Spreadsheet Statistics

The parking study uses a spreadsheet format that shows the parking available block-by-block, dividing the Business District in East and West totals. The parking supplied is further detailed in lot parking, metered parking and street parking. Metered parking can be in a lot or parallel street parking – see the drawings for additional detail. The drawings also show the parking information for each residential property located along the side streets. There is a separate spreadsheet that summarizes the parking deficiencies evident in the residential property in the area.

A fundamental assumption used to simplify the parking supply shown in the spreadsheets is that 100% of the residents will park in their spaces provided at the rear of their own lot. It is certain that this is not true, but it is impossible to determine exactly how many residential cars will be parked at any given time on the side streets. A second assumption made is that the parallel street parking that is worth considering for the use of the business district extends equidistant from Grand the length of the blocks to the east (about 20 to 25 cars). The blocks west of Grand are far too long to consider the westernmost spaces viable for the Business District. The further away from the Business District, the less viable the parking space actually is for customers. This factor surely reduces the actual amount of parking to be lower than what is used in the spreadsheet statistics. Both of these assumptions tend to favor the resident groups that resist creating new parking lots by demolishing existing buildings by **overstating** the amount of useful parking for South Grand Business District. Therefore the parking statistics shown are very conservative in favor of building preservation.

6.1 Existing Parking vs. Short-Term Parking Solutions Net & Percentage Increase
6.2 Long-Term Parking Solutions Net & Percentage Increase
6.3 Existing Parking Standards Comparison – City Code, Town Center, Suburban – West of Grand
6.4 Existing Parking Standards Comparison – City Code, Town Center, Suburban – East of Grand
6.5 Short-Term Parking Standards Comparison – City Code, Town Center, Suburban – West of Grand
6.6 Short-Term Parking Standards Comparison – City Code, Town Center, Suburban – East of Grand
6.7 Long-Term Parking Standards Comparison – City Code, Town Center, Suburban – West of Grand
6.8 Short-Term Parking Standards Comparison – City Code, Town Center, Suburban – West of Grand
6.9 Residential Parking Statistics

Existing Parking Statistics (2002)

Lot Parking	Street Parking	Metered Parking	Block	West Blocks Block #	West Blocks SF	Grand	East Blocks SF	East Blocks Block #	East Blocks Block	Metered Parking	Street Parking	Lot Parking
12	40	8	Arsenal	2102	66,613		21,266	1461	Arsenal	4	34	56
0	40	32	Hartford	2101	40,521		17,618	1460	Hartford	12	31	83
22	40	17	Juniata	2100	34,544		*48,167	1462	Juniata	17	32	181
62	52	11	Connecticut	2099	55,470		18,756	1463	Connecticut	6	39	47
26	45	6	Wyoming	2098	15,118		15,378	1485	Wyoming	7	43	23
10	55	0	Humphrey	2097	3,318		25,130	1488	Humphrey	8	46	10
24	50	0	Utah	2095	25,000		30,664	1489	Utah	6	44	0
							NA	1495	McKean	0	44	72
156	**322**	**74**	**Subtotals**		240,584		128,812		**Subtotals**	**60**	**313**	**472**
			552						845			

*note that the 48,167 sf of commerce bank is not shown in the total

Category Totals

Lot parking	628	
Street Parking	635	(Assumes that 100% street parking is available to business district at all times)
Metered Parking	134	
Total Parking	**1,397**	
Total SF	**369,396**	
Parking/1,000sf	3.8	

