

# PARKING ANALYSIS



## Parking Analysis of Downtown Midland Summer 2012



Town of Midland  
Planning & Development  
December 2012



## 1.0 Introduction

In the summer of 2012, the Planning and Development Department conducted its third survey of parking within the downtown area. This survey focused on the usage of municipal parking lots. The data was collected and compared to the previously collected data from 2010. The findings are outlined in the following sections.

A total of 42 surveys were conducted at various times of the day. Table 1 shows the survey schedule. For the purposes of the survey, surveys done in the AM were conducted between 9 a.m. and 10:30 a.m., surveys listed at noon were between 12 p.m. and 1:30 p.m., and surveys done in the PM were between 4:30 p.m. and 5:30 p.m.

**Table 1 - Parking Survey Dates**

Date	Time	Day
June 26	AM	Tuesday
June 26	Noon	Tuesday
June 26	PM	Tuesday
July 4	AM	Wednesday
July 4	Noon	Wednesday
July 4	PM	Wednesday
July 6	AM	Friday
July 6	Noon	Friday
July 6	PM	Friday
July 9	AM	Monday
July 9	Noon	Monday
July 9	PM	Monday
July 10	AM	Tuesday
July 10	Noon	Tuesday
July 10	PM	Tuesday
July 16	AM	Monday
July 16	Noon	Monday
July 16	PM	Monday
July 19	AM	Thursday
July 19	Noon	Thursday
July 19	PM	Thursday

Date	Time	Day
July 25	AM	Wednesday
July 25	Noon	Wednesday
July 25	PM	Wednesday
July 27	AM	Friday
July 27	Noon	Friday
July 27	PM	Friday
August 3	AM	Friday
August 3	Noon	Friday
August 7	AM	Tuesday
August 7	Noon	Tuesday
August 7	PM	Tuesday
August 8	AM	Wednesday
August 8	Noon	Wednesday
August 8	PM	Wednesday
August 13	AM	Monday
August 13	Noon	Monday
August 13	PM	Monday
August 15	AM	Wednesday
August 15	Noon	Wednesday
August 15	PM	Wednesday
August 17	PM	Friday

## 2.0 Municipal Parking Lot Permits

The Town of Midland sells parking permits on a yearly basis for all of the parking lots. Table 2 shows the number of permits that were sold per lot in both 2010 and 2012, and the change in the amount of spaces that were sold.

**Table 2 - Parking Permits Sold**

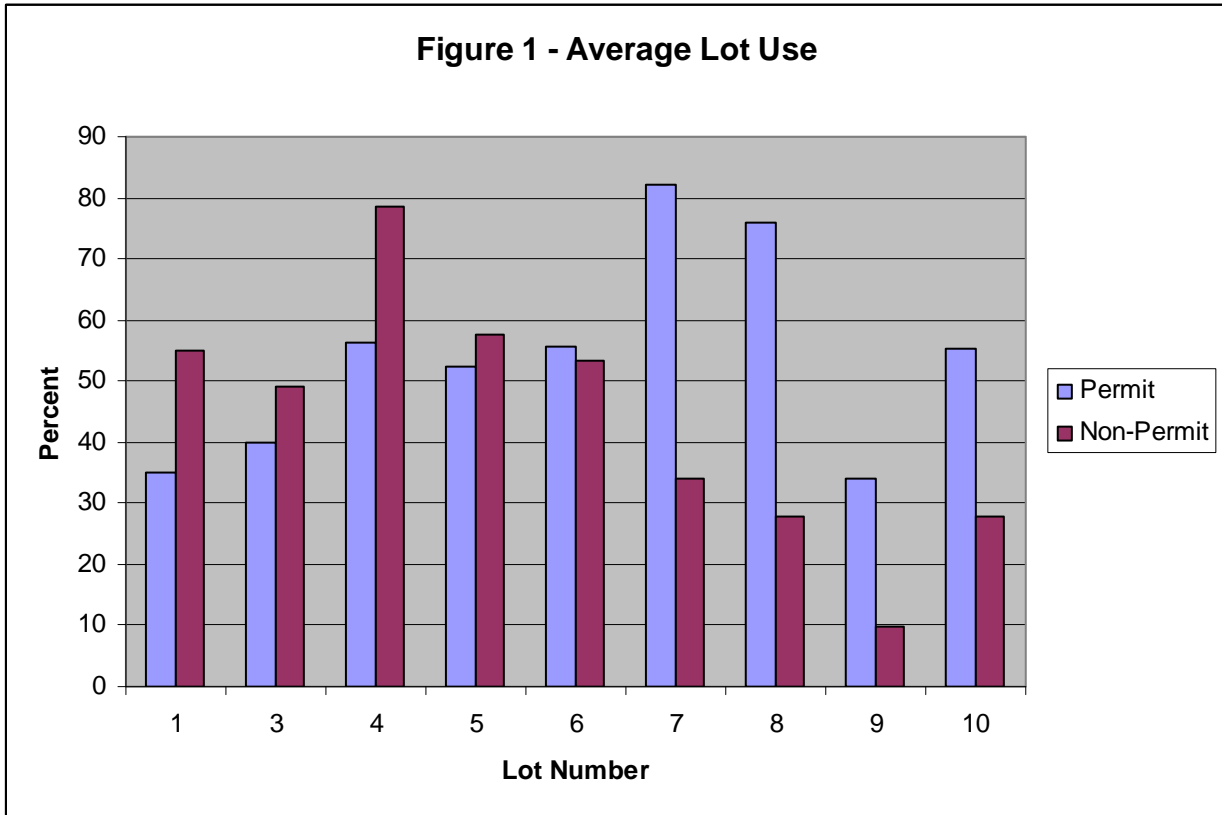
Lot Number	2010			2012			Change	
	Sold	Available	%	Sold	Available	%	Sold	Available
1	27	29	93.1	20	29	69.0	-7	0
3	4	11	36.4	5	5	100.0	1	-6
4	3	5	60.0	3	5	60.0	0	0
5	32	33	97.0	33	33	100.0	1	0
6	25	25	100.0	26	27	96.3	1	2
7	9	9	100.0	6	6	100.0	-3	-3
8	4	4	100.0	6	6	100.0	2	2
9	16	13	100.0	14	14	100.0	0	1
10	13	19	68.4	13	13	100.0	0	-6

