



2019 City of Lancaster Supply, Demand and Forecasting Study

MASITE Annual Conference
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The City of Lancaster

Fast Facts Related to Parking

- Employment center of 40,000 workers
- Growing population – city of 60,000 residents, also county seat; county population of 525,000 and growing
- Significant student population
- Home to 200+ retailers, galleries and attractions; 100+ restaurants and bars
- Much press coverage of area – foodie mecca, best U.S. places to travel, best places to retire, new Brooklyn





The City of Lancaster

Annually attracts more than 1 million visitors!





The Lancaster Parking Authority (LPA) was incorporated in 1967 under the Parking Authority Law of Pennsylvania to transition parking operations from the City to a separate functioning financial & operating entity

We are an independent municipal authority that operates like a small business to manage on- and off-street parking operations

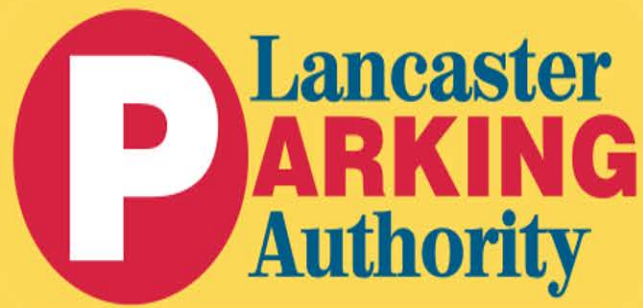
“The mission of the LPA is to support the livability, growth and development of the city for the benefit of residents, businesses, and visitors”



LPA Programs

- Management Agreement with City
 - Meters and kiosks
 - Street sweeping
 - Residential Permit Parking (RPP)
- Off-Street
 - Six Garages & Surface Lots
 - Manage Other Facilities
- On-Street
 - 1200+ Meters in City
 - 40 Multi-Space Kiosks in Central Business District





Enforcement

- On-Street Meters
 - 8 a.m.-6 p.m., Monday-Saturday, in Central Business District, as per City ordinance
- Residential Permit Parking (RPP)
 - 136+ blocks with 2,500 neighbors
 - 75 percent of residents of block petition City Traffic Commission for enforcement of daytime, nighttime or both
- Street Sweeping
 - Follow street sweepers as directed by state law
 - Each block has street sweeping scheduled twice a month; some major corridors cleaned weekly





Parking Supply & Demand Study – why now?

- Last downtown parking study of area completed in 2001
- Growth of Central Business with influx of small businesses, visitors, and corporate expansions
- Interested partners – LPA, the City and two neighborhood groups





Request for Proposals: Expectations

- Public input a priority
 - Community meetings
 - Stakeholder interviews
 - Public survey in English and Spanish
- Study to be completed quickly
October 2018 - May 2019

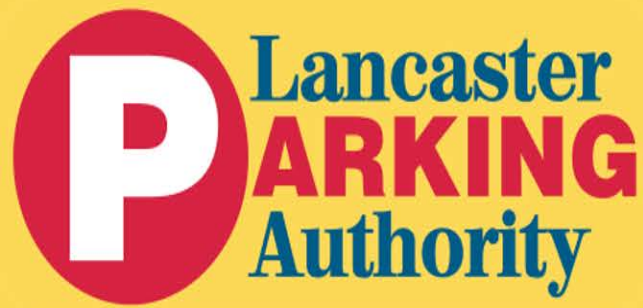




Study: Public Input

- Community meetings
 - Start of study -- Public invited to talk about parking: concerns, needs, perceptions
 - Study would NOT be used to: propose policy changes, talk about new parking structures or changes to parking rates
 - End of study – Public invited to hear results and validate – or dispute -- them
- Public survey
 - In English and Spanish (online, social media, via partners) for residents, commuters, business owners, and others
 - Parking and mobility experiences and expectations
- Stakeholder interviews





