

Long-Term Parking Solutions

This set of solutions shows more intensive development of specific areas within the Business District. One of these areas is City Block 2102, which contains the Dickman Building. This block has a huge amount of built area with only 12 off-street parking spaces currently provided. By any standard, the spreadsheets of parking statistics clearly show that parking in this block is inadequate even with the implementation of the short-term parking solutions. A second area of concern is the possible future development in City Block 1463. The large vacant parcel at Juniata and Grand has the potential for redevelopment. The solutions show two scenarios, one smaller, and the other larger, for this block. The larger redevelopment project includes the potential for the more parking intensive reuse of the upper floors of the Jay’s International Building (currently warehouse).

Smaller changes projected in the long-term solutions include the possible change of use for the Phillips 66 food/fuel mart on City Block 2097. Another smaller possible change is shown in City Block 2100, where some of the smaller, non-commercial buildings are replaced with a more efficient commercial/retail/office mixed use building.

The parking solution drawings suggest that the owners of larger apartment buildings in the area could best address their parking needs by the acquisition of adjacent residential properties and adding more parking behind these for common use by all rental units. This is shown in both the long-term and short-term solutions in City Blocks 2099, 1488, and 1489. It is likely that the success of this solution will rely on the residential buildings remain used as rental units and not office space (but flexibility in use is key).

(State in the long-term parking solutions, the total number of demolitions and as much as possible the relationship of specific demolitions for parking sites to specific infill buildings & existing buildings proposed in the Long-Term Plan) (Steering Committee member)