



EASTGATE

Regional Council of Governments

Warren Parking Study November 2019

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Serving Northeast Ohio since 1973

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- Serve as the Metropolitan Planning Organization (MPO) in Mahoning and Trumbull counties, with responsibility for the comprehensive, coordinated, and continuous planning for highways, public transit, and other transportation modes, as defined in Fixing America's Surface Transportation Act (FAST Act) legislation.
- Perform continuous water quality planning functions in cooperation with Ohio and U.S. EPA.
- Provide planning to meet air quality requirements under FAST Act and the Clean Air Act Amendments of 1990.
- Administration of the Economic Development District Program of the Economic Development Administration.
- Administration of the Local Development District of the Appalachian Regional Commission.
- Administration of the State Capital Improvement Program for the District 6 Public Works Integrating Committee.
- Administer the area clearinghouse function, which includes providing local government with the opportunity to review a wide variety of local or state applications for federal funds.
- Administration of the Clean Ohio Conservation Funds
- Administration of the regional Rideshare Program for Ashtabula, Mahoning, and Trumbull Counties.
- With General Policy Board direction, provide planning assistance to local governments that comprise the Eastgate planning area.

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Executive Summary

Eastgate staff inventoried and observed on and off street parking in the Central Business District (CDB) of Warren over a period of several weeks in 2019. This review is an update to the “2010 Parking Study” conducted for the *2040 Metropolitan Transportation Plan* that included the location of parking assets. This study goes a step further by providing basic information on utilization rates and recommendations for improving parking management, Eastgate suggests that additional research be carried out if/when any parking decisions are made.

The CBD is composed of Traffic Assignment Zones (TAZ) 531-540, 549, 601 and 670 as shown in **Figure 1: Warren CBD and TAZs**. **Table 1: Inventory of Parking Assets** includes all on and off street parking spaces within each TAZ in the CBD. In total, there are at least 348 on street spaces and 4,967 off street spaces. The number of on and off street spaces is equivalent to over 920,000 SQ feet of stalls or 21 acres. Excluding travel space and other parking infrastructure, parking stalls in the CBD equate to about 11% of land area.

Management of parking in a CBD is critical for several reasons, including but not limited to providing accessible mobility options for those who live, work and/or visit. Downtown Warren is the regional economic and cultural center of Trumbull County. Redevelopment and increased interest in CBD space have caused concern as to whether the current supply of parking can meet present and future demand. Based on the findings of Eastgate’s observations, current parking supply meets and will meet future demand.

Figure 1: Warren CBD and TAZs

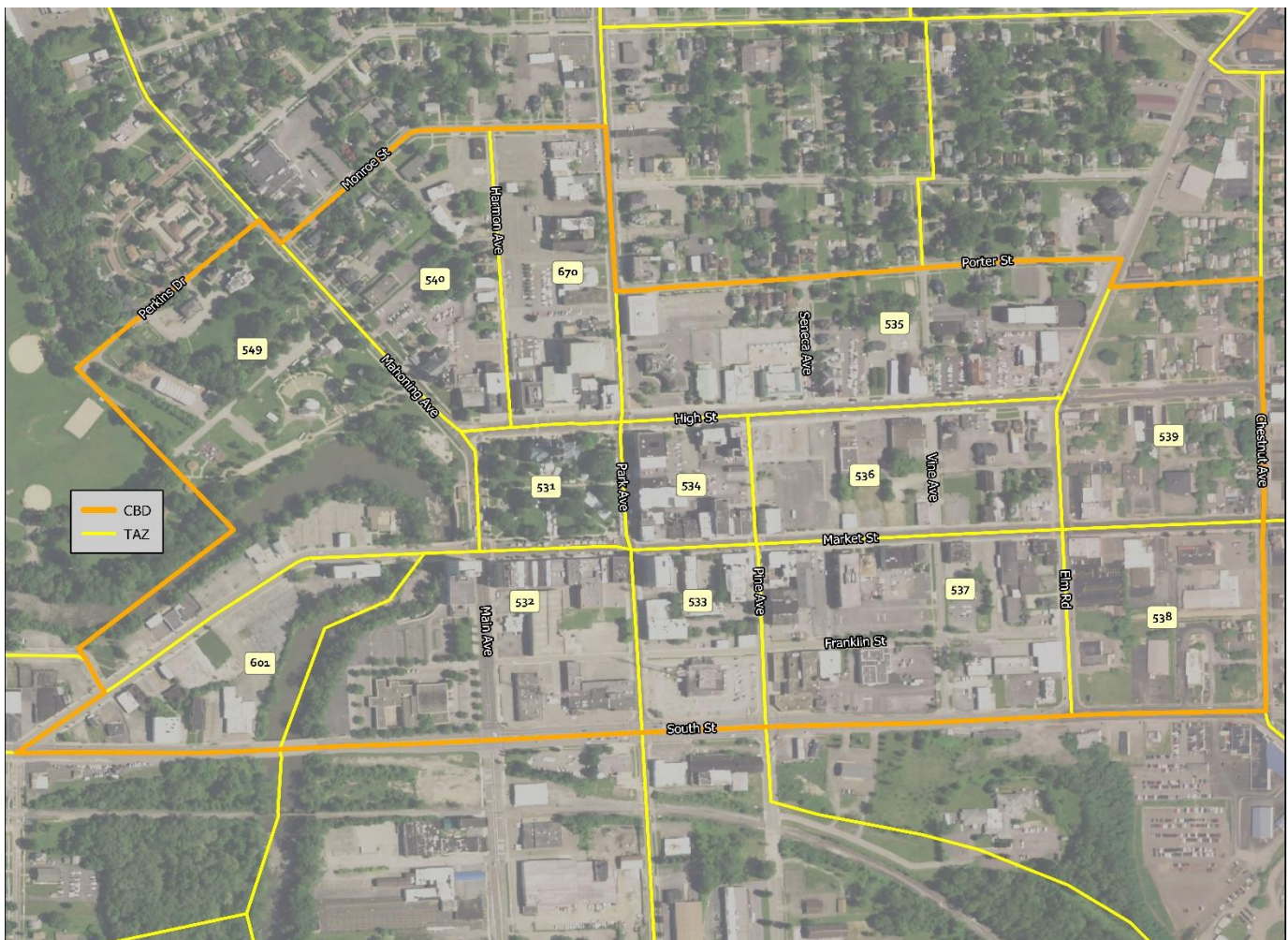


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Inventory of Parking Assets

In the study area, there are at least 348 on street spaces and 4,967 off street spaces, as shown in **Table 1: Inventory of Parking Assets**. The counts for both standard and handicapped on and off street parking are provided in **Table 1**. A portion of lot locations are geographically shown in **Figure 2: Inventory of Parking Assets**. The number of spaces were calculated by reviewing aerial imagery and site verification. The number of spaces varies because not all parking spaces are clearly marked, such as the WRAP-South lot or the other various lots that have been abandoned or poorly maintained. Records and square footage calculations were used to determine the number of spaces for lots that lacked clear markings.

