

PROGRAM DOCUMENT
SOUTH GRAND PARKING STUDY
June 2002

Introduction

The South Grand neighborhood is located in south St. Louis City and is bounded by Arsenal and Crittenden Streets to the north, Arkansas Ave. to the east, McKean and McDonald Avenues to the south, and S. Spring Avenue to the west. S. Grand Boulevard, a major thoroughfare, transverses two neighborhoods, Tower Grove East and Tower Grove Heights, on either side.

The neighborhood has been redeveloping and growing in recent years. As a result, there are more pressures and demands placed on the district, including an increasing parking need. Recently, two homes were demolished to create more parking for the commercial district. This act was controversial, especially among residents. A twelve -member parking study steering committee was formed to address the parking concerns for this burgeoning community. The committee consists of three members each from the business district and the two neighborhoods as well as the two aldermen from the aldermanic districts that overlap the project area. The steering committee is facilitated by a staff member from the St. Louis Association of Community Organizations (SLACO).

Three consulting firms, Art and Architecture, Strategic Impact Inc., and the Williams Group, were hired by the City of St. Louis to conduct a parking study for the South Grand neighborhood from March 2002 until September 2002. The first stage of the process is to define the parking issues and develop a current parking assessment for the area. The consultant team compiled available information such as a parking inventory, and several maps, including an aerial map of the project area to make an assessment of the current parking situation in the neighborhood. Furthermore, the consulting team used focus group to identify key parking issues in the neighborhood.

Current Parking Assessment

By any parking standards or codes, the existing conditions in the South Grand Business District show a clear deficiency in parking spaces when compared to the total area of square footage that currently exists in the Business District. Where the restaurants in the district seem to be doing well, office space has a high rate of vacancy. At the north end of the District, the Dickman Building best illustrates the high proportion of vacant square feet of office space and correlation to the least number of lot parking spaces directly adjacent to the building.

The attached spreadsheet shows raw square footage numbers. Weighing heavily on some blocks is the high square footage of residential apartments with little or no surface parking lots. This is especially true for the blocks to the south end of the Business District. Offsetting the heavy amount of apartment footage is the relatively lower parking spaces per square foot required for this use. Additionally, apartment users will require higher non-work hours (after 5:00 p.m.) parking needs, which works well with many of the peak demands of the Business District uses. The exception to this is the dinner rush at local restaurants located next to large apartment buildings, where high competition for parking spaces could be expected.

Later phases of the parking study will examine the parking spaces in relation to the square footage of each type of use.

Some examples of standard off-street parking regulations used in many suburban zoning ordinances:

Occupancy	Spaces required	per unit shown
Banks	4.5	1,000 sf
Book or card stores	4.5	1,000 sf
Retail store	5.5	1,000 sf
Office space	3.33	1,000 sf
Restaurant	1	3 seats + 2 spaces/3 employees on max. shift
Fast Food Restaurant	1	2 seats
Multi-family housing	1.5	1 living unit
Elderly housing	1	1 living unit

Stakeholder Opinions

During May 2002, four focus groups were conducted as part of the first phase of the South Grand Parking study. Two focus groups consisted of homeowners/landlords and the other two groups were composed of representatives from the business district, one with predominately commercial property owners and the other with business owners. The resident focus groups met on May 2, 2002 and May 15, 2002. The group that met on May 2 consisted primarily of residents from the Tower Grove East Neighborhood while the residents who met on May 15th mainly represented the Tower Grove Heights neighborhood. The business focus groups met on May 16, 2002 and May 23, 2002. The group that met on May 16 had representation from property owners while the group that met on May 23rd consisted predominately of business owners. The key parking topics were the following:

Parking Availability - On the whole, homeowners were largely unaffected by parking in the neighborhood. Some areas where parking posed a problem were generally the areas one block on either side of Grand, and especially the intersection of Wyoming and S. Grand Boulevard. The area around the fire station has a complicated parking arrangement and the areas around Roosevelt High School and the Lutheran School create parking conflicts during peak times. The post office also generates more parking needs. Conversely, the parking needs of the business community are not being met. The exceptions to this condition are the parking lots at the Commerce Bank, Grapevine Wines/Botanicals and Kinko's/St. Louis Bread Company. Otherwise, businesses and offices have less than adequate parking for their customers, especially in the south end of the district. In some cases there is no designated parking and customers must park in lots down the street from the business. One business owner is leaving the neighborhood and cited parking as one of the main reasons why he is leaving. The peak times for parking is during lunch, dinner and weekends. Street cleaning also exacerbates the problem.