Study Methodology

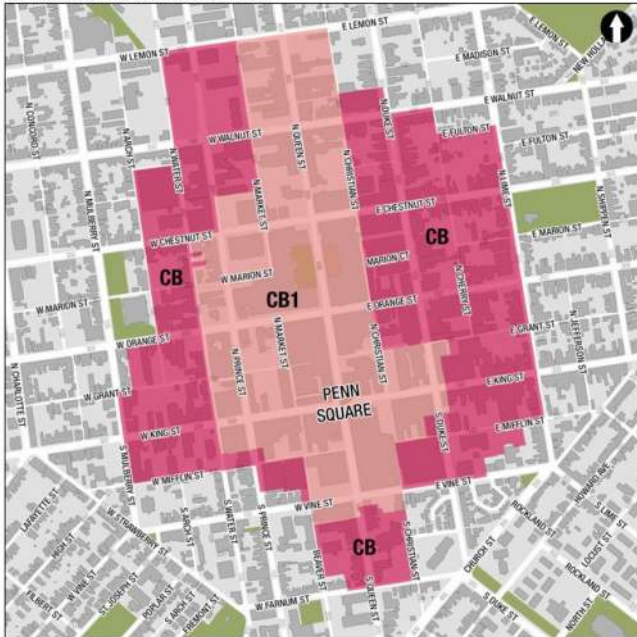
- Geographic Information System (GIS) including:
 - Current land use activity – with public and private parking spaces
 - Current peak parking occupancy – big events and non-event days
 - Visions of future development – underway and planned
 - Travel mode – use of private vehicles or shared transportation (Uber, Lyft, bike, public transport)
- Space inventory and parking occupancy surveys
- Projected current and future parking demand by land type and block



Study Areas

Central Business District
(Downtown)

THE CITY OF LANCASTER, PA
CENTRAL BUSINESS ZONING DISTRICTS



New Holland Ave. Corridor

THE CITY OF LANCASTER, PA
NEW HOLLAND/E. WALNUT COMMERCIAL HUB



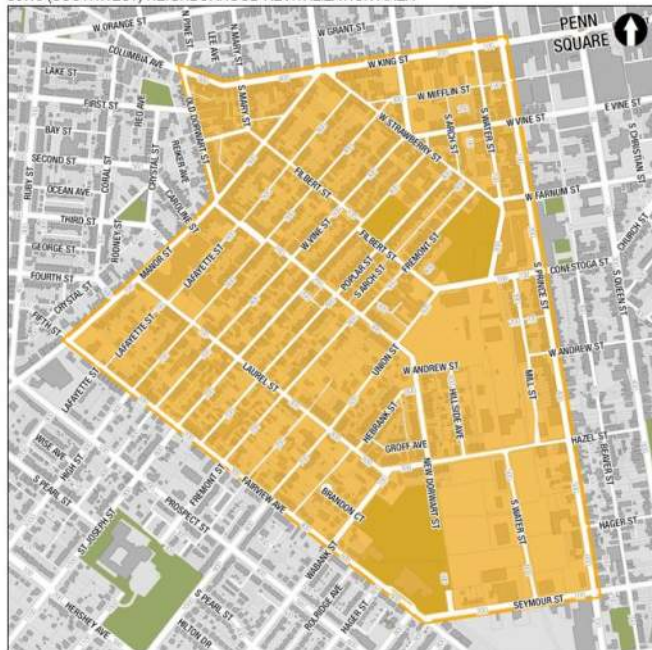


Study Areas: Two Neighborhoods

Southwest (SoWe)

THE CITY OF LANCASTER, PA

SoWe (SOUTHWEST) NEIGHBORHOOD REVITALIZATION AREA



Southeast (SEES)