Short-Term Parking Statistics

Lot Parking	Street Parking	Metered Parking	Block	West Blocks Block #	West Blocks SF	Grand	East Blocks SF	East Blocks Block #	East Blocks Block	Metered Parking	Street Parking	Lot Parking
56	65	8	Arsenal	2102	66,613		21,266	1461	Arsenal	10	34	56
37	40	36	Hartford	2101	40,521		17,618	1460	Hartford	16	36	83
68	40	17	Juniata	2100	34,544	*	25,050	1462	Juniata	18	38	155
86	52	11	Connecticut	2099	55,470		18,756	1463	Connecticut	9	40	102
39	45	17	Wyoming	2098	15,118		15,378	1485	Wyoming	20	40	50
17	50	8	Humphrey	2097	3,318		25,130	1488	Humphrey	14	43	27
24	50	12	Utah	2095	25,000		30,664	1489	Utah	10	44	42
							NA	1495	McKean	6	44	80
327	**342**	**109**	**Subtotals**		240,584		153,862		**Subtotals**	**103**	**319**	**595**
			778						1017			

*shows new Commerce Bank 9,000 sf, & 3 story mixed use bldg. 16,050 sf

Category Totals

Lot parking	922			
Street Parking	661			
Metered Parking	212			
Total Parking	**1,795**	1134	Off-Street & Metered Parking Total	
Total SF	**394,446**			
Parking/1,000sf	4.6	2.9	Off-Street & Metered Parking/1,000sf	

Short-Term Parking Statistics - Net Increase and Percentage Increase

Lot Parking	Street Parking	Metered Parking	Block	West Blocks Block #	West Blocks SF	Grand	East Blocks SF	East Blocks Block #	East Blocks Block	Metered Parking	Street Parking	Lot Parking
44 - 367%	10 - 25%	0	Arsenal	2102	0		0	1461	Arsenal	6 - 150%	0	0
37 - NA	0	4 - 13%	Hartford	2101	0		0	1460	Hartford	4 - 33%	1	0
46 - 209%	0	0	Juniata	2100	0	*	25,050	1462	Juniata	1 - 6%	4	(-26) - (-14%)
24 - 39%	0	0	Connecticut	2099	0		0	1463	Connecticut	3 - 50%	1	55 - 117%
13 - 50%	0	11 - 183%	Wyoming	2098	0		0	1485	Wyoming	13 - 186%	(-3)	27 - 117%
7 - 70%	(-5) - (-10%)	8 - NA	Humphrey	2097	0		0	1488	Humphrey	6 - 75%	0	17 - 170%
0 - 0%	0	12 - NA	Utah	2095	0		0	1489	Utah	4 - 67%	4	42 - NA
							na	1495	McKean	6 - NA	0	8 - 11%
171 - 110%	**5 - 1.5%**	**35 - 47%**	**Subtotals**		0		25,050		**Subtotals**	**43 - 68%**	**7 - 2%**	**123 - 26%**
			211 - 38%						173 - 20%			

*shows new Commerce Bank 9,000 sf, & 3 story mixed use bldg. 16,050 sf

Category Totals

	Net Increase	Percentage
Lot parking	294	47%
Street Parking	26	4%
Metered Parking	78	58%
Total Parking	**398**	28%
Total SF	**25,050**	7%

Long-Term Parking Statistics

					West Blocks		East Blocks					
Lot Parking	**Street Parking**	**Metered Parking**	**Block**	**Block #**	**SF**	**Grand**	**SF**	**Block #**	**Block**	**Metered Parking**	**Street Parking**	**Lot Parking**
157	65	8	Arsenal	2102	73,845	**	21,266	1461	Arsenal	10	34	56
44	40	36	Hartford	2101	40,521		17,618	1460	Hartford	26	26	83
87	40	18	Juniata	2100	38,931	*** *	29,040	1462	Juniata	26	30	166
86	52	11	Connecticut	2099	55,470	****	41,256	1463	Connecticut	12	38	102
39	45	17	Wyoming	2098	15,118		15,378	1485	Wyoming	20	40	50
24	50	9	Humphrey	2097	9,518	*****	25,130	1488	Humphrey	14	43	38
24	50	12	Utah	2095	25,000		30,664	1489	Utah	10	44	42
							NA	1495	McKean	6	44	80
461	**342**	**111**	**Subtotals**		258,403		180,352		**Subtotals**	**124**	**299**	**617**
			914						1040			

