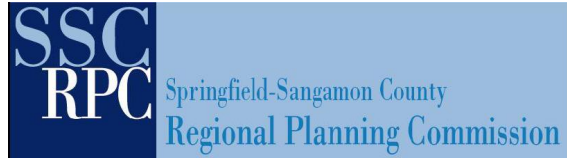


# RESEARCH REPORT

## MacArthur Boulevard Parking Survey



August 6, 2010

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### Introduction

The MacArthur Boulevard Redevelopment Planning Project involves the study of various issues associated with the redevelopment of this important Springfield transportation and commercial corridor. As it is now the home of many retail and service establishments, customer and employee parking is an important issue.

The consulting team for the project has preliminarily suggested improvements that would reduce curb-cuts, allow for additional streetscape and green space, provide outdoor seating for some establishments, and allow for better access to the properties from alley and roadways behind the properties rather than directly from the Boulevard. These changes could, however, lead to a reduction in parking spaces, particularly to the front of some businesses, and combined or shared parking at some locations.

This proposal created some concern among business owners along the corridor. Some focus group and workshop participants indicated that if this strategy resulted in reduced parking for their customers, it could negatively affect their businesses. Participants also stressed that businesses and their customers preferred parking directly in front of their buildings, and feared that other alternatives might lead to customer confusion about where to park and dissatisfaction about ease of access. This is not an inappropriate concern as such an outcome could eventually lead customers to shop or receive services elsewhere, creating an additional challenge for corridor redevelopment.

Because of this concern, staff of the Springfield-Sangamon County Regional Planning Commission (SSCRPC) conducted a preliminary survey and analysis of parking availability in the project area during peak periods. This study was performed to gain some perspective on parking availability, shared parking areas, and the "busyness" of certain stores and parking lots along MacArthur Boulevard during peak times. The survey was also conducted to bring additional focus to the possibility that some businesses might benefit from sharing their parking lots with other businesses in an effort to ease parking, provide improved access, improve roadway safety, and create a more hospitable commercial image for the area.

Therefore, on Saturday July 26, 2010, and Friday July 30, 2010, the SSCRPC conducted a preliminary parking survey for portions of the MacArthur Boulevard Redevelopment Plan project area.

## Question & Methodology

The fundamental planning question arising from the concerns voiced relates to whether or not the adoption of parking modes different from those currently in use, potentially reducing parking availability, would negatively affect business. Since we could not address this question directly, the SSCRPC thought it advisable to assess current parking demand in the area to determine whether or not a reduction in parking would have a substantial effect. Our initial assumption was that if parking was currently in demand – that is, there is little oversupply of parking available at business parking sites – a reduction in parking could have a negative effect. Conversely, if there is some oversupply of parking in the area, the magnitude and location of this oversupply might indicate where other parking modes might be considered and the extent to which they might be employed.

The method utilized was in part based upon recommended protocols provided to the SSCRPC by Gewalt Hamilton Associates (GHA), the transportation planning consultants for the MacArthur project, related to peak business parking times. This will be discussed below.

We must note several factors of importance related to this study.

First, the data provided should be considered a “snapshot” of the area. SSCRPC staff is aware that there may be seasonal differences in shopping and service demand that could affect parking demand. A survey of parking conducted during summer months – as this one was – may not capture the true parking demand of businesses that have greater demands during other times of the year. However, based upon our observations of the business mix along the MacArthur corridor we believe that any seasonal difference would be negligible or indicate greater demand during summer months. Staff is also aware that what may be peak parking times for some businesses may not be for others. For example, while lunch hours on weekdays may be peak periods for food service establishments, building supply businesses may find that their peak hours are early in the morning as contractors pick up materials for use on a job site. Even so, we believe that the information provided below provides a fair approximation of parking demand and is of use to the MacArthur project.

Also, and due to staff and time constraints, the SSCRPC did not inventory all of the parking along the roadway. Instead 38 parking sites (business lots or lot combinations associated with 53 businesses) were selected for measurement of parking occupancy rate. These sites were selected based upon a number of criteria. This included location along the corridor, lot size and the potential for use. The selected sites are identified on Map 1 on page 18 of this report.

They were also selected based upon whether or not they currently have parking spaces in front of businesses which sit close to MacArthur Blvd. This “nearness of use” aspect was deemed important because of business concerns about easy parking access, and also because the consultants had noted traffic safety issues arising from customers pulling in and backing out onto the Boulevard where traffic volume can be high. This approach to parking ingress and egress can also create a hazard for pedestrian traffic along MacArthur.

In general, the locations surveyed were chosen because most of them have short parking lot depths and their buildings sit close to the MacArthur roadway. These businesses also represent areas the consultants mentioned as places where corridor beautification can be implemented and maximized.

The selection of sites based upon these criteria meant that certain parcels would not be considered in the survey. For example, the shopping center site, vacant K-Mart site, Walgreens site, and others were not included because of the criteria used for site selection. We do not believe that excluding these sites has a significant impact on answering the planning question.

These criteria also meant that some sites were included in the survey that might be considered marginal to its intent: e.g., the Southside Christian Church site and two vacant building sites. However, we ultimately included these sites as they met the land criteria applied. Additional comment concerning the two vacant building sites is included below.

As mentioned above, GHA recommended certain days of the week and times of day that would serve as appropriate peak times for the survey. Peak times were selected as these were expected to be the times when parking demand is greatest and ease of access most at a premium. Based upon the information provided, the SSCRPC selected these peak timeframes: Saturday, July 26, 2010, and Friday, July 30, 2010, during lunch hours; and a Friday evening dinner hour. Lunch hours were determined to be between 11:00 AM and 1:00 PM, while the evening dinner hours were between 5:30 PM and 7:00 PM.

