

Parking Occupancy Assessment

Background/Overview

The availability of parking is an essential component of a community's transportation system and economic vitality. A measure of parking occupancy can indicate the level of demand in particular areas of the community.

The pending development of the 66,000-square-foot Deane Center for the Performing Arts on Main Street is expected to have a significant impact on the demand for parking in downtown Wellsboro. The \$12 million dollar land development will have a 450-seat performance hall in addition to a mix of commercial retail spaces. The proposed project will see the redevelopment of the former Davis Furniture building on the corner of Main and Central Avenue. The corner lot has been vacant since the adjoining Lamplighter Inn was destroyed by fire in 1980.

Consultants for the Deane Center have estimated a total of 465 on-street parking spaces and 400 off-street public/private parking spaces are available within three blocks of the proposed site.

On Wednesday, October 8, 2008, a parking occupancy assessment was conducted for the downtown area from 8:30 a.m. to 5:00 p.m. For analysis purposes, the downtown was organized into five "activity centers": the Central Business District (CBD), Green Free Library, Courthouse, Hospital, and BiLo. Table 3 shows the total number of on-street parking spaces by activity center. The activity centers themselves are illustrated on Map 1.

Table 3 – On-Street Parking Spaces by Defined Activity Center

Activity Center	On-Street Parking Spaces
Library	38
Courthouse	52
Central Business District (CBD)	157
BiLo	24
Hospital	39
Total	310

