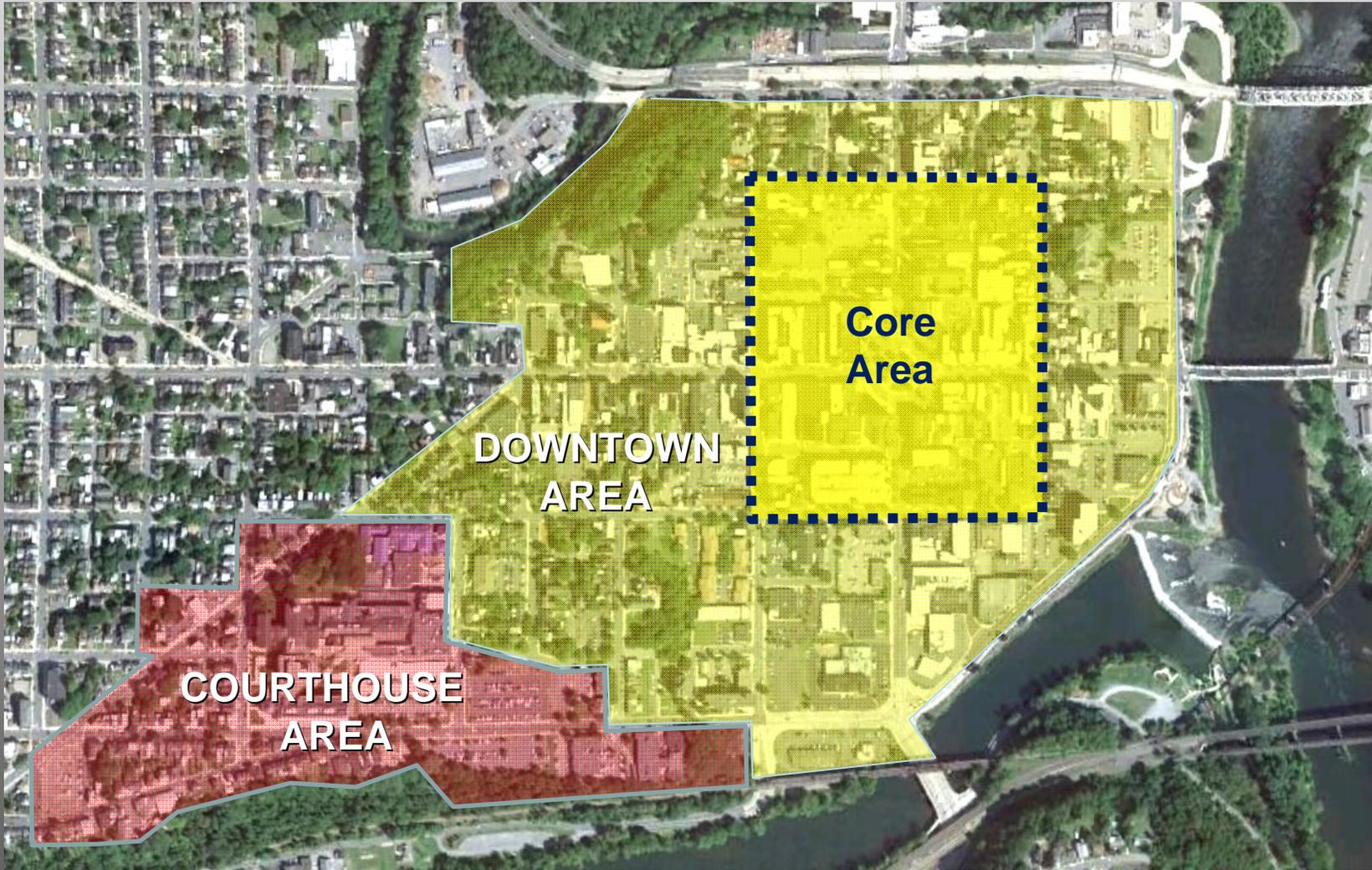
### **PART I: Scope of Work**

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- **Organizational/Kickoff Meetings**
- **Reviewed Existing Parking Related Reports/Studies**
- **Confirmed Inventory Public & Private Parking**
- **Perform Parking Occupancy & Space Turnover Counts**
- **Assessed Current Parking Surpluses/Deficits**
- **Analyzed Impact of Future Developments**
- **Evaluated Sufficiency of Supply in Terms of Economic Development**

# STUDY AREAS

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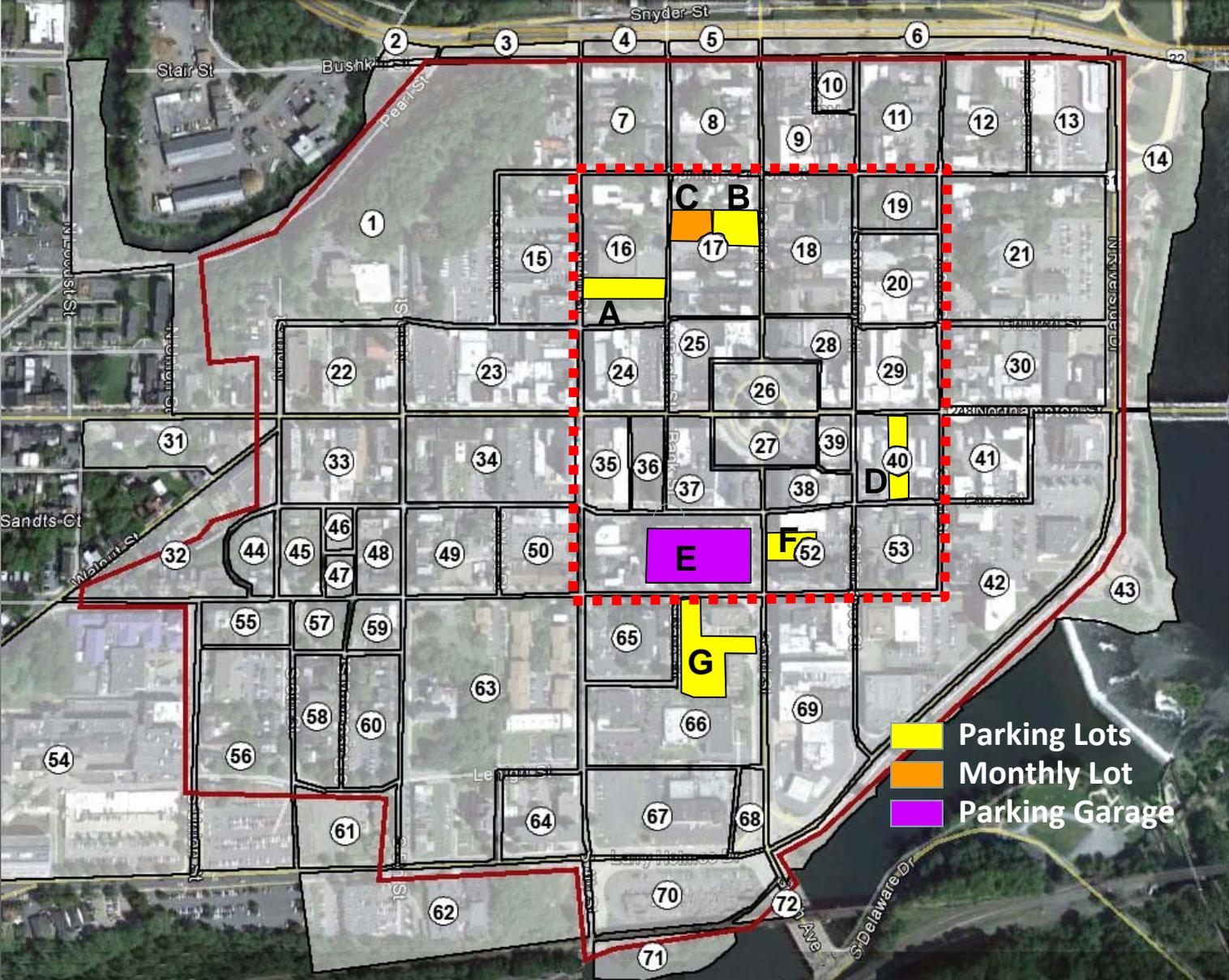


**COURTHOUSE  
AREA**

**DOWNTOWN  
AREA**

**Core  
Area**

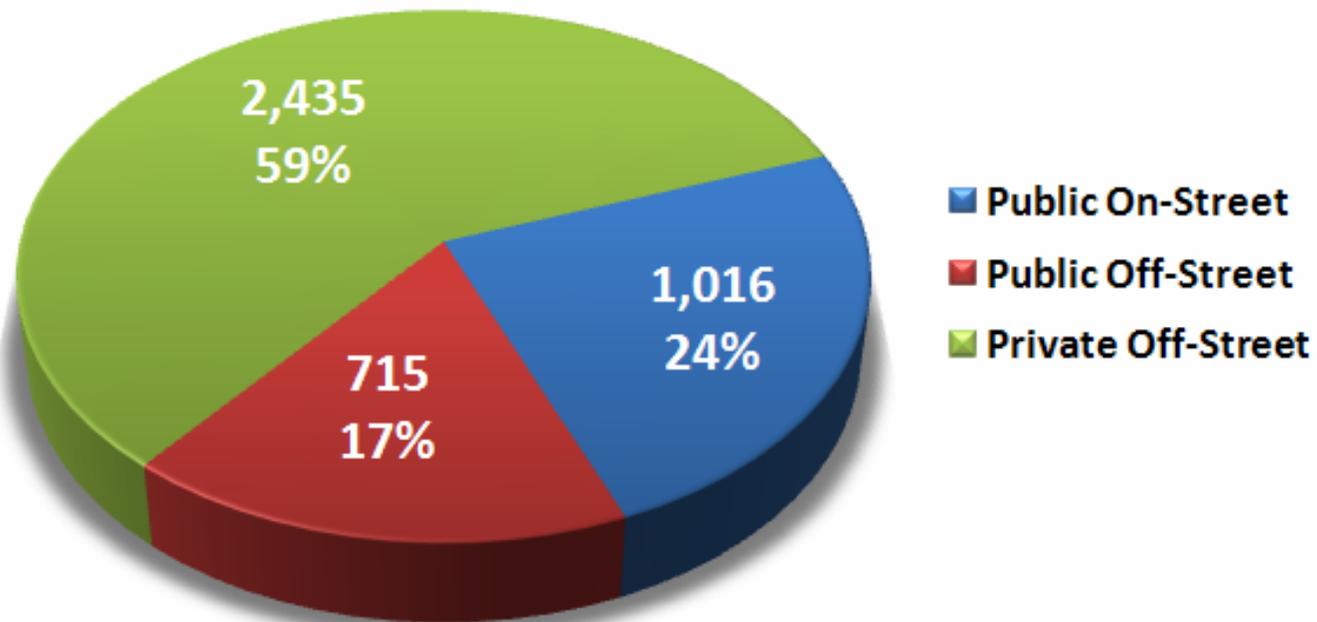
# DOWNTOWN AREA: Off-Street Public Parking Inventory