During these times the SSCRPC staff visited each of the 38 sites identified and counted the total amount of parking spaces that are available in each lot, documenting the utilization rate of each lot during the chosen peak hours. The identification of parking spaces was by direct observation rather than map. We have found in conducting the annual Springfield Downtown Parking Survey that parking spaces may sometimes be put to use for needs other than parking (temporary storage, for example), may be affected by construction, and that spaces not intended for parking use sometimes are used in this way. We did find examples of this in our survey. For this reason our count for parking space availability is based upon parking spots actually observed on-site, not those indicated on a site plan or designated by zoning ordinance.

Table 1, which can be found at the end of this report, provides a list of business parking locations associated with the sites reviewed. Where multiple parking areas come together we did not attempt to separate them by business. This is not only due to the difficulty of doing so, but because of the suggestion that shared parking might become an alternative in corridor redevelopment, we thought it useful to treat them as combined or shared lots. *Business names are separated by a slash (/) in the tables included at the end of this report to indicate these observed shared or interconnected parking sites.*

In addition to the sites and businesses mentioned above, there were two parking lots containing buildings - which at one point housed businesses - that are currently closed and listed for sale. We included these locations in the survey as they met the qualifications for review, as previously noted, and because we wished to determine if these lots were being used by other businesses or for other purposes.

Another distinction to be made is that we included in the survey a parking lot assigned as visitor parking for both the Federated Funeral Directors of America (FFDA) building and the William Shaffer Law Office shared parking site. Readers will see this site noted in the tables as “Visitor Parking for Schaffer Site”. Some explanation is necessary.

The FFDA’s large employee parking lot was not included in the survey because it sits off of the corridor and would likely not be affected by the streetscape and other changes suggested. However, when there is an overflow of parked cars filling up the adjacent entities’ parking lots (i.e.; FFDA, the William Shaffer Law Office, Charles H. Foley & Associates, Laurel Research Associates, Springfield Supportive Living and Funeral Management Services) employees use gravel parking spaces that sit across from Luer’s Family Shoes. Currently, these spaces are shared between the FFDA and Luer’s Family Shoes, and employees and customers from each building utilize them. These spaces are included in the Luer’s Family Shoes parking space counts below, but are not included in the William Shaffer site combined counts, simply because of the close proximity to the Luer’s site. It should be noted, however, that even though these spaces are currently being used for parking and are included in the Luer’s parking count, they are not owned by any of the entities currently using them, as they are on property owned by the City of Springfield.

In addition to listing the parking sites surveyed, Table 1 also provides the number of parking spaces observed at each site and a summary of the parking rate found for each survey period. Additional tables will provide data specific to each peak-time survey period.

## **Survey Results**

### **Saturday, July 26, 2010, Lunch Hour Survey Results**

As noted above, parking survey data was collected between 11:00 AM and 1:00 PM on Saturday, July 26, 2010. The SSCRPC visited 37 lots during this survey period and counted a total of 1,015 parking spaces. The Wardrobe’s parking lot was not included in this particular survey period, but was added for review during the other survey periods based upon the observation on-site that it met the protocol conditions.

During this peak period only 18.62%, or 189, of the total spaces were occupied. Table 2, located at the end of this report, shows each business/parking lot surveyed, the total amount of spaces contained in each lot, the total amount of occupied spaces in each lot, the occupancy percentage of each lot, and the time that each count was taken. Table 3 displays the same data sorted by occupancy percentage.

These tables indicate that five business parking sites had over half of their total spaces filled during lunch hours on Saturday:

- Penny Lane Gifts (85.19%).
- New Age Tattoo and Gyros Stop shared parking lot (81.25%).
- Carpet One (62.5%).
- Luer’s Family Shoe Store (53.57%).
- National Rent-to-Own (53.33%).

Additionally, Bollman's Pool and Spa (50.0%), Springfield Priority Care (42.11%), Wild Birds Unlimited (41.67%), National Rent-A-Center (41.67%), and the shared parking lot for Ace Bike Shop and Singer Sewing & Vacuum Center (41.67%), all remained largely occupied during these hours as well.

On the other hand, the tables also show a number of businesses with no spaces filled, resulting in a zero occupancy rate. However, some of these businesses are closed on Saturdays, while two lots contain no businesses and have abandoned buildings.

It is also of note that a few parking sites had low occupancy rates during the survey period given the large amount of parking available at those sites. These include: La Bamba; Southside Christian Church; Family Video and Antonio's Pizza shared parking lot; Baskin Robbins, Ross Isaac, Don Smith Paint and Sterling Tax shared parking lot; and Advance America.

La Bamba, a Mexican restaurant, had 4.35% occupancy with only 1 of their 23 total spots occupied during lunch hours on Saturday. Southside Christian Church had 3.37% occupancy with only 9 of their 267 total spaces filled. The church's lot has excess parking on Saturday when there are no congregation services being held. Furthermore, the Family Video and Antonio's Pizza shared parking lot had 7.50% occupancy with only 3 of 40 parking spaces filled. This lot in particular seemed to have excess parking during lunch hours during the survey period.

The Baskin Robbins, Ross Isaac, Don Smith Paint and Sterling Tax shared parking lot had 8.18% occupancy with 9 out of 110 total spaces filled during the Saturday lunch hour survey period. Most of the cars were parked near Baskin Robbins, which suggests that this business generates most of the parking demand during Saturday lunch hours. Ross Isaac, a contemporary restaurant, is not open for Saturday lunch hours, leaving that business' surrounding parking spaces unutilized with the exception of one employee's car. In addition, Don Smith Paint had two cars parked near it with one being a Don Smith work truck and the other a customer or employee's car. Customers and employees both utilize this shared parking lot and there is no designated parking for either customers or employees. We will make additional comments concerning employee parking later in this report.

Overall, the Saturday lunch hour survey identified excess parking capacity for all of the sites studied.

