

Parking Permit Information Analysis

Introduction

For this study, sales of Parking Permits to selected downtown developments for the year 2016 were obtained from the Finance Department and analyzed. Data was obtained for overnight resident parking permits as well as sales of guest permits. Plan Commission files for the selected developments were also obtained in order to determine the number of units, number of bedrooms, and on-site parking spaces provided (if any).

Downtown Developments with some On-site Parking

Downtown developments with on-site parking were analyzed separately in this study, as they may have the ability to accommodate more on-site guest parking.

- Spaces/permits per unit range from 1.65 spaces per unit to 1.37 spaces per unit, with an average of 1.51 spaces per unit
- Spaces/permits per bedroom range from 1.08 spaces per bedroom to 0.71 spaces per bedroom, with an average of 0.84 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.14 permits per bedroom to 0.04 permits per bedroom, with an average of 0.08 permits per bedroom
- All developments with on-site parking are condominiums, with few rental units

Downtown Developments with no On-site Parking

Downtown developments with no on-site parking were also analyzed in this study, to determine the demand generated by these developments as a result of having no on-site parking available.

- Spaces/permits per unit range from 1.59 spaces per unit to 1.0 spaces per unit, with an average of 1.38 spaces per unit
- Spaces/permits per bedroom range from 1.17 spaces per bedroom to 0.92 spaces per bedroom, with an average of 1.04 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.53 permits per bedroom to 0.02 permits per bedroom, with an average of 0.36 permits per bedroom

Apartment Developments

Apartment developments were also analyzed in this study, to determine the demand generated by these developments compared to condominium developments. It should be noted that no apartment development in this study has on-site parking.

- Spaces/permits per unit range from 1.59 spaces per unit to 1.44 spaces per unit, with an average of 1.52 spaces per unit
- Spaces/permits per bedroom range from 1.17 spaces per bedroom to 1.05 spaces per bedroom, with an average of 1.11 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.53 permits per bedroom to 0.02 permits per bedroom, with an average of 0.28 permits per bedroom

Condominium Developments

Condominium developments were also analyzed in this study, to determine the demand generated by these developments compared to apartment developments. The majority of these developments have some on-site parking.

- Spaces/permits per unit range from 1.65 spaces per unit to 1.0 spaces per unit, with an average of 1.43 spaces per unit
- Spaces/permits per bedroom range from 1.08 spaces per bedroom to 0.71 spaces per bedroom, with an average of 0.88 spaces per bedroom
- Maximum Guest Parking per month ranged from 0.46 permits per bedroom to 0.04 permits per bedroom, with an average of 0.18 permits per bedroom

Downtown Parking Permit Info - Summary

Property Type	Spaces/Permits Per Unit Ratio			Spaces/Permits Per Bedroom Ratio			Maximum Guest Permits per Month per Bedroom		
	High	Low	Average	High	Low	Average	High	Low	Average
With On-Site Parking	1.65	1.37	1.51	1.08	0.71	0.84	0.14	0.04	0.08
With no On-Site Parking	1.59	1.00	1.38	1.17	0.92	1.04	0.53	0.02	0.36
Apartments	1.59	1.44	1.52	1.17	1.05	1.11	0.53	0.02	0.28
Condominiums	1.65	1.00	1.43	1.08	0.71	0.88	0.46	0.04	0.18

Conclusion

It was found that, on average, developments with on-site parking had higher space/permit per unit ratios than developments without on-site parking (1.51 spaces per unit for developments with on-site parking, compared to 1.38 spaces per unit for developments with no onsite parking).

However, when observed on a per bedroom basis, developments with no on-site parking provided more permits/spaces per bedroom (1.04) than developments with on-site parking (0.84).

In regard to Guest Permits, developments with no on-site parking required more spaces per bedroom than developments with on-site parking (0.36 Guest Permits per bedroom for developments with no on-site parking compared to 0.08 Guest Permits per bedroom for developments with on-site parking).

When comparing Condominium developments to Apartment developments, it was found that, on average, Apartment developments provided more parking spaces per unit than Condo developments. Apartment developments averaged 1.52 spaces per unit, while Condominium developments averaged

1.43 spaces per unit. The same was true when analyzing spaces provided per bedroom, with Apartment developments averaging 1.11 spaces per bedroom and Condominium developments averaging 0.88 spaces per bedroom. However, it should be noted that it is unclear if the two Apartment projects utilize any of the purchased permits for other purposes, such as for employees or guests. Further, the condominium average is skewed by one development (Metropolis) having a much lower ratio. Removing this outlier, the condominium average is 1.49 spaces per unit, and 0.93 spaces per bedroom. As such, this data confirms the need for a required parking ratio of 1.5 spaces per unit.

Apartment developments also required more Guest Permits than Condominium developments, with Apartment developments requiring an average of 0.28 spaces per bedroom, and Condominium developments requiring an average of 0.18 spaces per bedroom. This could be due to the fact that no Apartment development had any on-site parking, while the majority of Condominium developments did have some on-site parking that could accommodate guests.

Prepared by Jake Schmidt, Assistant Planner

Planning and Community Development Department

9/11/2017

Parking Permit Info - Downtown

Property	*** Onsite Parking	Number of Units	Number of Bedrooms	Monthly Permits	Permit /Spaces per Unit	Permit / Spaces per Bedroom	*Guest Permits (Annual)	*Guest Permits (Max. per Month)	Guest Permits (Avg. per Month)
Dunton Tower Apartments	None	**215	296	*310 (16)	1.44	1.05	1077 (16)	158 (Sep. 16)	89.75
Hancock Square Apartments (Phase I and II)	None	**409	556	*650 (16)	1.59	1.17	32 (16)	12 (Dec. 16)	2.67
Metro Lofts	None	***55	80	81 (16)	1.47	1.01	259 (16)	37 (Nov. 16)	21.58
Metropolis	None	***90	98	90 (16)	1.0	0.92	257 (16)	41 (Nov. 16)	21.42
Arlington Town Square	118	***93	186	18 (16)	1.46	0.73	89 (16)	20 (Dec. 16)	7.42
Vail Bldg.	112	***79	133	4 (avg.) (Vail Bldg. 16)	1.47	0.87	5 (16)	5 (Apr. 16)	0.42
Campbell Bldg.	129	***98	189	5 (avg.) (Campbell Bldg. 16)	1.37	0.71	53 (16)	13 (Aug. 16)	4.42
Wing Bldg.	142	***86	176	0 (avg.) (Wing Bldg. 16)	1.65	0.81	8 (16)	8 (Jan. 16)	0.67
1 N. Chestnut	57	***40	59	*7 (avg.) (16)	1.6	1.08	17 (16)	8 (Apr. 16)	1.42

*Per Finance Dept. Records. Does not include standard monthly permits used as guest permits by mgmt.

** Per building mgmt.

***From Village Records