Due to construction occurring on Harmon Avenue, counts were unable to be recorded for that section of on street parking. In addition to Harmon Ave, vehicles parking in the Franklin Street Garage were not recorded as well because the study only observed and recorded off street parking for surface lots. Harmon Ave and Franklin St Garage were not initially included in the study; however, both were added to the study at a later date.

Table 1: Inventory of Parking Assets

	Parking Type	Lot Location	Standard Parking	Handicapped Parking
TAZ 531	On Street Parking (Street)	Mahoning Ave (East Si)	12	
		W Market St (North Si)	15	
		N Park Ave (West Si)	10	1
		High St (South Side)	10	2
	Off Street Parking (Parking Lot)			
TAZ 532	On Street Parking (Street)	Main Ave (West Side)	9	
		Main Ave (East Side)	6	
		W Market St (South Si)	12	2
	Off Street Parking (Parking Lot)	Trumbull Family Court	128	4
		Huntington Bank	118	6
		Subway Plaza	48	2
		CenturyLink (Franklin)	38	
		CenturyLink (South)	60	
		Burger King	25	4
		Parking Lot (David Grohl Alley)	16	
		Franklin St Surface Lot	128	2
Huntington Extended SW Lot	39			
TAZ 533	On Street Parking (Street)	S Park Ave (East Side)	13	
		E Market St (South Si)	8	
		Pine Ave (West Side)	10	
	Off Street Parking (Parking Lot)	Warren Municipal Court	123	9
		Valley Counseling Services Admin	75	
		Ace Bail Bonds	6	
		South Park Title Agency	20	
TAZ 534	On Street Parking (Street)	N Park Ave (East Side)	10	
		High St (South Side)	8	
	Off Street Parking (Parking Lot)	Chemical Bank/Children Services	70	8
		Best Western Parking	36	
		Hippodrome Banquet Center	27	4
		Simoni Court Reporting	8	

	Parking Type	Lot Location	Standard Parking	Handicapped Parking
TAZ 535	On Street Parking (Street)	N Park St (East Side)	10	
		High St (North Side)	24	
		Seneca Ave (East Si)	11	
		Seneca Av (West Side)	8	
		Porter	12	
	Off Street Parking (Parking Lot)	Law Offices: Bauer, Scala, Ries	5	
		Trumbull County Dept of Jobs	89	5
		Warren School Admin (Front)	26	3
		Warren School Admin (Back)	71	7
		Trumbull Court of Appeals	48	2
		U.S. Post Office	45	
		Seneca Lot	63	
		St. Mary's Church	70	5
		Satolli Carpet	30	
		Board of Realtors	24	
		St. Demetrios Church Back	50	
		St. Demetrios Church Side	21	7
		The Mocha House	90	2
		Gilmour's Carpet Gallery	7	1
		Steam Academy of Warren	50	
Sarver Sweets	5			
CR Trophies&Engraving	3			
TAZ 536	On Street Parking (Street)	E Market St (North Si)	23	
		Vine Ave (East Side)	13	
		High St (South Side)	8	
	Off Street Parking (Parking Lot)	Warren Fed of Music	12	1
		Trumbull Veterans Services	100	4
		ANN Printing	12	
		Trumbull Mobile Meals	15	
		Lot (Vine&Market)	35	
		Lot (Elm&Market)	41	1
		Abandoned Build (Laurel Ct)	12	
		Custom Graphics	15	1
		Allstate Insurance: Woods	12	
		Sforza&Walker CPA's	40	4
		Rossi Insurance Age	11	
		Firestone	14	
		Meridian Healthcare	43	5
		Meridian Extended	45	1
		County Lot (Pine&High)	83	3
TAZ 537	On Street Parking (Street)	Franklin St (South Si)	9	
		E Market St (South Si)	27	
		Pine Ave (East Side)	9	

	Parking Type	Lot Location	Standard Parking	Handicapped Parking
TAZ 537	Off Street Parking (Parking Lot)	Salvation Army	51	4
		Tribune Chronicle	101	4
		EMT Ambulance	25	
		Greentree Counseling Center	30	2
		Taco Bell	30	2
		River Gate High School	23	1
		East Side Church of God	34	3
		YPS Integrated Syst	10	
		Rust City Church Dream Center	22	
		Best of Both Worlds Barber Shop	25	
		F&S Auto Services	12	
		SSA/GSB Lot	118	4
		Full Covenant Tabernacle	82	2
		First United Church of Christ	15	1
		Debonaire School or Dance	15	
Center Point Physical Therapy	14	2		
TAZ 538	On Street Parking (Street)	E Market St (South Si)	4	
	Off Street Parking (Parking Lot)	Advantage Auto Store	12	
		Rally's	10	1
		Dollar General	42	2
		McDonald's	66	4
		Sunrise Inn of Warren	100	1
		Buff-N-Stuff	25	2
		CVS	46	2
Cole Valley Collision Center	10			
TAZ 539	On Street Parking (Street)	High St (North Side)	5	
		High St (South Side)	7	
		E Market St (North Si)	12	
	Off Street Parking (Parking Lot)	Coffee Cup Café	23	
		Robert P. Safors Attorney at Law	20	
		Greasy Boys Garage	20	
		Past Times Store	28	2
		Trumbull Paint and Glass	10	
		VFW Post 1090	16	
		Lot (Elm&High)	15	
Itam 29	32			
Itam 29 Exten Parking	36			
TAZ 540	On Street Parking (Street)			
	Off Street Parking (Parking Lot)	Gary R. Rich	20	2
		Valley Counseling Services	33	1
		Presbyterian Church	117	5
		Trumbull Family Fitness	66	2
		Title Professionals	12	
Monroe Center	70			