### **Friday, July 30, 2010, Lunch Hour Survey**

Parking survey data was collected between 11:00 AM and 1:00 PM on Friday, July 30, 2010, to assess demand during this peak period. This time the SSCRPC included The Wardrobe's parking lot, surveying a total of 38 lots to gauge parking occupancy. These 38 lots accounted for 1,023 total spaces. Staff found 23.46%, or 240, of the total spaces occupied during lunch hours on this date. Table 4 shows the survey results for these 38 lots during the survey period. Table 5 provides the same data sorted by degree of parking in use.

These tables show that six business parking sites used over half of their total parking spaces during lunch hours during the Friday survey period:

- The shared parking lot for the building that houses William Shaffer Law Office, Charles H. Foley & Associates, Laurel Research Associates, Springfield Supportive Living and Funeral Management Services (81.82%).
- Springfield Priority Care (64.91%).
- Luer's Family Shoe Store (60.71%).
- The shared parking lot for New Age Tattoo and Gyros Stop (56.25%).
- Carpet One (56.25%).
- Penny Lane Gifts (55.56%).

The shared parking lot used by employees that work in the building that houses the William Shaffer Law Office and other businesses was filled during this time period. This appears to be due to the fact that the survey data was collected during regular, day-time, working hours for those businesses, and employees utilized the parking lot's full capacity. However, the visitor parking area behind the building was vacant with the exception of one car.

Luer's Family Shoe Store parking remained busy, but employees appeared to also use the parking lot in front of the business since there is no designated area for employee parking. Again, the gravel parking spaces across from Luer's is also used by that business' employees, as well as by workers from the FFDA and offices in the William Shaffer Law Office building.

The New Age Tattoo and Gyros Stop shared parking lot has parking spaces in the front and rear of the building. These businesses also share the same building and have parking available in the front and rear of the building. Employees use 8 spaces in the rear of the building while customers utilize the remaining 8 spaces in the front. In addition, the parking lots for Carpet One and Springfield Priority Care remained busy during lunch hours on this date. Both businesses have parking lots where employees and customers share parking spaces.

Places that only had one space filled in their parking lots during the survey period were: the Family Video and Antonio's Pizza shared parking lot; Winchester Art & Framing; A Cut Above Barber Shop; Key Outdoor Inc.; and Water Works Car Wash. Again, Family Video's shared parking lot contained a low percentage of 2.5%, which shows that this lot was not busy during lunch hours on both Friday, July 30, and Saturday, July 26. The parking lots at Winchester Art & Framing and A Cut Above Barber Shop both remained at 10% occupancy.

Furthermore, the parking lot at Key Outdoor Inc. was at 9.09% occupancy. The parking for this business is located behind the building. There is a front access driveway to this parking lot. There is also access to the lot from the alleyway behind the building, but it is blocked off with a gate that must be opened for vehicles to drive onto the lot. Also, Key Outdoor Inc. owns the abandoned building that sits directly south of their business. The additional parking in front of the abandoned building was counted in the survey, but these spaces have become dilapidated and unused.

Other business parking sites had notable occupancy percentages during this survey period: 14.29% at the Midwest Title Loans and AAA Alterations & Tailoring shared

parking lot; 15.38% at the shared parking lot for Roy's Tailoring, World Finance, and Hearing Aids; and 32.86% at McDonald's parking lot. The shared parking lot of Midwest Title Loans seems to have excess parking since they only filled 4 out of 28 spaces. Yet, two of these spaces contained vehicles that appeared to be abandoned, rundown cars. These cars filled those spaces on each day that survey data was collected.

Roy's Tailoring shared parking lot is interesting in that only 1 out of the 4 parked cars there was parked in front of the business. The other 3 were parked in employee spaces behind the business. Additionally, McDonald's lot is of note because the parking area is rather large with 70 total spaces, but was only filled with 23 cars scattered throughout it. It appeared that McDonald's was receiving more cars through their drive-through service than actual parked cars for dine-in customers.

### **Friday, July 30, 2010, Evening Hour Survey**

Parking survey data was collected between 5:30 PM and 7:00 PM on Friday, July 30, 2010. Again, 38 business lots were surveyed, accounting for 1,023 total spaces. However, and as per the protocol, this time the lots were counted twice: once between 5:30 PM and 6:00 PM, and again between 6:30 PM and 7:00 PM.

Even so, the differences in occupancy percentages were so negligible and the results so similar, that we will focus on the data collected between 5:30 PM and 6:00 PM as being representative of both periods. As Table 6 shows, 18.08%, or 185, of the total spaces were occupied during evening survey hours on this date. Table 7 provides the same data sorted by degree of parking use during the survey period.

Table 6 shows that only four business parking sites filled half or more of their total parking spaces during evening hours on this Friday:

- The shared parking lot for New Age Tattoo and Gyros Stop (81.25%).
- Penny Lane Gifts (74.07%).
- Mobil (50%).
- The shared parking lot of Ace Bike Shop and Singer Vacuum & Sewing Center (50%).

Mobil's parking availability is small due to the fact that most customers are filling up at gas pumps and not using parking spaces. Six of their 12 spaces were filled during evening hours on that Friday. Mobil's parking lot can be difficult to exit out of onto MacArthur Boulevard since customers have to navigate through pumping stations to reach the lot's entrance. Most customers seem to exit out onto Ash Street which is parallel to Mobil's south side. However, the stop lights at the intersection of MacArthur Blvd. and Ash St. can experience built up traffic which makes it difficult for customers to enter and exit Mobil's lot.

The Ace Bike Shop shared parking lot also filled 50% of their 12 spaces. This business and the Singer Vacuum & Sewing Center retained customers during evening hours during the Friday evening survey period. These businesses also have driveways that sit to the north and south of their shared building. Employees use these driveways for

parking and loading and unloading. The driveways extend back to an alleyway which vehicles are able to access without difficulty.