* shows new Commerce Bank 9,000 sf, & 3 story mixed use bldg. 20,040 sf
** shows 7,232 sf of new ground floor retail space in new parking garage
*** shows demo of 6,613 sf & new 11,000 sf 2 story building
**** shows 22,500 sf of new space in 3 story mixed use building 7,500 sf/floor
***** shows demo of 1,00 sf Gas Station & 7,200 sf for new 2 story mixed use retail building

Category Totals				
Lot parking	1078			
Street Parking	641			
Metered Parking	235			
Total Parking	**1,954**	1313	Off-Street & Metered Parking Total	
Total SF	**438,755**			
Parking/1,000sf	4.5	3.0	Off-Street & Metered Parking/1,000sf	

Long-Term Parking Statistics - Net Increase and Percentage Increase

					West Blocks		East Blocks					
Lot Parking	**Street Parking**	**Metered Parking**	**Block**	**Block #**	**SF**	**Grand**	**SF**	**Block #**	**Block**	**Metered Parking**	**Street Parking**	**Lot Parking**
145 - 1208%	10 - 25%	0	Arsenal	2102	7,232	**	0	1461	Arsenal	6 - 150%	0	0
44 - NA	0	4 - 13%	Hartford	2101	0		0	1460	Hartford	14 - 117%	(-5)	0
65 - 295%	0	1 - 6%	Juniata	2100	4,387	** *	29,040	1462	Juniata	9 - 53%	(-2)	(-15) - (-8%)
24 - 39%	0	0	Connecticut	2099	0	****	22,500	1463	Connecticut	6 - 100%	(-1)	55 - 117%
13 - 50%	0	11 - 183%	Wyoming	2098	0		0	1485	Wyoming	13 - 186%	(-3)	27 - 117%
14 - 70%	(-5) - (-10%)	9 - NA	Humphrey	2097	6,200	*****	0	1488	Humphrey	6 - 75%	(-3)	28 - 280%
0 - 0%	0	12 - NA	Utah	2095	0		0	1489	Utah	4 - 67%	0	42 - NA
							na	1495	McKean	6 - NA	0	8 - 11%
305 - 196%	**5 - 1.5%**	**37 - 50%**	**Subtotals**		17,819		51,540		**Subtotals**	**64 - 107%**	**(-14) - (-4%)**	**145 - 31%**
			347 - 63%		8%		40%		195 - 23%			

* shows new Commerce Bank 9,000 sf, & 3 story mixed use bldg. 20,040 sf
** shows 7,232 sf of new ground floor retail space in new parking garage
*** shows demo of 6,613 sf & new 11,000 sf 2 story building
**** shows 22,500 sf of new space in 3 story mixed use building 7,500 sf/floor
***** shows demo of 1,000 sf Gas Station & 7,200 sf for new 2 story mixed use retail building

Category Totals	Net Increase	Percentage
Lot parking	450	72%
Street Parking	6	1%
Metered Parking	101	75%
Total Parking	**557**	40%
Total SF	**69,359**	19%

Parking Standards Comparison For City Blocks West of Grand

Off-Street Parking Required Compared to Existing Off-Street Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF	Grand
12	40	8	141	**-129**	260	**-248**	305	**-293**	Arsenal	2102	66,613	
0	40	32	75	**-75**	133	**-133**	165	**-165**	Hartford	2101	40,521	
22	40	17	86	**-64**	149	**-127**	188	**-166**	Juniata	2100	34,544	
62	52	11	120	**-58**	182	**-120**	228	**-166**	Connecticut	2099	55,470	
26	45	6	17	9	37	-11	64	**-38**	Wyoming	2098	15,118	
10	55	0	2	8	3	7	6	4	Humphrey	2097	3,318	
									Utah	2095	NA	
132	**272**	**74**	441	**-309**	764	**-632**	956	**-824**	**Subtotals**		215,584	
									478			

