

Date: January 21, 2021

To: Mayor and Members of City Council **202100102**  
From: Paula Boggs Muething, City Manager  
Subject: PARKING ANALYSIS OF MADISONVILLE NBD

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Reference Document #202001320

The Council at its session on September 30, 2020 referred the following item for review and report.

MOTION, submitted by Councilmember Sundermann, dated 8/31/2020, WE MOVE the City Administration direct the Department of Transportation and Engineering (DOTE) to conduct a parking analysis of the Madisonville Neighborhood Business District (generally highlighted area of the attached map). The data should include - as closely as possible - the number of public and private parking spots available in the immediate, walkable area after phase I, II, and III of the Ackerman Group's (developer) project at Madison & Whetsel are completed.

The Department of Transportation & Engineering (DOTE) worked with the Department of Community & Economic Development (DCED) and Buildings & Inspections (B&I) to provide the data in this report.

DOTE calculated the number of on-street parking spaces in the area that could likely be used by patrons of existing businesses and the new development in the area. There are approximately 102 on-street parking spaces plus 8 loading spaces that can be used for parking in the evenings.

There are approximately 439 off-street parking spaces for the Madison & Whetsel Ackerman Group's development projects. These spaces breakdown as follows:

- Phase I (Primarily SW and NW Blocks)
  - o Approximately 104 private spaces located behind the new construction building on the SW block.
  - o Approximately 70 public spaces located in front of the Madison Center building on the NW block.
  - o Approximately 29 public spaces at the NW corner of Sierra and Whetsel.
- Phase IIA (NE Block)
  - o Approximately 116 private spaces behind the new construction building.
- Phase IIB (SE Block)
  - o Approximately 93 private spaces located behind the new construction building.
- Future Proposals not yet finalized

- Approximately 27 public spaces located behind the Madison Center building on the NW block.
- Additional parking in the NE block at the Whetsel and Sierra intersection (number of spaces and private vs. public TBD).

Parking requirements are determined by the zoning of the property and any variances must be approved by Zoning Administration. Attached to this report are documents related to the parking requirements associated with the Ackermann's Group development in the study area.

City staff will continue to work with the developer and the Madisonville Community Council to address the parking concerns in the area.

#### Attachments

cc: John S. Brazina, Director, Transportation and Engineering John B.