THE CITY OF LANCASTER, PA

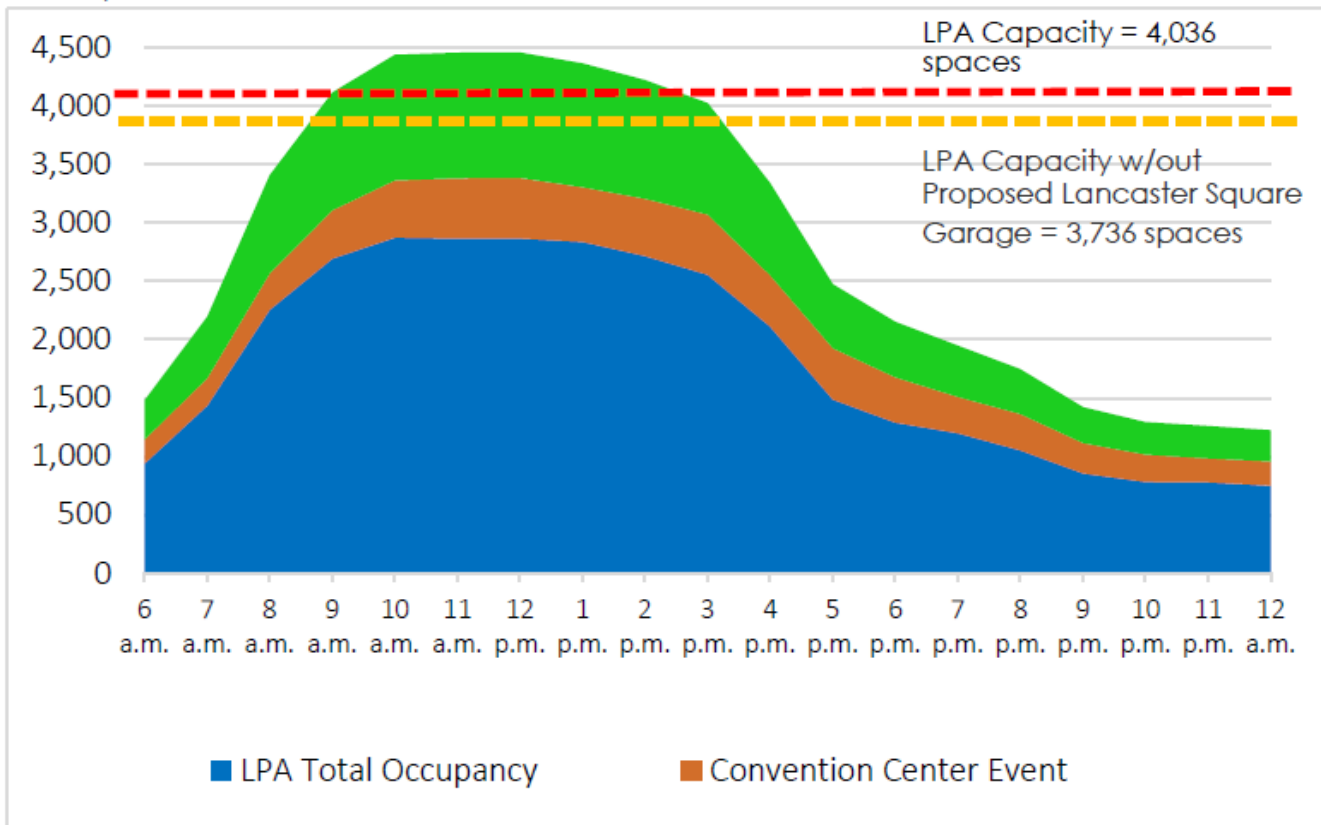
SEES (SOUTHEAST ELM STREET) NEIGHBORHOOD REVITALIZATION AREA







Existing LPA Parking System Capacity, Utilization, and Ability to Satisfy a Large Convention Center Event and All Future Development Impacts

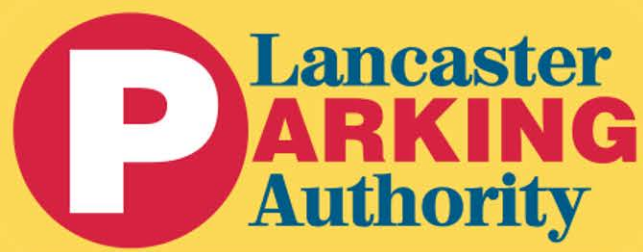




Conclusions: Central Business District

- With construction of new Christian Street Garage and Lancaster Public Library underway, LPA well-positioned for current demand
- New facility expected to be completed by mid-year 2021





Conclusions: SoWe (Southwest) Neighborhood

- Parking demand very high: 61 percent of survey respondents said parking is bad or terrible
- Significant off-street parking lot space open at night, but not available to residents
- SoWe formed task force exploring parking options in study –
 - Shared-use agreements with owners of private parking
 - Backyard parking pads – alley access
 - On-street parking options

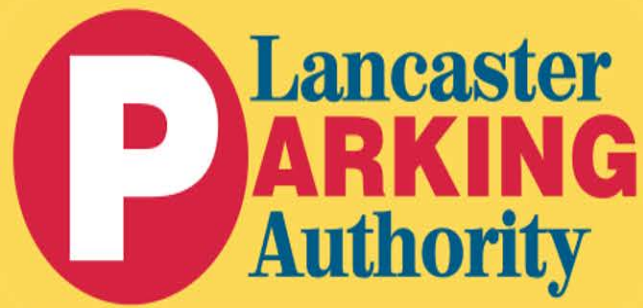




Conclusions: SEES (Southeast) Neighborhood

- Parking demand high: 58 percent of survey respondents said parking is bad or terrible
- Some alley options exist
- Some off-street parking lot space open at night
- Some angled parking could increase number of spaces





Questions?

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