Parking Type		Lot Location	Standard Parking	Handicapped Parking
TAZ 549	On Street Parking (Street)			
	Off Street Parking (Parking Lot)	Amphitheater Lot	22	
		Trumbull Toursim Bureau	24	
		A&N Restaurant Equip	10	
		WRAP-Buckeye Lot	40	
		Tiger Spa	9	
		WRAP-North Lot	100	
		Thumm's Bike & Clock	5	
		Downtown Redevelopment	100	
		CharBenay's Winery	31	4
		Monument Park	2	3
		Perkins Park	0	3
		City Hall	44	6
Riverwalk Lot	0	6		
TAZ 601	On Street Parking (Street)			
	Off Street Parking (Parking Lot)	Warren Bootlegger	15	
		Laborers' International Union Side Lot	46	
		Red's Auto Glass	30	
		Reeves Appartments	34	
		JR Glass	12	
		Laborers' International Union	16	1
WRAP-South Lot	180			
TAZ 670	On Street Parking (Street)			
	Off Street Parking (Parking Lot)	High St (North Side)	8	
		Harmon Ave (East Si)	28	2
		YWCA Warren	33	1
		Planned Parenthood (Back Lot)	102	2
		Planned Parenthood (Front Lot)	17	4
		Trumbull County Jail (Park Ave)	2	2
		Trumbull County Sheriff's Station	14	
		Trumbull County Admin	128	2
		United Methodist CC	92	4
McFarland Funeral Home		44	2	
Trumbull County Jail (High St)	1	4		
			Standard Parking	Handicapped Parking
Total: 5,315			5124	191
Off Street: 4,967			4783	184
On Street: 348			341	7
Parking Type		Lot Location	Standard Parking	Handicapped Parking
TAZ 532	Franklin Street Parking Garage	Ground & 1st floor	93	6
		2nd-4th floor	261	0

Franklin Street Parking Garage was not included in the **Total Number** of parking spaces

Occupancy Observation

Eastgate staff prepared a template to count the observed number of vehicles per on street parking space and off street parking space for each TAZ. This template was used for multiple observations during weekday mornings, weekday afternoons, and weekend evenings in order to have a statistically-reliable count. Vehicles that were entering or exiting a space or lot were not included in the count. Averages were then calculated per time of day.

According to the Institute of Transportation Engineers (ITE), ideal usage for parking facilities is between 70-85%. When a facility such as an on street parking space or stall in a lot are below 70%, the asset is underutilized. Underutilization results in loss in public revenue for on street parking and lower property values for lots and garages as outlined by researcher Donald Shoup. Consistent underutilization leads to the assumption that parking should be free and that peak demand events such as festivals and concerts skew public perception that there is not enough parking. If a parking asset is 86% or more utilized, it is likely undervalued. In reviewing each observation and the averages per time of day and overall, on and off street parking in the study area are generally underutilized, so ideal usage is shown as 50-85% for greater variation.

Weekday Mornings

During weekday mornings, the only area of on street parking above the utilization rate of 85% is located on North Park Avenue. This part of North Park Ave stretches along the building fronts of Howard's Clothes, Best Western and Tom Crowley's Jewelry Shop in TAZ 534. Around the courthouse, making up TAZ 531, West Market St (North Side), Mahoning Ave, High St (South Side) and North Park Ave (West Side) are all within the 50%-85% utilization rate, meaning they are properly being used. On Street parking that is being underutilized is primarily in the eastern section of the CBD, while street parking that is properly being utilized is seen around government buildings. Please see **Figure 3: Weekday Morning On Street Parking**.

Off street parking utilization rates above 85% have been recorded in four different parking lots around the CBD. Trumbull County Administration lot and the two small Trumbull County Jail lots located along High St and N Park Ave, in TAZ 670, and lastly Trumbull Mobile Meals in TAZ 536. Parking lots with utilization falling in the targeted percentage of 50%-85% can be seen scattered throughout the CBD, but again, are primarily around government buildings while the majority of lots are underutilized. Please see **Figure 4: Weekday Morning Off Street Parking**.

Weekday Afternoons

During weekday afternoons, on street parking utilization rates are above 85% again on North Park Ave in TAZ 534 and on High Street in TAZ 670. On street parking is underutilized throughout the CBD with the exception of the street parking around the courthouse in TAZ 531 and a few other places nearby. Please see **Figure 5: Weekday Afternoon On Street Parking**.

Off street afternoon utilization rates are nearly identical to off street morning utilization rates, with a few exceptions. In the afternoon the Trumbull Mobile Meals, in TAZ 536, is no longer above the desired utilization rate, while the other overutilized parking lots remain the same. In addition to the changes with Trumbull Mobile meals, the Presbyterian Church, Trumbull Family Fitness, Planned Parenthood (front lot),

the Dept of Jobs and the Seneca lot, each have fallen into the underutilized rates, while the majority of lots remain underutilized. Please see **Figure 6: Weekday Afternoon Off Street Parking**.

Weekend Evenings

During weekend evenings, on street parking utilization rates are above 85% in five different locations. North Park Avenue (west side) in TAZ 531, North Park Avenue (east side) in TAZ 534, West Market Street (north side) in TAZ 531, West Market Street (south side) in TAZ 532 and lastly a portion of High Street (south side) in TAZ 534 are all above 85%. Increases in utilization can be linked to the River Rock Amphitheater event going on that Saturday and the various restaurants in the area that raised some on street parking from underutilized into the desired utilization rate. Please see **Figure 7: Weekend Evening On Street Parking**.

Off street parking utilization rates are primarily above 85% near the Amphitheater. Due to the event, parking lots saw an increase of vehicles causing them to go above 85%. On the other hand, parking lots like CharBenay's Winery (TAZ 549) and the Sunrise Inn (TAZ 538) have increased utilization rates because they are more popular on weekend evenings. Please see **Figure 8: Weekend Evening Off Street Parking**.

Viewing the weekend evening rates, if it had not been for the concert event the parking lots in the north west area of the CBD in TAZs 540, 549 and 670, with the exception of the CharBenay's Winery, would have not been above 85% utilization rate. With that being said, although many lots were nearly if not all the way filled there appeared to be no issues with event parking.

