



CITY OF HARRISONBURG
OFFICE OF THE
CITY MANAGER

ALEXANDER "ANDE" BANKS, VI, CITY MANAGER
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TO: Ande Banks, City Manager
FROM: Amy Snider, Acting Deputy City Manager
DATE: October 12, 2023
RE: Amendment to the Downtown Parking Area

Summary: Proposal to amend City Code Section 13-1-81 (Downtown parking area defined).

Background: Section 13-1-83 of City Code empowers the City to impose and enforce parking time limits Monday through Saturday of each week between the hours of 7:00 a.m. and 7:00 p.m. on city streets, city owned or leased parking lots and city owned parking decks in the Downtown Parking Area. The boundary of the Downtown Parking Area is defined in City Code Section 13-1-81, adopted in 2006. City staff recommends amending the Downtown Parking Area boundary to closely align to the Downtown area boundary as outlined in the Downtown 2040 Master Plan completed in 2021. This will expand the boundary to include properties re-developed since 2006 and properties anticipated to re-develop in the future. Expansion of the Downtown Parking Area boundary will not automatically result in imposition of parking time restrictions on streets that currently have no restrictions. The City Manager will evaluate parking demand and pressures and engage with adjacent property owners before imposing new parking time limits on any streets added to the Downtown Parking Area.

Key Issues:

City staff recommends revising the boundary of the Downtown Parking Area to closely align to the Downtown area boundary as outlined in the Downtown 2040 Master Plan completed in 2021. The land use guide from the City's 2018 Comprehensive Plan informed the boundaries for the Downtown 2040 study area. The study area follows the Mixed Use land use designation, capturing the heart of Downtown as well as areas to the north, which have seen increasing development momentum.

Re-development has occurred in the Downtown area since 2006 on properties outside of the current boundary of the Downtown Parking Area. Some of the streets adjacent to re-developed properties are now experiencing on-street parking pressures, but the City may not impose time restricted parking as these streets are not in the Downtown Parking Area. Future re-development, which also may result in on-street parking pressures, is anticipated on properties not within the current boundary.

Environmental Impact: N/A

Fiscal Impact: N/A

Prior Actions: N/A



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Alternatives: Decline to take action

Community Engagement: None

Recommendation: Staff recommends adoption of the amendment to City Code Section 13-1-81 (Downtown parking area defined).

Attachments: Redlined Section 13-1-81

Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.