## DOWNTOWN AREA: Existing Parking Supply

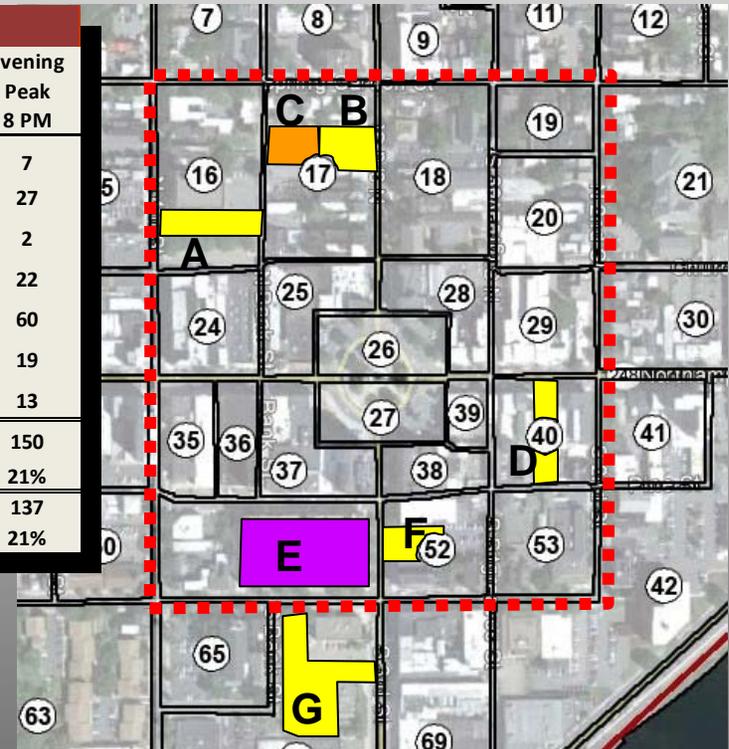
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### 4166 TOTAL DOWNTOWN PARKING SPACES



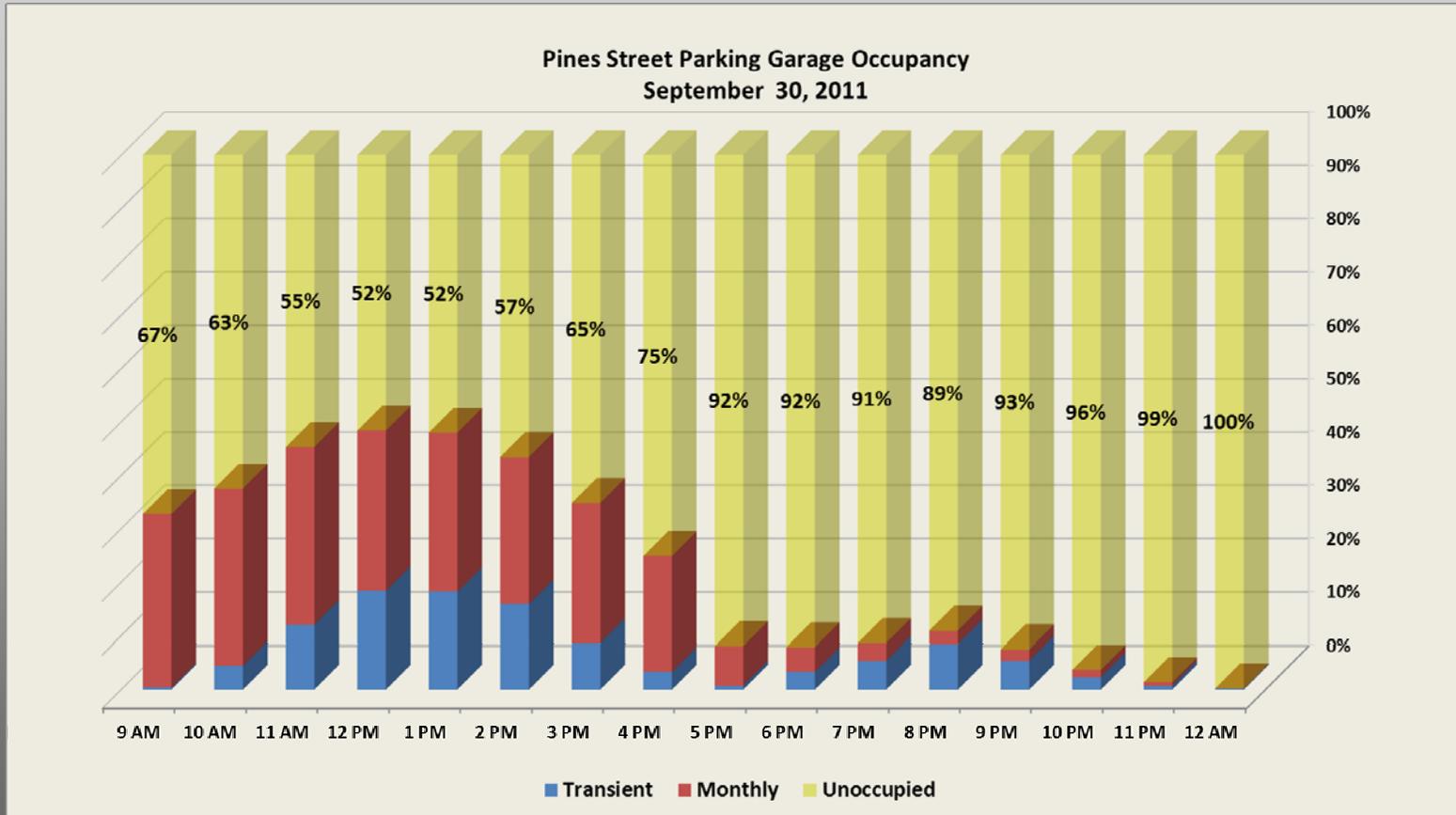
# DOWNTOWN AREA PUBLIC OFF-STREET PARKING: Hourly Utilization - September 2011

OFF-STREET PUBLIC PARKING OCCUPANCY												
Public Facility ID	Spaces	10 AM	11 AM	Daytime Peak 12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	Evening Peak 8 PM
Lot A	17	8	12	9	7	9	7	7	7	5	6	7
Lot B	28	16	18	19	18	18	16	15	10	14	27	27
Lot C	42	12	10	9	9	9	7	6	4	2	2	2
Lot D	26	13	12	19	19	15	12	15	11	18	18	22
Garage E	523	202	243	259	257	233	188	136	48	47	51	60
Lot F	19	8	8	16	16	7	8	11	9	14	19	19
Lot G	60	15	13	11	7	8	14	13	6	7	8	13
<b>Overall</b>	<b>715</b>	<b>274</b>	<b>316</b>	<b>342</b>	<b>333</b>	<b>299</b>	<b>252</b>	<b>203</b>	<b>95</b>	<b>107</b>	<b>131</b>	<b>150</b>
% Occupied		38%	44%	48%	47%	42%	35%	28%	13%	15%	18%	21%
<b>Core Area</b>	<b>655</b>	<b>259</b>	<b>303</b>	<b>331</b>	<b>326</b>	<b>291</b>	<b>238</b>	<b>190</b>	<b>89</b>	<b>100</b>	<b>123</b>	<b>137</b>
% Occupied		40%	46%	51%	50%	44%	36%	29%	14%	15%	19%	21%