General Observations

Overall, utilization rates remain relatively constant, only observing small changes from weekday mornings to weekday afternoons. In addition to the limited changes that occur between morning and afternoon, generally all on and off street parking is being underutilized within the CBD of Warren. **Table 2: Utilization Rates** includes the averages for weekday mornings, afternoons, and weekend evenings.

Figure 3: Weekday Morning On Street Parking: 9am – 11am

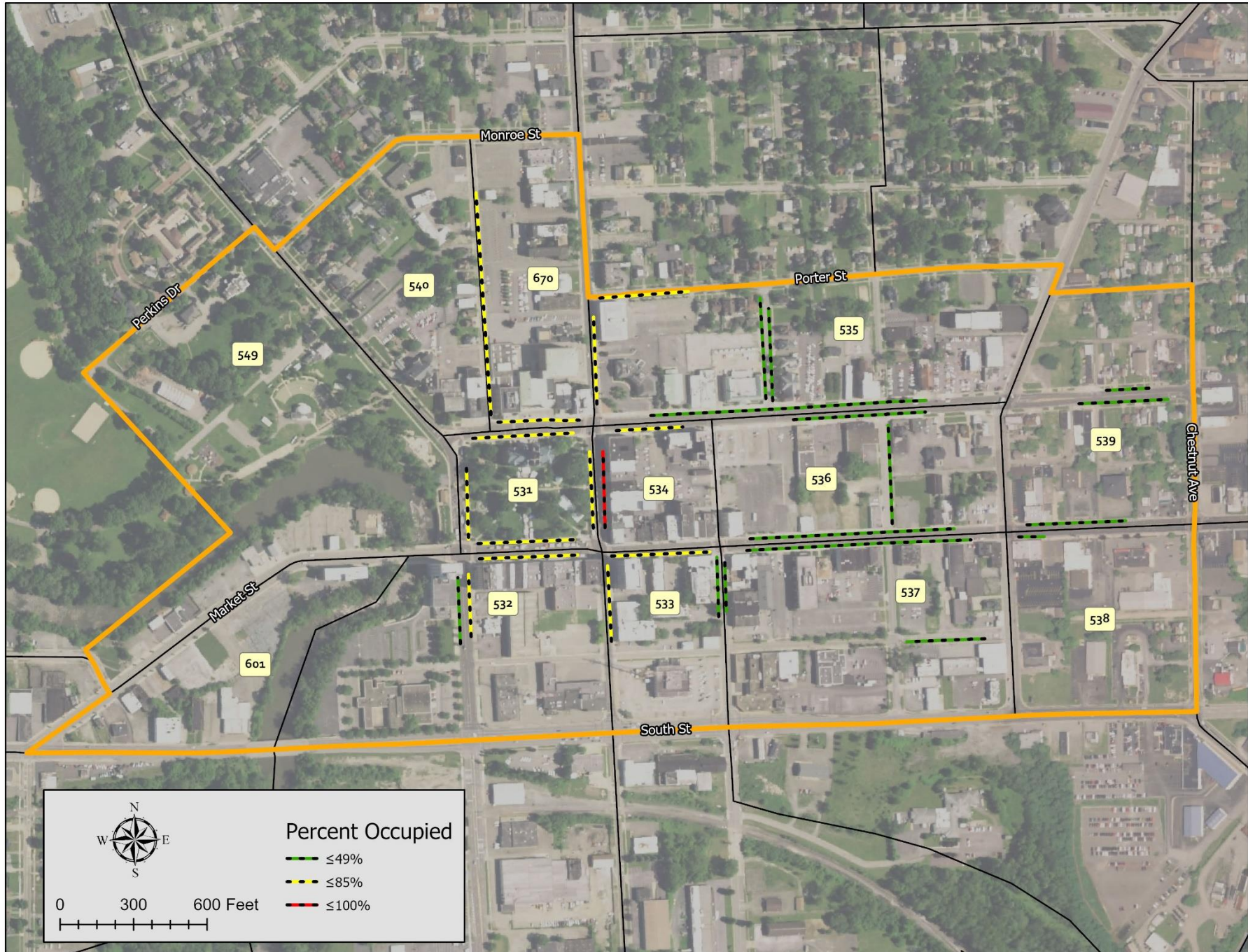


Figure 4: Weekday Morning Off Street Parking: 9am – 11am

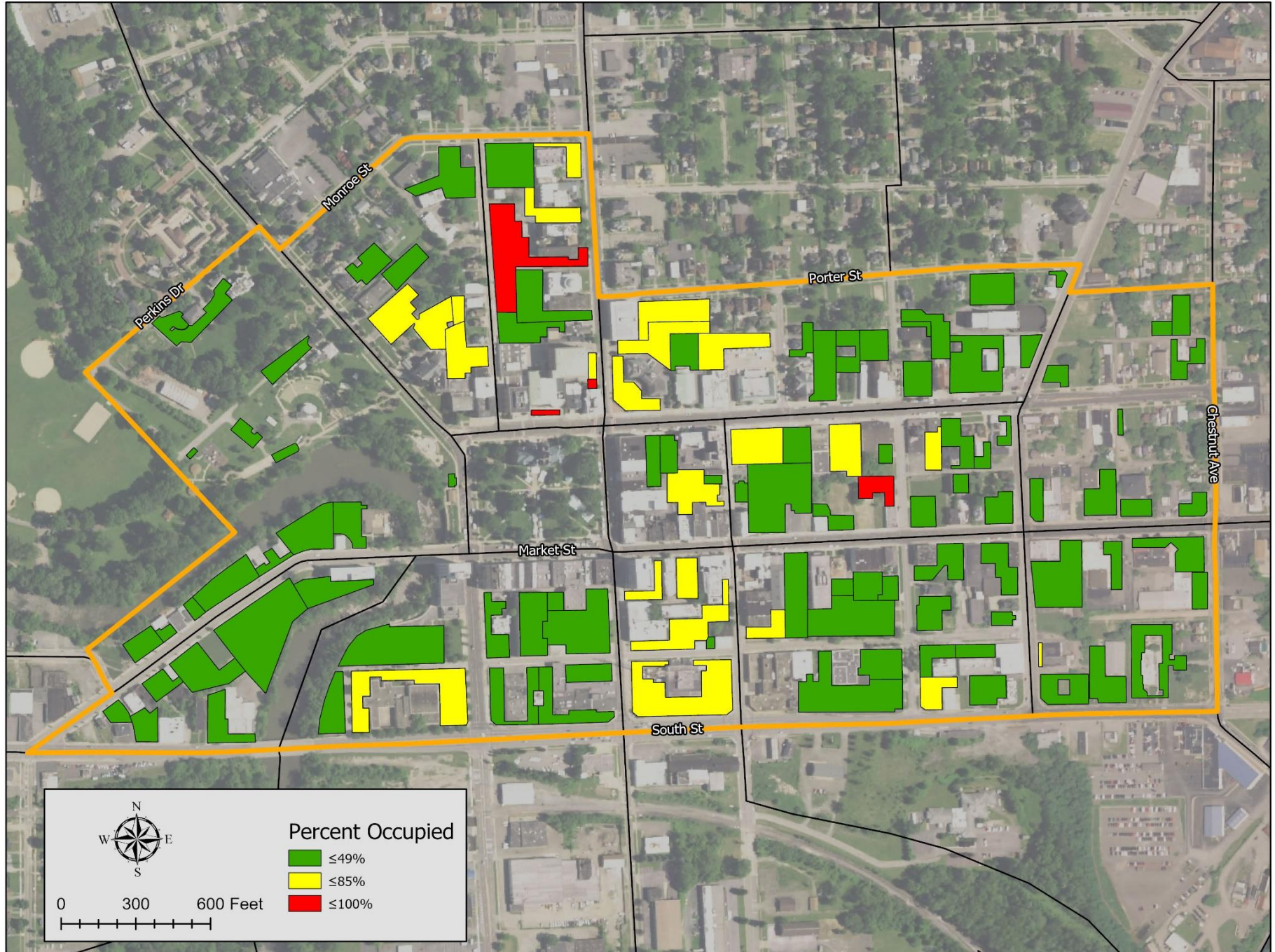


Figure 5: Weekday Afternoon On Street Parking: 1pm – 3pm

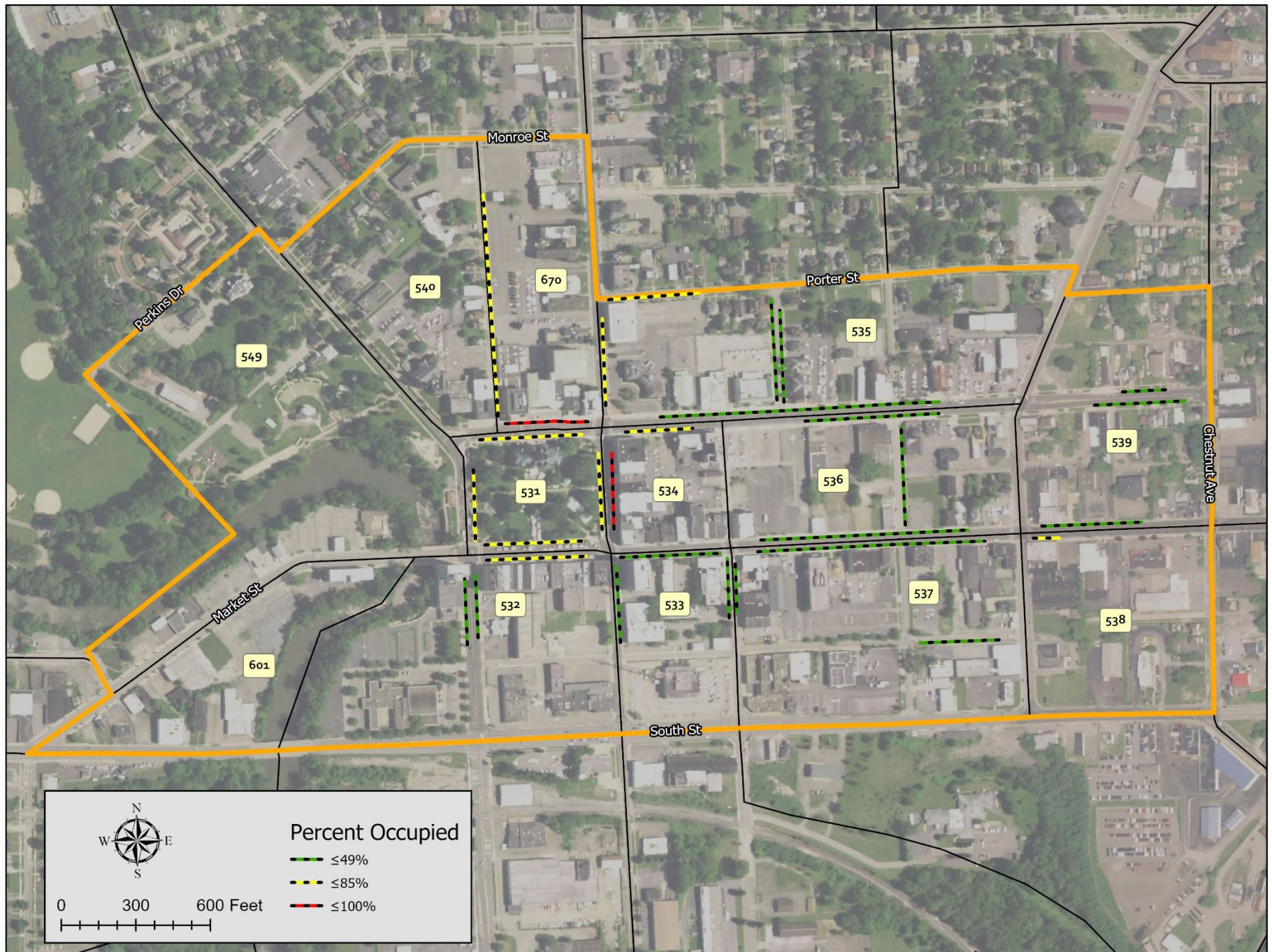


Figure 6: Weekday Afternoon Off Street Parking: 1pm – 3pm

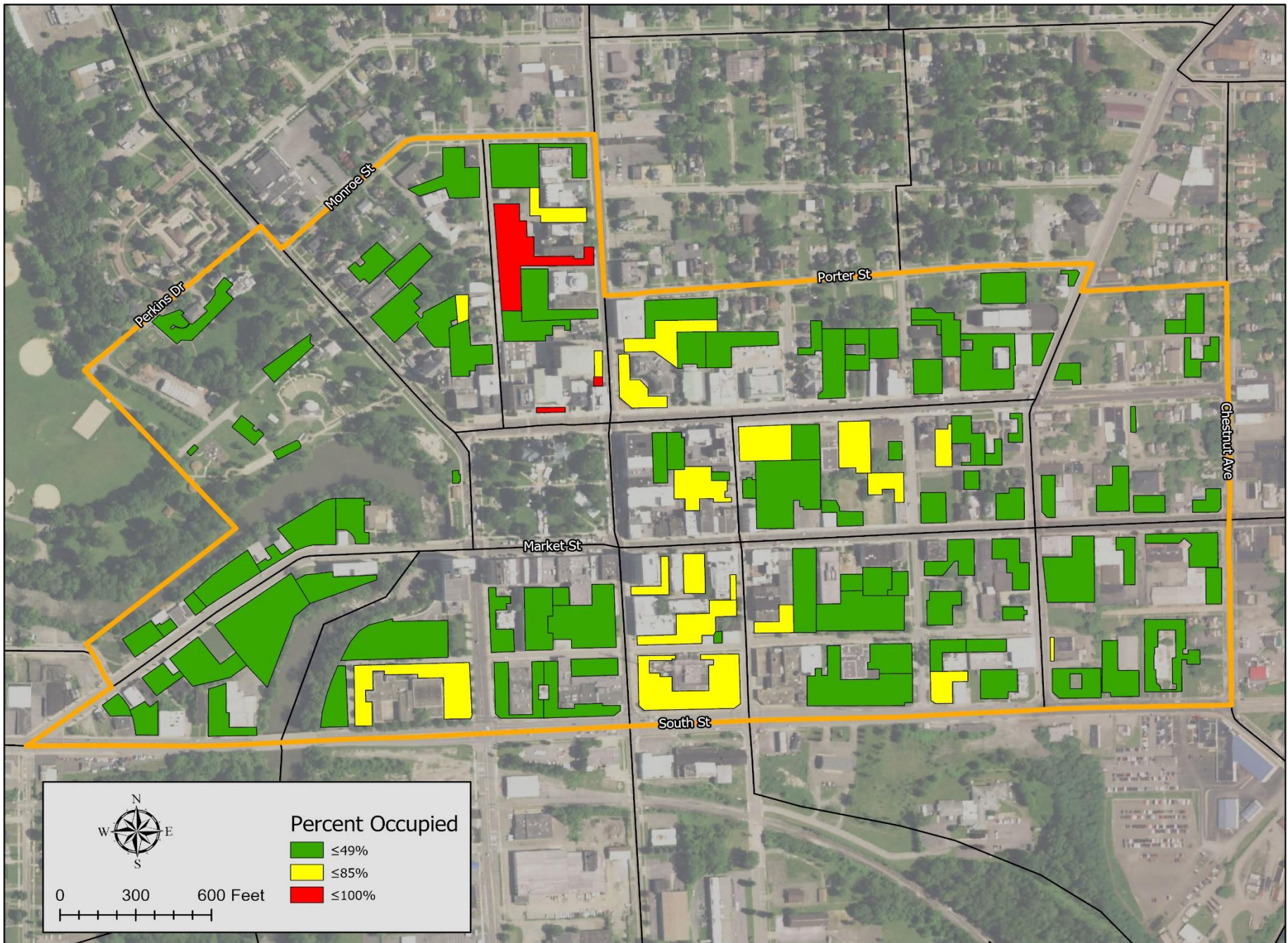


Figure 7: Weekend Evening On Street Parking: 6:30pm – 8:30pm



Figure 8: Weekend Evening Off Street Parking: 6:30pm – 8:30pm

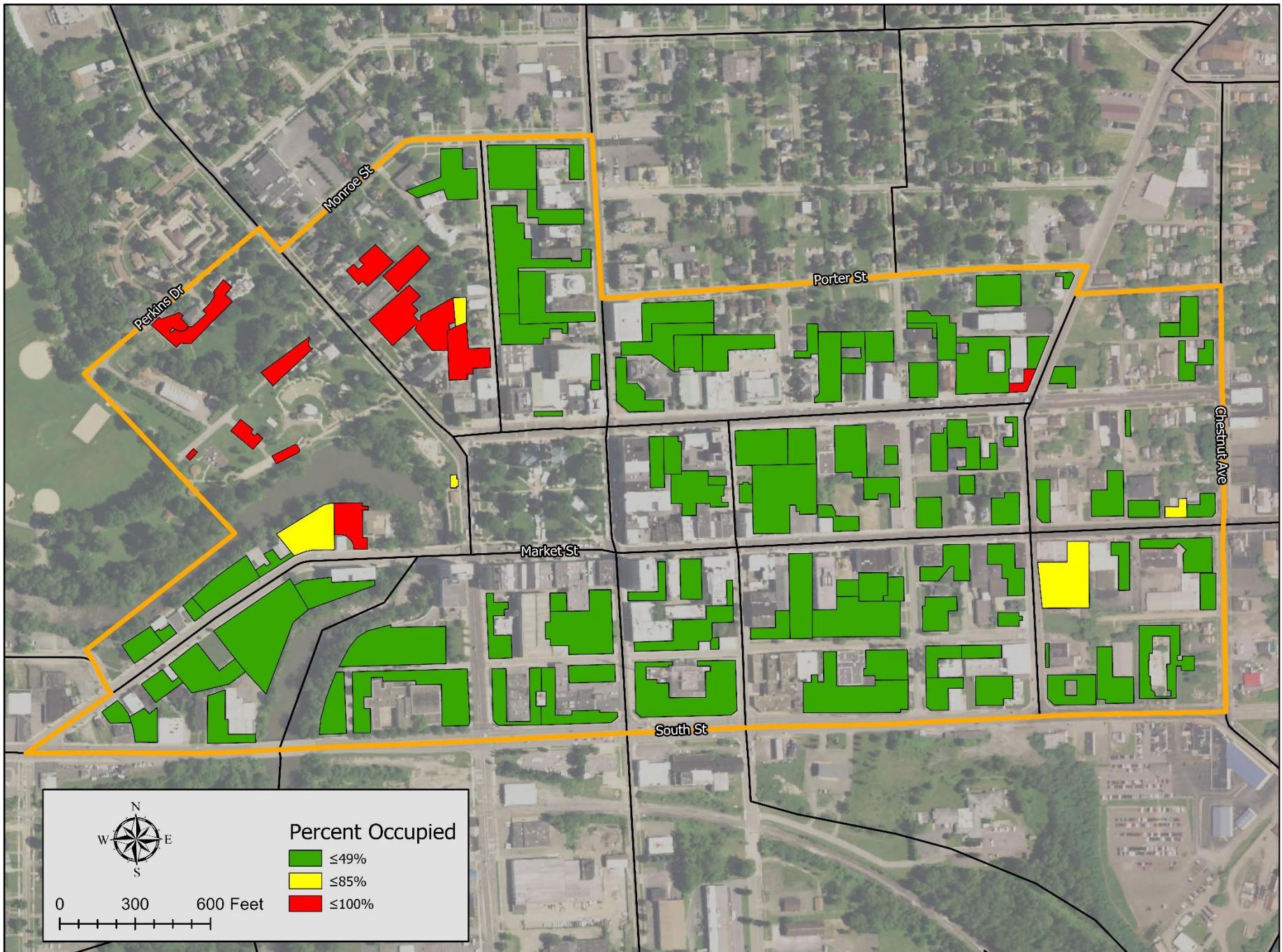


Table 2: Utilization Rates

Parking Type		Lot Location	% Occupied Morning	% Occupied Afternoon	% Occupied Weekend
TAZ 531	On Street Parking (Street)	Mahoning Ave (East Si)	73%	77%	83%
		W Market St (North Si)	77%	76%	93%
		N Park Ave (West Si)	75%	68%	91%
		High St (South Side)	71%	71%	58%
	Off Street Parking (Parking Lot)				