Map 1
Activity Centers

WELLSBORO

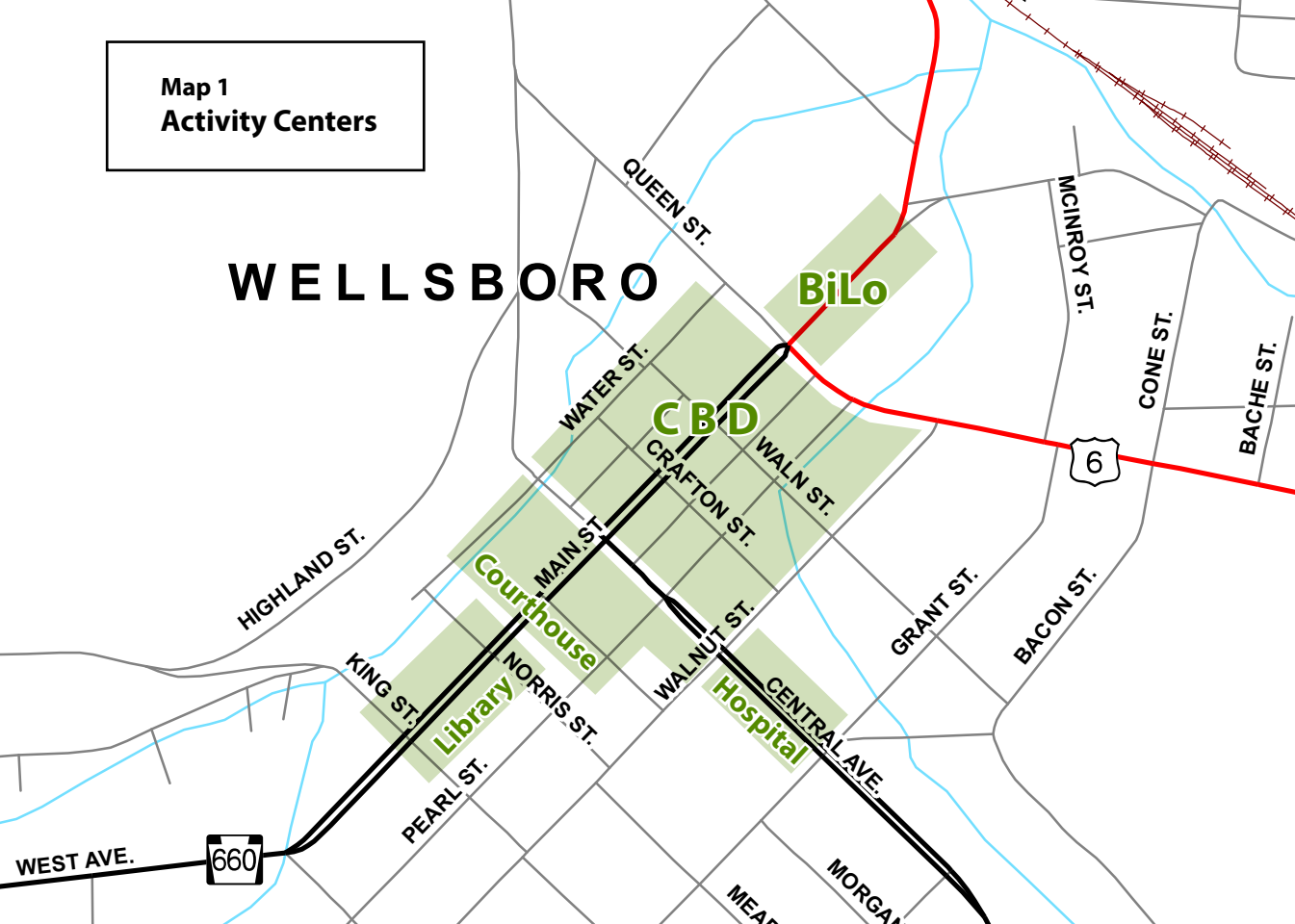


Figure 6: On-Street Parking Occupancy by Activity Center

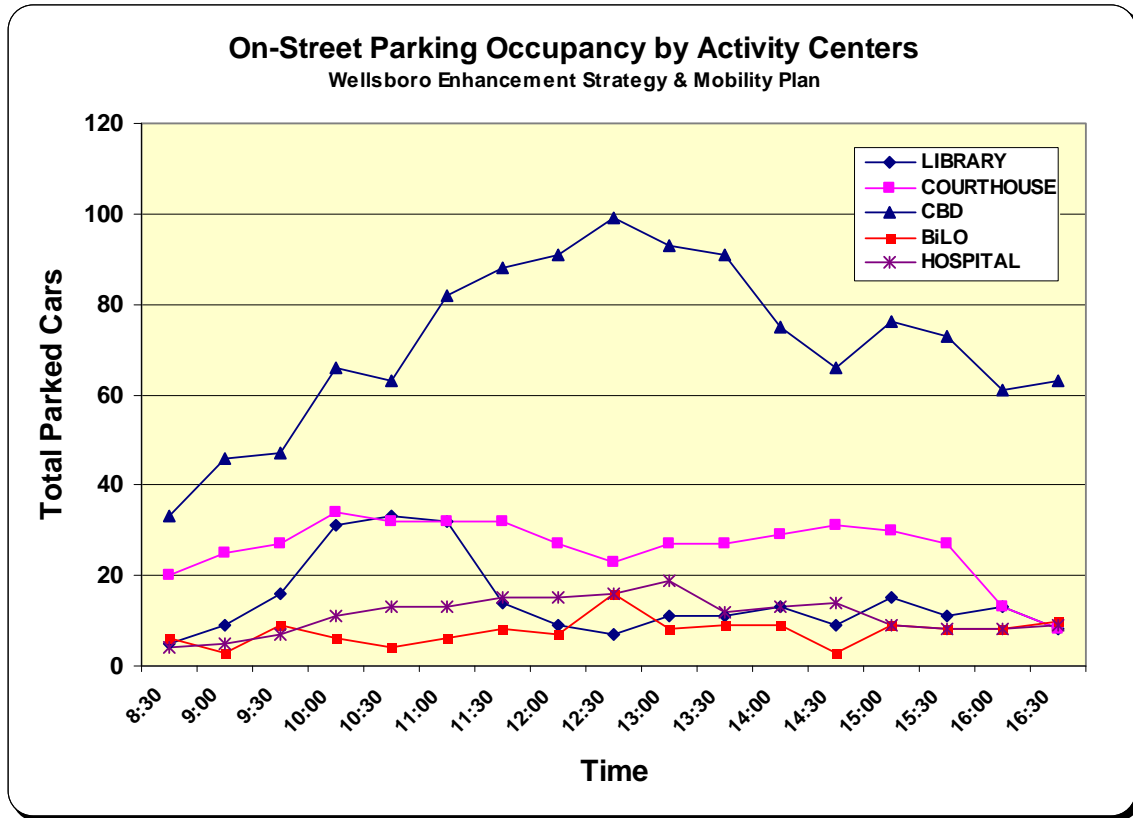
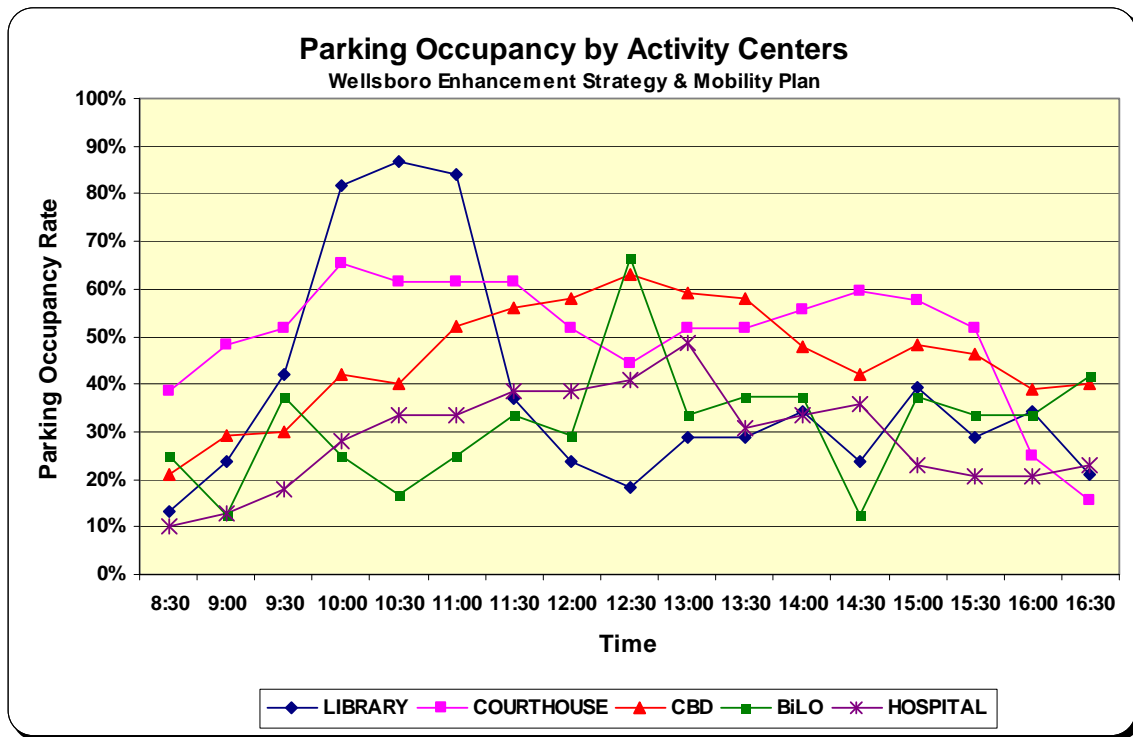


FIGURE 6 ABOVE SHOWS THE DEMAND FOR PARKING throughout the day. The Central Business District (CBD) has the highest demand for on-street parking, with a peak period occurring during the noon hour. Occupancy at the borough's other activity centers exhibited stable trends throughout the day, with the library showing a spike during the 10:00 to 12:00 period.

Figure 7: Parking Occupancy Rate by Activity Center



SHOWN ANOTHER WAY, FIGURE 7 SHOWS THE *RATE* of parking occupancy at each of the five defined borough activity centers. The highest rate occurs by the library, where parking was at 90 percent of capacity during the morning hours. The area adjacent to the courthouse sustained the greatest level of on-street parking demand, varying from between 50 to 60 percent for most of the day. Parking demand at the Courthouse Activity Center dipped during the noon hour at the same time the CBD and area by BiLo experienced a spike. The CBD also experienced an increase in demand between 3:00 and 4:00 in the afternoon.