



A LEGACY TO HONOR, A FUTURE TO BUILD.

Parking Study – Existing Conditions

July 2026

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Stakeholder Summary

• Business Input

- Collected through interviews with City staff + one open house event
- Themes include:
 - Lack of nearby parking for employees along Swift Street south of Armour Road, resulting in parking tickets
 - Desire for less-restrictive parking further south on Swift Street
 - Desire for short-term parking in front of businesses where there is frequent customer turnover

• Community Survey

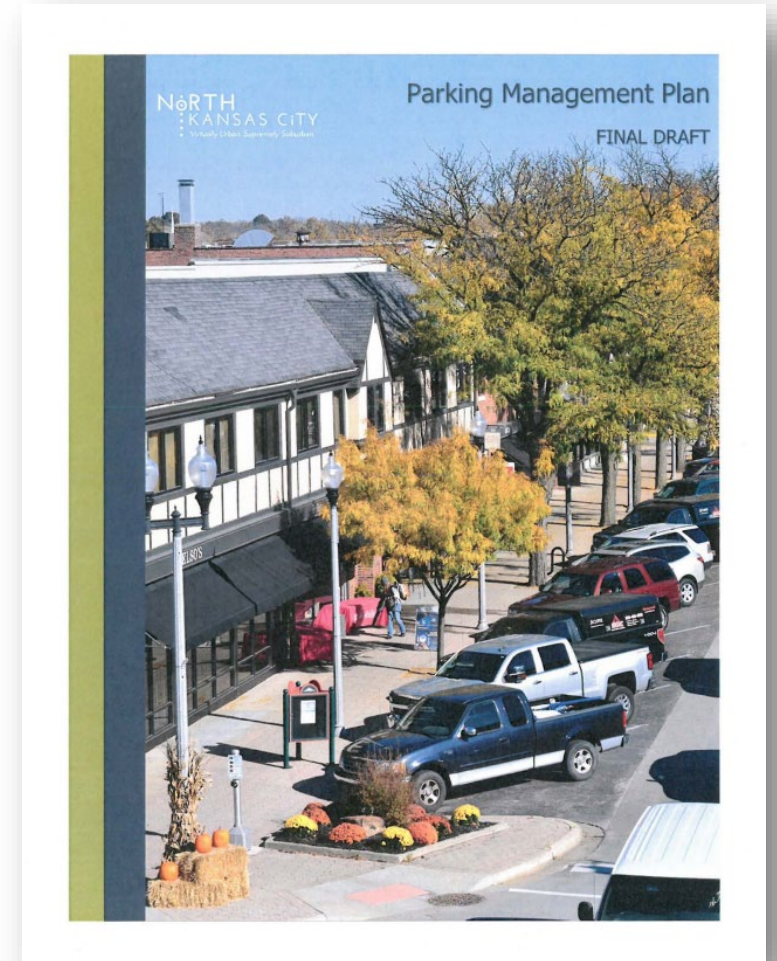
- 52% feel it is easy or extremely easy to find parking in downtown NKC
- 21% feel it is difficult or extremely difficult to find parking in downtown NKC

The biggest parking issues selected by respondents:

1. Vehicular vs. pedestrian crossing safety
2. Not enough short-term parking for shopping/dining
3. No parking issues

Previous Studies

- **Parking Management Plan (2018)**
 - Evaluated 2,397 parking spaces in downtown area
 - Found peak to be 11-1 pm
 - During this time, total downtown spaces were 52% full
- **Recommendations:**
 - Wayfinding and public parking lot signs
 - Expand public-private partnerships for shared lots
 - Add ADA parking to Armour between Clay and Fayette and Swift from 18th to 20th
 - Improve downtown streetscape
 - Increase bike routes/parking
 - Modify parking time limits – particularly where turnover is not an issue