Parking for Visitors to the Neighborhood - There is parking available for the business district, but the locations are not apparent. Generally, those who live in the community are familiar with many more parking areas. Signage indicating where lots are and which lots are available to the public is lacking. People may leave the neighborhood if they cannot find parking spot in a reasonable amount of time. Visitors may be more willing to park further if they are going to a restaurant than if they are going to a retail establishment and will be carrying heavy packages. Many people are not accustomed to parallel parking, so more pull-in parking spots should be made available. Moreover, many visitors may be unwilling to park on side streets because they are unfamiliar with the neighborhood, those areas are not as well-lit,

thereby posing safety concerns, and some do not feel right parking in front of someone's home. Some felt it is necessary to build up and not out. A garage, like the ones at the University City Loop and the Chase Park Cinema, were mentioned as models in the St. Louis area. However, creating parking structures may not be feasible at this location.

Business District at a Critical Juncture - The business district has been growing and thriving in the past decade. Certain decisions need to be made and changes to occur if the business community wants to stay on its current course. The district either needs to position itself as a neighborhood shopping district or a destination area and make changes accordingly. Both resident and business groups noted that the neighborhood is currently at parking capacity. Furthermore, there is a shortage of parking near the primary office buildings in the district which makes it difficult to establish an office market. There is also regional competition and there is a need to attract quality businesses to the district.

Personal Safety/Crime Concerns - Being located in an urban area presents concerns of personal safety and crime and some people outside of the city may be reluctant to visit the community. Litter and vacant buildings in the neighborhood contribute to this perception. There are incidents of auto theft and vandalism in the neighborhood. One resident mentioned that she seems to be hearing about an increasing number of crime incidents than she had in the past. People who have fears about their safety may be unwilling to park far from their destination. Lighting is also a problem. Some areas, especially around restaurants on the west side of Grand Boulevard, are vibrant. Whereas many other areas are not well-lit, street lights are out and in some cases, trees are blocking the street lights.

Grand Boulevard - Traffic flows rapidly along the stretch of S. Grand Boulevard, which some discussion group participants likened to a freeway. Cars build up speed between Magnolia and Arsenal. It is challenging for motorists to park along Grand and it is also challenging for pedestrians to circulate within the business district as a result of this heavy and swiftly moving traffic. Motorists do not honor pedestrians at crosswalks and traffic lights. It is also difficult to determine where cars can make left-hand turns and where they can, they have to make a "death-turn" across traffic. It is also harrowing to ride a bicycle.

Building Demolition - Most focus group participants were reluctant to demolish buildings, but many thought it may be necessary for the continued sustainability of the neighborhood. Some mentioned that other options should be explored before a building is demolished. Most overwhelmingly supported the idea that there should be a comprehensive parking plan for the neighborhood and that buildings should be demolished strategically for long-term gains and in an organized fashion. Moreover, there are different levels of housing stock and more architecturally significant buildings should be spared. Most also think that there should be a process that is undergone before buildings are demolished. There was a sentiment among residents, especially in the Tower Grove East neighborhood that the west side of Grand is off limits for home demolition while the east side is more available and will someday become one big parking lot. Another concern among residents is that if homes are destroyed, it would destroy the character of the neighborhood. No one wants to live next to a parking lot, especially if it is not well-built and well-maintained with landscaping and appropriate shielding. There is also a preference for scattered site lots rather than large parking areas. Another critical issue is whether the city will provide adequate funding to make essential improvements to the district.

Next Steps

Presently, the parking needs are nearly suitable for a local business district, with a need to create some additional parking spaces in a few locations. Most notably around the Dickman building and the south end of the district. However, there needs to be an increase in the number of spaces if the community decides to become a destination location for visitors from outside of the community. In addition, it will be difficult to attract tenants to fill vacant office space and it will be more difficult to attract viable retail establishments to the community. Furthermore, if a decision is made to market outside the community, improvements need to be made in how parking spaces are configured (i.e. reduce parallel parking) and indicating where parking areas are located. Another important aspect is to create ways to make patrons feel safer when visiting and circulating around the district. Improvements should also be made along the Grand Boulevard corridor to make it easier to park and to accommodate pedestrian traffic.

Another important challenge in a densely populated urban area is the lack of available space to create additional parking spaces for a higher parking demand. Demolition of historically significant buildings should be minimized to the greatest extent as possible in order to maintain the character of the neighborhood. If demolishing buildings, both commercial and residential, is deemed necessary, then utmost care needs to be taken to create parking areas that uphold the character of the neighborhood and are not a nuisance to neighboring homes. Building parking garages may not be feasible at this location because there may not be enough revenue generated to maintain the structure.

