

Long-Term Parking Solutions

This development scenario shows implementation of a more intensive set of solutions for 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 1484. 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). All of these are possible redevelopment scenarios that could happen in the future.

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 apartment units and not office space (but flexibility in use is key).

Long Term Parking Summary

The Long Term Parking Solution drawings show a 39% increase (542 parking spaces) in the Business District, requiring the demolition of 16 buildings. See spreadsheet 6.2 for statistics. Twelve of these buildings proposed for demolition are residential. Six of these buildings are in City Block 2102 directly behind the Dickman Buildings. Four of the buildings are in City Block 1484, behind Jay's International. Fronting Grand, the three small buildings north of Babylon International are shown moved or demolished and the existing Phillips 66 Food Mart building is shown demolished to make way for a more compatible pedestrian designed commercial development.