Downtown Area

Public Parking

Data Collection

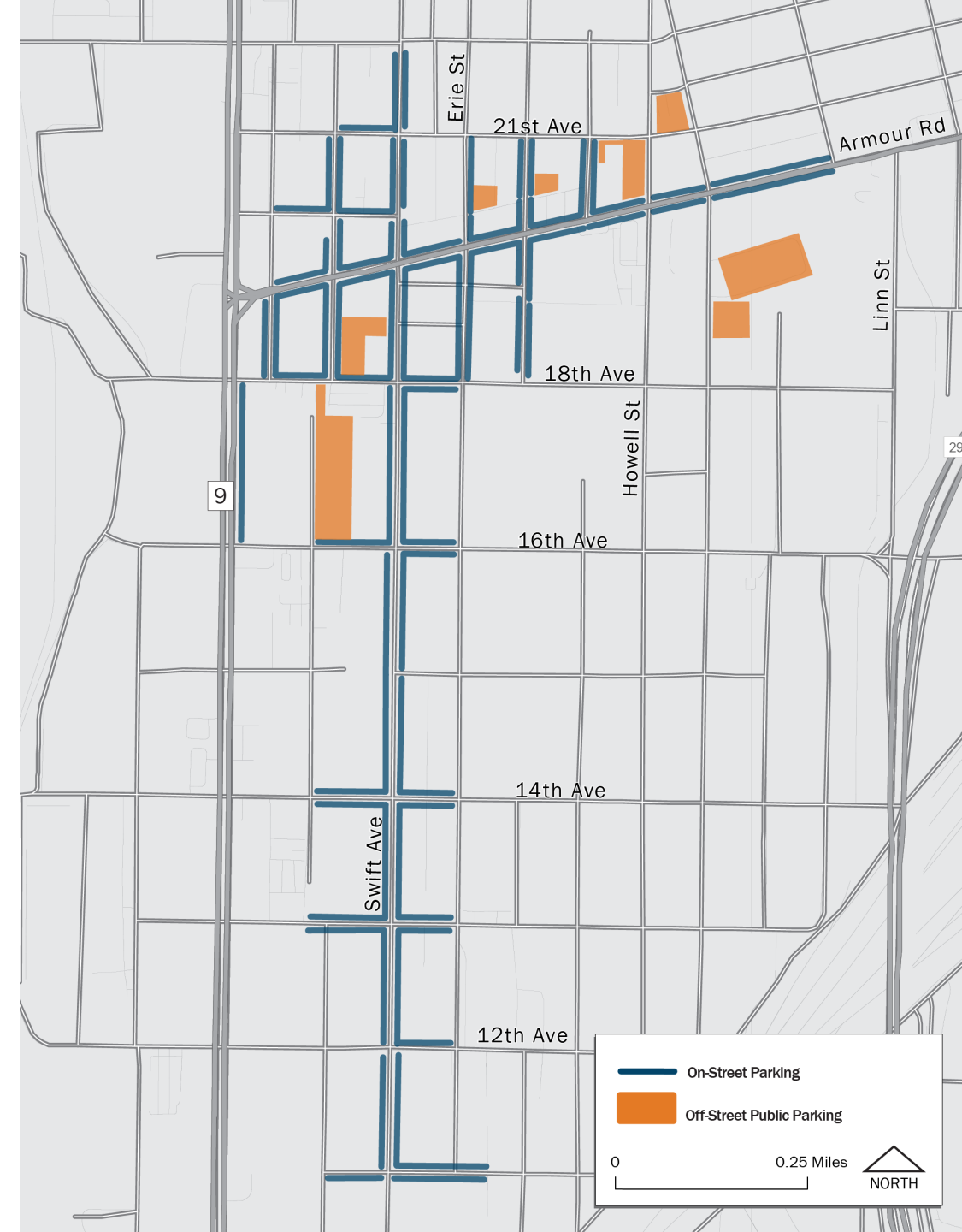
- Data collected over five periods

Downtown Area	Thursday 2/26	Friday 2/27	Saturday 2/28
Mid-day (11:30 am–1:30pm)	✓	✓	✓
Evening (5:30-7:30 pm)	✓	✓	

Data collection conditions: Weather conditions from 2/26 to 2/28 were sunny with temperatures ranging from 60-70 degrees. Thursday 2/26 and Friday 2/27 were typical business days.