The above-mentioned parking issues will be examined further to generate the most appropriate parking choices to meet the increasing parking demands for the South Grand Neighborhood. Another critical component to meeting the challenges of this vibrant neighborhood is having adequate funding to make the improvements necessary to allow the community to continue on its upward course.

Building # (refer to drawing)	Parcel ID	Address	Street	Ground Floor Tenant	Property Owner	Use	Lot Sq. Ft.	# of Floors	Occupants	Area per Floor	1st Floor Sq. Ftg.	Upper Floors	Bldg Sq. Ft.
1	1.46E+08	3536	Arsenal St.		Janssen, Margaret (tr) 5815 Kingwood Dr. St. Louis, MO 63123	vacant	3436	1	1. Retail	1. 1542	1542	0	1542
2	1.46E+08	3522	Hartford St.		Commerce Bk of Tower Grove C/O Property Services Division 8000 Forsyth Blvd. Ste 1300 St. Louis, MO 63105	private parking lot	70483	0		n/a	0	0	0
3	1.46E+08	3545	Hartford St.	St. Louis Bread Co. Hollywood Video	South Grand Square LTD PRTN City Property Co 3109 S Grand Blvd St. Louis, MO 63118	commercial	18647	1	1a. Restaurant 1b. Retail	1. 8038	8038	0	8038
4	2.1E+08	3612-14	Hartford St.		Tran LTD Inc. 3131 S Grand Blvd St. Louis, MO 63118	vacant	5543	2	1. Vacant 2a-b. Residential	1. 4200 2. 4200	4200	4200	8400
5	2.1E+08	3617	Hartford St.		Bernard Historic Property LLC 3109 S Grand Blvd Ste 214 St. Louis, MO 63118	private parking lot	3625	0		n/a		0	
6	2.1E+08	3603	Humphrey		Truong, Guy 3606 Humphrey St St. Louis, MO 63116	office service	5700	2	1a. Service 1b. Office 2. Residential		1080	2080	3160
7	1.46E+08	3501-3	Juniata St.		Grand City One LLC C/O City Property Co 3109 S Grand #214 St. Louis, MO 63118	greenspace	5000	0	vacant lot	n/a	0	0	0
8	1.46E+08	3515-39	Juniata St.		Commerce Bk of Tower Grove C/O Property Services Division 8000 Forsyth Blvd Ste 1300 St. Louis, MO 63105	private parking lot	33348	0		n/a	0	0	0
9	2.1E+08	3609-13	Juniata St.		Schlotte, Tom & Cathy 13524 Pine Wood Trail St. Louis, MO 63128	commercial	2275	2	1. Bar 2. Bar	1. 1832 2. 1832	1832	1832	3664
10	2.1E+08	3129	S. Grand Blvd.	MeKong	Tran, Tai Tien & Tu T & Chi Kim Tran 1312 Colony Way Chesterfield, MO 63107	commercial	3396		1a. Restaurant 1b. Bar/Restaurant 2a. Bar/Resuarant	1. 3387 2. 1500	3387	1500	4887
11	1.46E+08	3146	S Grand Blvd.		Commerce Bk of Tower Grove C/O Property Services Division 8000 Forsyth Blvd Ste 1300 St. Louis, MO 63105	financial inst.	78342	3	1-3. Financial inst.	1. 24625 2. 9984.5 3. 9984.5	24625	19969	44594
12	1.48E+08	3158	S. Grand Blvd.		Grand City One LLC C/O City Property Co 3109 S Grand #214 St. Louis, MO 63118	private parking lot	16981	0		n/a	0	0	0
13	1.46E+08	3100-12	S. Grand Blvd.	Streetside Records Kinkos	South Grand Square LTD PRTN 3109 S. Grand Blvd St. Louis, MO 63118	commercial	14989	1	1a. Retail 1b. Retail/Service	8038	8038	0	8038
14	2.1E+08	3101-13	S. Grand Blvd.	Saffron Domino's Pizza Curve of the Earth	G & A of ST L Inc 1608 Karley Arnold, MO 63010	commercial	12625	2	1a. Restaurant 1b. Carryout Pizza 1c. Retail 2a-d. Office	1. 5665 2. 5657	5665	5657	11322
15	2.1E+08	3115-19	S. Grand Blvd.	Entry Lobby The Dickman Bldg	Bernard Historic Property LLC 3109 S. Grand Blvd. Ste 214 St. Louis, MO 63118	commercial	5488	6	1a. Retail 2a. Office 3a. Vacant 4a. Office 5a. Vacant 6a. Vacant	1. 5488 2. 4978 3. 4978 4. 4978 5. 4978 6. 4978	5488	24890	30378
16	2.1E+08	3121	S. Grand Blvd	Futon Express	Tran, Tai Tien & Tu T & Chi Kim Tran 1312 Colony Way Chesterfield, MO 63017	vacant	6730	3	1. Vacant 2. Vacant 3. Vacant	1. 6775 2. 3611 3. 1500	6775	5111	11886
17	2.1E+08	3127	S. Grand Blvd	Pawn Shop	Kuhn Properties Inc. 3127 S. Grand Blvd. St. Louis, MO 63118	commercial	4075	2	1. Retail 2. Vacant	1. 4075 2. 4075	4075	4075	8150
18	2.1E+08	3137-45	S. Grand Blvd.	Medicine Shop South City Diner Mangia Italiano Haberdashery	OM B LLC 3109 S. Grand Blvd Ste 214 St. Louis, MO 63118	commercial/ residential	13094	2	1a. Retail 1b. Vacant 1c. Restaurant 1d. Retail 1e. Restaurant 2a-b. Vacant 2c. Vacant 2d. Residential	1. 10752 2. 7305	10752	7305	18057
19	1.46E+08	3150-56	S. Grand Blvd.	To be demolished	Mid-America Financial Corp C/O Property Services Division 8000 Forsyth Blvd Ste 1300 St. Louis, MO 63105	institution	13685	1	1. Financial Inst. (temporary)	1. 3573	3573	0	3573
20	2.1E+08	3157	S. Grand Blvd.	King & I	Prapaislip, Suchin & Sudawadee & Preeya Prapaislip 16 Oak Briar Ct. Ballwin, MO 63021	commercial	5203	2	1. Restaurant 2. Restaurant/ Banquet	1. 5200	5200	5200	10400
21	2.1E+08	3159-61	S. Grand Blvd.	St. Louis Wok	Chang, Wei Chen 2205 1st Capitol Dr. St. Charles, MO 63301	commercial	5250	2	1. Restaurant 2. Vacant	1. 3067 2. 3067	3067	3067	6134