McDonald's and La Bamba again had a low occupancy rates (10% and 8.7%). Baskin Robbins' shared parking lot had a relatively low occupancy rate (24.55%) even though the Ross Isaac restaurant was open for dinner customers.

Southside Christian Church had only 3 out of 267 spaces filled (1.12%) which shows that their parking lot had excess capacity during evening hours on that Friday. However, the Family Video shared parking lot stepped up its occupancy percentage to 32.5% in the evening on that Friday. This shows that Family Video and Antonio's Pizza were busier on Friday during the evening than during lunch hours on Friday, July 30, and Saturday, July 26.

## **Other Relevant Observations**

During our survey of parking demand in the study area, SSCRPC staff made some additional observations that seem relevant to the study.

### ***Get-And-Go Establishments***

Many of the establishments whose parking sites were surveyed are not of the type that would require long periods of time for customers to utilize parking. The McDonalds restaurant, noted above, is an example as it appeared to serve more drive-through customers than dine-in. Similar examples exist on the corridor, particularly service establishments where customers may simply be stopping to pick up or drop off goods. This results in a lower parking demand as customers are not on site for significant periods of time.

Should the nature of the businesses along the corridor change as an outcome of the revitalization project, increasing the number of businesses that require that customers be on-site for longer periods of time, we would expect that parking demand would increase. This possibility should be considered in the discussion of different parking options.

### ***Employee Parking***

It appeared to us that employee parking could also affect parking demand, particularly for sites with limited parking. We have noted above some cases, and will point to more below, where the degree to which parking spaces were in use may be more related to employee parking than customer parking. If employee parking spaces are not provided to the rear of a business, and set aside as such, this may affect the availability of the near-street, store front, customer parking businesses seem to prefer.

Some of the 38 business parking sites that were surveyed contain specified areas and spaces for employees to park. The Wardrobe has 6 parking spaces extending from west to east at the rear of their building. These spots are owned by Ergadoo Inc. located



directly to the south of The Wardrobe. Ergadoo Inc. lets The Wardrobe employees and customers utilize these spots.

Ross Isaac's employees utilize 9 spaces located directly behind the business in their shared parking lot; but they are not marked as employee parking. A Cut Above Barber Shop has 5 spaces located in a gravel parking lot directly behind their building. The Edward Jones Investments and A+ Pack & Ship shared parking lot, contains 5 employee parking spaces on the back side of the building. Also, this building has a driveway which workers use for parking, loading and unloading. During each survey timeframe, NAPA Auto Parts used 3 customer parking spaces for their service trucks.

Bollman's Pool & Spa Co. has 5 spaces available for employees in a separate gravel lot located behind their building off of the alleyway. This lot is separated from the business' customer parking lot by a fence. Employees have to use the alleyway in order to access this gravel lot. They have to use adjacent business' driveways that lead into the alleyway or alley entrances located on Ash St. or Outer Park Dr. In addition, 3 Bollman's Pool & Spa Co. work trucks used customer parking spaces during each peak period that survey data was collected.

Key Outdoor Inc. uses an enclosed parking area directly behind their building for employee parking. As previously stated, this lot can be accessed by the business' driveway or the alleyway, which requires that a gate be opened for vehicle access. Roy's Tailoring shared parking lot has 18 "stacked" parking spaces located directly behind their building which are used by employees. However, this stacked parking can leave cars boxed in.

New Age Tattoo's shared parking lot contains 8 spaces for employees that are located directly behind the building. Penny Lane Gifts has 7 parking spaces in a gravel lot located behind the store, adjacent to the rear of a residential home located on Maple Ave. One of these spaces is reserved for the homeowner, and for that reason was not included in the Penny Lane parking count.

### ***Location of Parking***

As noted at the beginning of this report, one of the reasons for considering other parking options relates to some businesses having parking spaces perpendicular to MacArthur Blvd. This forces customers to drive in and back out onto the Boulevard, which can create a safety hazard and cause difficulty for customer egress.

The following businesses surveyed have this type of "head-in" parking: Winchester Art & Framing, Judy Swarovski Jewelry shared parking lot, A Cut Above Barber Shop, Edward Jones Investments shared parking lot, WC Media, Key Outdoor Inc., Roy's Tailoring shared parking lot, National Rent-to-Own, Legacy Cleaners, Rent-A-Center, NAPA, Ace Bike Shop shared parking lot, and Fast Cash. Others, like Baskin Robbins and Penny Lane Gifts, are near to the street but appear to have sufficient room for customers to leave without backing into traffic.

Some businesses surveyed have driveways that are utilized for parking, for access to the alleyway, and for access to parking lots that sit behind their buildings. The access to alleyways allows for traffic circulation and offers customers the option of exiting these

businesses without having to drive directly onto MacArthur Blvd. However, this can cause safety concerns if the alley becomes over-used. The following businesses provide examples of such driveways: Winchester Art & Framing, Judy Swarovski Jewelry shared parking lot, A Cut Above Barber Shop, Edward Jones Investments shared parking lot, Kindred Spirits, Wild Birds Unlimited, Key Outdoor Inc., the two parking lots surveyed where the businesses are now vacant, Ace Bike Shop shared parking lot, and Advance America.

## IN CONCLUSION

In general, the SSCRPC's survey of parking demand did not find any present lack of parking at the sites studied; in fact, surplus parking was available at all sites for all peak periods surveyed. Several of the business parking sites were busy during the peak hours reviewed, but very rarely above 50%, and most often much less.

For example, New Age Tattoo shared parking lot maintained a high occupancy percentage during each data collection timeframe for both Saturday, July 26, and Friday, July 30. Additionally, Penny Lane Gifts also remained above 50% occupancy rate during each day and timeframe that survey data was collected. Also, the parking lots for Carpet One, National Rent-to-Own, Rent-A-Center, and Springfield Priority Care remained moderately busy during data collection periods. On the other hand, the Baskin Robbins shared parking lot, La Bamba and McDonald's remained below 50% occupancy during each time data was collected.

