City of Lee’s Summit

Downtown Parking Strategy

EDAW was retained by the City of Lees Summit in fall 2006 to complete a parking study as an update to the City of Lees Summit Downtown Development Plan.

EDAW completed an update tour of the downtown to see changes since adoption of the Plan, and completed stakeholder interviews with key representatives of downtown in December 2006.

EDAW then reviewed parking data from the 2004 Plan and undertook an evaluation of several sites within the Downtown Core.

EDAW met with City representatives and stakeholders in February 2007 to present initial findings and recommendations.

The process, along with final recommendations, are included herein.
Considered: Downtown TNZ Zone

- Not ideal location for priority structured parking locations

Considered: Downtown Historic District

- Not ideal location for structured parking
**Considered Downtown Ownership**

- Reviewed ownership for potential scale/difficulty in assembly

**Existing Downtown Parking**

- 1/4 mile walk: 5 mins.

**Existing Parking**

*(Note: as of 2004 Old Lee's Summit Development Master Plan - does not take into account new on-street space cant post street reconstruction)*

- On-street spaces: 394
- Off-street spaces: 1,209
- Total spaces: 1,563
- City Hall structure: 296
- Total spaces: 1,859

- Peak occupancy as of 2003 approx. 63%
- Occupancy slightly higher west of tracks
- Ideal occupancy 70%
Downtown Parking: Required Per Development Master Plan

Parking Required:
Based on the full build-out of the market program identified in the 2004 Plan:
- 115 new spaces west of the UPRR tracks
- 890 new spaces east of the tracks
TOTAL of 1,005 new spaces

...to maintain a minimum efficiency factor of 75 percent (or only 3 out of 4 spaces occupied during peak times.)
City of Lee's Summit Downtown Parking Strategy

Sites Evaluated

- Arnold Hall Site
- Aldi Site
- 4th / Main: NE corner
- 4th / Main: SE corner
- 3rd / Market: SW corner
- Post Office site

Assumptions:
- 350 sq. ft. per space (generous)
- 2 way systems
- 2 stories / 3 levels of parking
- Used 4 parking spaces per 1,000 sq. ft. of retail space to identify how many new spaces would be needed for retail

Parking Counts

City of Lee's Summit Downtown Parking Strategy

EDAW AECOM
**Site Evaluated: Arnold Hall Option 1**

- Parking: 154 Spaces
  - 144 structured
  - 10 surface
  - 10 existing
  - 10 net new spaces
  - 29 needed for new retail

- New Retail: 7,200 sq ft

**Sites Evaluated: Arnold Hall Option 2**

- Parking: 235 Spaces
  - 223 structured
  - 12 surface
  - 10 existing
  - 18 net new
  - 29 spaces for new retail

- New Retail: 14,200 sq ft
- Other: 9,400 sq ft
Sites Evaluated: Arnold Hall Option 3

- Parking: 212 Spaces
  - 159 net new
  - 53 needed for new retail
- New Retail: 17,000 sq ft
- Other: 34,000 sq ft

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Sites Evaluated: Aldi Site

- Parking: 181 Spaces
  - All new
- New Retail: 13,500 sq ft
- Other: 27,000 sq ft

City of Lee's Summit Downtown Parking Strategy
Site Evaluated: NE 4th & Main Street

- Parking: 174 Spaces
  - 165 structured
  - 9 surface
  - 8 existing
  - 94 net new
  - 35 needed for new retail

- New Retail: 8,800 sq ft

Sites Evaluated: SE 4th & Main Street Site

- Parking: 195 Spaces
  - 155 structured
  - 174 net new
  - 45 needed for new retail

- New Retail: 11,200 sq ft
- Other: 11,200 sq ft
**Sites Evaluated: Market & 3rd Street Site**

Parking: 174 Spaces
- 134 stacked
- 35 surface
- 139 net new
- 30 needed for new retail

New Retail: 1,400 sq ft

**Sites Evaluated: Post Office and City owned parcel Site**

Parking: 332 Spaces
- 297 structured
- 35 surface
- 92 existing
- 240 net new
- 16 needed for new retail

New Retail: 15,000 sq ft
Other: 48,900 sq ft

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**Downtown Parking Recommendations**

1/4 mile walk: 6 mins.

1/8 mile walk: 3 mins.

**Structured Pkg Locations:**

- **Phase I:** Public/private parking structure on SE corner of 4th/Main
- **Phase II:** Public/private partnership parking structure on redeveloped Post Office Sites – west side of DT Core
- **Phase III:** Arnold Hall Site: Should be intensified and include structured parking

**New Pkg Spaces:**

- 105 east of tracks
- 332 west of tracks
- 154-235 depending on development

City of Lee's Summit Downtown Parking Strategy

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**Downtown Parking Recommendations**

Based on the full build-out of the market program identified in the Plan:

- 115 new spaces west of the UPPR tracks
- 800 new spaces east of the tracks
- TOTAL needed: 1,005 spaces

**Proposed New Pkg Spaces:**

- 312 total west of tracks
- 645-726 total east of tracks

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