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22	2.1E+08	3163	S. Grand Blvd.	St. Louis Wok	Bour, Guy P 3163 S Grand Blvd. St. Louis, MO 63118	commercial	4875	3	1. Bar 2. Vacant 3. Vacant	1. 2567 2. 2439 3. 1283	2567	3722	6289
23	2.1E+08	3165	S. Grand Blvd	Lucas Optometry	Lucas, Timothy & Cynthia & Todd N Lucas 8 Lone Elm Circle St. Louis, MO 63125	commercial	4875	1	1. Retail/Service	1. 2308	2308	0	2308
24	2.1E+08	3167	S. Grand Blvd	Babylon Int Wei Hong & BBQ	Wieberg, Stanley E 6549 Walsh St. Louis, MO 63109	commercial/ residential	4500	2	1. Vacant 2. Vacant	1. 947 2. 947	947	947	1894
25	2.1E+08	3169	S. Grand Blvd		Crocker, Elsie R. & Irene A Anna 3169 S Grand Blvd St. Louis, MO 63118	commercial/ residential	4500	2	1. Service 2. Residential	1. 947 2. 947	947	947	1894
26	2.1E+08	3171-75	S. Grand Blvd		Chen Jing S & Lan Qing Z 3127 Frontage Ct. Maryland Heights, MO 63043	commercial	11250	2	1a. Restaurant 1b. Retail 1c. Restaurant 2 a-c. Vacant	1. 6791 2. 4818	6791	4818	11609
27	1.48E+08	3172-76	S. Grand Blvd	Jay's International	Prapaijip, Suchin & Sudawadee & Adisak & Vilai Intaratip 3172 S Grand Blvd. St. Louis, MO 63118	commercial	16203	3	1. Retail 2. Office/Storage 3. Storage	1. 6252 2. 6252 3. 6252	6252	12504	18756
28	2.1E+08	3177	S. Grand Blvd	Grand Chinese Cuisine	Nguyen, Phuong Lam & Hue Quoc Ha 3177 S Grand Blvd. St. Louis, MO 63118	commercial	5250	2	1. Take-out Restaurant 2. Vacant	1. 2208 2. 2208	2208	2208	4416
29	2.1E+08	3179-91	S. Grand Blvd	Avon Store Fuller Brush S. Grand Coffee Isn't It Grand Gulf Coast Cafe	The Grand So Grand LLC P.O. Box 4675 St. Louis, MO 63108	commercial/ residential	9000	3	1a. Retail 1b. Restuarant 1c. Retail 1d. Restaurant 2a-d. Residential 3a-d. Residential	1. 15513 2. 15513 3. 14046	15513	29559	45072
30	1.49E+08	3182	S. Grand Blvd.	Amoco	AMOCO Oil Co Prop Tax MC 2408 200 E Randolph Dr Chicago, IL 60601	commercial	11322	1	1. Gas/Service Str	1. 1610	1610	0	1610
31	1.49E+08	3190-98	S. Grand Blvd	South Grand Optical Wyoming Bar Planet Proud Books Absolutli Grand Bar	Kinsey LLC 3197 S Grand Blvd St. Louis, MO 63118	commercial/ residential	12975	2	1a. Retail/Service 1b. Service 1c. Retail 1d. Bar/ Restaurant 1e. Postal Services	1. 6884 2. 6884	6884	6884	13768
32	2.1E+08	3195	S. Grand Blvd.	Pho Grand	Trinh, My Quang & Hang Thi-Nguyen 3195 S Grand Blvd St. Louis, MO 63118	commercial	4275	2	1. Restuarant 2. Restaurant	1. 2034 2. 1552	2034	1552	3586
33	2.1E+08	3197-99	S. Grand Blvd	Solberg's Investments Orpheum Cleaners	Solberg, Elmer A & Craig Elmer & Kinsey LLC 3197 S Grand Blvd St. Louis, MO 63118	commercial/ residential	5100	2	1a. Office 1b. Service 2a-b. Residential	1. 3406 2. 3406	3406	3406	6812
34	1.49E+08	3200-10	S. Grand Blvd	Kabob Internat Siete Mares Grand Habitat Verve Le Petit Paris	Stock, Maritza & Gunther P, & Ann Sueme TRS 3453 Hawthorne St. Louis, MO 63104	commercial/ office/resid.	9209	2	1a. Restaurant 1b. Restuarant 1c. Retail 1d. Service 1e. Restaurant 2a-d. Residential	1. 6884 2. 6884	6884	6884	13768
35	2.1E+08	3201-11	S. Grand Blvd	TFA In The Grid Records Cheap Trix Grand Law Off.	Stock, Maritza & Gunther P, & Ann Sueme TRS 3453 Hawthorne St. Louis, MO 63104	commercial/ office/resid.	12056	2	1a-c. Retail 2a. Service 2b. Service 2c. Office	1. 5979	5979	5979	11958
36	1.49E+08	3212-26	S. Grand Blvd	Lemon Grass Restaurant Thu-Do Hair Kim-Thanh Video Tan My	Somporn, Sirintrapun 1515 Sweeney Dr Fenton, MO 63028	commercial/ residential	8474	2	1a. Restaurant 1b. Service 1c. Retail 1d. Restaurant 2a-d. Residential	1. 5681 2. 5681	5681	5681	11362
37	1.49E+08	3232-46	S. Grand Blvd	S. Grand Deli Kim Chi Jewelry Incense & Impts Chin's Imports	Liamsiriwatana Vinai & Pramsri 2310 Manor Creek Chesterfield, MO 63017	commercial	8485	2	1a-d. Retail 2a. Residential 2b-d. Vacant	1. 5954 2. 5954	5954	5954	11908
38	2.1E+08	3237/3600	S Grand Blvd/ Humphrey St	Phillips 66 Fuel & Food Mart	C C Dillion Co 1342 Lonedell Rd Arnold, MO 63101	commercial	10683	1	1. Gas/Conv. Retail	1. 1148	1148	0	1148
39	1.49E+08	3250-52	S. Grand Blvd		Tran, Cuong Quang & Cam Nang 3714 Utah PI St. Louis, MO 63116	residential	10508	3	1a-d. Residential 2a-d. Residential 3a-d. Residential	1. 6252 2. 6252 3. 6252	6252	12504	18756
40	1.46E+08	3553-59	Arsenal St.	Once Upon a Vine Botanicals	Vornor-Duenke Property LLC & Parkgate Assoc LP 3109 S Grand Blvd Suite 214 St. Louis, MO 63104	commercial	30615	2	1a. Restaurant 1b. Retail 2a. Office 2b. Retail	1. 8687 2. 8687	8687	8687	17374