The findings also appear to indicate that some of the parking may be in oversupply due to zoning or other requirements. We believe that the McDonald's parking is indicative of this. A review of actual parking needs may be relevant if over-lay zoning or some other form of zoning relief is considered for the area.

We also found a number of examples where businesses are currently working together with shared parking. For example, the Family Video/Antonio's Pizza, and the Luer's and Shaffer site are reasonable examples.

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**Research for this report was conducted, and this *Research Report* prepared, by Mr. Jacob Ferguson, GPSI Intern, University of Illinois at Springfield.**

<b>TABLE 1: Business Parking Lots/Sites Inventoried</b>	<b>Parking Spaces Observed</b>	<b>Sat. Lunch Survey Parking Use % Rate</b>	<b>Fri. Lunch Survey Parking Use % Rate</b>	<b>Fri. Evening Survey Parking Use % Rate</b>
Southside Christian Church	267	3.37	5.24	1.12
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint Store	110	8.18	18.18	24.55
McDonald's	70	14.29	32.86	10.00
Springfield Priority Care	57	42.11	64.91	35.09
Family Video / Antonio's Pizza	40	7.50	2.50	32.50
US Cellular / 1 <sup>st</sup> Currency Exchange	29	20.69	24.14	24.14
Luer's Family Shoe Store	28	53.37	60.71	39.29
Midwest Title Loan / AAA Alterations & Tailoring	28	32.14	14.29	21.43
Penny Lane Gifts	27	85.19	55.56	74.07
Roy's Tailoring / World Finance / Hearing Aids	26	7.69	15.38	7.69
La Bamba	23	4.35	43.48	8.70
NAPA Auto Parts	22	27.27	45.45	31.82
Pease's Candy Shop / Naturals Health Foods Store	20	35.00	20.00	25.00
Advance America	20	5.00	20.00	15.00
New Age Tattoo / Gyros Stop	16	81.25	56.25	81.25
Carpet One	16	62.50	56.25	25.00
The Wardrobe	16	Not Reviewed	31.25	25.00
Judy Swarovski / Dave's Lock Shop	15	13.33	13.33	6.67
National Rent-to-Own	15	53.33	43.75	31.25
Legacy Cleaners	15	13.33	13.33	6.67
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	13	0.00	0.00	0.00
Edward Jones Investments / A+ Pack & Ship / Springfield Tee's	12	0.00	25.00	16.67
Wild Birds Unlimited	12	41.67	33.33	16.67
Mobil	12	16.67	16.67	50.00
Bollman's Pool & Spa Co.	12	50.00	37.50	12.50
Rent-A-Center	12	41.67	33.33	41.67
Ace Bike Shop / Singer Sewing and Vacuum Center	12	41.67	25.00	50.00
Key Outdoor Inc.	11	0.00	9.09	0.00
William Shaffer Law Office / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services (including visitor parking)	11	0.00	81.82	0.00
Winchester Art & Framing	10	10.00	10.00	0.00
A Cut Above Barber Shop	10	10.00	10.00	20.00
Fast Cash	9	11.11	33.33	22.22
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	8	0.00	0.00	0.00
Jiffy-Lube	8	25.00	0.00	12.50
Kindred Spirits Imported Irish Apparel & Gifts	6	0.00	0.00	0.00
Water Works Car Wash	5	20.00	20.00	0.00
WC Media	5	0.00	33.33	0.00
Visitor Parking for Schaffer Site	5	0.00	20.00	0.00

**TABLE 2: MacArthur Boulevard Parking Survey: By Survey Time  
Saturday July 26, 2010, Lunch (11:00 AM to 1:00 PM)**

Shared Parking Area / Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Lunch Survey Time
Luer's Family Shoe Store	15	28	53.57%	11:00 AM
Family Video / Antonio's Pizza	3	40	7.50%	11:04 AM
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	0	9	0.00%	11:08 AM
Visitor Parking for Shaffer Site	0	5	0.00%	11:08 AM
Pease's / Naturals Health Foods	7	20	35.00%	11:10 AM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	9	110	8.18%	11:16 AM
Winchester Art & Framing	1	10	10.00%	11:20 AM
Judy Swarovski / Dave's Lock Shop	2	15	13.33%	11:24 AM
A Cut Above Barber Shop	1	10	10.00%	11:26 AM
Edward Jones Investments / A+ Pack & Ship	0	12	0.00%	11:28 AM
WC Media	0	5	0.00%	11:30 AM
Springfield Priority Care	24	57	42.11%	11:31 AM
Kindred Spirits	0	6	0.00%	11:33 AM
Wild Birds Unlimited	5	12	41.67%	11:35 AM
Mobil	2	12	16.67%	11:36 AM
Bollman's Pool & Spa Co.	6	12	50.00%	11:50 AM
Key Outdoor Inc.	0	11	0.00%	11:55 AM
Midwest Title Loan / AAA Alterations & Tailoring	9	28	32.14%	12:06 PM
*NO BUSINESS (FOR SALE)* 2112 S MacArthur Blvd	0	13	0.00%	12:06 PM
US Cellular / 1st Currency Exchange	6	29	20.69%	12:10 PM
*NO BUSINESS (FKA: B&J Coin Shop)* 2324 S MacArthur Blvd	0	8	0.00%	12:14 PM
Roy's Tailoring / World Finance / Hearing Aids	2	26	7.69%	12:14 PM
National Rent-to-Own	8	15	53.33%	12:16 PM
Jiffy-Lube	2	8	25.00%	12:18 PM
Legacy Cleaners	2	15	13.33%	12:19 PM
Rent-A-Center	5	12	41.67%	12:20 PM
NAPA	6	22	27.27%	12:23 PM
Ace Bike Shop / Singer Sewing and Vacuum Center	5	12	41.67%	12:25 PM
Advance America	1	20	5.00%	12:26 PM
Southside Christian Church	9	267	3.37%	12:35 PM
Fast Cash	1	9	11.11%	12:40 PM
Water Works Car Wash	1	5	20.00%	12:40 PM
New Age Tattoo / Gyros Stop	13	16	81.25%	12:44 PM
Penny Lane Gifts	23	27	85.19%	12:46 PM
McDonald's	10	70	14.29%	12:50 PM
Carpet One	10	16	62.50%	12:55 PM
La Bamba	1	23	4.35%	12:56 PM
<b>TOTAL</b>	<b>189</b>	<b>1015</b>	<b>18.62%</b>	