Public Parking Inventory

Type	Space Count
On-Street	961
Public Off-Street	933
Total Public Inventoried	1,894



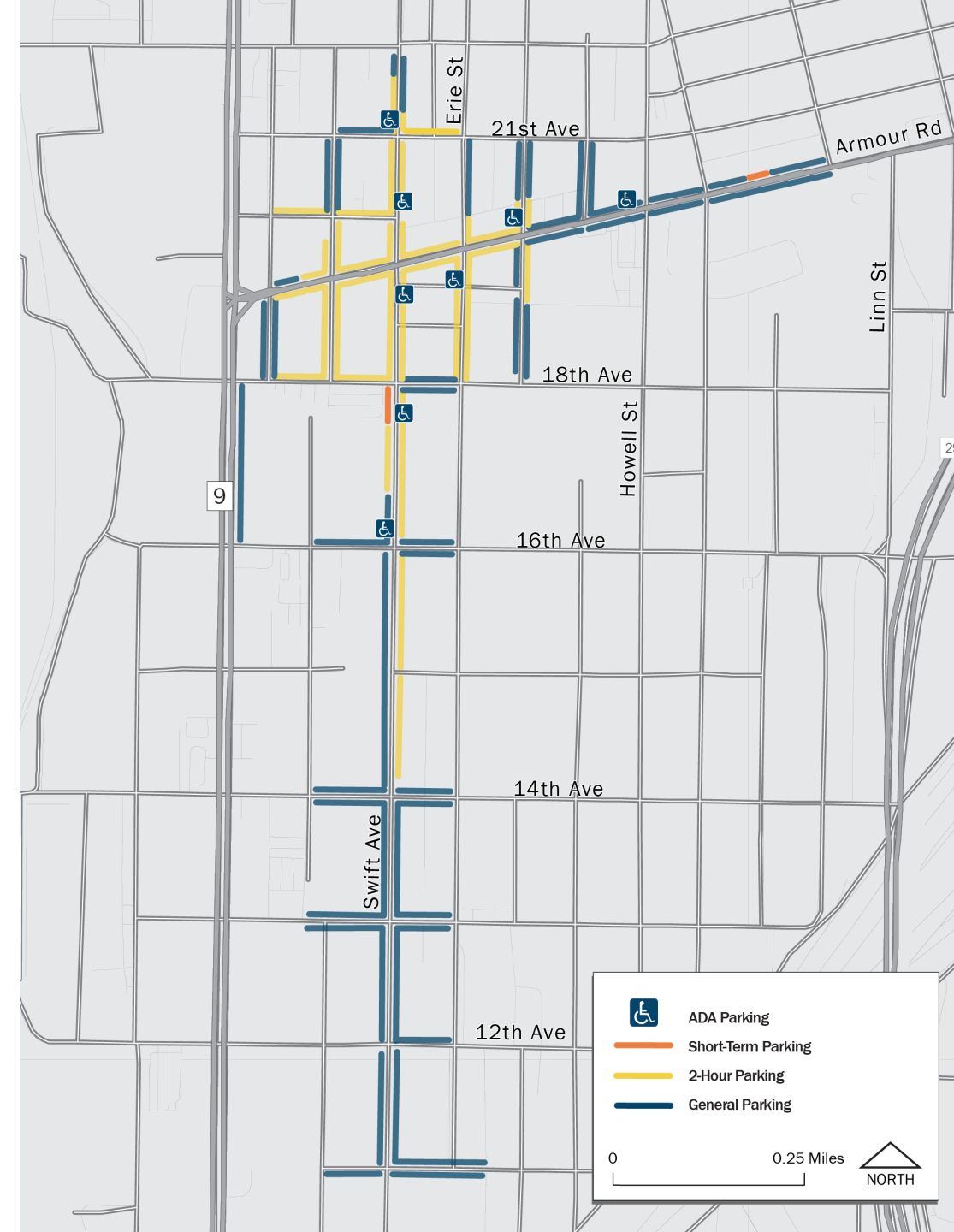
Off-Street Public Parking Inventory

Lot	Regular	ADA	Total
16 th Avenue	211	7	218
City Hall	53	3	56
Clay Street	136	5	141
Erie	30	2	32
Fayette Street	43	0	43
Library	71	3	74
YMCA – North	277	8	285
YMCA – South	84	0	84
Total	905	28	933