TAZ 532	On Street Parking (Street)	Main Ave (West Side)	28%	36%	78%
		Main Ave (East Side)	54%	46%	83%
		W Market St (South Si)	70%	70%	93%
	Off Street Parking (Parking Lot)	Trumbull Family Court	60%	52%	11%
		Huntington Bank	39%	42%	1%
		Subway Plaza	5%	9%	10%
		CenturyLink (Franklin)	3%	3%	0%
		CenturyLink (South)	2%	3%	3%
		Burger King	26%	31%	21%
		Parking Lot (David Grohl Alley)	30%	36%	6%
		Franklin St Surface Lot	29%	31%	0%
		Huntington Extended SW Lot	6%	8%	0%
TAZ 533	On Street Parking (Street)	S Park Ave (East Side)	50%	38%	77%
		E Market St (South Si)	63%	41%	0%
		Pine Ave (West Side)	25%	25%	30%
	Off Street Parking (Parking Lot)	Warren Municipal Court	63%	63%	28%
		Valley Counseling Services Admin	61%	61%	3%
		Ace Bail Bonds	33%	33%	0%
		South Park Title Agency	58%	55%	0%
TAZ 534	On Street Parking (Street)	N Park Ave (East Side)	100%	98%	100%
		High St (South Side)	75%	72%	88%
	Off Street Parking (Parking Lot)	Chemical Bank/Children Services	57%	54%	19%
		Best Western Parking	59%	23%	28%
		Hippodrome Banquet Center	33%	28%	6%
TAZ 535	On Street Parking (Street)	N Park St (East Side)	85%	58%	50%
		High St (North Side)	39%	35%	33%
		Seneca Ave (East Si)	11%	39%	0%
		Seneca Av (West Side)	41%	25%	0%
		Porter	58%	60%	0%
	Off Street Parking (Parking Lot)	Law Offices: Bauer, Scala, Ries	40%	35%	0%
		Trumbull County Dept of Jobs	63%	47%	0%
		Warren School Admin (Front)	62%	55%	3%