**TABLE 3: MacArthur Boulevard Parking Survey: By % Parking Used  
Saturday July 26, 2010, Lunch (11:00 AM to 1:00 PM)**

Shared Parking Area /Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Lunch Survey Time
Penny Lane Gifts	23	27	85.19%	12:46 PM
New Age Tattoo / Gyros Stop	13	16	81.25%	12:44 PM
Carpet One	10	16	62.50%	12:55 PM
Luer's Family Shoe Store	15	28	53.57%	11:00 AM
National Rent-to-Own	8	15	53.33%	12:16 PM
Bollman's Pool & Spa Co.	6	12	50.00%	11:50 AM
Springfield Priority Care	24	57	42.11%	11:31 AM
Wild Birds Unlimited	5	12	41.67%	11:35 AM
Rent-A-Center	5	12	41.67%	12:20 PM
Ace Bike Shop / Singer Sewing and Vacuum Center	5	12	41.67%	12:25 PM
Pease's / Naturals Health Foods	7	20	35.00%	11:10 AM
Midwest Title Loan / AAA Alterations & Tailoring	9	28	32.14%	12:06 PM
NAPA	6	22	27.27%	12:23 PM
Jiffy-Lube	2	8	25.00%	12:18 PM
US Cellular / 1st Currency Exchange	6	29	20.69%	12:10 PM
Water Works Car Wash	1	5	20.00%	12:40 PM
Mobil	2	12	16.67%	11:36 AM
McDonald's	10	70	14.29%	12:50 PM
Judy Swarovski / Dave's Lock Shop	2	15	13.33%	11:24 AM
Legacy Cleaners	2	15	13.33%	12:19 PM
Fast Cash	1	9	11.11%	12:40 PM
Winchester Art & Framing	1	10	10.00%	11:20 AM
A Cut Above Barber Shop	1	10	10.00%	11:26 AM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	9	110	8.18%	11:16 AM
Roy's Tailoring / World Finance / Hearing Aids	2	26	7.69%	12:14 PM
Family Video / Antonio's Pizza	3	40	7.50%	11:04 AM
Advance America	1	20	5.00%	12:26 PM
La Bamba	1	23	4.35%	12:56 PM
Southside Christian Church	9	267	3.37%	12:35 PM
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	0	9	0.00%	11:08 AM
Visitor parking for above businesses	0	5	0.00%	11:08 AM
Edward Jones Investments / A+ Pack & Ship	0	12	0.00%	11:28 AM
WC Media	0	5	0.00%	11:30 AM
Kindred Spirits	0	6	0.00%	11:33 AM
Key Outdoor Inc.	0	11	0.00%	11:55 AM
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	0	13	0.00%	12:06 PM
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	0	8	0.00%	12:14 PM
<b>TOTAL</b>	<b>189</b>	<b>1015</b>	<b>18.62%</b>	

**TABLE 4: MacArthur Boulevard Parking Survey: By Survey Time  
Friday July 30, 2010, Lunch (11:00 AM to 1:00 PM)**

Shared Parking Area /Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Lunch Survey Time
The Wardrobe	5	16	31.25%	11:10 AM
Luer's Family Shoe Store	17	28	60.71%	11:12 AM
Family Video / Antonio's Pizza	1	40	2.50%	11:13 AM
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	9	11	81.82%	11:15 AM
Visitor parking for above businesses	1	5	20.00%	11:15 AM
Pease's / Naturals Health Foods	4	20	20.00%	11:23 AM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	20	110	18.18%	11:25 AM
Winchester Art & Framing	1	10	10.00%	11:26 AM
Judy Swarovski / Dave's Lock Shop	2	15	13.33%	11:27 AM
A Cut Above Barber Shop	1	10	10.00%	11:28 AM
Edward Jones Investments / A+ Pack & Ship / Springfield Tee's	3	12	25.00%	11:29 AM
WC Media	2	6	33.33%	11:30 AM
Springfield Priority Care	37	57	64.91%	11:31 AM
Kindred Spirits	0	6	0.00%	11:32 AM
Wild Birds Unlimited	4	12	33.33%	11:33 AM
Mobil	2	12	16.67%	11:34 AM
Bollman's Pool & Spa Co.	6	16	37.50%	11:40 AM
Key Outdoor Inc.	1	11	9.09%	11:42 AM
Midwest Title Loan / AAA Alterations & Tailoring	4	28	14.29%	11:43 AM
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	0	13	0.00%	11:44 AM
US Cellular / 1st Currency Exchange	7	29	24.14%	11:46 AM
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	0	8	0.00%	11:46 AM
Roy's Tailoring / World Finance / Hearing Aids	4	26	15.38%	11:50 AM
National Rent-to-Own	7	16	43.75%	11:51 AM
Jiffy-Lube	0	8	0.00%	11:52 AM
Legacy Cleaners	2	15	13.33%	11:53 AM
Rent-A-Center	4	12	33.33%	11:54 AM
NAPA	10	22	45.45%	11:55 AM
Ace Bike Shop / Singer Sewing and Vacuum Center	3	12	25.00%	11:56 AM
Advance America	4	20	20.00%	11:56 AM
Southside Christian Church	14	267	5.24%	11:58 AM
Fast Cash	3	9	33.33%	12:00 PM
Water Works Car Wash	1	5	20.00%	12:00 PM
New Age Tattoo / Gyros Stop	9	16	56.25%	12:03 PM
Penny Lane Gifts	15	27	55.56%	12:04 PM
McDonald's	23	70	32.86%	12:11 PM
Carpet One	9	16	56.25%	12:13 PM
La Bamba	10	23	43.48%	12:15 PM
<b>TOTAL</b>	<b>240</b>	<b>1023</b>	<b>23.46%</b>	