Off-Street Parking Required Compared to Existing Total Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF
12	40	8	141	**-81**	260	**-200**	305	**-245**	Arsenal	2102	66,613
0	40	32	75	-3	133	**-61**	165	**-93**	Hartford	2101	40,521
22	40	17	86	-7	149	**-70**	188	**-109**	Juniata	2100	34,544
62	52	11	120	5	182	**-57**	228	**-103**	Connecticut	2099	55,470
26	45	6	17	9	37	40	64	13	Wyoming	2098	15,118
10	55	0	2	63	3	62	6	59	Humphrey	2097	3,318
									Utah	2095	NA
132	**272**	**74**	441	**-14**	764	**-286**	956	**-478**	**Subtotals**		215,584
									478		

Summary Comparison of Entire District	**City Code**	Deficit	**Town Center**	Deficit	**Suburban**	Deficit
Total Off-Street Parking Required vs:	686		1202		1613	
Off-Street Parking Supplied		**-154**		**-670**		**-1081**
Off-Street & Metered Parking Supplied		**-20**		**-536**		**-947**
Total Parking Supplied		521		5		**-461**

Parking Standards Comparison For City Blocks East of Grand

East Blocks — **Off-Street Parking Required Compared to Existing Off-Street Parking Supply**

Grand	SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
	21,266	1460	Arsenal	43	13	75	**-19**	108	**-52**	4	34	56
	17,618	1462	Hartford	35	48	64	19	99	**-16**	12	31	83
	25,050	1463	Juniata	25	156	61	120	107	74	17	32	181
	18,756	1484	Connecticut	19	28	43	4	76	**-29**	6	39	47
	15,378	1485	Wyoming	24	-1	40	**-17**	59	**-36**	7	43	23
	25,130	1488	Humphrey	55	**-45**	87	**-77**	102	**-92**	8	46	10
	30,664	1489	Utah	44	**-44**	68	**-68**	106	**-106**	6	44	0
	NA	1495	McKean									
	153,862		**Subtotals**	245	155	438	**-38**	657	**-257**	**60**	**269**	**400**
			729									

East Blocks — **Off-Street Parking Required Compared to Existing Total Parking Supply**

SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
21,266	1460	Arsenal	43	51	75	19	108	**-14**	4	34	56
17,618	1462	Hartford	35	91	64	62	99	27	12	31	83
25,050	1463	Juniata	25	205	61	169	107	123	17	32	181
18,756	1484	Connecticut	19	73	43	49	76	16	6	39	47
15,378	1485	Wyoming	24	49	40	33	59	14	7	43	23
25,130	1488	Humphrey	55	9	87	**-23**	102	**-38**	8	46	10
30,664	1489	Utah	44	6	68	**-18**	106	**-56**	6	44	0
NA	1495	McKean									
153,862		**Subtotals**	245	484	438	291	657	72	**60**	**269**	**400**
		729									

Short-Term Parking Supply

Parking Standards Comparison For City Blocks West of Grand

Off-Street Parking Required Compared to Short-Term Off-Street Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF	Grand
56	65	8	141	**-85**	260	**-204**	305	**-249**	Arsenal	2102	66,613	
37	40	36	75	**-38**	133	**-96**	165	**-128**	Hartford	2101	40,521	
68	40	17	86	**-18**	149	**-81**	188	**-120**	Juniata	2100	34,544	
86	52	11	120	**-34**	182	**-96**	228	**-142**	Connecticut	2099	55,470	
39	45	17	17	22	37	2	64	**-25**	Wyoming	2098	15,118	
17	50	8	2	15	3	14	6	11	Humphrey	2097	3,318	
									Utah	2095	NA	
303	**292**	**97**	441	**-138**	764	**-461**	956	**-653**	**Subtotals**		215,584	
									677			