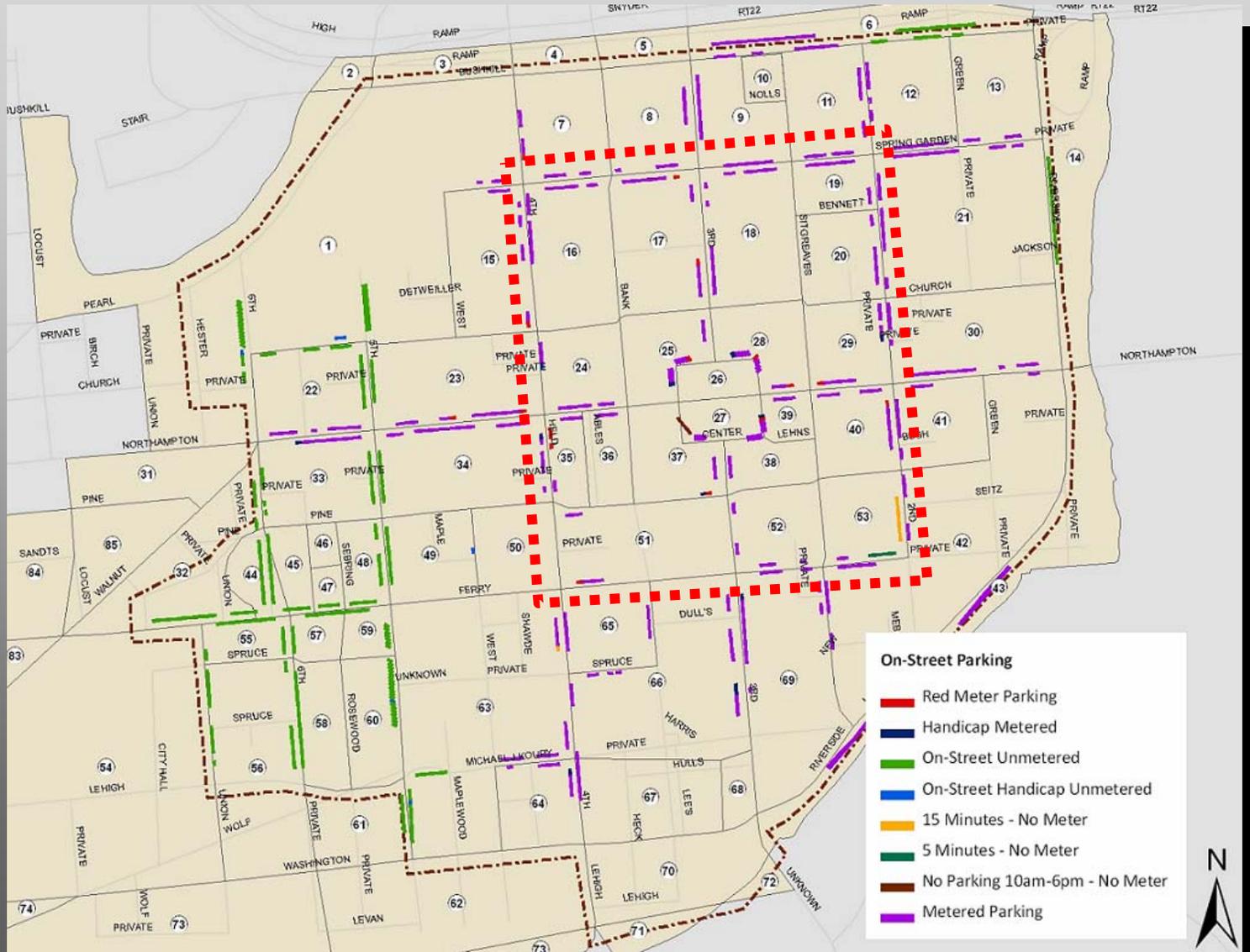
- Parking Lots
- Monthly Lot
- Parking Garage