**TABLE 5: MacArthur Boulevard Parking Survey: By % of Parking Used  
Friday July 30, 2010, Lunch (11:00 AM to 1:00 PM)**

Shared Parking Area /Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Lunch Survey Time
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	9	11	81.82%	11:15 AM
Springfield Priority Care	37	57	64.91%	11:31 AM
Luer's Family Shoe Store	17	28	60.71%	11:12 AM
New Age Tattoo / Gyros Stop	9	16	56.25%	12:03 PM
Carpet One	9	16	56.25%	12:13 PM
Penny Lane Gifts	15	27	55.56%	12:04 PM
NAPA	10	22	45.45%	11:55 AM
National Rent-to-Own	7	16	43.75%	11:51 AM
La Bamba	10	23	43.48%	12:15 PM
Bollman's Pool & Spa Co.	6	16	37.50%	11:40 AM
Wild Birds Unlimited	4	12	33.33%	11:33 AM
WC Media	2	6	33.33%	11:30 AM
Rent-A-Center	4	12	33.33%	11:54 AM
Fast Cash	3	9	33.33%	12:00 PM
McDonald's	23	70	32.86%	12:11 PM
The Wardrobe	5	16	31.25%	11:10 AM
Edward Jones Investments / A+ Pack & Ship / Springfield Tee's	3	12	25.00%	11:29 AM
Ace Bike Shop / Singer Sewing and Vacuum Center	3	12	25.00%	11:56 AM
US Cellular / 1st Currency Exchange	7	29	24.14%	11:46 AM
Visitor parking for Shaffer Site	1	5	20.00%	11:15 AM
Pease's / Naturals Health Foods	4	20	20.00%	11:23 AM
Advance America	4	20	20.00%	11:56 AM
Water Works Car Wash	1	5	20.00%	12:00 PM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	20	110	18.18%	11:25 AM
Mobil	2	12	16.67%	11:34 AM
Roy's Tailoring / World Finance / Hearing Aids	4	26	15.38%	11:50 AM
Midwest Title Loan / AAA Alterations & Tailoring	4	28	14.29%	11:43 AM
Judy Swarovski / Dave's Lock Shop	2	15	13.33%	11:27 AM
Legacy Cleaners	2	15	13.33%	11:53 AM
Winchester Art & Framing	1	10	10.00%	11:26 AM
A Cut Above Barber Shop	1	10	10.00%	11:28 AM
Key Outdoor Inc.	1	11	9.09%	11:42 AM
Southside Christian Church	14	267	5.24%	11:58 AM
Family Video / Antonio's Pizza	1	40	2.50%	11:13 AM
Kindred Spirits	0	6	0.00%	11:32 AM
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	0	13	0.00%	11:44 AM
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	0	8	0.00%	11:46 AM
Jiffy-Lube	0	8	0.00%	11:52 AM
<b>TOTAL</b>	<b>240</b>	<b>1023</b>	<b>23.46%</b>	

**TABLE 6: MacArthur Boulevard Parking Survey: By Survey Time  
Friday, July 30, 2010, Evening**

Shared Parking Area /Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Evening Survey Time
The Wardrobe	4	16	25.00%	5:27 PM
Luer's Family Shoe Store	11	28	39.29%	5:28 PM
Family Video / Antonio's Pizza	13	40	32.50%	5:28 PM
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	0	11	0.00%	5:29 PM
Visitor parking for Shaffer Site	0	5	0.00%	5:29 PM
Pease's / Naturals Health Foods	5	20	25.00%	5:30 PM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	27	110	24.55%	5:32 PM
Winchester Art & Framing	0	10	0.00%	5:33 PM
Judy Swarovski / Dave's Lock Shop	1	15	6.67%	5:34 PM
A Cut Above Barber Shop	2	10	20.00%	5:34 PM
Edward Jones Investments / A+ Pack & Ship	2	12	16.67%	5:35 PM
WC Media	0	6	0.00%	5:35 PM
Springfield Priority Care	20	57	35.09%	5:36 PM
Kindred Spirits	0	6	0.00%	5:37 PM
Wild Birds Unlimited	2	12	16.67%	5:38 PM
Mobil	6	12	50.00%	5:40 PM
Bollman's Pool & Spa Co.	2	16	12.50%	5:41 PM
Key Outdoor Inc.	0	11	0.00%	5:43 PM
Midwest Title Loan / AAA Alterations & Tailoring	6	28	21.43%	5:43 PM
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	0	13	0.00%	5:44 PM
US Cellular / 1st Currency Exchange	7	29	24.14%	5:46 PM
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	0	8	0.00%	5:46 PM
Roy's Tailoring / World Finance / Hearing Aids	2	26	7.69%	5:47 PM
National Rent-to-Own	5	16	31.25%	5:47 PM
Jiffy-Lube	1	8	12.50%	5:48 PM
Legacy Cleaners	1	15	6.67%	5:49 PM
Rent-A-Center	5	12	41.67%	5:50 PM
NAPA	7	22	31.82%	5:52 PM
Ace Bike Shop / Singer Sewing and Vacuum Center	6	12	50.00%	5:53 PM
Advance America	3	20	15.00%	5:53 PM
Southside Christian Church	3	267	1.12%	5:55 PM
Fast Cash	2	9	22.22%	5:56 PM
Water Works Car Wash	0	5	0.00%	5:56 PM
New Age Tattoo / Gyros Stop	13	16	81.25%	5:58 PM
Penny Lane Gifts	20	27	74.07%	5:58 PM
McDonald's	7	70	10.00%	6:00 PM
Carpet One	4	16	25.00%	6:01 PM
La Bamba	2	23	8.70%	6:01 PM
<b>TOTAL</b>	<b>185</b>	<b>1023</b>	<b>18.08%</b>	



