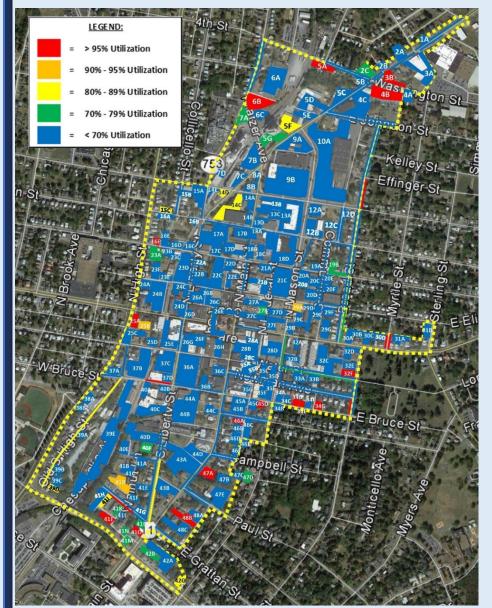
# **OBSERVED OCCUPANCY AND UTILIZATION**

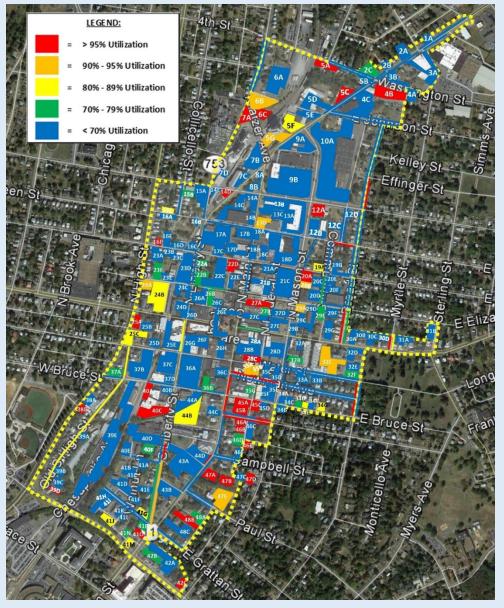
April 16, 2019 – Morning Observations (7:00 AM – 9:00 AM)



Total Utilization =	7,330 spaces	2,005 cars (27%)
On-Street Utilization =	850 spaces	261 cars (31%)
Public Off-Street Utilization =	1,586 spaces	331 cars (21%)
Private Off-Street Utilization =	4,894 spaces	1,413 cars (29%)







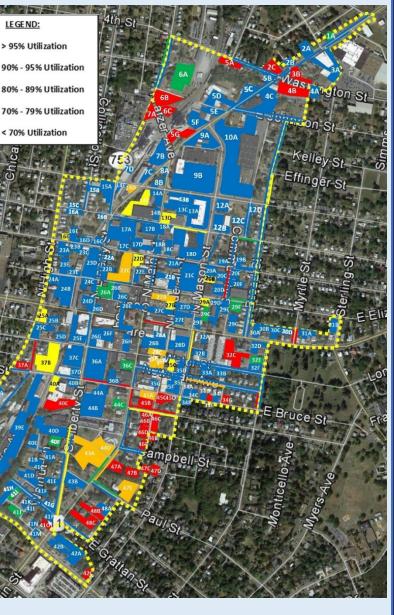
Total Utilization =	7,330 spaces	3,904 cars (53%)
On-Street Utilization =	850 spaces	370 cars (44%)
Public Off-Street Utilization =	1,586 spaces	802 cars (51%)
Private Off-Street Utilization =	4,894 spaces	2,732 cars (56%)

Total Utilization =	7,330 spaces	3,969 cars (54%)
On-Street Utilization =	850 spaces	344 cars (40%)
Public Off-Street Utilization =	1,586 spaces	950 cars (60%)
Private Off-Street Utilization =	4,894 spaces	2,675 cars (55%)





### April 16, 2019 – Evening Observations (4:00 PM – 6:00 PM)





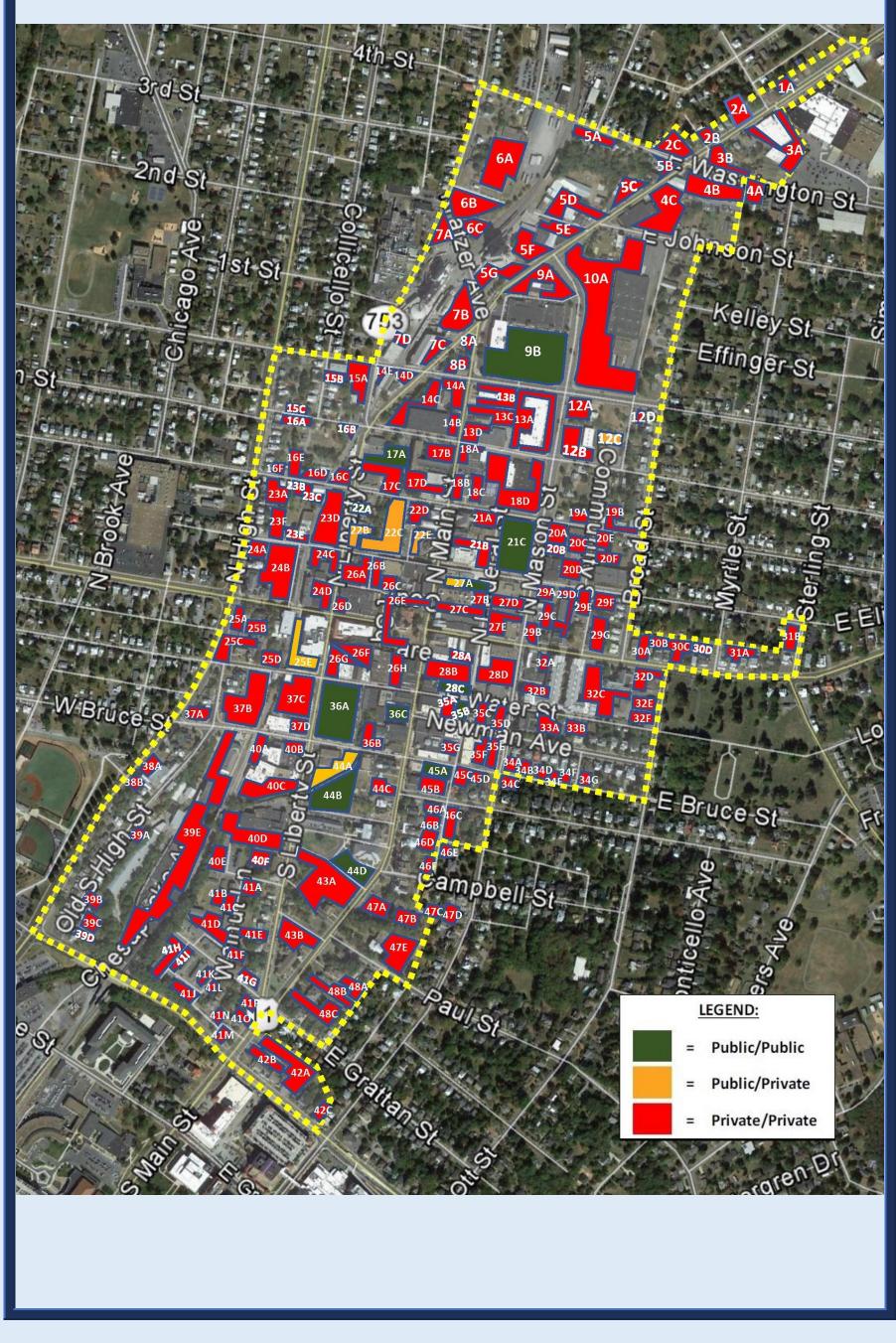
## April 16, 2019 Occupancy by Block

	Effective	7:00 am -	• 9:00 am	11:00 am	- 1:00 pm	4:00 pm -	6:00 pm
Block	Supply	Occupancy	Utilization		•	Occupancy	Utilization
1	24	0	0%	1	4%	3	13%
2	93	40	43%	46	49%	68	73%
3	51	17	33%	7	14%	25	49%
4	74	78	105%	92	124%	87	118%
5	187	91	49%	148	79%	94	50%
6	198	88	44%	142	72%	167	84%
7	95	54	57%	129	136%	62	65%
8	21	3	14%	6	29%	4	19%
9	317	40	13%	36	11%	130	41%
10	458	26	6%	56	12%	38	8%
11	22	5	23%	5	23%	6	27%
12	128	29	23%	48	38%	48	38%
13	180	61	34%	103	57%	95	53%
						35	36%
14	96 75	53 8	55%	38 7	40%	5	
15			11%		9% 26%		7% 1.6%
16	67	19	28%	24	36%	11	16%
17	173	50	29%	49	28%	71	41%
18	189	17	9%	66	35%	59	31%
19	74	31	42%	32	43%	31	42%
20	164	23	14%	102	62%	80	49%
21	358	37	10%	135	38%	185	52%
22	192	70	36%	140	73%	153	80%
23	145	43	30%	63	43%	52	36%
24	193	12	6%	128	66%	79	41%
25	137	54	39%	104	76%	86	63%
26	193	27	14%	97	50%	95	49%
27	110	29	26%	70	64%	66	60%
28	212	13	6%	109	51%	107	50%
29	217	54	25%	111	51%	113	52%
30	85	26	31%	38	45%	36	42%
31	33	16	48%	15	45%	16	48%
32	171	68	40%	118	69%	123	72%
33	94	29	31%	41	44%	42	45%
34	119	39	33%	52	44%	51	43%
35	178	29	16%	100	56%	104	58%
36	379	74	20%	226	60%	248	65%
37	255	32	13%	136	53%	187	73%
38	66	45	68%	50	76%	35	53%
39	96	57	59%	92	96%	94	98%
40	162	49	30%	81	50%	76	47%
41	274	170	62%	161	59%	123	45%
42	119	22	18%	69	58%	51	43%
43	126	41	33%	63	50%	98	78%
44	280	81	29%	207	74%	156	56%
45	81	43	53%	90	111%	121	149%
46	107	28	26%	78	73%	111	104%
47	161	46	29%	147	91%	163	101%
48	101	38	38%	46	46%	79	78%
Total	7,330	2,005	27%	3,904	53%	3,969	<b>54%</b>