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41	1.46E+08	3008	S. Grand Blvd.		Norel Partnership 4200 Flora Pl. St. Louis, MO 63110	commercial/ residential	2318	2	1a. Service 2a-b. Residential	1. 1946 2. 1946	1946	1946	3892
42	1.46E+08	3507	S. Grand Blvd.		Grand City One LLC C/O City Property Co 3109 S Grand #214 St. Louis, MO 63118	residential	3750	2	vacant	n/a	n/a	n/a	n/a
43	1.46E+08	3509	Juniata St.		Grand City One LLC C/O City Property Co 3109 S Grand #214 St. Louis, MO 63118	residential	3750	2	vacant	n/a	n/a	n/a	n/a
44	1.46E+08	3511	Juniata St.		Grand City One LLC C/O City Property Co 3109 S Grand #214 St. Louis, MO 63118	residential	3750	2	vacant	n/a	n/a	n/a	n/a
45	1.46E+08	3541	Hartford St		South Grand Square LTD PRTN 1 LP 3109 S Grand Ste 214 St. Louis, MO 63118	private parking lot	4200	n/a	n/a	n/a	n/a	n/a	n/a
46	1.46E+08	3538	Arsenal St		South Grand Square LTD PRTN 3109 S Grand Ste 214 St. Louis, MO 63118	private parking lot	3430	n/a	n/a	n/a	n/a	n/a	n/a
47	2.1E+08	3321	S. Grand Blvd		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	Institution	54131	2	Library				25,000
48	2.1E+08	3325	S. Grand Blvd		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	Institution	54131	2	Library				(see 3321)
49	2.1E+08	3603	McDonald		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	Institution	1640	n/a	Library	n/a	n/a	n/a	n/a
50	2.1E+08	3609	McDonald		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	Institution Addition	4921	n/a	Library	n/a	n/a	n/a	n/a
51	2.1E+08	3611	McDonald		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	Library Addition	4921	n/a	Library	n/a	n/a	n/a	n/a
52	2.1E+08	3615	McDonald		St. Louis Public Library 1300 Olive St. St. Louis, MO 63101	private parking lot	4921	n/a	Library	n/a	n/a	n/a	n/a
Updated		9-May-02											