		Warren School Admin (Back)	63%	67%	0%
		Trumbull Court of Appeals	31%	34%	2%
		U.S. Post Office	31%	16%	60%
		Seneca Lot	52%	44%	0%
		St. Mary's Church	17%	18%	0%
		Satolli Carpet	17%	18%	7%
		Board of Realtors	8%	8%	0%
		St. Demetrios Church Back	0%	0%	0%
		St. Demetrios Church Side	5%	7%	0%
The Mocha House	37%	42%	27%		
Gilmour's Carpet Gallery	22%	28%	0%		
Steam Academy of Warren	27%	25%	0%		
Sarver Sweets	0%	10%	0%		
CR Trophies&Engraving	0%	0%	0%		

	Parking Type	Lot Location	% Occupied Morning	% Occupied Afternoon	% Occupied Weekend
TAZ 536	On Street Parking (Street)	E Market St (North Si)	8%	13%	0%
		Vine Ave (East Side)	40%	17%	8%
		High St (South Side)	22%	22%	75%
	Off Street Parking (Parking Lot)	Warren Fed of Music	42%	44%	0%
		Trumbull Veterans Services	43%	37%	0%
		ANN Printing	25%	25%	0%
		Trumbull Mobile Meals	100%	58%	27%
		Lot (Vine&Market)	0%	0%	0%
		Lot (Elm&Market)	5%	6%	0%
		Abandoned Build (Laurel Ct)	0%	0%	0%
		Custom Graphics	8%	13%	13%
		Allstate Insurance: Woods	42%	46%	0%
		Sforza&Walker CPA's	43%	44%	0%
		Rossi Insurance Age	59%	52%	0%
		Firestone	14%	13%	7%
Meridian Healthcare	81%	66%	10%		
Meridian Extended	12%	4%	0%		
County Lot (Pine&High)	59%	57%	34%		
TAZ 537	On Street Parking (Street)	Franklin St (South Si)	14%	19%	11%
		E Market St (South Si)	13%	16%	0%
		Pine Ave (East Side)	22%	28%	78%