### **OFF-STREET PARKING INVENTORY**







## **OFF-STREET PARKING INVENTORY**

Blk#	Id#	Name/Description	Address	Ownership	Access	Facility	Sub-Type		erved Special	H/C	Total
1 2	1A 2A	B&L Glass & Mirror Lot Dano Car Salon	827 N. Main St. 745 N. Main St.	Private Private	Private Private	Lot Lot	Mixed Mixed	4 21			4 21
2	2B	Advantage Accounting & Tax Inc Lot	721 N. Main St.	Private	Private	Lot	Mixed	12			12
2	2C	Edwin Auto Sales Lot	703 N. Main St.	Private	Private	Lot	Mixed	49		1	50
3	3A	Matchbox Realty Shops Lot	794 N. Main St.	Private	Private	Lot	Mixed	33		2	35
3 4	3B 4A	Village Auto Center Lot Pentecostal Tabernacle	716 N. Main St. 159 E. Washington St.	Private Private	Private Private	Lot Lot	Mixed Employees	14 8			14 8
4	4A 4B	Windshield City	690 N. Main St.	Private	Private	Lot	Mixed	42			42
4	4C	Appalachian Equipment & Supply	600 N. Main St.	Private	Private	Lot	Employees	19			19
5	5G	W&W Auto Recon	531 US-11	Private	Private	Lot	Mixed	16			16
5 5	5F 5E	NAPA Auto Parts- Atkins Automotive Single-Family Residence	555 N. Main St. 569 W. Johnson St.	Private Private	Private Private	Lot Lot	Mixed Residents	40 29			40 29
5	5B	Faith Tabernacle Lot	673 N. Main St.	Private	Private	Lot	Mixed	8			8
5	5C	Whitmer's Tire Parking Only	611 N. Main St.	Private	Private	Lot	Mixed	16			16
5	5D	Martin Auto Express	610 S Main St.	Private	Private	Lot	Mixed	39			39
5 6	5A 6A	Blas Auto Repair George's Foods LLC	35 W. Washington St. 54 W. Johnson St.	Private Private	Private Private	Lot Lot	Mixed Employees	17 103			17 103
6	6B	George's Foods Employee Parking	599-591 N. Liberty St.	Private	Private	Lot	Employees	53			53
6	6C	Cargill Feed Mill Lot A	30-24 Kratzer Ave.	Private	Private	Lot	Mixed	28			28
7	7A 7D	Cargill Feed Mill Lot B	1 Kratzer Ave.	Private	Private	Lot	Mixed	19			19
7 7	7D 7C	Cargill Feed Mill Lot C Gay St. Residents Lot	445 State Rte. 753 56 W. Gay St.	Private Private	Private Private	Lot Lot	Mixed Residents	10	16 1	2	10 19
7	7B	Cargill Feed Mill Permit Lot	499 Lee Hwy	Private	Private	Lot	Employees		32	-	52
8	8A	Chanello's Pizza	425 N. Main St.	Private	Private	Lot	Mixed	6			6
8 9	8B	Quillen Optical	421 N. Main St.	Private	Private	Lot	Employees	9	8		17
9	9A 9B	M & S Auto Repair Rockingham County Parks & Recs	530 N. Main St. 20 E. Gay St.	Private Public	Private Public	Lot Lot	Mixed Mixed	26 274	38 1	8	26 321
10	10A	Valley Plaza Shopping Center	450 N. Mason St.	Private	Private	Lot	Customers	444		9	453
12	12A	7 Eleven	111 E. Gay St.	Private	Private	Lot	Mixed	9		1	10
12	12B	Auto Zone	340 N. Mason St.	Private	Private	Lot	Mixed	42		2	44
12 12	12C 12D	City of Harrisonburg Fire Station 4 Resident Home	210 E. Rock St. 375 Broad St.	Public Private	Private Private	Lot Lot	Employees Residents	21 4			21 4
12	12D 13B	Virginia ABC	398 N. Main St.	Private	Private	Lot	Customers	38		1	39
13	13C	Rockingham Harrisonburg ASAP	350 N. Main St.	Private	Private	Lot	Mixed		51	3	54
13	13D	Carquest Auto Parts	60 E. Rock St.	Private	Private	Lot	Mixed	27	20		27
13 14	13A 14E	U.S. Social Security Administration Michelin	57 N. Mason St. 79 W. Gay St.	Private Private	Private Private	Lot Lot	Mixed Mixed	48 3	20	4	72
14	14D	Elias	385 Noll Dr.	Private	Private	Lot	Mixed	13			13
14	14C	Sancar Flats at West Rock	28 W. Rock St.	Private	Private	Lot	Employees	34	11	1	46
14	14A	Liberty Convenience Store	34 W. Gay St.	Private	Private	Lot	Mixed	15		1	16
14 15	14B 15C	Ray Carr Tires Inc. Resident Parking Only	335 US-11 155 W. Rock St.	Private Private	Private Private	Lot Lot	Mixed Residents	12	5		12 5
15	15B	Apartment Building	128 W. Gay St.	Private	Private	Lot	Residents	8	5		8
15	15A	Big L Tire Service Center	365 N. Liberty St.	Private	Private	Lot	Mixed	55			55
16	16C	L & S Diner LLC	255 N. Liberty St.	Private	Private	Lot	Mixed	15	10		15
16 16	16A 16F	Town House Parking Blue Ridge Legal Services, Inc.	270 N. High St. 204 N. High St.	Private Private	Private Private	Lot Lot	Residents Employees	5	16		16 5
16	16E	Wolfe Apartment Parking	154 W. Wolfe St.	Private	Private	Lot	Residents		7		7
16	16D	Restless Moons Brewing	120 W. Wolfe St.	Private	Private	Lot	Mixed	8		1	9
16	16B	Old L&S Diner Lot	265 N. Liberty St.	Private	Private	Lot	Mixed	12	52		12
17 17	17A 17C	The Church of the Incarnation Georgetown Apartments	292 N. Liberty St. 202 N. Liberty St.	Public Private	Public Private	Lot Lot	Customers Residents	44	52	2	52 46
17	17C-A	Kite Building	227 N. Liberty St.	Private	Private	Lot	Customers	5		-	5
17	17D	Glen's Fair Price Store Inc.	227 N. Main St.	Private	Private	Lot	Customers		43		59
17	17B	Tenant Parking Only	9 W. Rock St.	Private	Private	Lot	Residents		10	7	17
18 18	18A 18B	288 Lee Highway Lot Pawn Emporium Customer Parking	288 Lee Hwy 268 N. Main St.	Private Private	Private Private	Lot Lot	Mixed Customers	6 15			6 15
18	18D 18C	Holy Family Center	2 E. Wolfe St.	Private	Private	Lot	Employees	13		1	15
18	18D	Food Plaza and U.S. Postal Service	281 N. Mason St.	Private	Private	Lot	Mixed		28 1	4	158
19	19A	Comcast Parking Lot	218 W. Wolfe St.	Private	Private	Lot	Mixed	12			12
19 20	19B 20A	Wolfe Townhouses Valley Workforce Center and Comcast	264 W. Wolfe St. 166 N. Mason St.	Private Private	Private Private	Lot Lot	Residents Mixed	11 14	4	3	11 21
20	20A	Social Services Employee Parking	134 N. Mason St.	Private	Private	Lot	Employees	16	7	1	17
20	20C	Skyline Literacy	160 N. Mason St.	Private	Private	Lot	Employees		22 1		23
20	20D	Rockingham County Social Services	110 N. Mason St.	Private	Private	Lot	Employees	36		2	38
20 20	20E 20F	Comcast Lot The Church World Service Immigration	255 E. Wolfe St. 250 E. Elizabeth St.	Private Private	Private Private	Lot Lot	Mixed Mixed	12 26		1	12 27
20	20F 21A	Blessed Sacrament Catholic Church	154 N. Main St.	Private	Private	Lot	Employees	8		4	12
21	21B	U.S. District Court	116 N. Main St.	Private	Private	Lot	Employees		22	1	23
21	21C	Elizabeth St. Deck	100-198 E. Elizabeth St		Public	Structure	Public		319	5	324
22 22	22A 22B	Liberty Park Parking Lot Clark And Bradshaw Client and Staff	188 N. Liberty St. 144 N. Liberty St.	Public Public	Public Private	Lot Lot	Public Employees	20	12	3 1	15 21
22	22D 22C	86-92 W Elizabeth St Parking	86-92 W. Elizabeth St.	Public	Private	Lot	Public		101	3	104
22	22D	Golden Pony and Shops Parking	175 N. Main St.	Private	Private	Lot	Employees		22		22
22	22E	Harrisonburg Police Department	101 N. Main St.	Public	Private	Lot	Employees		26		26
23 23	23A 23F	High House Parking Elizabeth Housing Permit Parking	162 N. High St. 162 W. Elizabeth St.	Private Private	Private Private	Lot Lot	Residents Residents	36 36			36 36
23	23E	136 Elizabeth Lot	161 W. Elizabeth St.	Private	Private	Lot	Mixed	12			12
23	23B	Wolfe Housing Permit Parking	166 W. Wolfe St.	Private	Private	Lot	Residents		8		8
23 23	23C 23D	The Appliance Hospital The Frame Factory and Stores	129 W. Wolfe St.	Private Private	Private Private	Lot	Mixed Mixed	15 30	17	1	15 48
23	23D 24A	The Frame Factory and Stores High St. Apartments	B C Lox & Keys 90 N. High St.	Private Private	Private	Lot Lot	Residents	18	1/	T	48 18
24	24B	Otterbein United Methodist Church	176 W. Market St.	Private	Private	Lot	Employees	127		12	139
24	24C	Fays Barber Shop	77 N. Liberty St.	Private	Private	Lot	Mixed		8		19
24 25	24D	Union Station Restaurant and Shops Otterbein United Methodist Church	128 W. Market St. 167 W. Market St.	Private Private	Private Private	Lot	Employees	31 24		2	33
25 25	25A 25B	Market Resident Parking	167 W. Market St. 157 W. Market St.	Private Private	Private Private	Lot Lot	Customers Residents	24 12		2	26 12
25	25C	Community Mennonite Church	70 S. High St.	Private	Private	Lot	Customers		34	2	44
25	25D	Rosetta Stone	135 W. Market St.	Private	Private	Lot	Mixed		23		23
25	25E	Rockingham County Jail	80 Court Square	Public	Private	Lot	Employees	30	12		30
26 26	26D 26G	Court Square Theater Bella Luna Employees	50 W. Market St. 99 W. Water St.	Private Private	Private Private	Lot Lot	Employees Employees		12 34		12 34
26	26F	Larkin Arts	61 Court Square	Private	Private	Lot	Employees		26		28
26	26E	ADT	80 Court Square	Private	Private	Lot	Mixed		25	3	28
26 26	26H 26A	Pendleton Community Bank Only Clark and Bradshaw PC	76 Court Square 92 N. Liberty St.	Private Private	Private Private	Lot	Mixed Customers		18 32	1 2	19 34
26 26	26A 26B	Llark and Bradshaw PC 1st Presbyterian Church Visitor Parking	38 Graham St.	Private Private	Private Private	Lot Lot	Customers	22	32 8	2	34 30
26	26C	1st Presbyterian Church Handicap	32 Court Square	Private	Private	Lot	Customers	8		3	11
27	27A	N. Main St. Parking Lot	90 N. Main St Parking	Public	Public	Lot	Public		33		33
27 27	27B 27C	WHSV Parking Market Place Shop Employees Only	2 N. Federal St. 24 N. Main St.	Private Private	Private Private	Lot Lot	Employees Employees	18	15		15 18
27	27C 27D	Carter Bank and Trust	75 N. Mason St.	Private	Private	Lot	Mixed	18	2	2	23
						-	*	•			·