SUMMARY OF RESIDENT, BUSINESS OWNERS
AND COMMERCIAL PROPERTY OWNERS
South Grand Parking Study
June 2002

During May 2002, four focus groups were conducted as part of the first phase of the South Grand Parking study. Two focus groups consisted of homeowners/landlords and the other two groups were composed of representatives from the business district, one with predominately commercial property owners and the other with business owners. The following is a synopsis of the input that was received from all of the groups.

Residents

The resident focus groups met on May 2, 2002 and May 15, 2002. The group that met on May 2 consisted primarily of residents from the Tower Grove East Neighborhood while the residents who met on May 15th mainly represented the Tower Grove Heights neighborhood. The key points that resulted from these discussions follows:

Parking Availability

- On the whole, there are few problems with residents being able to park either at or near their home. When residents do drive to the business district they can find metered parking or parking on a side street. However there are a few locations and times when there are difficulties.
- In the 3500 block of Wyoming near several popular restaurants.
- In the vicinity of the fire station/Alhambra - parking situation is confusing
- For the most part one block on either side of the business district
- Near Roosevelt High School during peak times
- Near the Lutheran School and near Jay during peak times
- The Post Office
- Weekend evenings - Must plan evening activities to accommodate non-residents' parking
- The lots are full at Christmas time
- During the Gay Pride parade

Existing Parking Areas Not Well Designated

Residents typically walk to the business district and if they do drive, they don't think about parking in the parking lots much. There is non-metered parking available in the neighborhood, but it is not easily found unless you are familiar with the neighborhood. The available lots do have some limitations. Some suggestions for improvement are:

- Better signage
- Public parking lots should be clearly indicated
- There have also been towing horror stories - which lots are available to the general public?
- The parking lot at Mangia's is not striped and is difficult to enter and exit
- Although the lot is bigger at the Bread Company, it is not necessarily better sometimes difficult to find a spot and the parking circulation is poor. It is also not a public parking lot.
- Public lots should be well-maintained, well-marked, landscaped, be well-lit with easy access

Personal Safety/Crime Concerns

There was an emphasis on crime and the perception of crime especially for visitors coming to the neighborhood.