TAZ 537	Off Street Parking (Parking Lot)	Salvation Army	14%	18%	2%
		Tribune Chronicle	35%	34%	9%
		EMT Ambulance	53%	53%	28%
		Greentree Counseling Center	44%	36%	0%
		Taco Bell	9%	9%	6%
		River Gate High School	27%	26%	0%
		East Side Church of God	1%	1%	0%
		YPS Integrated Syst	0%	0%	0%
		Rust City Church Dream Center	6%	5%	0%
		Best of Both Worlds Barber Shop	14%	10%	0%
		F&S Auto Services	58%	50%	0%
		SSA/GSB Lot	28%	25%	2%
		Full Covenant Tabernacle	40%	37%	6%
		First United Church of Christ	8%	3%	6%
Debonaire School or Dance	40%	45%	20%		
Center Point Physical Therapy	6%	5%	0%		
TAZ 538	On Street Parking (Street)	E Market St (South Si)	19%	50%	75%
	Off Street Parking (Parking Lot)	Advantage Auto Store	71%	50%	8%
		Rally's	32%	27%	18%
		Dollar General	10%	13%	11%
		McDonald's	25%	18%	6%
		Sunrise Inn of Warren	18%	24%	73%
		Buff-N-Stuff	27%	31%	15%
		CVS	16%	17%	13%
Cole Valley Collision Center	33%	28%	0%		
TAZ 539	On Street Parking (Street)	High St (North Side)	20%	5%	0%
		High St (South Side)	11%	4%	0%
		E Market St (North Si)	2%	8%	0%
	Off Street Parking (Parking Lot)	Coffee Cup Café	27%	15%	35%
		Robert P. Safors Attorney at Law	8%	9%	0%
		Greasy Boys Garage	0%	3%	25%
		Past Times Store	5%	11%	17%
		Trumbull Paint and Glass	3%	3%	0%
		VFW Post 1090	23%	27%	0%
		Lot (Elm&High)	0%	0%	0%
Itam 29	5%	13%	0%		
Itam 29 Exten Parking	3%	5%	0%		