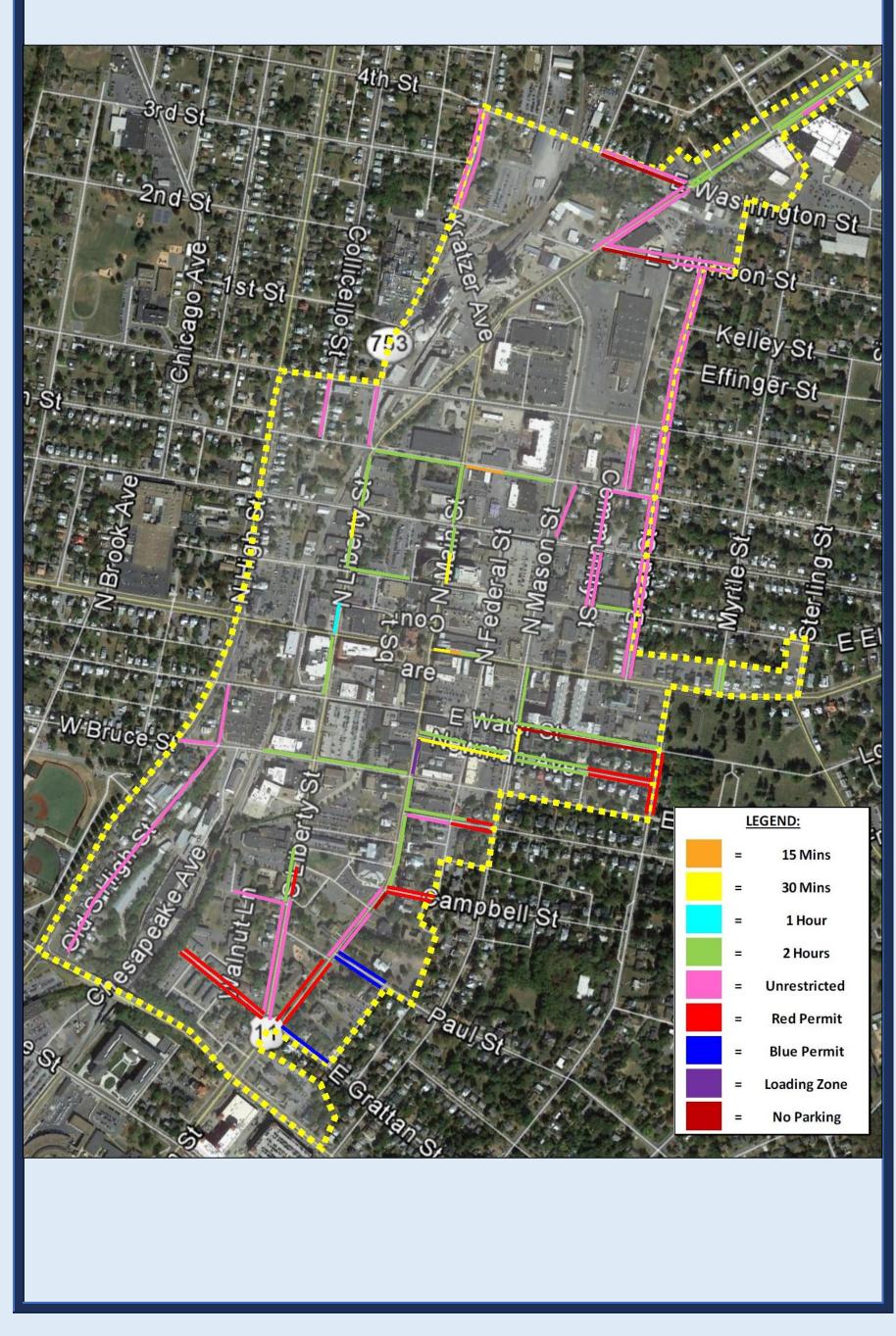
## **OFF-STREET PARKING INVENTORY**

<b>D</b> 1 <b>K</b> #	ا <sub>ال</sub> مر	DESMAN				400555	FACILITY		OFF	-STREET F	ACILITIES		TOTAL
BLK #	ID# 91	<b>ID#</b> 27E	SunTrust	ADDRESS 180 E. Market St.	OWNERSHIP Private	ACCESS Private	TYPE Lot	SUB-TYPE Mixed		Reserved		<b>H/C</b>	TOTAL 28
27	91 115	27E 28A	George's and Shop Employee Parking	65 E. Market St.	Private	Private	Lot	Mixed	27	9		1	28 9
28	116	28B	Jack Brown's Lot	34 S. Main St.	Private	Private	Lot	Mixed		112		2	112
28 28	117 118	28C 28D	14 E. Water St Parking Wells Fargo Customers Only	14 E. Water St. 36 S. Mason St	Public Private	Public Private	Lot Lot	Public Customers	8	21 49	1	2 2	24 59
29	92	29A	Rocktown Realty Employee	215 E. Elizabeth St.	Private	Private	Lot	Employees	18				18
29 29	93 94	29B 29C	SunTrust Employee Parking Rocktown Realty	60 N. Mason St. 218 E. Market St.	Private Private	Private Private	Lot Lot	Employees Employees	30 25			1	30 26
29	95	29D	Hess & Miller	234 E. Market St.	Private	Private	Lot	Mixed	33			1	34
29 29	96 97	29E 29F	Carol Yoder Massage Therapy Metro, Inc. Client Parking	250 E. Market St. 257 Elizabeth St.	Private Private	Private Private	Lot Lot	Mixed Customers	28 20	20		2	28 42
29	98	29G	Burger King	265 US-33	Private	Private	Lot	Mixed	42	20		1	43
30 30	99 100	30A 30B	Farm Credit of Virginia Market St. Housing	306 E. Market St. 340 E. Market St.	Private Private	Private Private	Lot Lot	Mixed Residents	32 19			1	33 19
30	101	30C	Thornton	362 E. Market St.	Private	Private	Lot	Mixed	8	23			31
30 31	102	30D	Rawley Apts	398 E. Market St.	Private	Private	Lot	Residents Mixed	6 20				6 20
31	103 104	31A 31B	Mountain Valley Management Mossy Creek Fly Fishing	420 E. Market St. 480 E. Market St.	Private Private	Private Private	Lot Lot	Mixed	20 9			1	10
32	120	32A	ABC Auto Repair	219 E. Market St.	Private	Private	Lot	Mixed	8				8
32 32	119 121	32B 32C	Rocktown and Las Chamas Parking Urban Exchange Parking	50 S. Mason St. 241 E. Market St.	Private Private	Private Private	Lot Lot	Mixed Employees	75	22 1		9	22 85
32	122	32D	Marks And Harrison Parking	335 E. Market St.	Private	Private	Lot	Mixed	5			1	6
32 32	123 124	32E 32F	Muhlenberg Activities Center Urban Exchange Permit Parking	85 Ott St. 282 E. Water St.	Private Private	Private Private	Lot Lot	Mixed Residents	24 29				24 29
33	154	33B	Layman & Nicholas	268 Newman Ave	Private	Private	Lot	Mixed	9				9
33 34	135 138	33A 34A	United Way of Harrisonburg Clients Hair Fashion By Michael	100 S. Mason St. 188 S. Mason St.	Private Private	Private Private	Lot Lot	Customers Mixed	6	47		1	48 13
34 34	138 140	34A 34C	William W. Helsley	235 Newman Ave.	Private	Private	Lot	Mixed	15				15
34 34	141 142	34D	Edward Jones- Financial Advisor	245 Newman Ave.	Private Private	Private Private	Lot	Mixed	4				4
34 34	142 143	34E 34F	Narnia House Family Life Resource Center	259 Newman Ave. 273 Newman Ave.	Private Private	Private Private	Lot Lot	Residents Mixed	5 14				5 14
34	172	34B	Franklin Apartments	202 S. Mason St.	Private	Private	Lot	Residents	10	2			12
34 35	144 130	34G 35A	Housing Lola Mo's Delicatessen	281 Newman St. 48 E. Water St.	Private Private	Private Private	Lot Lot	Residents Customers	7	20	1		7 21
35	131	35B	56 Newman Ave. Parking	56 Newman Ave.	Public	Public	Lot	Public		15		2	17
35 35	132 133	35G 35C	Massanutten Regional Library Newman Avenue Associates	170 S. Main St. 110 Newman Ave.	Private Private	Private Private	Lot Lot	Customers Employees	2	25 12		1	25 15
35	133 134	35D	Brown Edwards Customers Only	124 Newman Ave.	Private	Private	LOL	Customers	6	12		1	6
35 35	136 137	35F	Shenandoah Mobile Co. Brown Edwards Employees	111 Newman Ave.	Private Private	Private Private	Lot	Employees	31	17 26		1	48 27
35 36	137 208	35E 36A	Brown Edwards Employees Water Street Deck	124 Newman Ave. 154 S. Liberty St.	Private Public	Private Public	Lot Structure	Employees Public		26 319		1 5	27 324
36	128	36B	Ruby's Arcade	64 W. Bruce St.	Private	Private	Lot	Mixed	5	23			28
36 37	129 125	36C 37B	South Main Street Parking Lot Ice House Parking	121 S. Main St. 164 W. Bruce St.	Public Private	Public Private	Lot Lot	Public Employees	119	23 21		4 6	27 146
37	126	37C	125 W. Water St. Parking	125 W. Water St.	Private	Private	Lot	Mixed	84	6		2	92
37 37	127 145	37D 37A	Salon Eleven High Apartment	185 S. Liberty St. 159 S. High St.	Private Private	Private Private	Lot Lot	Mixed Residents	17 4			1	18 4
38	146	38A	Chestnut Ridge Coffee Roasters, LLC.	245 Old S. High St.	Private	Private	Lot	Mixed	11				11
38	147	38B	High St. House	257 Old S. High St.	Private	Private	Lot	Residents	4				4 5
39 39	148 149	39A 39B	High House Parking Old High Town House Parking	264 S. High St. 359 Old S. Hight St.	Private Private	Private Private	Lot Lot	Residents Residents	5 15				5 15
39	150	39C	High St. Housing	382 Old S. High St.	Private	Private	Lot	Residents	10				10
39 39	151 152	39D 39E	Old High St. Resident K. Monger Parking Only	342 Old S. High St. 269 Chesapeake Ave.	Private Private	Private Private	Lot Lot	Residents Employees	6 70				6 70
40	155	40B	LD & B	205 W. Bruce St.	Private	Private	Lot	Employees	12			2	14
40 40	194 156	40F 40C	Liberty Towns Ice House Shops	267 S. liberty St. 205 US-11	Private Private	Private Private	Lot Lot	Residents Customers	16	5		1	16 6
40	205	40A	Shenandoah Valley Small Business	127 W. Bruce St.	Private	Private	Lot	Employees		4	1		5
40 40	157 158	40D 40E	Daily New-Record JM Apartments	231 S. Liberty St. 160 Lewis St.	Private Private	Private Private	Lot Lot	Mixed Residents	65 36	11	3	4	83 36
41	191	41E	Liberty Housing	309 S. Liberty St.	Private	Private	Lot	Residents	30				30
41 41	192 193	41F 41G	Grattan Housing Brown & Co. Hair Design	12 W. Grattan St. 333 S. Liberty St.	Private Private	Private Private	Lot Lot	Residents Mixed	7 13				7 13
41	195 195	410 41H	Kyle Apartments	647 Kyle St.	Private	Private	Lot	Residents	26				26
41	196	411	Grattan Apartments	153 W. Grattan St.	Private	Private	Lot	Residents	10				10
41 41	197 198	41J 41K	Walnut Apartments Walnut Apartments Lot	663 Walnut Ln. 641 Walnut Ln.	Private Private	Private Private	Lot Lot	Residents Residents	17 16				17 16
41	199 200	41L	Dogwood Townhouses	650 Walnut Ln.	Private	Private	Lot	Residents	7	12			19
41 41	200 201	41M 41N	Walnut Town Houses Main Lighthouse Town House	660 Walnut Ln. 657 S. Main St.	Private Private	Private Private	Lot Lot	Residents Residents	8 16	7 5			15 21
41	203	410	Lee Town Houses	635 Lee Hwy	Private	Private	Lot	Residents	8	-			8
41 41	202 204	41P 41A	Main Town House Lewis Town House	625 S. Main St. 135 Lewis St.	Private Private	Private Private	Lot Lot	Residents Residents	10 10				10 10
41	159	41B	Lewis St. Housing	145 Lewis St.	Private	Private	Lot	Residents	4				4
41 41	160 161	41C 41D	Lewis St. Farm House	139 Lewis St. 122 W. Grattan St	Private Private	Private Private	Lot	Residents Residents	7 42				7
41 42	161 188	41D 42A	Grattan Town Houses Emmanuel Episcopal Church	122 W. Grattan St. 660 S. Main St.	Private Private	Private Private	Lot Lot	Residents Mixed	42 26	77		3	42 106
42	189 100	42B	Center for Sleep Medicine	640 S. Main St.	Private	Private	Lot	Mixed	4	5			9
42 43	190 166	42C 43A	Cantrell Housing Parking Funeral Home Lot	66 Cantrell Ave 445 S. Main St.	Private Private	Private Private	Lot Lot	Residents Customers	8 57			3	8 60
43	167	43B	Harrisonburg Baptist Church	501 S. Main St.	Private	Private	Lot	Mixed	19	13		7	39
44 44	162 163	44A 44B	Harrisonburg Electric Commission Harrisonburg Farmers Market	89 W. Bruce St. 156-218 US-11	Public Public	Private Public	Lot Lot	Employees Public	32	7 172		9	39 181
44	163 164	44B 44C	Asbury United Methodist Church	205 S. Main St.	Private	Private	Lot	Mixed		5		2	7
44 45	165 168	44D 45A	Harrisonburg City Hall Valley Turnnike Museum	409 S. Main St. 212 S. Main St.	Public Public	Public Public	Lot Lot	Mixed Public	18	43		3 2	46 20
45 45	168 169	45A 45B	Valley Turnpike Museum Summit Community Bank	212 S. Main St. 224 S. Main St.	Public Private	Public Private	Lot Lot	Mixed	18 20			2	20 21
45	170	45C	Federal & Bruce Lot	106 Franklin St.	Private	Private	Lot	Mixed	17				17
45 46	171 173	45D 46C	Biltwell Apartments First Step A Response Inc	265 S. Mason St. 129 Franklin St.	Private Private	Private Private	Lot Lot	Residents Employees	6 38	2			6 40
46	174	46A	Hugo Koil Goldsmith	311 South Federal St.	Private	Private	Lot	Mixed	2				2
46 46	175 177	46B 46D	Green Hummingbird McGriff Insurance Services	320 S. Main St. 328 S. Main St.	Private Private	Private Private	Lot Lot	Customers Mixed	13 20				13 20
46	178	46E	Campbell Apartments	130 Campbell St.	Private	Private	Lot	Residents	2	1			3
46 47	179 180	46F 47D	Hoover Penrod Employees	342 S. Main 145 Campbell St	Private Private	Private Private	Lot	Employees	7 9				7 9
47 47	180 181	47D 47C	Campbell Permit Parking Narnia House Permit Parking	145 Campbell St. 465 S. Mason St.	Private Private	Private Private	Lot Lot	Employees Residents	9 13				9 13
47	182	47A	Atlantic Union Bank	440 S. Main St.	Private	Private	Lot	Mixed	16			2	18
47 47	183 184	47B 47E	Campbell Court Elks Lodge #450	85 Campbell St. 482 S. Main St.	Private Private	Private Private	Lot Lot	Residents Mixed	11 60	23		3	11 86
48	185	48A	Sentara RMH Business Office	532 S. Main St.	Private	Private	Lot	Customers	28	7		1	36
48 48	186 187	48B 48C	Good Wealth Management PBMares, LLP	544 S. Main St. 558 S. Main St.	Private Private	Private Private	Lot Lot	Mixed Employees	6 41	2		1	9 41
Total				an Jt.	· mate			proyees	4,325	2,381	10	193	





