

Table of Contents

Phase III - Parking Alternatives	1
Policy Solutions	
1. Change Street Sweeping Schedule	2
2. Lower Meter Fines if Paid in Short Period	2
3. Change Trash Collection Dumpsters	3
4. Change Size of Parking Stall Requirements	3
5. Change Bus Stop Locations	4
6. Initiate New Bus Loop Connection	5
7. Distribute ADA Parking Spaces	5
8. Encourage Stacked Parking	6
9. Residential Property Owners Lease Parking Spaces to Business District (photos)	6
10. Strengthen Architectural Design Standards in the Business District	8
11. Strengthen the Demolition Review Process	9
Smaller, Systematic Physical Solutions to Enhance the District	
12. Conduct a Parking Refinement Analysis of Street Parking & No Parking Zones (photo)	10
13. Install Curb Bump-Outs to Enhance Pedestrian Crossings on Grand	11
14. Clearly Mark All Pedestrian Crossing	11
Drawing of Curb Bump-Outs	11.1
15. Install Historic Light Standards to Enhance Security in District	12
16. Limb Up Trees to Improve Lighting in District	12
17. Install Standardized Signage on Public Parking Lots	12
Street Lighting & Tree Canopy Drawing	12.1
18. Change Hartford & Juniata to 2-way Streets to Improve Access to Parking Lot	13
19. Implement Angled Parking ala “Tan My” (photos)	13
20. Reduce Existing Curb Cuts to Increase Street Parking	16
21. Remove Mid-Block Pedestrian Crossing & Install Crossings at Juniata & Connecticut	16
22. Implement Angled Parking on Arsenal Along Tower Grove Park	18
Transitional or Mid-Scaled Physical Parking Solutions	
23. Implement Angled Parking on Side Streets	18
24. Consider Shared Parking Arrangements	19
25. Remove Non-Compatible Uses in the Business District	20
26. Allow Flexible Use of Homes on Side Street to Install Parking in Rear Yards	20
27. Create Parking Lot Synergy (photos)	21

Long-Range and Larger Scaled Changes

28. Update Redevelopment Plan Design Guidelines	24
29. Redevelop Small Buildings on Grand - Add Parking Lot in Rear Yards (photo)	25
30. Plan For the Redevelopment of City Block 1463, Long-Term Potential, Parking Projections	26
Detailed Redevelopment Plan Option #3	28.1
31. Large Scaled Redevelopment Projects	29
32. Implement Parking Structure with Ground Floor Retail Fronting Arsenal (photos)	30
33. Redevelopment of Commerce Bank Property (photo)	34
34. Entry Monument Gates Required to Define Edge of District	37

New Ideas & Suggestions by Steering Committee 38

Additional Solutions & Comments

35. Enforcement of Residential Parking Standards	42
36. Low-Interest Loan Program to Implement Residential Parking	42
37. Create a Shared Valet System	42
General Design Details & Planning Principles	42

Spreadsheet Statistics 44

Existing Parking vs. Short-Term Parking Solutions Net & Percentage Increase	44.1
Long-Term Parking Solutions Net & Persepctive Increase	44.2
Existing Parking Standards Comparison - West of Grand	44.3
Existing Parking Standards Comparison - East of Grand	44.4
Short-Term Parking Standards Comparison - West of Grand	44.5
Short-Term Parking Standards Comparison - East of Grand	44.6
Long-Term Parking Standards Comparison - West of Grand	44.7
Long-Term Parking Standards Comparison - East of Grand	44.8
Residential Parking Statistics	44.9

Short-Term Parking Solutions 45

Long- Term Parking Solutions 46

Conclusions to Broaden the Debate 47

- Review Comments on Parking Solutions (Group A)
- Reply to Review Comments (Group A)
- Review Comments on Parking Solutions (Group B)
- Reply to Review Comments (Group B)