# PINE STREET PARKING GARAGE: Space Utilization



# SUPPLY AND DEMAND ANALYSIS

## DOWNTOWN AREA: On-Street Parking Inventory

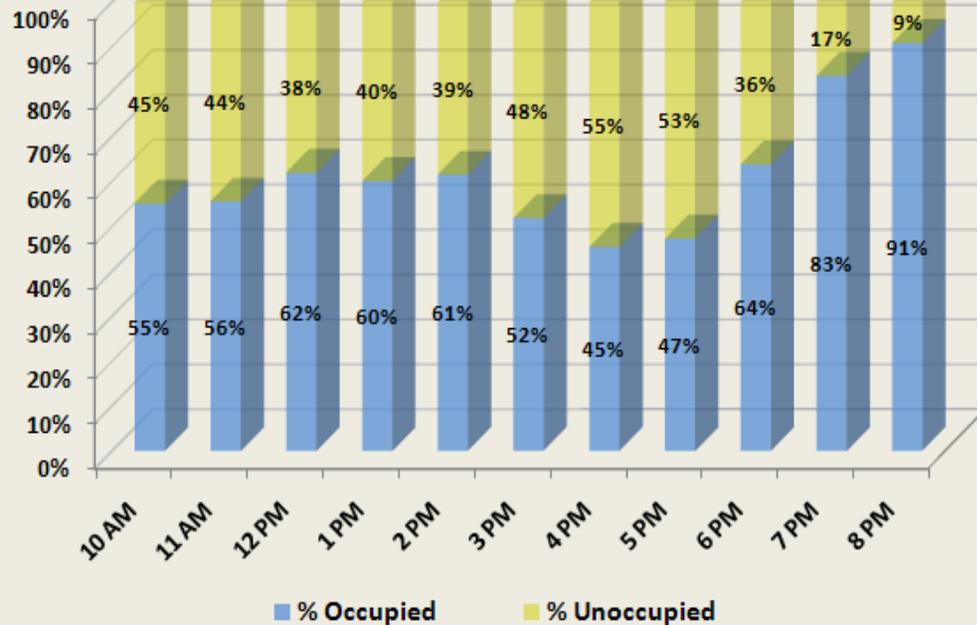


# ON-STREET PARKING HOURLY UTILIZATION: Overall Downtown Area vs. Core Area

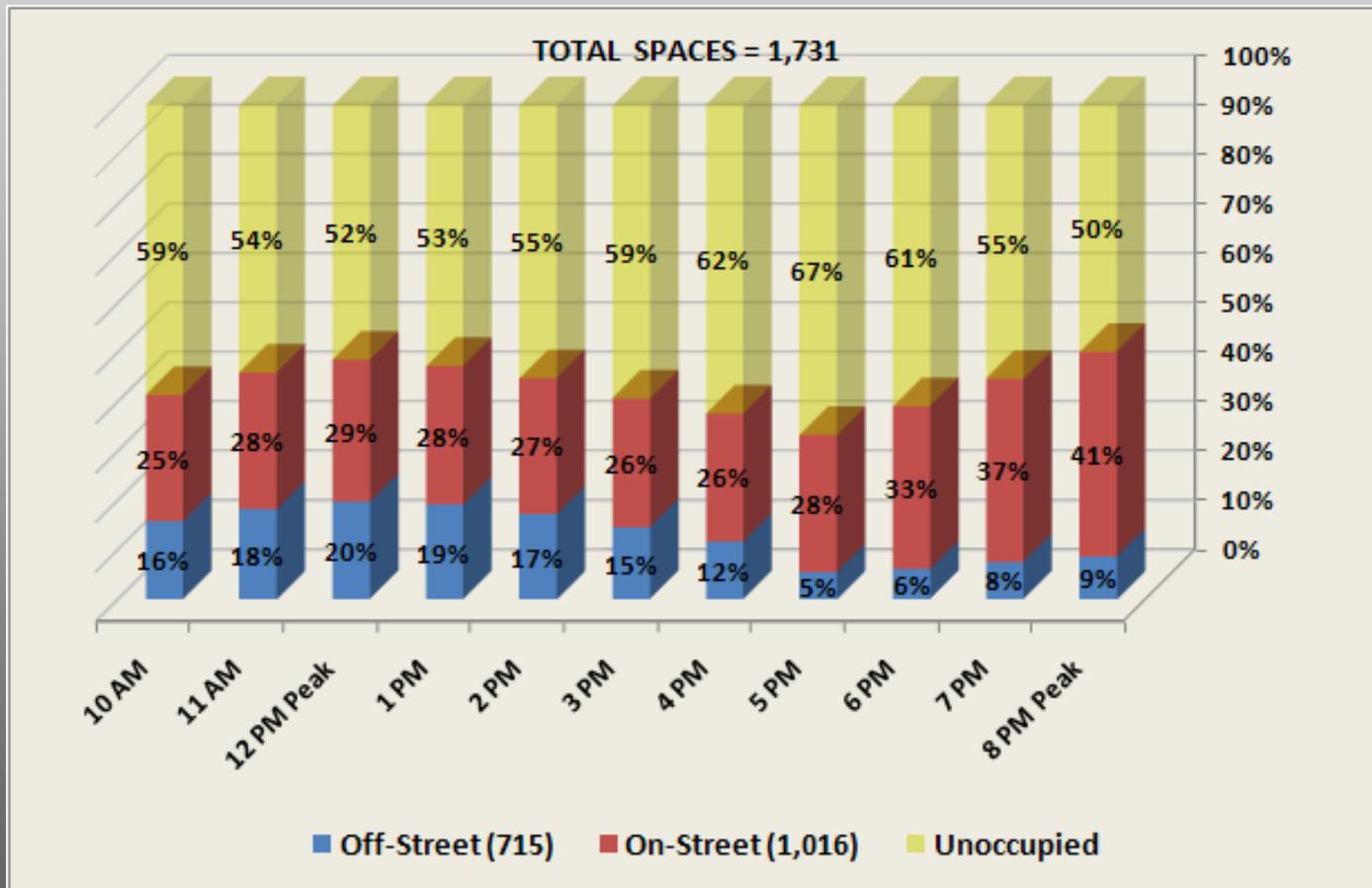
## OVERALL DOWNTOWN AREA



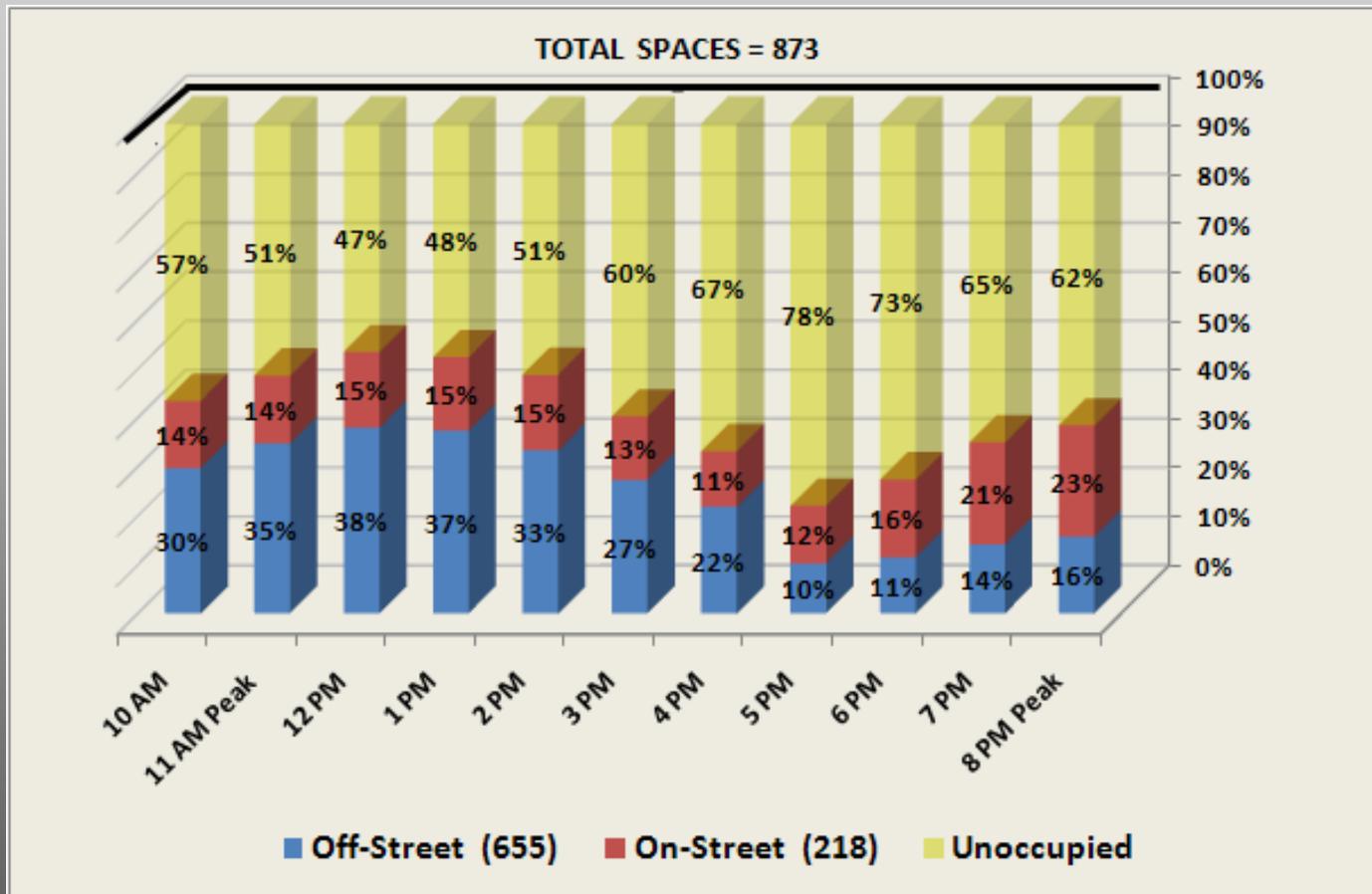
## CORE AREA



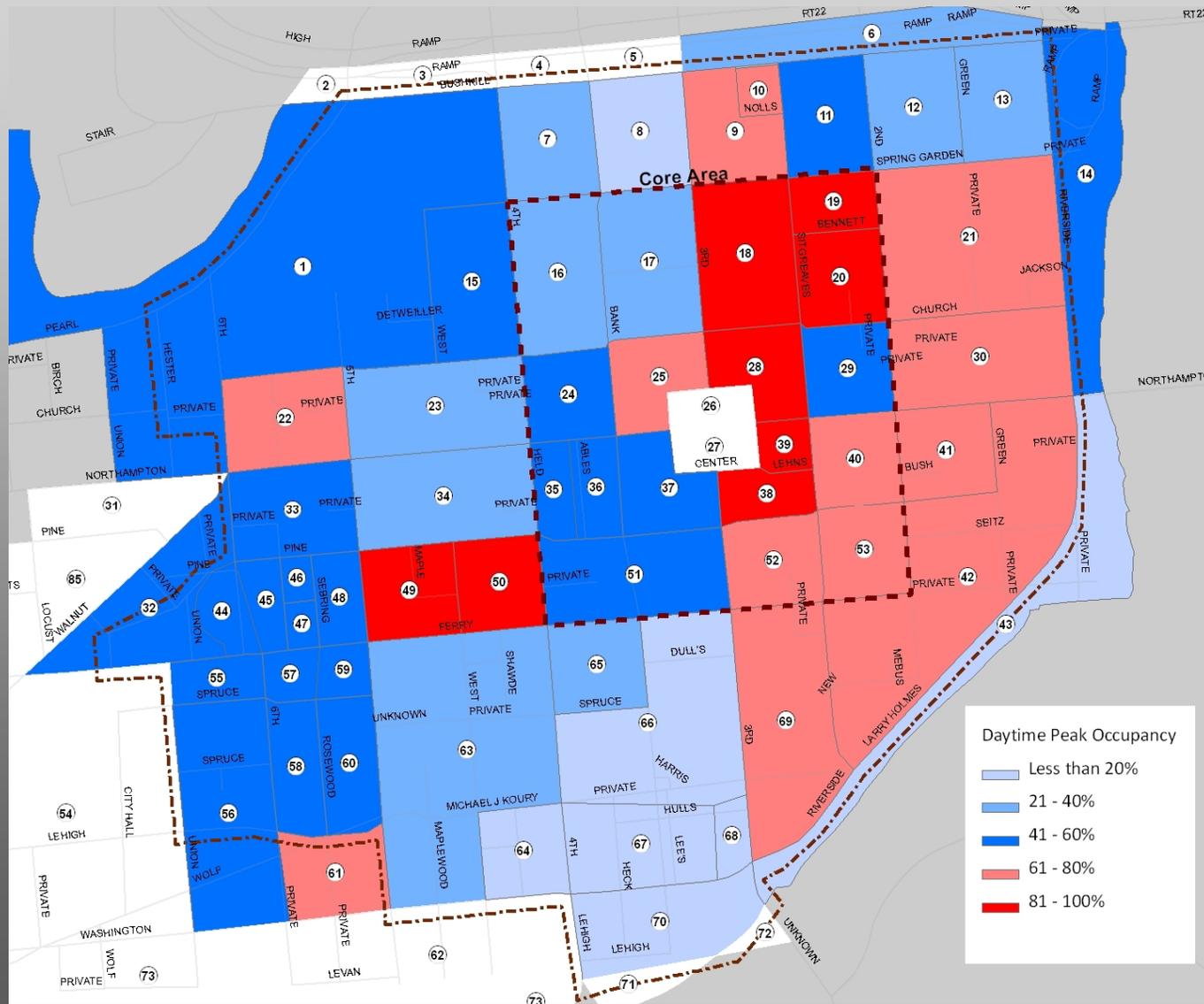
# OVERALL DOWNTOWN AREA PUBLIC PARKING SUPPLY: Hourly Utilization (On- and Off-Street Spaces)



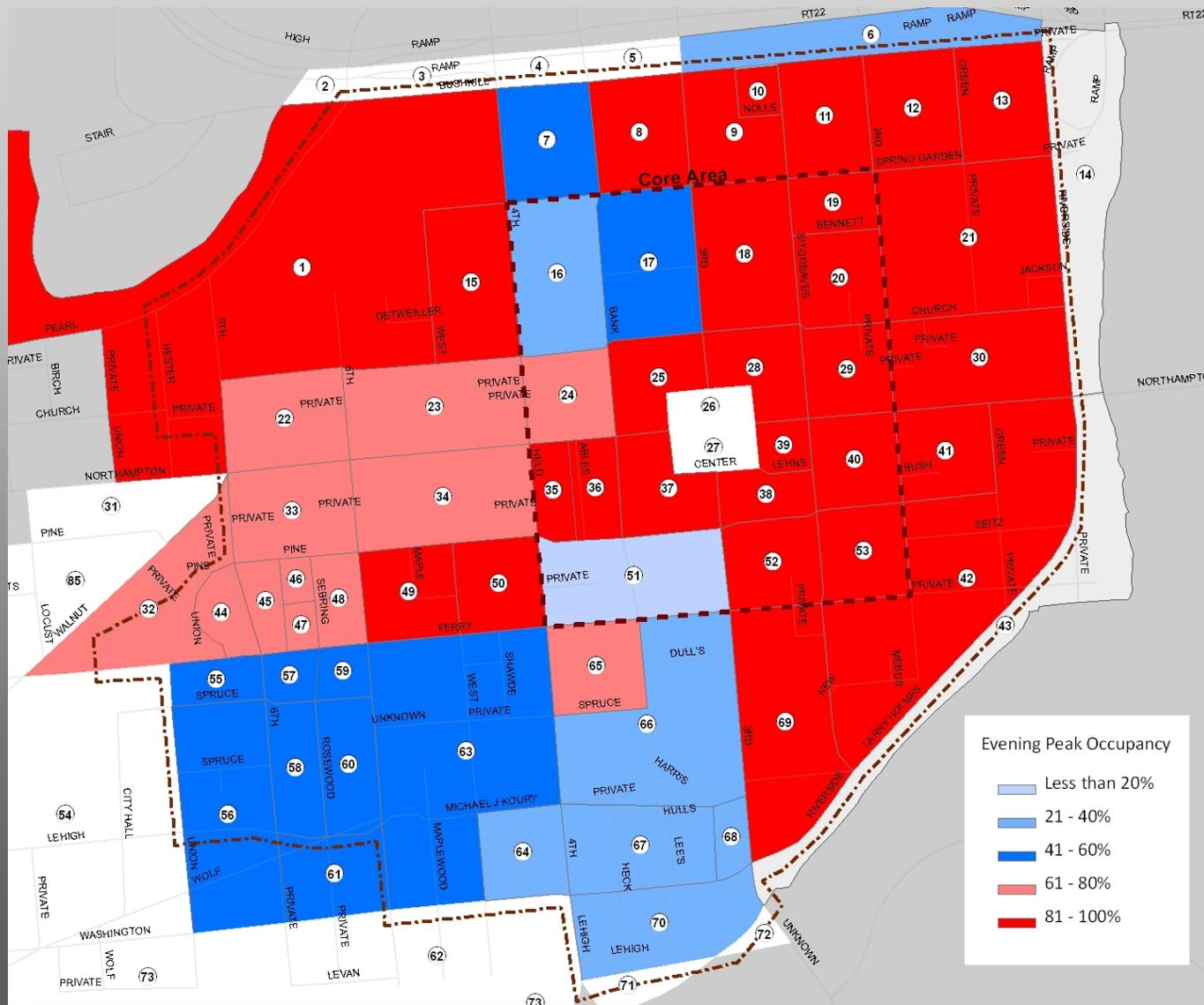
# CORE AREA PUBLIC PARKING SUPPLY: Hourly Utilization (On- and Off-Street Spaces)