## **ON-STREET PARKING INVENTORY**







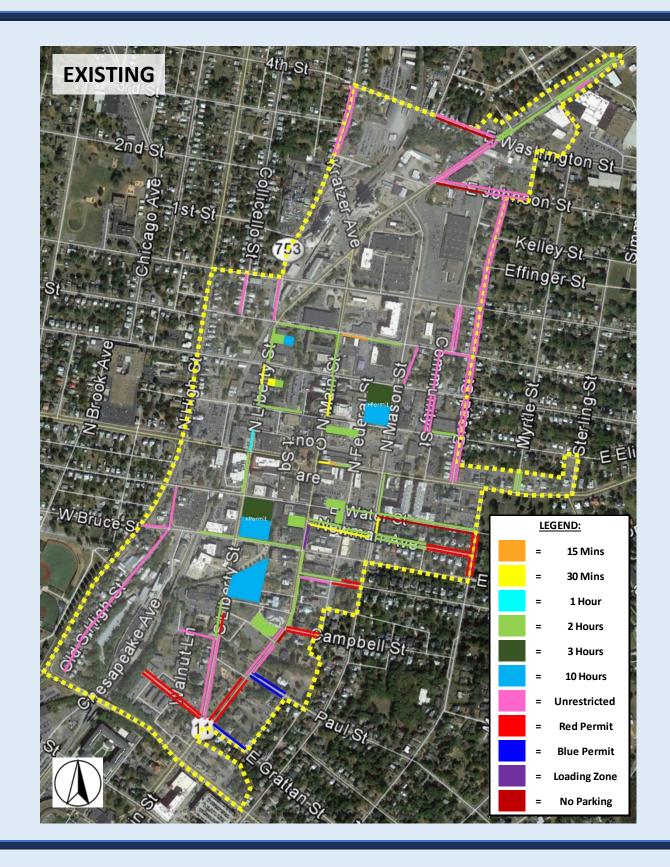
## **ON-STREET PARKING INVENTORY**

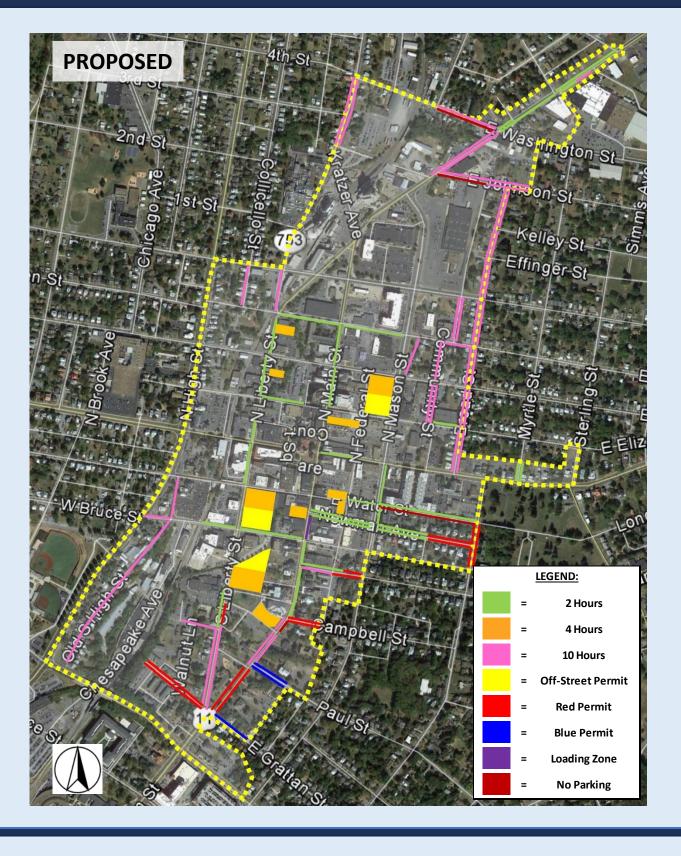
						0	N-STREET FACILI	TIES				
BLK #	NAME/DESCRIPTION	ADDRESS	15-Min	30-Min	1-Hour	2-Hours	Unrestricted	Red	Blue	Loading	No Parking	TOTAL
1	N. Main St. (Eastside)	Monroe St. to Ashby Ave.				18		Permit	Permit	Zone		18
	N. Main St. (Westside)	Access Road to ~ Monroe St.				5	1	•				6
	N. Main St. (Eastside) W. Washington St. (Northside)	W. Washington St. to Monroe St. Jefferson St. to N. Main St.				12	9	•				12 9
	N. Main St. (Westside) E. Washington St (Northside)	E. Washington St. to Access Road				7					0	7
3	E. Johnson St. (Northside)	Access Road to N. Main St. N. Main St. to Harris St.					7				U	0 7
	E. Johnson St. (Southside)	Broad St. to Harris St.					7					7
5 5	W. Washington St. (Northside) W. Washington St. (Southside)	Jefferson St. to N. Main St. Train Tracks to N. Main St.					10				0	10 0
	N. Main St. (Westside)	W. Johnson St. to W. Washington St.					23 13					23
	N. Main St. (Eastside) N. Liberty St. (Westside)	E. Johnson St. to E. Washington St. 3rd St. to W. Washington St.					9					13 9
	N. Liberty St. (Westside)	Kratzer Ave. to W. Washington St.					18					18
	N. Liberty St. (Eastside) E. Johnson St. (Northside)	Kratzer Ave. to 3rd St. Community St. to Broad St.					11 20					11 20
	E. Johnson St. (Southside)	N. Main St. to Community St.									0	0
10 11	E. Johnson St. (Southside) Broad St. (Westside)	Community St. to Broad St. Kelley St. to E. Johnson St.					38 12					38 12
11	Broad St. (Westside)	Effinger St. to Kelley St.					8					8
11 12	Broad St. (Westside) Community St. (Westside)	E. Gay St. to Effinger St. E. Rock St. to E. Gay St.					6 14					6 14
12	N. Main St. (Eastside)	W. Elizabeth St. to E. Wolfe St.		6		7						13
12 12	Community St. (Eastside) Broad St. (Westside)	E. Rock St. to E. Gay St. E. Rock St. to E. Gay St.					11 12					11 12
12	Broad St. (Eastside)	E. Rock St. to E. Gay St.					12					16
14 14	W Rock St. (Northside) N Liberty St. (East side)	Noll Dr. to N. Main St. W. Rock St. to W. Gay St.				8	6					8 6
15	Collicello St. (Westside)	W. Rock St. to W. Gay St.					15					15
	N Liberty St. (Westside) E. Wolfe St. (Southside)	W. Wolfe St. to W. Rock St. N. Main St. to N. Federal St.	3			7 5						7 8
	N. Main St. (Eastside)	W. Wolfe St. to W. Rock St.	5			5 4						8 4
19 19	N. Mason St. Shunt Community St. (Westside)	E. Wolfe St. to E. Rock St. E. Wolfe St. to E. Rock St.					8 12					8 12
19	E Rock St. (Southside)	E. Wolfe St. to E. Rock St. Community St. to Broad St.					12 19					12 19
19	Broad St. (Westside)	E. Wolfe St. to E. Rock St.					12					12
19 20	Broad St. (Eastside) E. Elizabeth St. (Northside)	E. Wolfe St. to E. Rock St. Community St. to Broad St.				8	12					12 8
20	Community St. (Westside)	E. Elizabeth St. to E. Wolfe St.					5					5
	Community St. (Eastside) Broad St. (Westside)	E. Elizabeth St. to E. Wolfe St. E. Elizabeth St. to E. Wolfe St.					9 11					9 11
20	Broad St. (Eastside)	E. Elizabeth St. to E. Wolfe St.					10					10
22	W. Elizabeth St. (Southside) N. Liberty St. (Westside)	N. Liberty St. to Graham St. W. Elizabeth St. to W. Wolfe St.		1		7						7 3
24	N. Liberty St. (Westside)	W. Market St. to Even with Graham St.			3							3
25 28	N Liberty St. (Westside) E. Market St. (Southside)	W. Water St. to W. Market St. N. Main St. to N. Federal St.	3	3		10 3						10 9
29	Broad St. (Westside)	E. Market St. to E. Elizabeth St.					6					6
	Broad St. (Eastside) Myrtle St. (Westside)	E. Market St. to E. Elizabeth St. E. Market St. to E. Elizabeth St.				4	12					12 4
	Myrtle St. (Eastside)	E. Market St. to E. Elizabeth St.				7						7
	S. Mason St. (Eastside) E. Water St. (Northside)	E. Water St. & W. Market St. S. Mason St. & Ott St.				2 9						2 9
	E. Water St. (Southside)	S. Mason St. to Ott St.									0	0
	Ott St. (Eastside) Newman Ave. (Northside)	Newman Ave. to E. Water St. S. Mason St. to Ott St.				19		7 19				7 38
	S. Mason St. (Eastside)	Newman Ave. to E. Water St.		3		15		15				3
34 34	Ott St. (Westside) Newman Ave. (Southside)	E. Bruce St. to E. Water St. S. Mason St. to Layman & Nichols Driveway				15		22				22 15
	Newman Ave. (Southside)	Layman & Nicholas Driveway to Ott St.				15		14				14
34 35	Ott St. (Eastside) S. Main St. (Southside)	E. Bruce St. to Newman Ave. E. Bruce St. to Newman Ave.						8		2		8 2
	Newman Ave (Northside)	S. Main St. to S. Federal St.				2				2		2
35 35	Newman Ave (Southside) Newman Ave (Northside)	S. Main St. to S. Mason St. S. Federal St. to S. Mason St.		11		8						11 8
	E Water St. (Southside)	S. Federal St. to S. Mason St. S. Federal St. to S. Mason St.				8 3						8 3
37	W Bruce St. (Southside)	Train Tracks to S. Liberty St.	2			2				2		6
	W Bruce St. (Southside) Old S. high St. (Eastside)	Old S. High St. to Train Tracks W. Bruce St. to W. Water St.				2	11					2 11
38	W. Bruce St. (Southside)	S. High St. to Old S. High St.					4					4
38 40	Old S. High St. (Westside) S Liberty St. (Westside)	M.L.K. Jr. Way to W. Bruce St. Lewis St. to W. Bruce St.				10	58					58 10
40	Lewis St. (Northside)	Train Tracks to S. Main St.					7					7