As it can be seen, there has not been a significant change in the number of permits sold in Municipal Lots. Lot 1 sold 7 less permits than in 2010, and in total 9 spaces remained unsold. Lot 7 experienced a decline in the number of permits sold due to the elimination of three permit spaces. This reduction in spaces allowed for 100% of Lot 7 permits to be sold. Several Lots had a reduction or increase in the number of permits for sale than in previous survey years.

In 2010 there was an excess of 18 permits that did not sell. In 2012 the number of permits not sold was reduced to 12.

## 3.0 Municipal Lots

The average parking space usage for each parking lot in 2012 is shown in Figure 1 and Table 3. With the exception of Municipal Lot 4, all of the Lots had a usage rate of less than 60% on average for the public parking spaces over the course of the study period. The permit parking spaces had a usage of less than 60%, with the exception of Municipal Lot 7 and 8. The average usage overall for Public Parking spaces was 43.6%, while the Permit Parking average was 54.1% overall.



Overall, parking usage rates increased in 2012 compared to the survey completed in 2010. Table 3 shows the average usage from 2010 and 2012, as well as the change in usage over the two summers.

**Table 3 - Changes in Parking Usage (%)**

Lot Number	2010		2012		Change	
	Permit	Non-Permit	Permit	Non-Permit	Permit	Non-Permit
1	30.0	39.3	34.9	55.0	4.9	15.7
3	17.3	61.5	40.0	49.1	22.7	-12.4
4	39.0	55.9	56.2	78.6	17.2	22.7
5	45.3	50.1	52.4	57.6	7.1	7.5
6	26.8	47.6	55.8	53.2	29.0	5.6
7	42.8	41.8	82.1	33.9	39.3	-7.9
8	51.8	37.7	75.8	27.9	24.0	-9.8
9	18.5	3.5	34.2	9.8	15.7	6.3
10	31.1	23.6	55.4	27.7	24.3	4.1
Average	33.6	40.1	54.1	43.6	20.5	3.5

All Municipal Lots showed an increase in the number of permit spaces used. This is a reflection in the change in the number of parking permits available and sold. Many Lots sold all available permits in 2012 and these spaces were utilized. In the past, some Lots had an excess of parking permits that remained unsold. Some of these

spaces have been eliminated, while more popular Lots saw an increase in the number of permits available and sold. Lot 7 showed the highest increase in permit spaces being used at a 39.3% increase, though many vehicles used permit spaces in this lot without a parking permit. Due to the moderate number of permit spaces available in this lot, a 39.3% increase is an increase in 3.93 permit spaces used on average.

Municipal Lots 3, 7 and 8 experienced a decrease in the amount of Public Parking spaces that were used. Parking Lot 3 had a decrease of 12.4% between the two survey averages, but saw an increase of 22.7% in the number of permit spaces used. Likewise, Lots 7 and 8 saw moderate declines in the number of Public spaces used, while experiencing an increase in permit spaces being used.

Based on the comparison of the 2010 data collected to the 2012 data, there was an average increase of 20.5% for permit parking and 3.5% for public parking in the nine Municipal Parking Lots from 2010 to 2012.

Table 4 shows the overall usage of each lot. Lot 4 experienced the highest rate of usage at 72%, while Lot 9 had the lowest at 19.2%.

**Table 4 – Total Average Lot Usage**

Lot Number	Lot Usage (%)
1	50.1
3	46.3
4	72
5	55.1
6	39.5
7	45.1
8	50
9	19.2
10	36.2

## 4.0 All Usage

Overall in 2012 there was an increase in the parking space usage in the Municipal Lots in the Town of Midland. Figure 1 shows the average number of parking spaces that were used in the Town over the survey period in 2012 and Figure 2 shows the percentage of usage of spaces for the survey period.