# PUBLIC PARKING SUPPLY (On- and Off-Street Spaces): Daytime Peak Period Occupancy by City Block



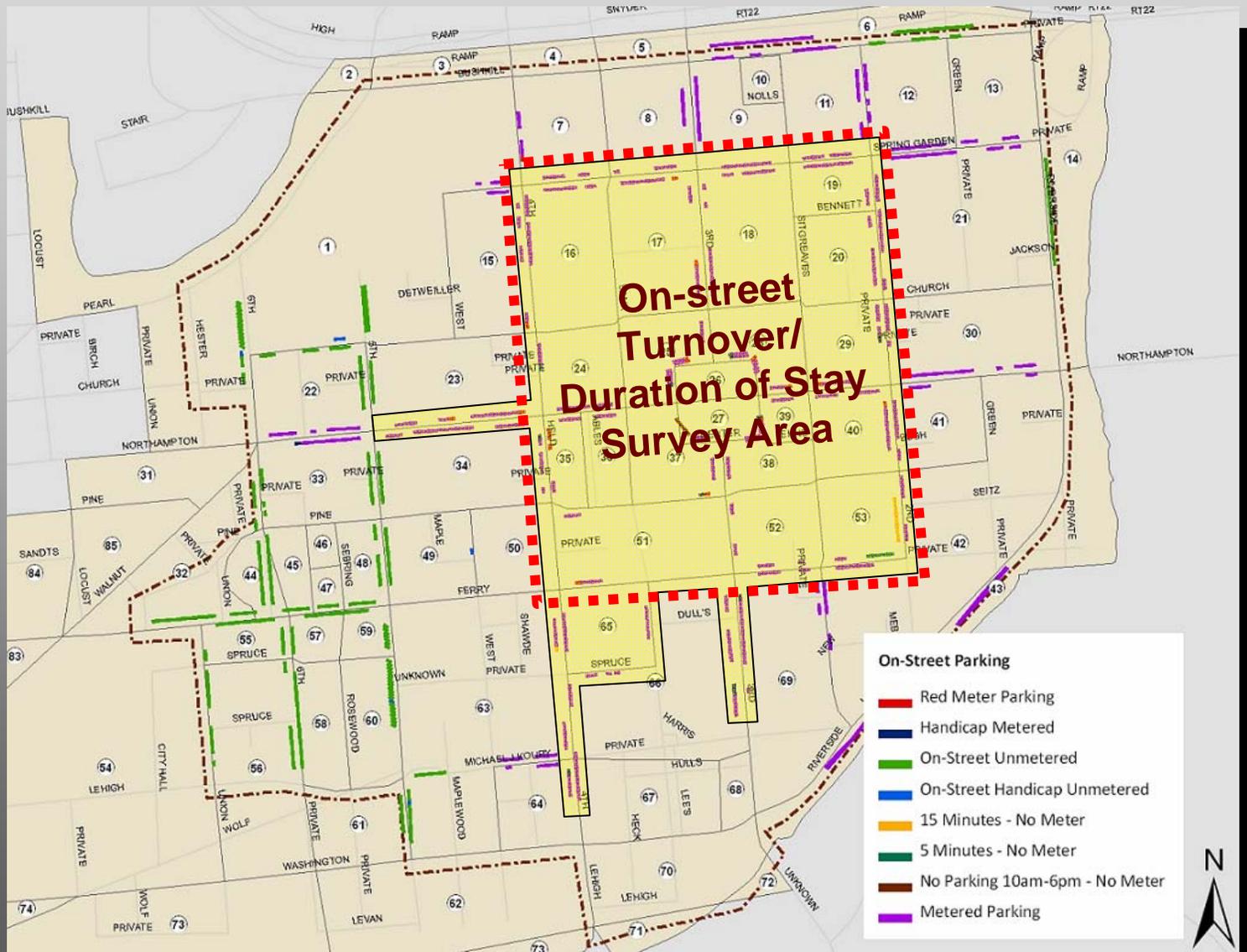
# PUBLIC PARKING SUPPLY (On- and Off-Street Spaces): Evening Peak Period Occupancy by City Block





# SUPPLY AND DEMAND ANALYSIS

## DOWNTOWN AREA: On-Street Parking Activity

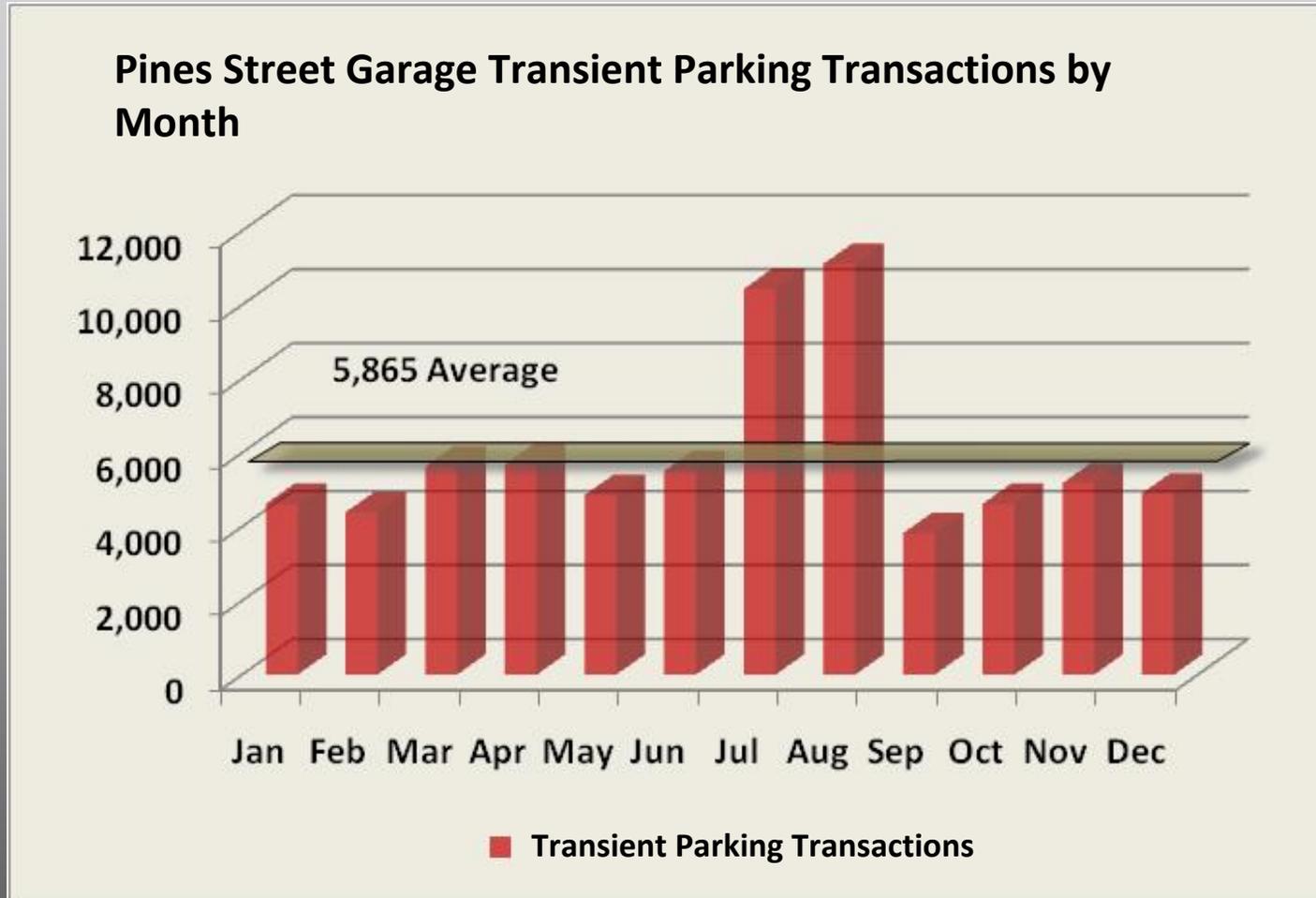


# DOWNTOWN CORE AREA ON-STREET PARKING SUPPLY: Turnover, Duration of Stay & Overtime Parkers

CORE AREA														
On-Street Parking Space Restrictions	On - Street Spaces	Vehicles Parked Per Time Period									Total Vehicles Parked	Over-Time Parking	Average Length of Stay	Vehicle Turnover by Space
		1Hr	2 Hrs	3 Hrs	4 Hrs	5 Hrs	6 Hrs	7 Hrs	8 Hrs	9 Hrs				
No Meter 5 Minute	5	21	0	2	0	0	0	0	0	0	23	2	1.2	4.6
12 Minute	17	45	1	2	0	0	0	0	0	0	48	3	1.1	2.8
No Meter 15 Minute	9	30	2	1	0	0	0	0	0	0	33	3	1.1	3.7
2 Hour	174	374	85	26	6	10	3	1	3	5	513	54	1.5	2.9
2 Hour ADA	5	12	1	0	1	0	0	0	0	0	14	1	1.3	2.8
No Meter 2 Hour	48	101	17	16	3	12	1	1	0	0	151	33	1.8	3.1
3 Hour	202	308	102	44	35	11	7	3	8	11	529	75	2.0	2.6
3 Hour ADA	4	5	0	0	0	0	0	0	0	0	5	0	1.0	1.3
10 Hour	48	30	8	8	2	0	0	2	2	4	56	0	2.6	1.2
No Meter ADA	1	1	1	0	0	0	1	0	0	0	3	0	3.0	3.0
No Parking 10a - 6p, M-F	4	2	0	0	0	0	0	0	0	0	2	2	1.0	0.5
Loading Zone	2	2	2	0	0	0	0	0	0	0	4	0	1.5	2.0
<b>Total</b>	<b>519</b>	<b>931</b>	<b>219</b>	<b>99</b>	<b>47</b>	<b>33</b>	<b>12</b>	<b>7</b>	<b>13</b>	<b>20</b>	<b>1381</b>	<b>173</b>	<b>1.8</b>	<b>2.7</b>
% of Parker Vehicles		67%	16%	7%	3%	2%	1%	1%	1%	1%	100%	13%		