	S Liberty St. (Westside) W. Grattan St. (Northside)	W. Grattan St. to Lewis St. Train Tracks to Kyle St.					16	3				16 3
41	W. Grattan St. (Northside)	Kyle St. to Walnut St.						10				10
	W. Grattan St. (Northside) W. Grattan St. (Southside)	Walnut St. to S. Liberty St. Train Tracks to Kyle St.						7 1				7 1
41	W. Grattan St. (Southside)	Kyle St. to Walnut St.						4				4
	W. Grattan St. (Southside) S. Liberty St. (Eastside)	Walnut St. to S. Liberty St. W. Grattan St. to Baptist Church Lot					18	10				10 18
	S. Liberty St. (Eastside)	Baptist Church Lot to 295 S. Liberty St.					7					7
	S. Liberty St. (Eastside) S. Liberty St. (Eastside)	294 S. Liberty St. to Warren St. Baptist Church Lot to Warren St.				8		8				8 8
44	S. Main St. (Westside)	Warren St. to Even with Campbell St.					4	J				4
	W. Bruce St. (Southside) Franklin St. (Southside)	S. Liberty St. to S. Main St. S. Main St. to S. Mason St.				8 7						8 7
45	S. Main St. (Eastside)	Even with Franklin St. to W. Bruce St.				4						4
45 45	Franklin St. (Northside) Franklin St. (Southside)	S. Federal St. to S. Mason St. S. Federal St. to S. Mason St.				4		4 10				8 10
	Franklin St. (Southside) Franklin St. (Southside)	S. Federal St. to S. Mason St. S. Main St. to S. Federal St.					6	6				10
	S. Main St. (Eastside) Campbell St. (Northside)	Warren St. to Franklin St. S. Main St. to S. Mason St.				12		12				12 12
46 47	Campbell St. (Northside) Campbell St. (Southside)	S. Main St. to S. Mason St. S. Main St. to S. Mason St.						12				12 12
47	S. Main St. (Eastside)	Paul St. to Campbell St.					15		4.4			15
47 48	Paul St. (Northside) Paul St. (Southside)	S. Main St. to S. Mason St. S. Main St. to S. Mason St.							14 13			14 13
48	E. Grattan St. (Northside)	S. Main St. to S. Mason St.		24	-	220	500	455	14		-	14
Total			8	24	3	229	528	157	41	4	0	994





# **Changes to Parking Time Limits**









## **Emerging Developments**

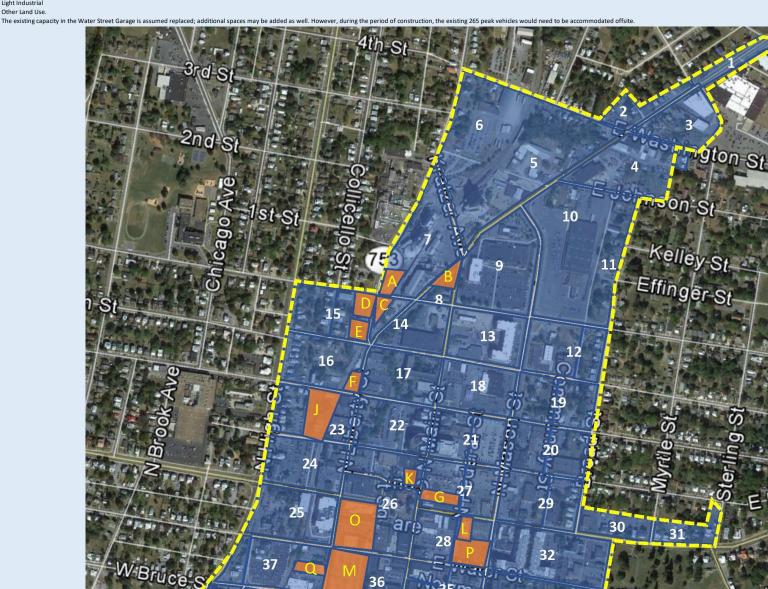
Id	Blk New Land Use	Address	Total (sf)	Retail (sf)	F/C Dining (sf)	Café/TOR <sup>2</sup>	Residential <sup>3</sup>	Office (sf) 4	Institutional (sf) 6	Industrial (sf) <sup>7</sup>	Other <sup>8</sup>	Parking Added	Parking Lost	New Demand	Net Impact	Notes/Comments
А	7 Apartments	76 W Gay St	0				22					13		14	(1)	15,197 SF warehouse, 22 apartments assumed
в	8 New Coffee Shop	425 N Main St	1,050		1,050									14	(14)	New Coffee Shop
с	14 Retail & Professional Office	85 W Gay St	4,829	2,829		1,000		1,000						15	(15)	Assume 4,829 SF - office, bakery/café/diner, coffee roaster
D	15 Townhomes	99 W Gay St	0				5						(50)	6	(56)	New Townhomes
E	15 New Cidery	325 N Liberty St	3,030		3,030							7		39	(32)	Assume 3,030 SF building size, likely split between two buildings(Retail/Office)
F	16 Apartments	205-245 N Liberty St	0				50						(14)	31	(45)	Parcels to complete Triangle of (4,365 + 1,850 + 6,224) SF for 50 micro apartments
G	27 Old Furniture Store	20 N Main St	13,010	3,252				9,758						25	(25)	3-story Office 13,010 SF
н	40 Ice House Development	217 S Liberty St	0				38							23	(23)	38 apartments total, a mix of studio, one bedroom, and two bedroom layouts.
1	43 Employee Gravel Lot - Park	276 S Liberty St	22,146								22,146		(24)	0	(24)	Total of 4 parcels will constitute park
J	23 Block Development: Church	136 W Elizabeth St	18,000						18,000					80	(80)	Assume 18,000 SF developed as Institutional (Church)
Total Nea	r-Term		62,065	6,081	4,080	1,000	115	10,758	18,000	0	22,146	20	(88)	247	(315)	
к	26 Fauls and Julius Buildings	9 Court Square	4,390	1,000		1,000		1,000	1,390					18	(18)	Demolition of Fauls Building - Replaced with courtyard; Julius - 4,390 SF Office/Worship Space
L	28 Child Care - New Building	111 E Market St	16,128						16,128					53	(53)	16,128 SF
м	36 Water Street Garage	154 S Liberty St	13,500	3,500	5,000		100	5,000				324	(324)	125	(125)	84,517 SF of existing garage. Mixed-use Office building and potential Residential may be up to 5 floors
N	40 Daily News Record	231 S Liberty St	35,728					12,502		23,226				27	(27)	35,728 SF - 12,502 SF Office, 23,226 SF Industrial
Total Mid	-Term		69,746	4,500	5,000	1,000	100	18,502	17,518	23,226	0	324	(324)	223	(223)	
0	26 Courthouse Expansion	53 Court Square	10,962	1,000					9,962					35	(35)	Harrisonburg General District Court, Assume 10,962 SF
Р	28 Old Bank - Drive-Thru Lot	107 E Water St	5,000	5,000										13	(13)	Existing Building is 5,000 SF
Q	36 Addition - 2nd Building	181 S Liberty St	14,400	2,000				12,400						19	(19)	New Parking Lot and building layout, existing building 14,400 SF
Total Long	g-Term		30,362	8,000	0	0	0	12,400	9,962	0	0	0	0	67	(67)	
GRAND TO	DTAL		162,173	18,581	9,080	2,000	215	41,660	45,480	23,226	22,146	344	(412)	537	(605)	

Notes: Fine/Casual Dining would include any establishment which offers a separate bar area and/or liquor service to the table. Café/Take-Out Restaurant may have limited seating and will not include a separate bar area or liquor service. This is usu Residential Property showing number of dwelling units (DU) Office is based on Gross Floor Area. Ide a separate bar area or liquor service. This is usually short stay, high turnover traffic.