Off-Street Parking Required Compared to Short-Term Total Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF
56	65	8	141	**-12**	260	**-131**	305	**-176**	Arsenal	2102	66,613
37	40	36	75	38	133	**-20**	165	**-52**	Hartford	2101	40,521
68	40	17	86	39	149	**-24**	188	**-63**	Juniata	2100	34,544
86	52	11	120	29	182	**-33**	228	**-79**	Connecticut	2099	55,470
39	45	17	17	84	37	64	64	37	Wyoming	2098	15,118
17	50	8	3	72	7	68	13	62	Humphrey	2097	3,318
									Utah	2095	NA
303	**292**	**97**	442	250	768	**-76**	963	**-271**	**Subtotals**		215,584
									677		

Summary Comparison of Entire District	**City Code**	Deficit	**Town Center**	Deficit	**Suburban**	Deficit
Total Off-Street Parking Required vs:	687		1206		1620	
Off-Street Parking Supplied		132		**-384**		**-795**
Off-Street & Metered Parking Supplied		325		**-194**		**-608**
Total Parking Supplied		892		373		**-41**

Short-Term Parking Supply

Parking Standards Comparison For City Blocks East of Grand

East Blocks — **Off-Street Parking Required Compared to Short-Term Off-Street Parking Supply**

Grand	SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
	21,266	1460	Arsenal	43	13	75	**-19**	108	**-52**	10	34	56
	17,618	1462	Hartford	35	48	64	19	99	**-16**	16	36	83
	29,040	1463	Juniata	25	130	61	94	107	48	18	38	155
	18,756	1484	Connecticut	19	83	43	59	76	26	9	40	102
	15,378	1485	Wyoming	24	26	40	10	59	-9	20	40	50
	25,130	1488	Humphrey	55	**-28**	87	**-60**	102	**-75**	14	43	27
	30,664	1489	Utah	44	-2	68	**-26**	106	**-64**	10	44	42
	NA	1495	McKean									
	128,812		**Subtotals**	245	270	438	77	657	**-142**	**97**	**275**	**515**
			887									

East Blocks — **Off-Street Parking Required Compared to Short-Term Total Parking Supply**

SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
21,266	1460	Arsenal	43	57	75	25	108	-8	10	34	56
17,618	1462	Hartford	35	100	64	71	99	36	16	36	83
29,040	1463	Juniata	25	186	61	150	107	104	18	38	155
18,756	1484	Connecticut	19	132	43	108	76	75	9	40	102
15,378	1485	Wyoming	24	86	40	70	59	51	20	40	50
25,130	1488	Humphrey	55	29	87	-3	102	**-18**	14	43	27
30,664	1489	Utah	44	52	68	28	106	**-10**	10	44	42
*NA	1495	McKean									
128,812		**Subtotals**	245	642	438	449	657	230	**97**	**275**	**515**
		887									

* City Block 1495 at McKean is not shown in totals for St. Pius parking needs & supply assumed self-sufficient

Long-Term Parking Supply

Parking Standards Comparison For City Blocks West of Grand

Off-Street Parking Required Compared to Long-Term Off-Street Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF	Grand
157	65	8	141	16	260	**-103**	305	**-148**	Arsenal	2102	66,613	
44	40	36	75	**-31**	133	**-89**	165	**-121**	Hartford	2101	40,521	
87	40	18	86	1	149	**-62**	188	**-101**	Juniata	2100	34,544	
86	52	11	120	**-34**	182	**-96**	228	**-142**	Connecticut	2099	55,470	
39	45	17	17	22	37	2	64	**-25**	Wyoming	2098	15,118	
24	50	9	2	22	3	21	6	18	Humphrey	2097	3,318	
									Utah	2095	NA	
437	**292**	**99**	441	-4	764	**-327**	956	**-519**	**Subtotals**		215,584	
									828			

Off-Street Parking Required Compared to Long-Term Total Parking Supply

Lot Parking	Street Parking	Metered Parking	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Block	Block #	West Blocks SF
157	65	8	141	89	260	**-30**	305	**-75**	Arsenal	2102	66,613
44	40	36	75	45	133	**-13**	165	**-45**	Hartford	2101	40,521
87	40	18	86	59	149	-4	188	**-43**	Juniata	2100	34,544
86	52	11	120	29	182	**-33**	228	**-79**	Connecticut	2099	55,470
39	45	17	17	84	37	64	64	37	Wyoming	2098	15,118
24	50	9	2	81	3	80	6	18	Humphrey	2097	3,318
									Utah	2095	NA
437	**292**	**99**	441	387	764	64	956	**-187**	**Subtotals**		215,584
									813		