# PINE STREET PARKING GARAGE SEASONAL USAGE: Transient Parking Transactions by Month

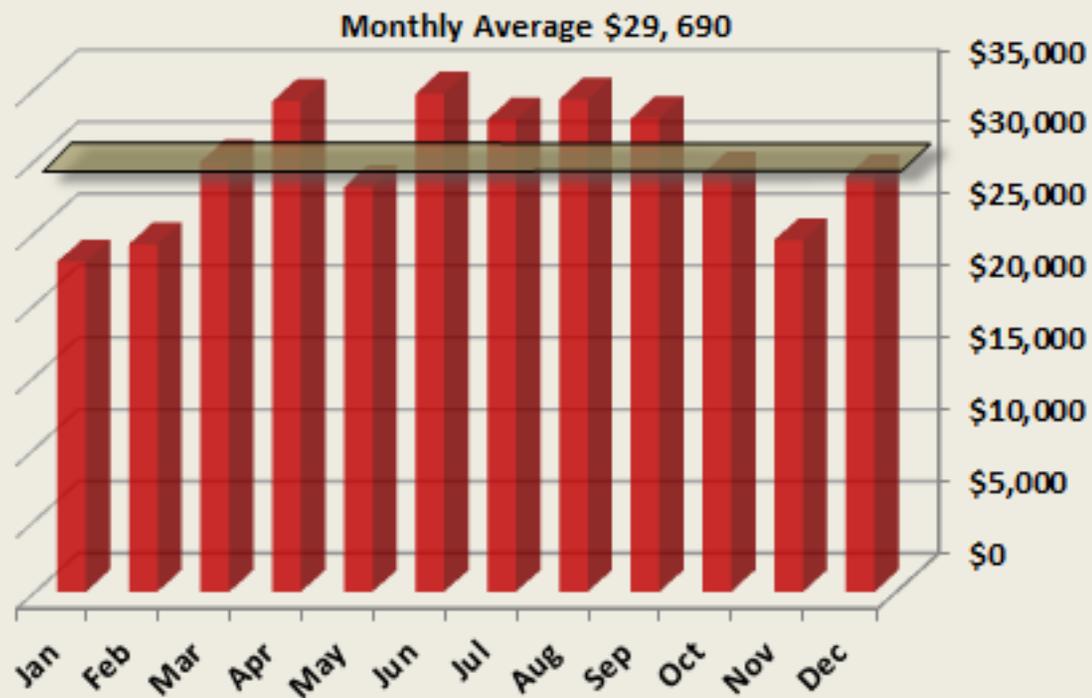
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# PARKING METER SYSTEM SEASONAL USAGE: Revenue Collections by Month

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Average Monthly Parking Meter System (3-Year Average)



# DOWNTOWN AREA DEVELOPMENT INFORMATION:

## Known, Proposed and Potential Projects

**Mt. Vernon Brewery**  
Restaurant, Brewery, Museum and Office

**West-A&D Tile Bldg.**  
Restaurant and Residential Apts.

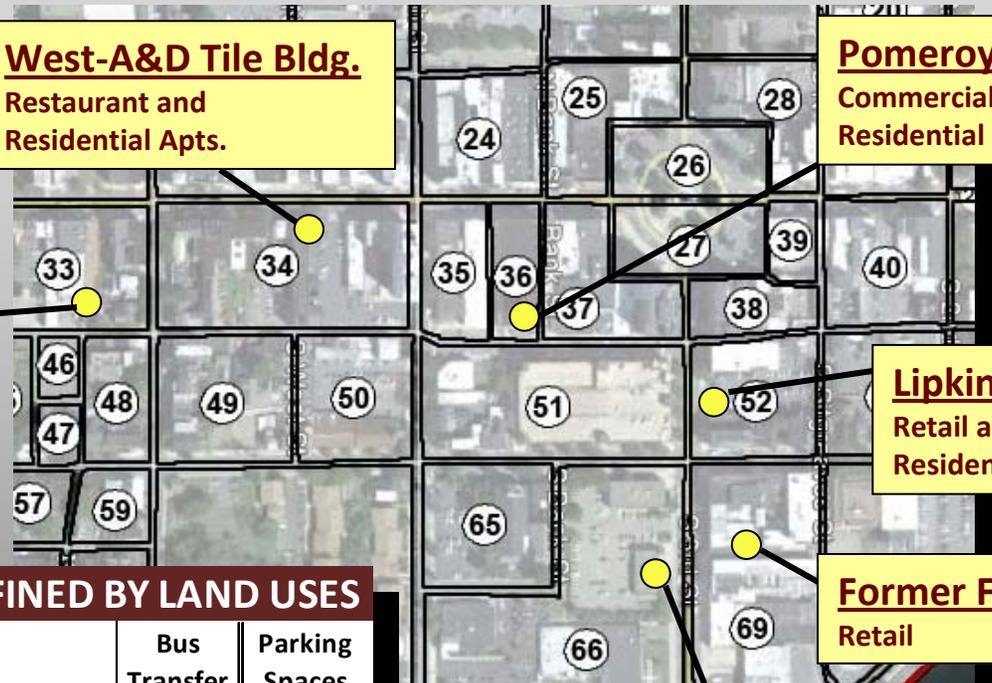
**Pomeroy's**  
Commercial and Residential Apts.

**Lipkins**  
Retail and Residential Apts.

**Former Fox Pizza**  
Retail

**Intermodal Center**  
Restaurant, Retail, Museum, Office/Training, Bus Transfer Station & Parking Garage

*Not shown on map additional parking to be provided at Riverside/Scott Parks Trail and Stirner Arts Trail*

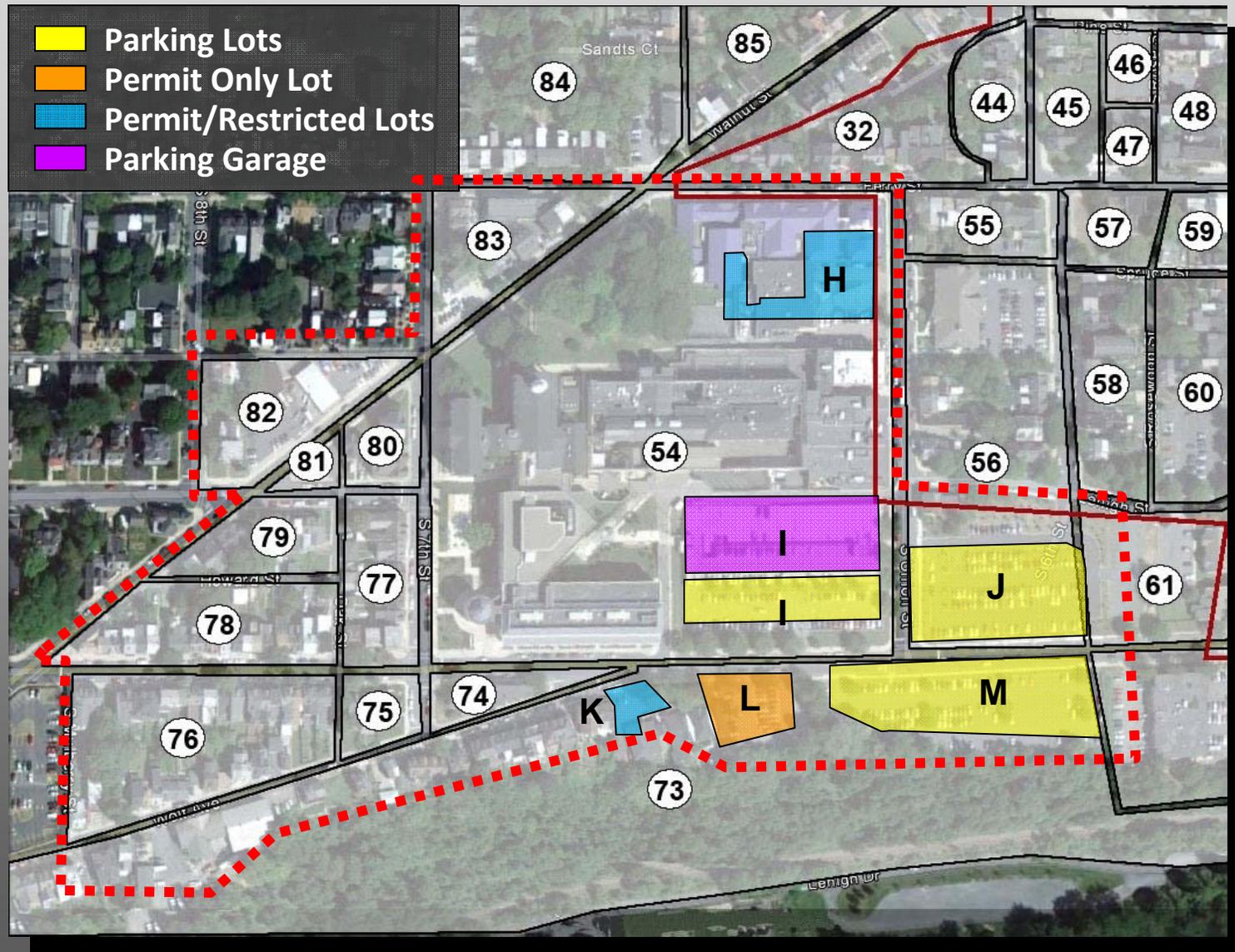


## DOWNTOWN DEVELOPMENTS DEFINED BY LAND USES

Block #	Office SF	Apartment Units	Retail SF	Restaurant SF	Museum SF	Bus Transfer Station SF	Parking Spaces to be Provided
14							22
25		1		4,252			
33	4,974			6,032	29,949		41
34		21		5,555			17
36		22	14,223				
42	9,282						15
43							35
52		6	3,000				
66	13,150		4,767	4,767	12,500	4,767	376
69			27,162				54
<b>TOTAL</b>	<b>27,406</b>	<b>50</b>	<b>49,152</b>	<b>20,606</b>	<b>42,449</b>	<b>4,767</b>	<b>560</b>