Hotel Rooms

nsitutional, inc nity centers and areas of worsh

Light Industrial Other Land Use.



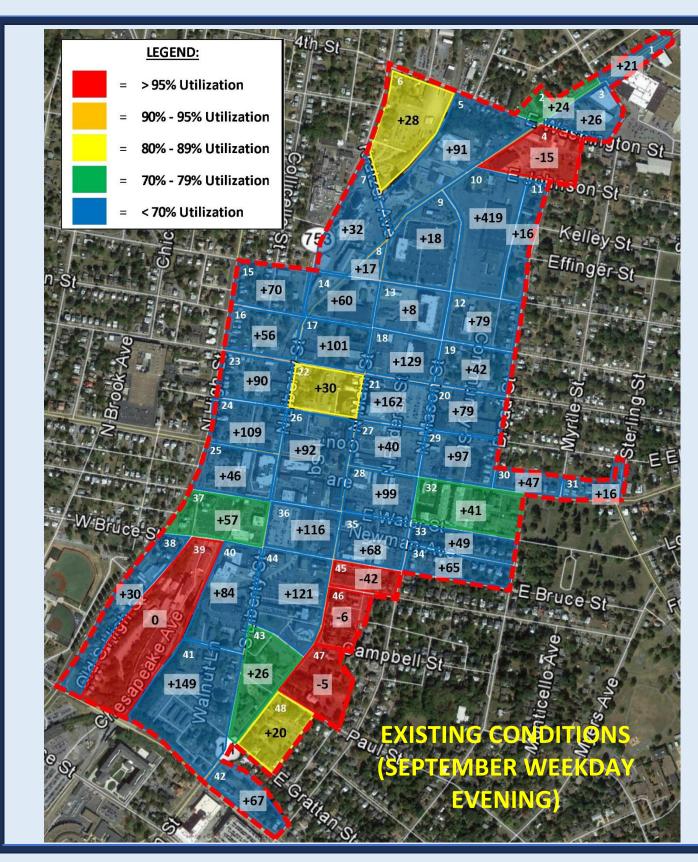


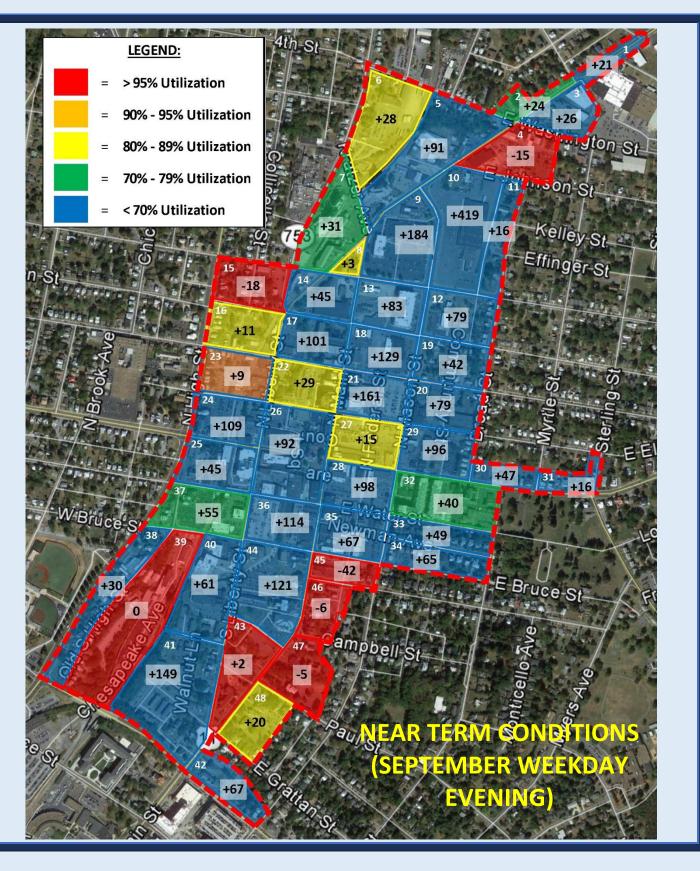
36





# **Future Parking Demand and Adequacy Projections**

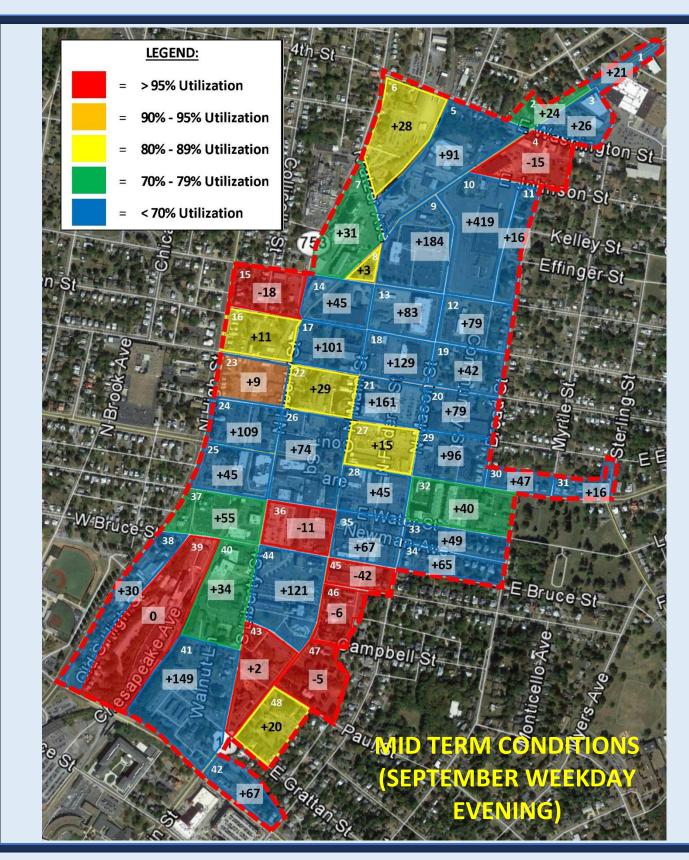


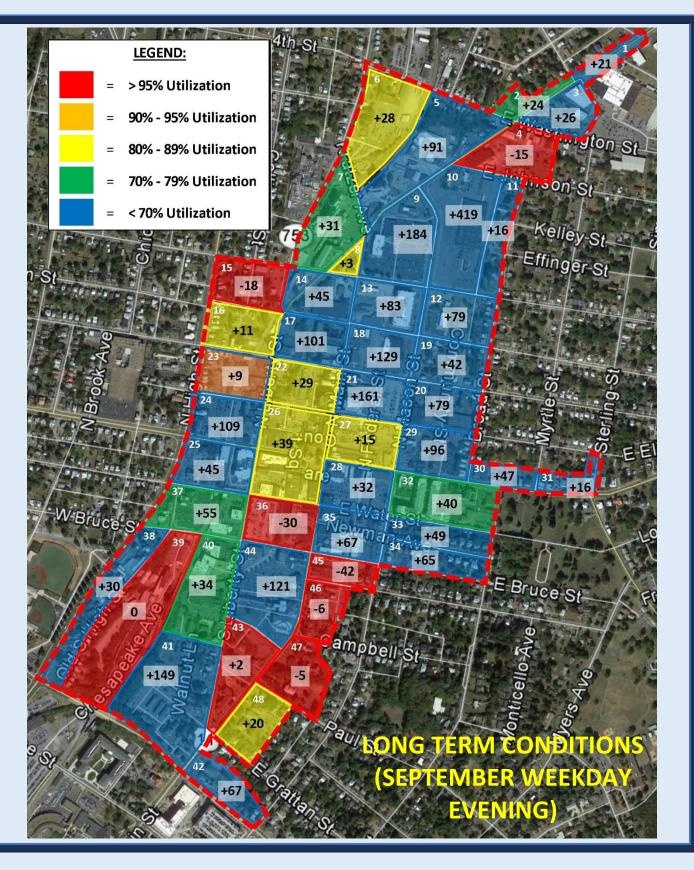






# **Future Parking Demand and Adequacy Projections**









# Wayfinding & Parking Guidance



**Identifying Signage** 



Instructional Signage



- Trailblazing signage placed primarily along arterial roadways leading into an area at key intersections to direct drivers to public parking facilities;
- Identifying signage placed at the entrances to public parking facilities, identifying them as such to passing motorists;
- **Instructional signage** which informs users where to park or not to park and the facility's hours of operation, and;
- Directional signage which identifies where the facility is located relative to surrounding businesses, institutions, and other destinations, as well as acceptable foot travel paths.



