

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

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 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



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 multi-bedroom - built before 1:1 policy