	Parking Type	Lot Location	% Occupied Morning	% Occupied Afternoon	% Occupied Weekend
TAZ 540	On Street Parking (Street)				
	Off Street Parking (Parking Lot)	Gary R. Rich	8%	7%	100%
		Valley Counseling Services	18%	19%	100%
		Presbyterian Church	53%	48%	100%
		Trumbull Family Fitness	64%	39%	88%
		Title Professionals	58%	56%	58%
		Monroe Center	14%	11%	0%
TAZ 549	On Street Parking (Street)				
	Off Street Parking (Parking Lot)	Amphitheater Lot	0%	1%	100%
		Trumbull Toursim Bureau	17%	13%	100%
		A&N Restaurant Equip	13%	10%	0%
		WRAP-Buckeye Lot	2%	2%	0%
		Tiger Spa	3%	14%	11%
		WRAP-North Lot	1%	0%	0%
		Thumm's Bike & Clock	25%	30%	0%
		Downtown Redevelopment	0%	1%	54%
		CharBenay's Winery	0%	0%	100%
		Monument Park	0%	20%	60%
		Perkins Park	8%	17%	100%
		City Hall	25%	27%	100%
		Riverwalk Lot	0%	0%	100%
		TAZ 601	On Street Parking (Street)		
Off Street Parking (Parking Lot)	Warren Bootlegger		12%	8%	7%
	Laborers' International Union Side Lot		1%	1%	0%
	Red's Auto Glass		38%	36%	0%
	Reeves Appartments		18%	18%	26%
	JR Glass		0%	0%	0%
	Laborers' International Union		3%	3%	0%
	WRAP-South Lot		0%	0%	0%
TAZ 670	On Street Parking (Street)	High St (North Side)	81%	97%	50%
		Harmon Ave (East Si)	57%	50%	
	Off Street Parking (Parking Lot)	YWCA Warren	73%	62%	3%
		Planned Parenthood (Back Lot)	45%	31%	5%
		Planned Parenthood (Front Lot)	56%	40%	0%
		Trumbull County Jail (Park Ave)	100%	100%	0%
		Trumbull County Sheriff's Station	82%	68%	0%
		Trumbull County Admin	98%	96%	17%
		United Methodist CC	29%	22%	0%
		McFarland Funeral Home	28%	28%	18%
Trumbull County Jail (High St)	100%	88%	0%		
		Overall Utilization	32%	30%	22%
	Parking Type	Lot Location	% Occupied Morning	% Occupied Afternoon	% Occupied Weekend
TAZ 532	Franklin Street Parking Garage	Ground & 1st floor	31%	35%	
		2nd-4th floor	18%	18%	

Franklin Street Parking Garage was not included in the Overall Utilization Rates

Recommendations

The greatest utilization of parking occurs during weekday daytime hours in the CBD at 32%, however, weekday afternoon hours are only 2% lower than daytime. These utilization rate indicate that supply isn't the issue. Rather, the location and availability of accessible parking is. Therefore, it is recommended that the City of Warren define what ideal parking management would look like for Downtown and collectively work with all stakeholders to incrementally reach this vision. The following is a list of factors that the City should consider:

Visitors:

- Update and make visitor parking information more accessible. Create wayfinding and signage for off-street parking.
- Update on street parking signage to clearly indicate where parking is and isn't allowed.

Workers:

- Treat workforce equally with no exceptions for city and county government employees parking for extended periods of time and/or illegally on the street.
- Create 15-minute loading spaces for drop-offs and deliveries.
- Encourage design standards for off street parking lots to improve safety with necessary updates such as lighting and accessibility.

Value Parking Assets:

- Work with Municipal Court to create revenue source from fines for parking infrastructure maintenance. Primarily focusing on repainting lines for on street parking to make it clearly visible where people can and cannot park.
- Determine market value of on street spaces to determine revenue needs for maintenance and operations. Based on 2003 numbers from the Victoria Transport Policy Institute, each on street space costs \$778 annually to maintain. Therefore, each space should generate at least \$778 to mitigate public cost. The City must collect at least \$3 per space per weekday for maintenance.

Update Legislation

- Consider implementing metered parking for additional revenue to help with maintenance costs.
- Holistically update all on street parking zones to reflect current and future needs of the city.
- Update maximum time limits to encourage turnover in prime locations. Around the courthouse should remain at two hours or less. Longer on street parking may be suitable further from the courthouse if it is metered.

Update Parking Management Contract

- Determine which department is best for keeping track of updating and adapting inventory to meet demand.
- Determine if evening and weekend on street activity merit enforcement.

Future Acquisitions

- Due to the overutilization of the Trumbull County Administration lot, consider purchasing the closed McFarland Funeral Home. This would allow for more available spaces and bring down utilization.