

# Visualizing the Effects of Parking Policies and Priorities on Housing and Land Use

Neighborhood Revitalization Commission  
July 10, 2024

## A note about the following images:

*None* of these images are meant as criticisms of these particular properties, or as proposals to change these locations. Council and this committee do not have that power at any rate. *Instead*, these images are examples of the outcomes of our current or former zoning policies and parking priorities. These outcomes are what we have. If we want different outcomes, we'll need to change the policies that have produced these outcomes.

Each of these images show examples of missed housing or commercial opportunities; things that could be there, but are not, because of current parking requirements.

# HOUSING LOST TO OFF-STREET PARKING FOR PRIVATE OR COMMERCIAL INSTITUTIONS

Sill/Kane Church – 48 spaces from 3 houses

Healthcare Provider

Local Business

7th/Division Church

## SILL/KANE

One house is now  
24 off-street parking  
spaces, fully  
occupied a few  
times a week



## SILL/KANE

Two houses are now 24 off-street parking spaces, fully occupied a few times a week



JACKSON/10TH

Former small  
(6-8 unit)  
apartment  
building is  
now off-street  
parking for  
healthcare  
provider



Former houses are healthcare provider off-street parking, but on-street parking is also used



More  
healthcare  
provider  
parking, both  
surface and  
stacked.





More  
healthcare  
provider  
on-street  
parking



JACKSON/4TH

Former houses  
are now  
parking for  
local business



# DIVISION/7TH

Former houses are off-street parking for church, fully occupied a few times a week



# EXCESS OFF-STREET PARKING

Business Development Organization

Commercial Office Space

Bridgeview Plaza

Fast Food Drive Thru Monitor St.– 25 spaces

Fast Food Drive Thru West Ave. – 50 spaces

Financial Institution

LA CROSSE ST.

Business  
development  
organization



LA CROSSE ST.

Commercial  
office space



# BRIDGEVIEW PLAZA



MONITOR ST.

Fast food  
Drive Thru

25 off-street  
spaces for  
largely drive-  
thru business





WEST AVE.

Fast food  
drive thru

50 off-street  
spaces



KING ST.

Financial  
institution

Entire city  
block off-  
street parking



KING ST.

Financial  
Institution

Entire city  
block off-  
street parking



# MULTI-UNIT RESIDENTIAL OFF-STREET PARKING

West/Vine Apartment Buildings

East Ave. Apartment Complex

Wall/Copeland Building– ½ housing and ½ parking on the parcel

7<sup>th</sup>/Adams Building– ½ housing and ½ parking on the parcel

11<sup>th</sup>/Main House– 32 spaces, 1 space per bedroom

8<sup>th</sup>/Cass Building– 34 spaces, before 1:1 policy

# WEST/VINE APARTMENTS



# WEST/VINE APARTMENTS

Very large off-  
street parking  
lot



# APARTMENT COMPLEX

Parcel is  
about half  
parking  
and half  
residences



# APARTMENT COMPLEX

Residences  
surround the  
central  
parking





# WALL/ COPELAND

Parcel is  
half off-  
street  
parking  
and half  
residences



7<sup>TH</sup>/ADAMS

Parcel is about half residences over covered parking, and half surface parking.



11<sup>TH</sup>/MAIN

32 spaces, in  
compliance  
with 1 space  
per  
bedroom.  
Contrast  
with . . .



## 8<sup>TH</sup>/CASS

34 parking spaces serve eight story apartment complex with 103 units, some multi-bedroom - built before 1:1 policy