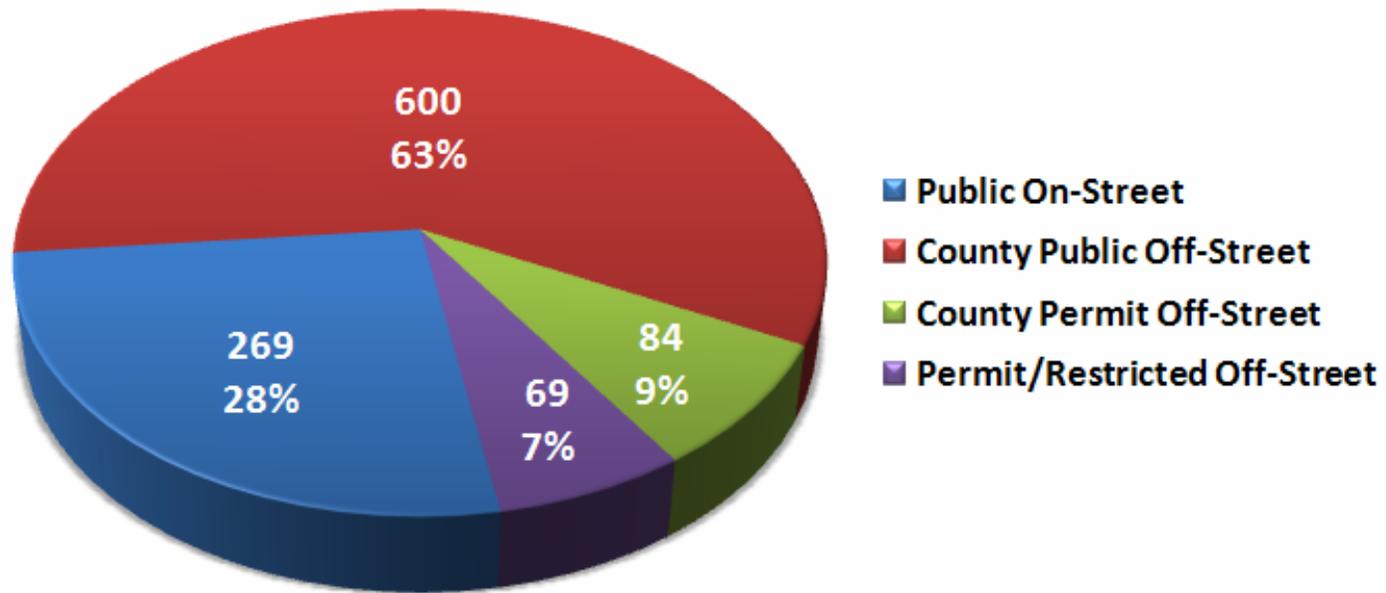
# COURTHOUSE AREA: Off-Street Public Parking Inventory



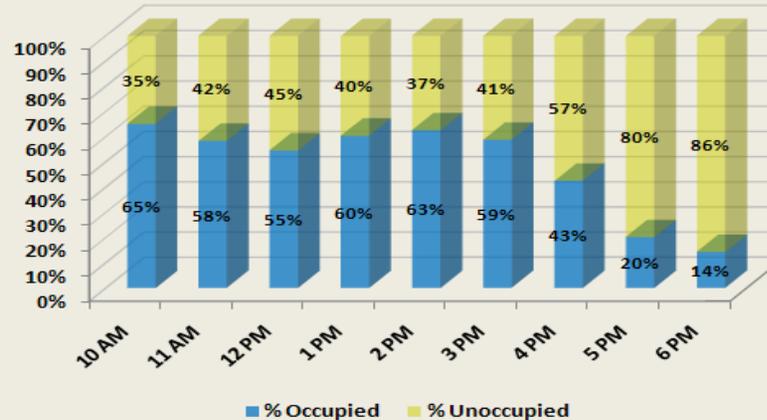
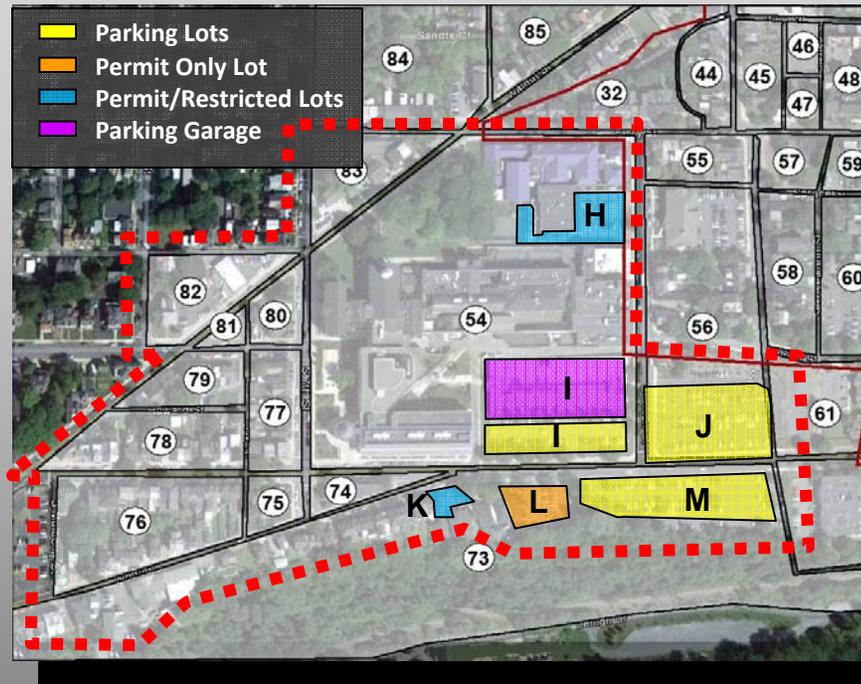
## COURTHOUSE AREA: Existing Parking Inventory

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### 953 TOTAL PARKING SPACES