**Directional Signage** 



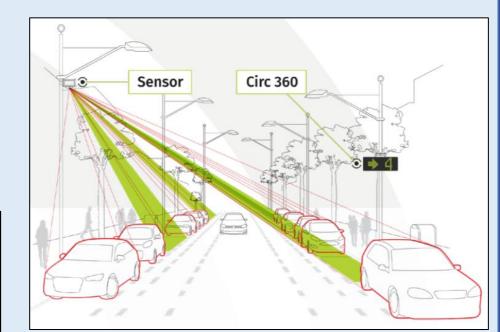


**Trailblazing Signage** 

### **Parking Guidance Systems**











FREE PARKING Central Parking Facility Spaces Available

Upper Levels

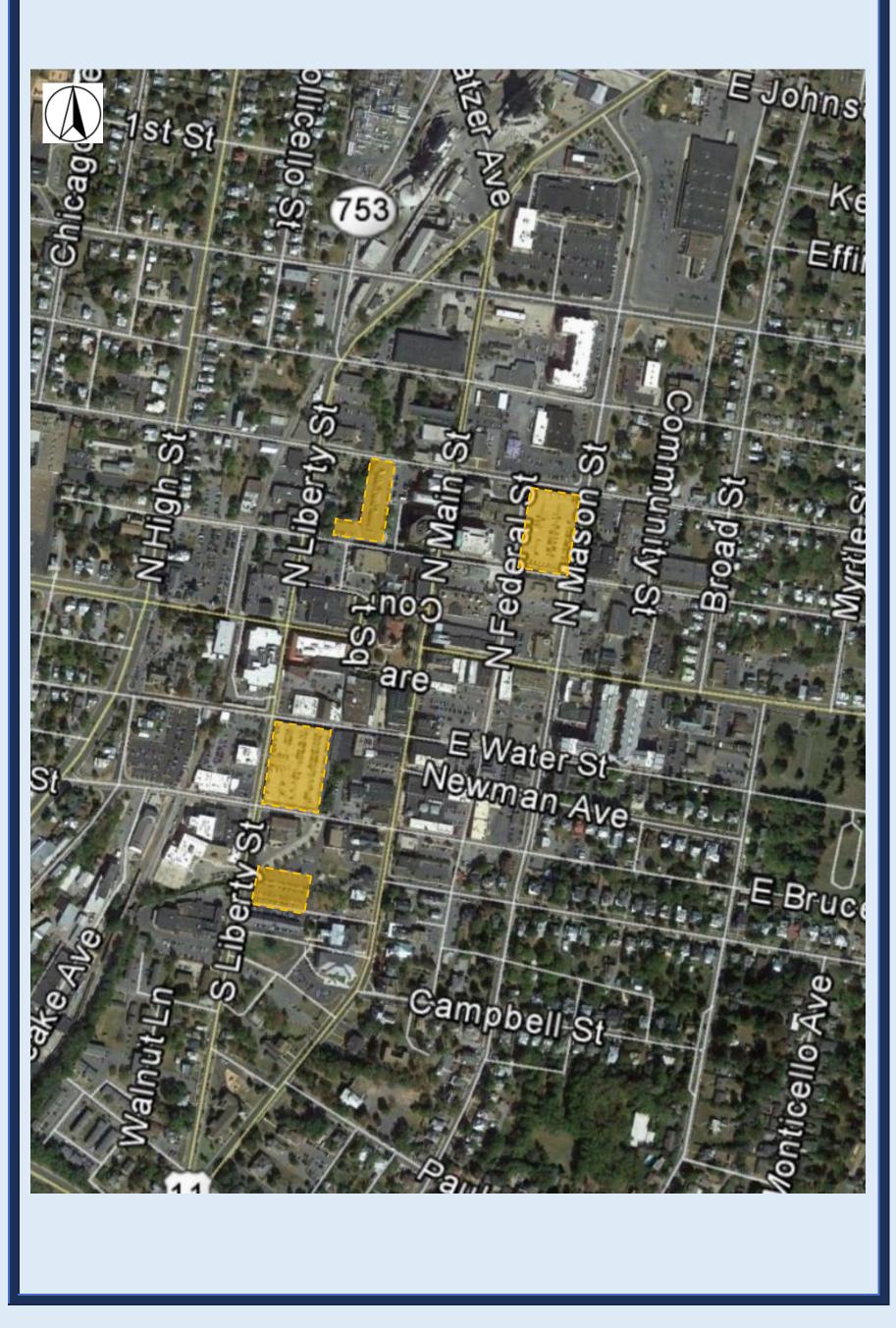
Lower Levels Chicago Ave.







## Proposed New/Replacement Parking Facility Locations



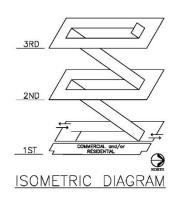




## **Garage Concepts – Elizabeth Street Site**

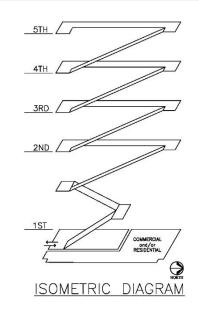


N. Federal St 312'-0"	E. Wolfe St	68'-0"	312'-0" N. Mason St N.Mason St
SI T	♦ ♦ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		- Junio
	E. Elizabeth	St	the second second



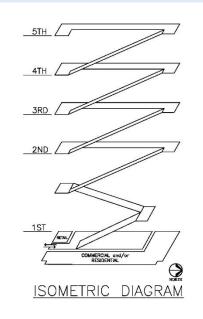
#### PARKING SPACE TABULATION

Level	Standard	Accessible	Total
1	107	0	107
2	187	0	187
3	168	0	168
Total	462	0	462

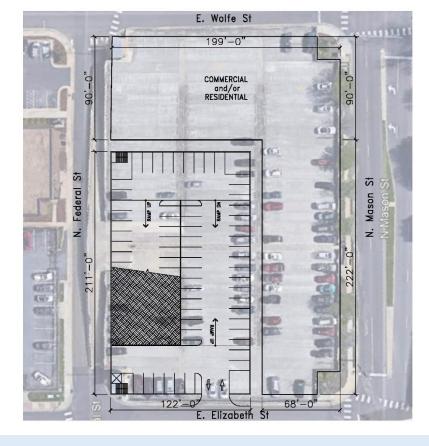


#### PARKING SPACE TABULATION

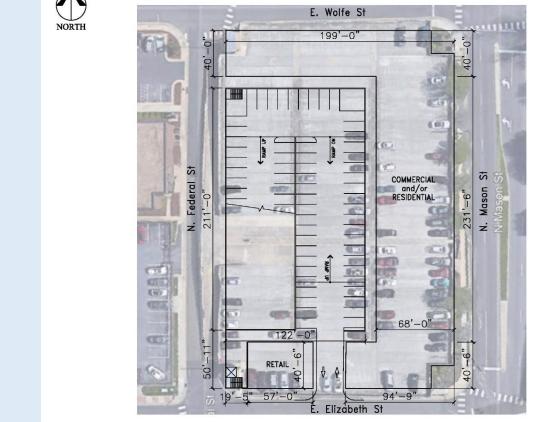
Level	Standard	Accessible	Total	
1	63	0	63	
2	125	0	125	
3	125	0	125	
4	125	0	125	
5	86	0	86	
Total	524	0	524	











#### PARKING SPACE TABULATION

Level	Standard	Accessible	Total
1	63	0	63
2	125	0	125
3	125	0	125
4	125	0	125
5	86	0	86
Total	524	0	524





# **Garage Concept - Public Safety Building**



PARKING COUNT SUMMARY				
LEVEL	REGULAR SPACES	ACCESSIBLE SPACES	VAN SPACES	TOTAL SPACES
FIFTH	108	_	_	108
FOURTH	118	6	_	124
THIRD	119	3	2	124
SECOND	65	-	_	65
STREET	82	_	_	82
TOTAL	492	9	2	503





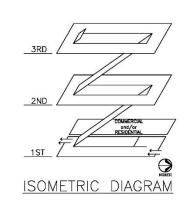




## **Garage Concepts – Water Street Site**

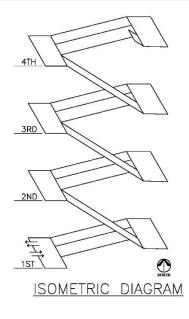


E. Water St 102'-0" 122'-0" 新闻 S. Liberty St 330'-0" COMMERCIAL and/or RESIDENTIAL 86 ₽ t W. Bruce St



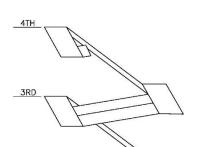
#### PARKING SPACE TABULATION

Level	Standard	Accessible	Tota
1	112	0	112
2	199	0	199
3	180	0	180
Total	491	0	491

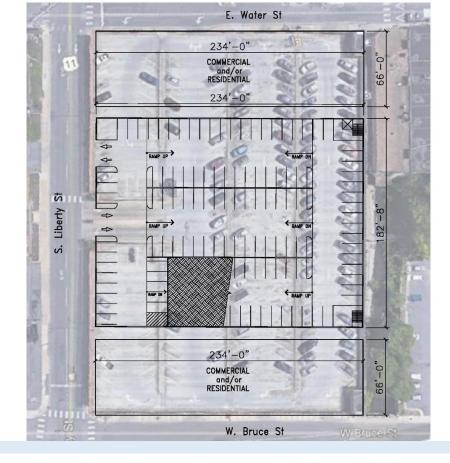


PARKING SPACE TABULATION

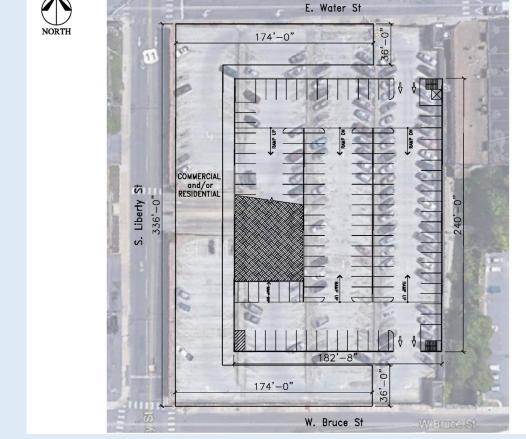
Level	Standard	Accessible	Tota
1	115	0	115
2	134	0	134
3	134	0	134
4	126	0	126
Total	506	0	506

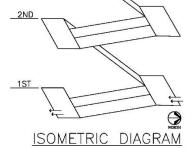












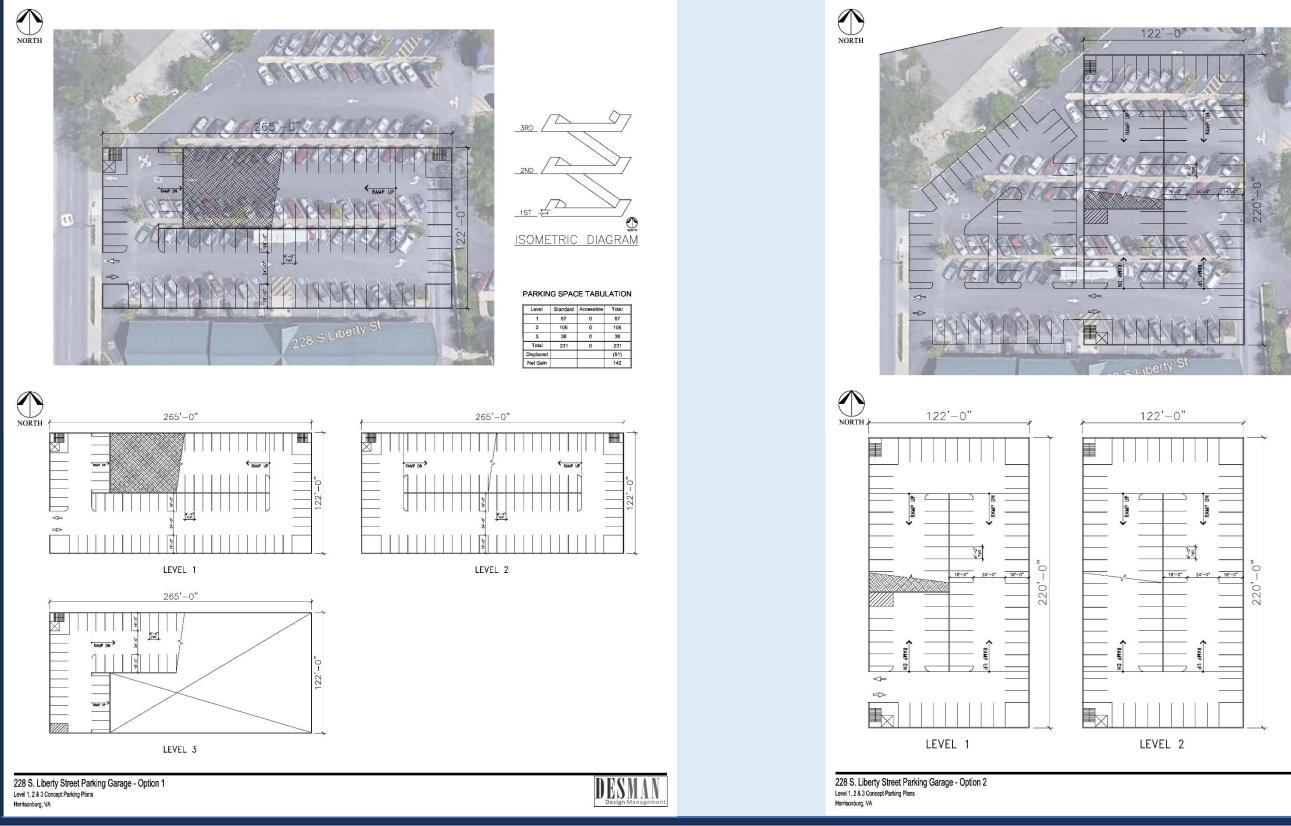
#### PARKING SPACE TABULATION

Level	Standard	Accessible	Total
1	118	0	118
2	139	0	139
3	139	0	139
4	130	0	130
Total	526	0	526





# **Municipal Lot - Garage Concepts**

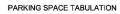












86

47 Total 264 0

122'-0"

Displaced

79

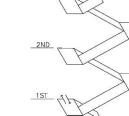
86 47

264

(127)

**DESMAN** 





## **Shared Parking**

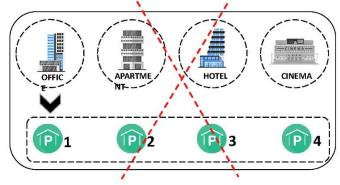
### What is Shared Parking?