- One resident remarked that there seemed to be more crime in the neighborhood. She was hearing more reports of incidents.
- Problems with auto theft and vandalism
- Visitors may not want to park on the side streets for safety concerns
- County perception that there is danger in the city
- Lighting is an issue
- Many lights are out
- Effects the east side of Grand between Connecticut and Hartford
- The restaurants on the west side of Grand keep the area vibrant
- The existing lights are decorative but not functional - the lights in downtown Clayton are examples of desirable street lights.
- In some places, tree cover contributes to lack of lighting
- There is a misperception about safety - trash, vacant buildings
- Trash on Grand , especially around CBGB's contributes to the perception
- Pan handlers are a problem

Grand Boulevard

Many people feel uncomfortable with the traffic speed on Grand Boulevard. Comments made to this effect were:

- Cars can really build up speed from Arsenal to Magnolia
- Words and phrases to describe it are "freeway", "not cozy", difficult to cross
- spend a lot of time waiting at the crosswalk
- crossing grand as a pedestrian is dangerous
- Morning traffic is bad. And traffic is better in the afternoon.
- Motorists do not honor crosswalks and lights
- terrified to ride a bicycle on Grand - also nowhere to park bicycle
- There is currently a traffic parking study for Grand north of Arsenal
- It is difficult to determine which street cars can turn left on heading southbound on Grand
- Making a "death turn" across traffic
- On Grand it is difficult pulling in and out of a space with people driving by.
- Bus stop blocks Juniata

Parking for Visitors to the Neighborhood

Although there were relatively few parking problems for locals, many can see the difficulties those visiting the neighborhood may have finding parking. Among those difficulties are not having parking areas well designated, as mentioned previously. Other items include:

- Visitors may not be comfortable parking on a side street - (darker, safety, don't want to park in front of someone's home.)
- Some don't know location of additional parking

- If visitors cannot find a spot the one time they visit the neighborhood, they may not return.
- Participants mentioned the Central West End, Chase Park Plaza parking garage and University City Loop - visitors go to lots and garages because they do not know the side streets. A few know those spaces are available and they are there as a back-up
- People have different tolerances for walking
- Many are willing to walk farther and look for parking spaces longer at the Galleria
- People are willing to park further if they are eating, but want to come in closer for retail shopping.
- May skip the trip if they have heavy packages to carry and cannot find parking close by.
- A lot of people are not comfortable parallel parking - The neighborhood needs more pull-in spaces for county residents.
- One person did not want to move to the neighborhood because she could not get around the neighborhood and get back to Grand.
- There has to be a decision made whether the neighborhood supports outsiders or locals in its orientation
- If it is a destination spot, there has to be a change in the parking style
- The neighborhood is currently at parking capacity.
- If the Business District is to prosper, parking is needed

Demolishing Buildings to Create Additional Parking

Recently, several homes were demolished in the neighborhood to create more parking. This is a contentious issue between residents and business owners. There was a range of sentiment among homeowners about this practice. However, many thought that there should be a comprehensive plan for parking in the district and that demolition should be strategic and exercised if other solutions had been exhausted. More description of the comments are below:

- If the homes are not architecturally significant, then perhaps that is an option.
- If one demolition happens then it is easy to justify another demolition.
- Homes should be demolished on a case by case basis. However, there are very few cases where demolition is the only option.
- Taking out houses will destroy the character of the neighborhood.
- Houses have been demolished without exploring other options that exist.
- Building new homes after homes are destroyed is insane
- Rarely are parking lots built decently with landscaping and trees.
- One participant did not want to live next to a parking lot.
- The houses that were torn down were done on the sly. – There should be a process
- One by one is not a solution. There should be a district-wide solution
- There are other asphalt resources in the neighborhood.
- The answers to the parking situation do not come from residents, rather businesses.
- The neighborhood character should be maintained but still maintain the business district.
- Opposed to the manner in which housing was demolished.
- People lived in those homes
- There are different levels of housing stock
- Don't opt for short-sighted view – there should be a comprehensive solution. Should solve long-term problem in an organized way.
- Houses on the west side of Grand are well-done
- The east side of Grand needs to catch up

- Residents feel an inclination to demolish homes on the east side of Grand. – the east side of the street will be one big parking lot
- The east side has already sacrificed, but do not feel it is the west side's turn, though.
- In the Central West End and the University City Loop the surface lots are ugly. The garages are better, but garages are harder to maintain
- Commerce Bank owns this lot – there has not been an expressed interest in building a garage at Hartford and Juniata
- build up not out
- Garages are expensive
- In the U. City Loop, the employers pay for spots and it is full on the week ends.
- Surface lots are hideous
- The lot at Once Upon a Vine does not stick out.
- No one uses the Commerce Bank lot, though