# COURTHOUSE AREA OFF-STREET PARKING: Hourly Utilization - November 2011

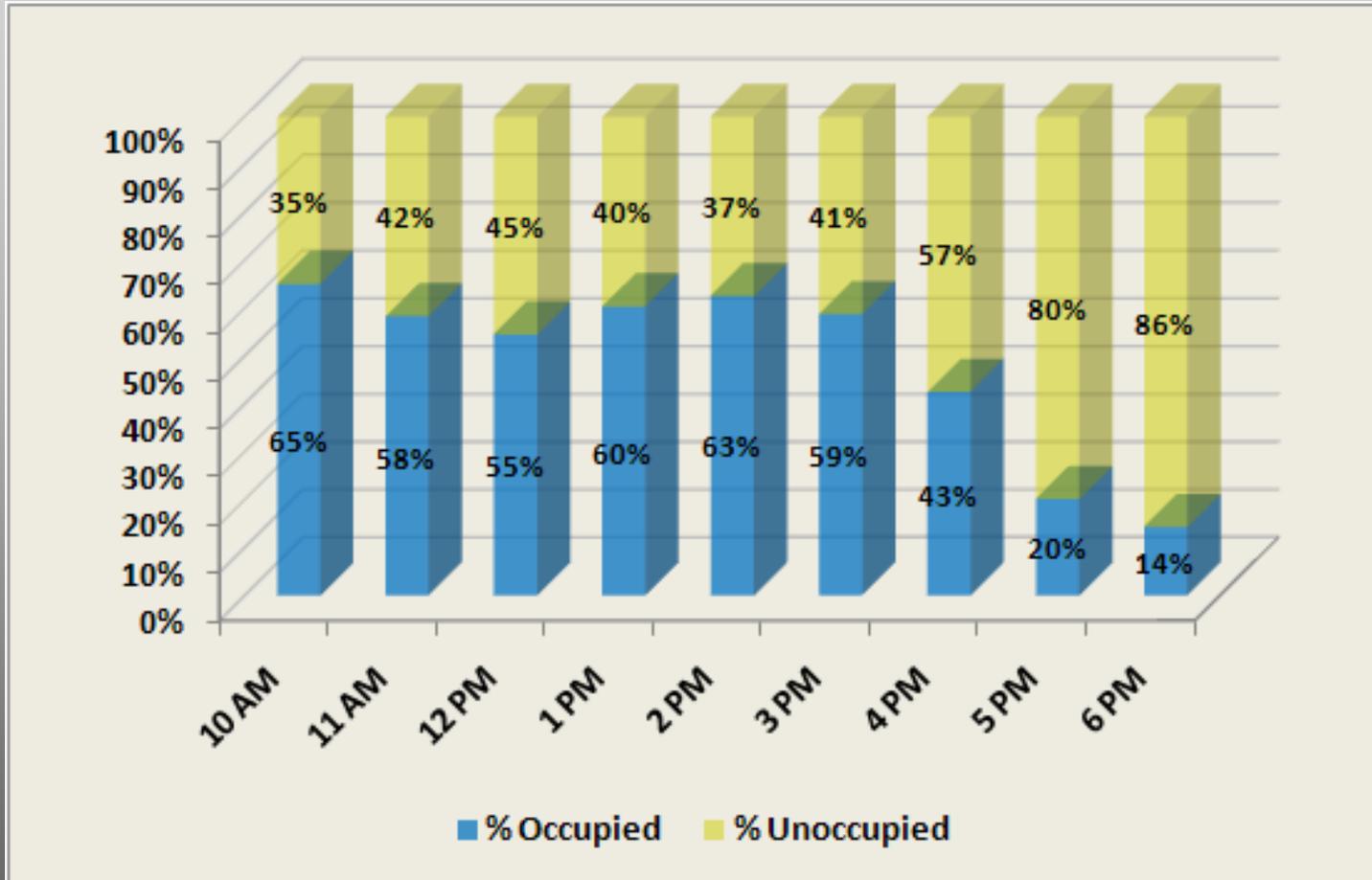


# COURTHOUSE AREA: On-Street Parking Inventory Turnover, Duration of Stay & Overtime Parkers

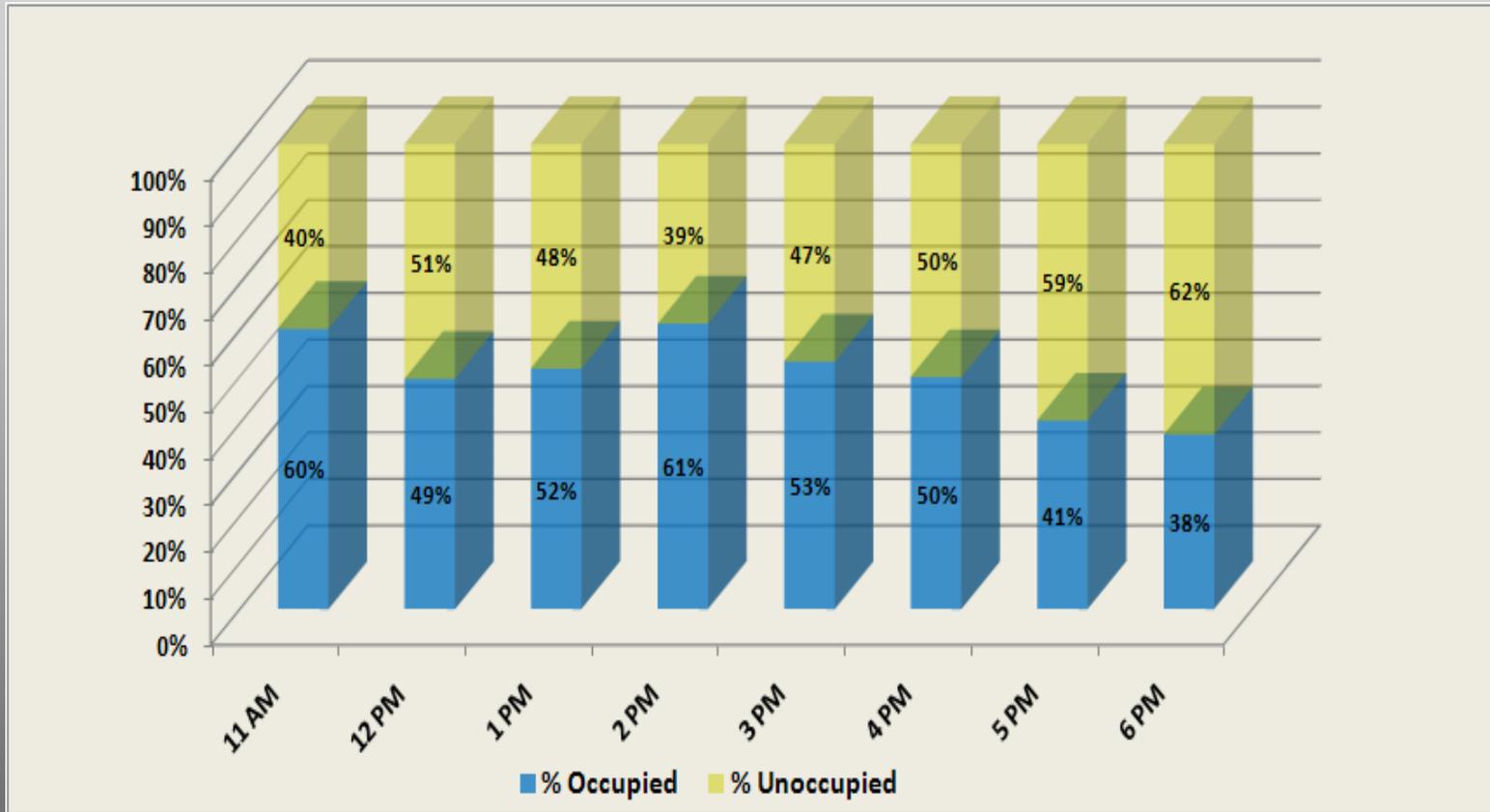


## COURTHOUSE AREA: Off-Street Parking Hourly Utilization

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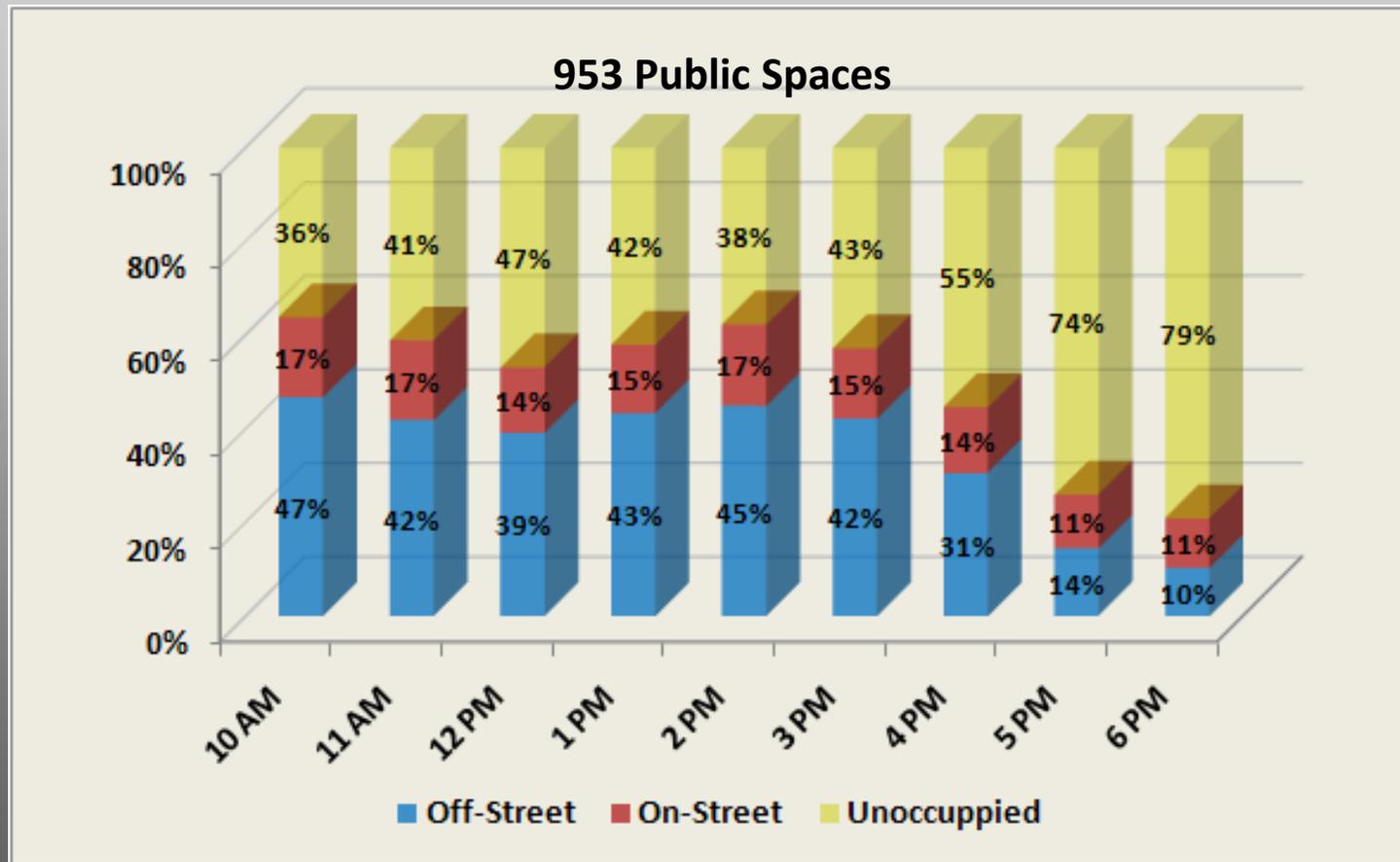


# COURTHOUSE AREA : On-street Parking Hourly Utilization



# COURTHOUSE AREA PUBLIC PARKING SUPPLY: Hourly Utilization (On- and Off-Street Spaces)

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# COURTHOUSE AREA ON-STREET PARKING SUPPLY: Turnover, Duration of Stay & Overtime Parkers

COURTHOUSE AREA													
On-Street Restrictions/ Public Facilities	Spaces	Vehicles Parked Per Time Period									Total Vehicles Parked	Average Length of Stay	Vehicle Turnover by Space
		1Hr	2 Hrs	3 Hrs	4 Hrs	5 Hrs	6 Hrs	7 Hrs	8 Hrs	9 Hrs			
2 Hour	4	9	1	0	1	0	0	0	0	0	11	1.4	2.8
10 Hour	53	101	8	1	1	0	0	0	0	0	111	1.1	2.1
No Meter ADA	6	14	6	1	0	2	0	0	0	0	23	1.7	3.8
No Restriction	16	30	19	1	4	1	0	0	0	0	55	1.7	3.4
<b>Total</b>	<b>79</b>	<b>154</b>	<b>34</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>1.4</b>	<b>2.5</b>
% of Total Vehicles		77%	17%	2%	3%	2%	0%	0%	0%	0%	100%		

## **DOWNTOWN AREA SUPPLY AND DEMAND ANALYSIS**

### **PART I: Conclusions and Issues**

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- Pine Street Garage is underutilized
- On-street supply is inadequate to serve evening entertainment demand
- Parking demand peaks at Noon and 8 PM
- 83% of on-street parkers stay 2-hours or less
- Only 13% of on-street parkers park over the time limit
- On-street spaces turnover an average of 2.7 times daily
- Seasonal demand accounts for doubling of daily transactions at Pine Street Garage in July & August

## **COURTHOUSE AREA SUPPLY AND DEMAND ANALYSIS**

### **PART I: Conclusions and Issues**

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- Off-street parking supply is sufficient to absorb on-street parking activity
- 35% to 38% of the public parking supply is unoccupied at the 10 AM and 3 PM peak periods
- Predominance of 10-hour meters encourages on-street parking over off-street parking
- County parking garage is well utilized
- 94% of on-street parkers stay 2-hours or less
- Majority of on-street parkers comply with on-street parking regulations

## NEXT STEPS

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- Analysis of Sites for Additional Parking
- Pine Street Garage Replacement Study
- Development of Strategic Plan for Parking System Management
- System Financial Pro Forma & Implementation Strategy



## SCHEDULE FOR NEXT PUBLIC PRESENTATIONS

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- January 25, 2012
  - Analysis of Sites for Additional Parking
  - Pine Street Garage Replacement Study
  - Development of Strategic Plan for Parking System Management
  
- March 14, 2012
  - System Financial Pro Forma & Implementation Strategy



# QUESTIONS & COMMENTS



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