Summary Comparison of Entire District	**City Code**	Deficit	**Town Center**	Deficit	**Suburban**	Deficit
Total Off-Street Parking Required vs:	690		1211		1628	
Off-Street Parking Supplied		147		**-374**		**-791**
Off-Street & Metered Parking Supplied		306		**-215**		**-632**
Total Parking Supplied		867		346		**-130**

Long-Term Parking Supply

Parking Standards Comparison For City Blocks East of Grand

East Blocks — **Off-Street Parking Required Compared to Long-Term Off-Street Parking Supply**

Grand	SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
	21,266	1460	Arsenal	43	13	75	**-19**	108	**-52**	4	34	56
	17,618	1462	Hartford	35	48	64	19	99	**-16**	12	31	83
		1463	Juniata	29	152	70	111	122	59	17	32	181
	18,756	1484	Connecticut	19	28	43	4	76	**-29**	6	39	47
	15,378	1485	Wyoming	24	-1	40	**-17**	59	**-36**	7	43	23
	25,130	1488	Humphrey	55	**-45**	87	**-77**	102	**-92**	8	46	10
	30,664	1489	Utah	44	**-44**	68	**-68**	106	**-106**	6	44	0
	NA	1495	McKean									
	128,812		**Subtotals**	249	151	447	**-47**	672	**-272**	**60**	**269**	**400**
			729									

East Blocks — **Off-Street Parking Required Compared to Long-Term Total Parking Supply**

SF	Block #	Block	City Code	Deficit	Town Center	Deficit	Suburban	Deficit	Metered Parking	Street Parking	Lot Parking
21,266	1460	Arsenal	43	51	75	19	108	**-14**	4	34	56
17,618	1462	Hartford	35	91	64	62	99	27	12	31	83
	1463	Juniata	29	201	70	160	122	108	17	32	181
18,756	1484	Connecticut	19	73	43	49	76	16	6	39	47
15,378	1485	Wyoming	24	49	40	33	59	14	7	43	23
25,130	1488	Humphrey	55	9	87	**-23**	102	**-38**	8	46	10
30,664	1489	Utah	44	6	68	**-18**	106	**-56**	6	44	0
*NA	1495	McKean									
128,812		**Subtotals**	249	480	447	282	672	57	**60**	**269**	**400**
		729									

* City Block 1495 at McKean is not shown in totals for St. Pius parking needs & supply assumed self-sufficient

Residential Parking Statistics

West of Grand				East of Grand		
# with inadequate parking	# with no parking	# properties		# properties	# with no parking	# with inadequate parking
7	4	25	**Arsenal**	20	2	9
28%	16%				10%	**45%**
26	10	48	**Hartford**	13	3	6
54%	21%				23%	**46%**
21	9	50	**Juniata**	12	2	2
42%	18%				17%	17%
17	4	51	**Connecticut**	27	13	16
33%	8%				**48%**	**59%**
15	1	48	**Wyoming**	25	3	11
31%	2%				12%	**44%**
17	3	56	**Humphry**	28	6	12
30%	5%				21%	**43%**
9	2	38	**Utah**	19	5	9
24%	5%				26%	**47%**
112	33	316	**Subtotals**	144	34	65
35%	10%				24%	**45%**

Total Properties	**460**	
Total no parking	**67**	15%
Total inadequate	**177**	38%

 # properties - includes residential properties only facing the side streets, not part of the Business District
 # with no parking - includes properties designated with NF (non-functioning) parking spaces that are currently used for storage
 # with inadequate parking - 2 parking spaces per single family home
1 parking space per unit of duplex or apartment
includes the properties listed as NF or none (# with no parking)