Summary

Some key issues that the homeowner groups had to sum up their discussions are:

- For parking, be strategic, district-wide and attractive
- Utilize existing resources
- There should be an open process for building demolition and have it be part of a comprehensive neighborhood or district plan for parking and building demolition
- Build up not out
- A parking structure should be built on Grand
- There are traffic flow issues on Grand
- Review barriers to additional parking approvals
- Aesthetics should make it nice to walk (safe, trash, aesthetics)
- Provide adequate funding
- Provide a “fun” walking/parking experience
- Business needs are the primary focus

Business and Commercial Property Owners

The business focus groups met on May 16, 2002 and May 23, 2002. The group that met on May 16 had representation from property owners while the group that met on May 23rd consisted predominately of business owners. The key points that resulted from these discussions follow:

Parking Availability

Businesses were impacted greatly by a lack of parking for their customers and prospective tenants. Comments made to this effect are:

- Lack of adequate spaces - afternoon and evening
- All spaces always taken
- Stores and Restaurants at Wyoming & Grand have higher parking demand
- Customers may park 2-3 blocks away
- Restaurants- parking in the evenings is a problem

- Office space.- parking for business building is inadequate
- Lot to become paid parking
- Peak time 11 am – 5 p.m.
- Lunch time parking issues
- Some meetings scheduled before 10:00 am and after 2:30 p.m. to accommodate guest parking
- Always a problem at Jay International Foods
- No problems at Once Upon A Vine/Botanicals
- Big problem with office buildings in the neighborhood – trying to establish an office market, but parking is a problem.
- Street cleanings cause a problem
- Residents do not park in their garages
- Need dedicated parking at the Craft Alliance
- Parking is needed on the south end of the district
- Inadequate parking spaces
- weekend parking issue
- business owners walk or park elsewhere
- The suburban 5/1000 retail ratio is not necessary for this neighborhood

Impact of Parking on Customers

Business owners recount experience of losing customers as a result of inadequate parking for their business. Some of the occurrences are:

- Guests come and leave because of inadequate parking
- customers may not return because of limited parking
- customers leave because can't locate parking
- customers don't know of other parking spaces
- One business has sometimes paid for parking tickets for customers
- Concern for walking limitations for the elderly
- Embarrassing to tell customers to park at a lot up the street
- Some perceive that a parking sticker needed on some lots
- South Grand is not pedestrian friendly
- No signage directing to additional parking

Impact of Parking on Business Community

Parking plays a role in creating a vibrant business district in the following ways:

- Big problem with office buildings in the neighborhood – trying to establish an office market, but parking is a problem.
- The district has regional competition – need to attract quality businesses and customers

Personal Safety/Crime Concerns

The perception of safety especially in an urban setting is of importance for those visiting the business district.

- safety issues for customers
- Walking radius and security issues
- The area needs to be comfortable, easy, safe and clean.
- There are safety issues if someone has to walk too far
- People are breaking into cars in the lot on Grand and Humphrey

Demolishing Buildings to Create Additional Parking

the need for creating a comprehensive plan for demolishing building in order to create more parking was also important to many business owners.

- Prioritize which homes should be demolished
- Can sometimes justify demolition when business needs demand more parking
- Develop a plan- not a random demolition
- need timely solutions
- what are funding sources for additional parking?
- Garage is part of a solution. However, there are the acquisition and development costs
- To build a parking garage you need deep pockets – small business owners do not have the funds to buy homes at \$250,000.
- It cost \$250,000 to get Bread Company lot expanded
- Garage is part of a solution. However, there are the acquisition and development costs
- Consensus to strategically demolish houses and provide landscaping & shielding
- Maybe scattered parking instead of large lots
- maybe some commercial demolition

Summary

Some key issues that the business groups had to sum up their discussions are:

- Provide funds, timely for additional parking - in reference to demographics & momentum of business growth
- South. Grand is the leader in south side redevelopment
- street cleaning signage issues on streets - parking tickets are excessive
- street cleaning issues - re-prioritize times
- Quality community has quality businesses with adequate parking
- City to be more responsive for their parking lots - i.e. maintenance and lighting.
- Parking is a factor to businesses relocating
- Will the City provide some funds?
- Businesses and residents to cooperate & sacrifice to develop parking plan effort
- Some business owners now have confidence and hope since new tax increase
- review traffic flow issues: speed crossing Grand
- need help from city for continued growth
- City leadership needed
- Security issues