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.

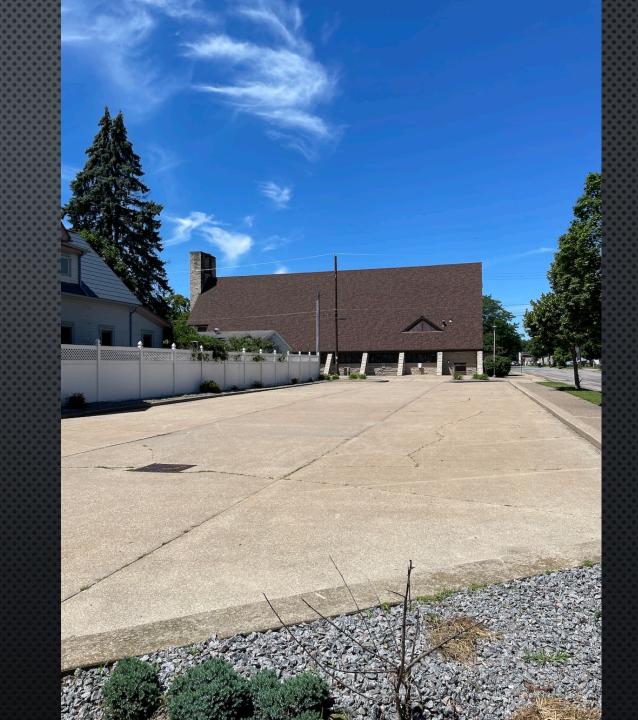
Each of these images show examples of missed housing or commercial opportunities; things that could be there, but are not, because of current parking requirements.

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



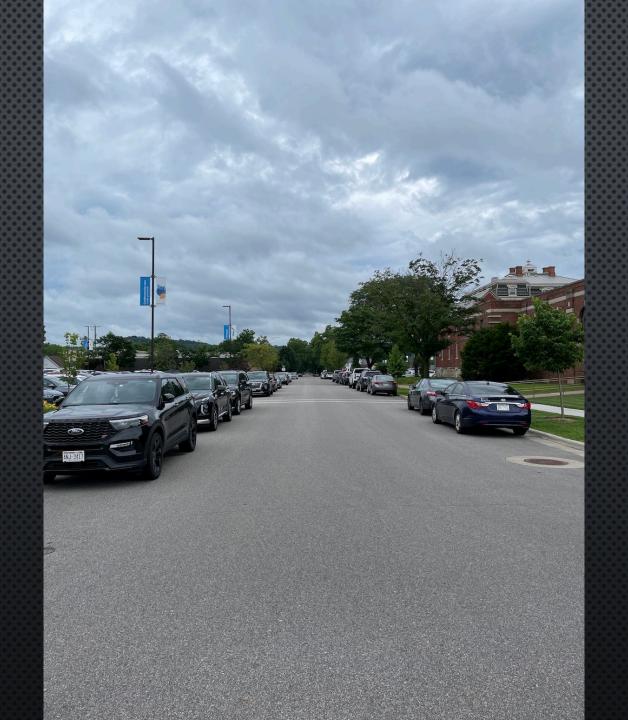
Former houses are healthcare provider offstreet parking, but on-street parking is also used



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 drivethru business



WEST AVE.

Fast food drive thru

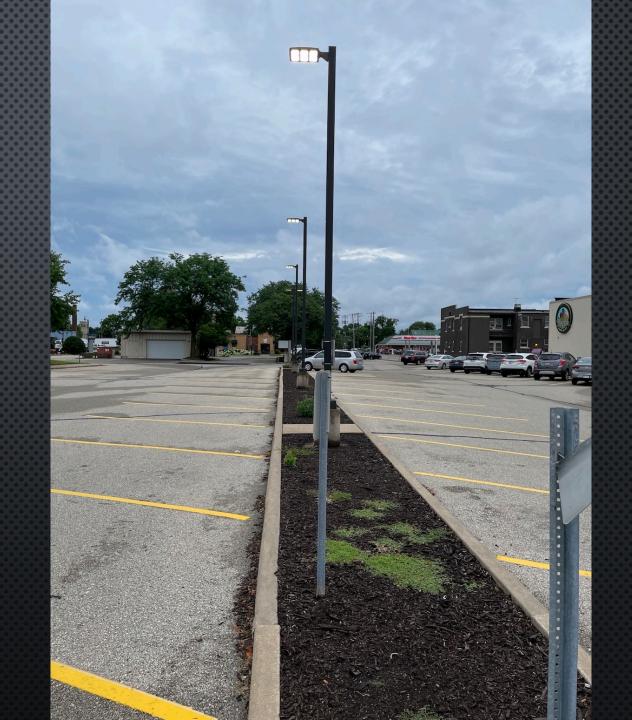
50 off-street spaces



KING ST.

Financial institution

Entire city block offstreet parking



KING ST.

Financial Institution

Entire city block offstreet 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
7th/Adams Building— ½ housing and ½ parking on the parcel

11th/Main House–32 spaces, 1 space per bedroom 8th/Cass Building–34 spaces, before 1:1 policy

WEST/VINE APARTMENTS



WEST/VINE APARTMENTS

Very large offstreet 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



7TH/ADAMS

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



11TH/MAIN

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



8TH/CASS

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