**TABLE 7: MacArthur Boulevard Parking Survey: By % of Parking Used  
Friday, July 30, 2010, Evening**

Shared Parking Area /Name of Business	Occupied Spaces	Total Spaces	Occupancy Percentage	Evening Survey Time
New Age Tattoo / Gyros Stop	13	16	81.25%	5:58 PM
Penny Lane Gifts	20	27	74.07%	5:58 PM
Mobil	6	12	50.00%	5:40 PM
Ace Bike Shop / Singer Sewing and Vacuum Center	6	12	50.00%	5:53 PM
Rent-A-Center	5	12	41.67%	5:50 PM
Luer's Family Shoe Store	11	28	39.29%	5:28 PM
Springfield Priority Care	20	57	35.09%	5:36 PM
Family Video / Antonio's Pizza	13	40	32.50%	5:28 PM
NAPA	7	22	31.82%	5:52 PM
National Rent-to-Own	5	16	31.25%	5:47 PM
Carpet One	4	16	25.00%	6:01 PM
The Wardrobe	4	16	25.00%	5:27 PM
Pease's / Naturals Health Foods	5	20	25.00%	5:30 PM
Baskin Robbins / Ross Isaac / Sterling Tax / Don Smith Paint	27	110	24.55%	5:32 PM
US Cellular / 1st Currency Exchange	7	29	24.14%	5:46 PM
Fast Cash	2	9	22.22%	5:56 PM
Midwest Title Loan / AAA Alterations & Tailoring	6	28	21.43%	5:43 PM
A Cut Above Barber Shop	2	10	20.00%	5:34 PM
Edward Jones Investments / A+ Pack & Ship	2	12	16.67%	5:35 PM
Wild Birds Unlimited	2	12	16.67%	5:38 PM
Advance America	3	20	15.00%	5:53 PM
Bollman's Pool & Spa Co.	2	16	12.50%	5:41 PM
Jiffy-Lube	1	8	12.50%	5:48 PM
McDonald's	7	70	10.00%	6:00 PM
La Bamba	2	23	8.70%	6:01 PM
Roy's Tailoring / World Finance / Hearing Aids	2	26	7.69%	5:47 PM
Judy Swarovski / Dave's Lock Shop	1	15	6.67%	5:34 PM
Legacy Cleaners	1	15	6.67%	5:49 PM
Southside Christian Church	3	267	1.12%	5:55 PM
William Shaffer Attorney / Charles H. Foley & Associates / Laurel Research Associates / Springfield Supportive Living / Funeral Management Services	0	11	0.00%	5:29 PM
Visitor parking for Shaffer Site	0	5	0.00%	5:29 PM
Winchester Art & Framing	0	10	0.00%	5:33 PM
WC Media	0	6	0.00%	5:35 PM
Kindred Spirits	0	6	0.00%	5:37 PM
Key Outdoor Inc.	0	11	0.00%	5:43 PM
2112 S MacArthur Blvd *NO BUSINESS (FOR SALE)*	0	13	0.00%	5:44 PM
2324 S MacArthur Blvd *NO BUSINESS (FKA: B&J Coin Shop)*	0	8	0.00%	5:46 PM
Water Works Car Wash	0	5	0.00%	5:56 PM
<b>TOTAL</b>	<b>185</b>	<b>1023</b>	<b>18.08%</b>	

# MacArthur Boulevard Parking Survey Study Area (Map 1)



**Legend**  
[Yellow Box] Parking Sites

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The Springfield-Sangamon County Regional Planning Commission (SCRPC) serves as the joint planning body for Sangamon County and the City of Springfield, as well as the Metropolitan Planning Organization for transportation planning in the region.

The Commission has 17 members including representatives from the Sangamon County Board, Springfield City Council, special units of government, and six appointed citizens from the city and county. The SSCRPC's Executive Director is appointed by the Executive Board of the Commission and confirmed by the Sangamon County Board. The Commission's staff sees their mission as providing the professional expertise and objective analysis needed by communities in Sangamon County to better assess their opportunities, sharpen their visions, and design the strategies needed to achieve them.

The Commission works with other public and semi-public agencies throughout the area to promote orderly growth and redevelopment, and assists other Sangamon County communities with their planning needs. Through its professional staff, the SSCRPC provides overall planning services related to land use, housing, recreation, transportation, economic development, and the environment, and also conducts many special projects. Its Executive Director also oversees the Sangamon County Department of Zoning, which administers and enforces the County's zoning code and liquor licensing.

The Commission prepares area-wide planning documents and assists the County, cities, and villages, as well as special districts, with planning activities. The staff reviews all proposed land divisions and developments, and makes recommendations on all Springfield and Sangamon County zoning and variance requests. The SSCRPC serves as the county's Plat Officer, Floodplain Administrator, census coordinator, and local A-95 review clearinghouse to process and review all federally funded applications for the county. The agency also maintains existing base maps, census tract maps, township and zoning maps and the road name map for the county.

Along with *Research Reports*, such as this one, the SSCRPC produces many reports and other publications of regional and community interest. These can all be found on the Commission's website.

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**SSCRPC: Advising + Planning + Evaluating + Leading**

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