Shared parking is a land use/development strategy that optimizes parking capacity by allowing complementary land uses to share spaces, rather than producing separate spaces for separate uses.

VALATA

OFFICE

MORNING



"Shared parking can reduce parking requirements by 20positive 40%, creating social and economic, environmental benefits."

### **Peak Parking for Various Land Uses**

Weekday Peaks	Evening Peaks	Weekend Peaks
• Banks	<ul> <li>Auditoriums</li> </ul>	<ul> <li>Religious</li> </ul>
<ul> <li>Schools</li> </ul>	<ul> <li>Bars and</li> </ul>	institutions
<ul> <li>Distribution</li> </ul>	dance halls	Parks
facilities	<ul> <li>Meeting halls</li> </ul>	<ul> <li>Shops and</li> </ul>
<ul> <li>Factories</li> </ul>	<ul> <li>Restaurants</li> </ul>	malls
Medical clinics	• Theaters	
<ul> <li>Offices</li> </ul>		
<ul> <li>Professional</li> </ul>		
services		

### **Key Benefits**

04 04

APARTMENT/

EVENING

Efficient and optimized use of existing parking supply.

HOTEL

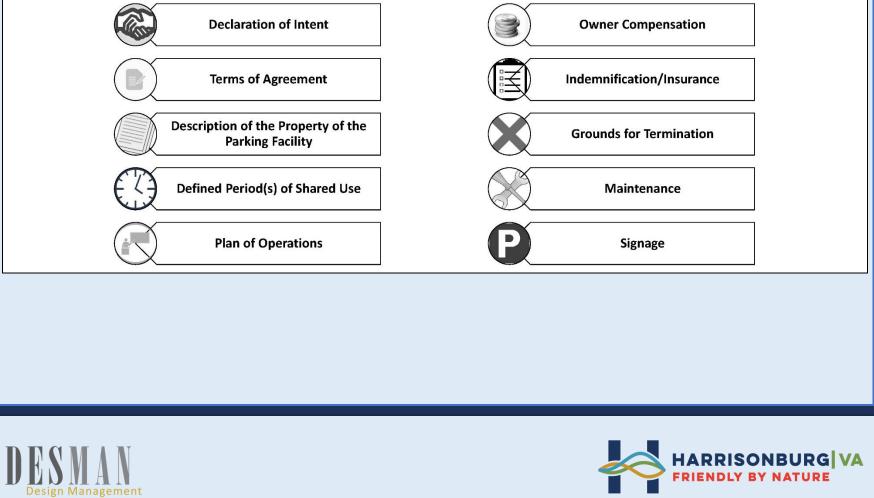
LATE EVENING

**CINEMA** 

EVENING

- Reduce or *minimize need to expand* parking supply.
- Helps to reinforce perceptual network of public parking options.
- Can *legitimize non-compliant parking* activity where currently prohibited.

### **Fundamentals of Shared Parking Agreements**



Owner Compensation
Indemnification/Insurance

## **Shared Parking**

PARTICIPANT

BROKER

A municipality can play one of three potential roles in promoting Shared Parking between existing uses:

### Participant

• The municipality can be a **participant** in a shared use agreement, entering into contracts to offer private facilities or a portion thereof for public use within the boundaries of the negotiated agreement.



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• The municipality can play the role of **broke**r, identifying private property owners with available capacity and matching them with property owners or developers seeking parking to support an existing (actual) need or change of use.

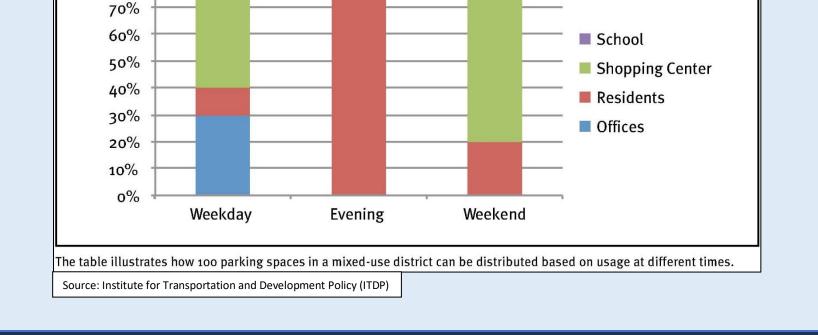
existing Educator

• The municipality can be an **educator**, hosting workshops for parties interested in entering into a shared use agreement and providing templates and other materials to facilitate the formation of an agreement.

Cities such as Portland, Oregon, Cambridge, Massachusetts, Boulder, Colorado, and counties like Arlington County, Virginia and Montgomery County, Maryland, have successfully implemented shared parking in their codes and have played a part of each of these roles.

EDUCATOR

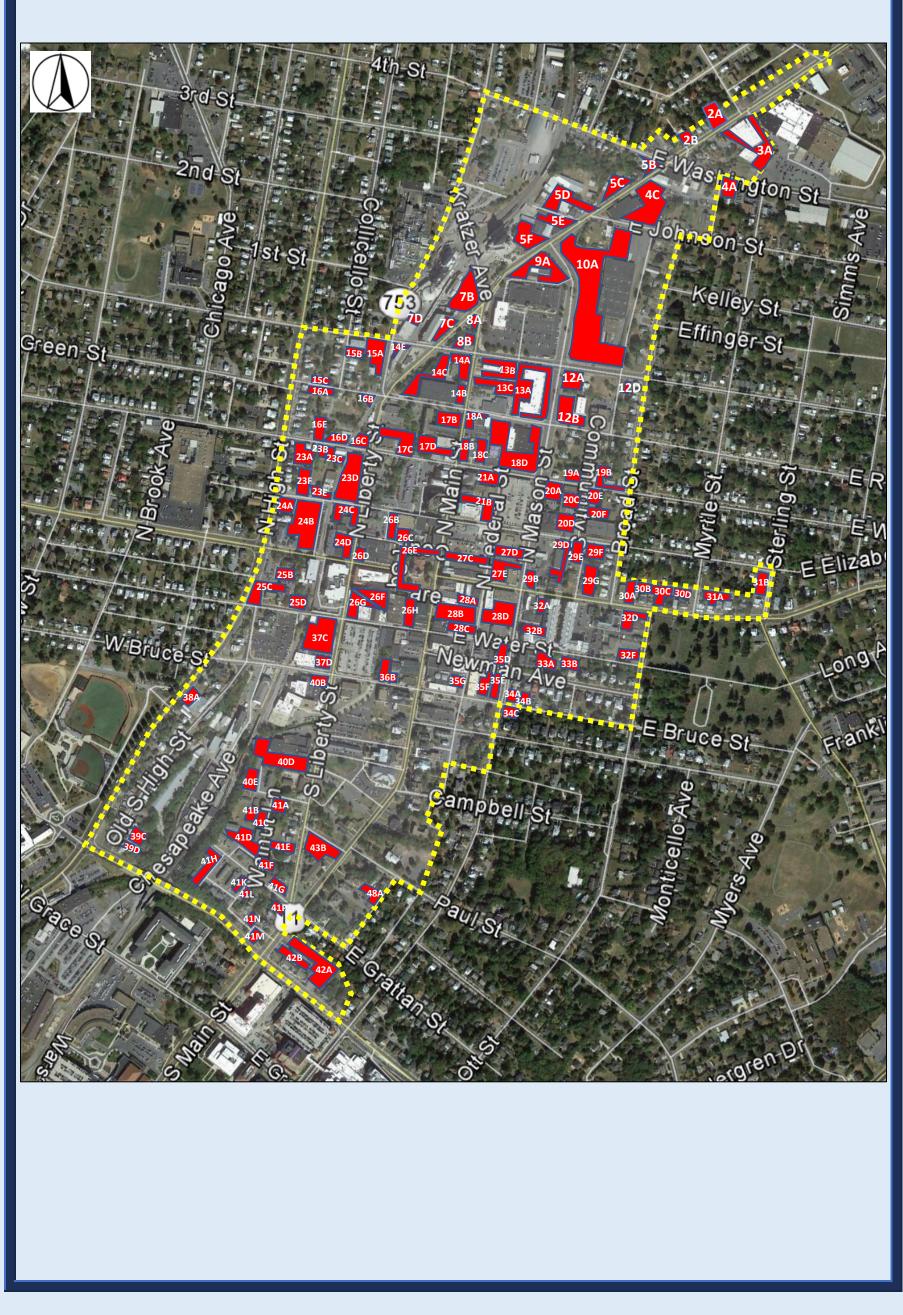
Weekday Peaks	Evening Peaks	Weekend Peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Residents	Shops This table is an example
Factories	Meeting halls	peak parking demand fo different land use types.
Medical clinics	Restaurants	Parking can be shared
Offices	Cinemas	efficiently by land uses with different peaks.







## **Private Parking <70% Utilized at Peak**







## **Paid Parking Pilot**



Lewes Beach & Newark, Delaware

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Roanoke, Virginia

Charleston, South Carolina

## **Paid On-Street Parking Pilot Locations**



\*Areas shaded are for illustrative purposes only.





## **Reaction to Proposed Initiatives**

To vote, place your dots in either the "In Favor" or "Opposed" column next to each of the proposed initiatives to indicate whether or not you wish the City to pursue the initiative further. Please cast only one 'vote' per initiative.

Proposed Initiative	In Favor	Opposed
Institute parking requirements in downtown for new development.		
Allow for waivers against parking requirements for using underutilized public facilities.		
Allow for waivers against parking requirements when sharing parking supply with an existing property.		
Allow for waivers against parking requirements when demonstrating less parking is needed than required via a shared parking analysis.		
Allow for waivers against parking requirements for payment into an "in lieu" fund.		
Allow for waivers against parking requirements if the developer provides bicycle infrastructure.		
Allow for waivers against parking requirements if the developer includes a complimentary car share service as part of the project's amenities.		
Allow for waivers against parking requirements if the developer includes shuttle service to major destinations as part of the project's amenities.		