On-Street Parking Inventory

Type	Count	%
General	521	44%
General 2-Hour	423	54%
ADA	11	1%
Short-Term	6	1%
Total Inventoried	961	100%



2-Hour On-Street Parking

- **2-hour vs 2-hour with time/day restrictions**
 - Most 2-hour parking is restricted to the hours of 8 am – 6 pm, except Saturdays, Sundays, and holidays
 - Portions of Swift Street have 2-hour parking that does not have time or day restrictions



Restricted 2-hour parking



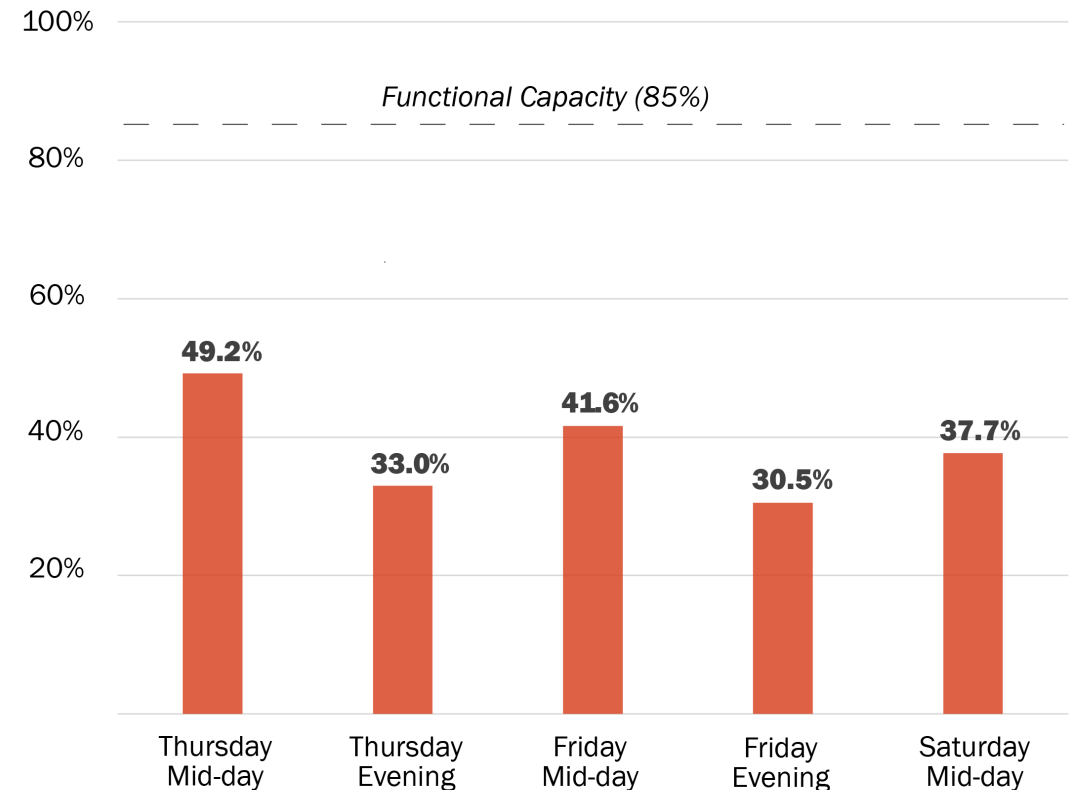
General 2-hour parking

Parking Utilization

- **Parking utilization for on- and off-street public parking peaks mid-day on Thursday**
 - 49.2% of parking spaces are occupied during the peak

Functional Capacity: The point at which there are still open spaces, but few enough that finding parking becomes uncomfortable. For a downtown setting, 85% is the target utilization.

Downtown Parking Utilization across Data Collection Periods

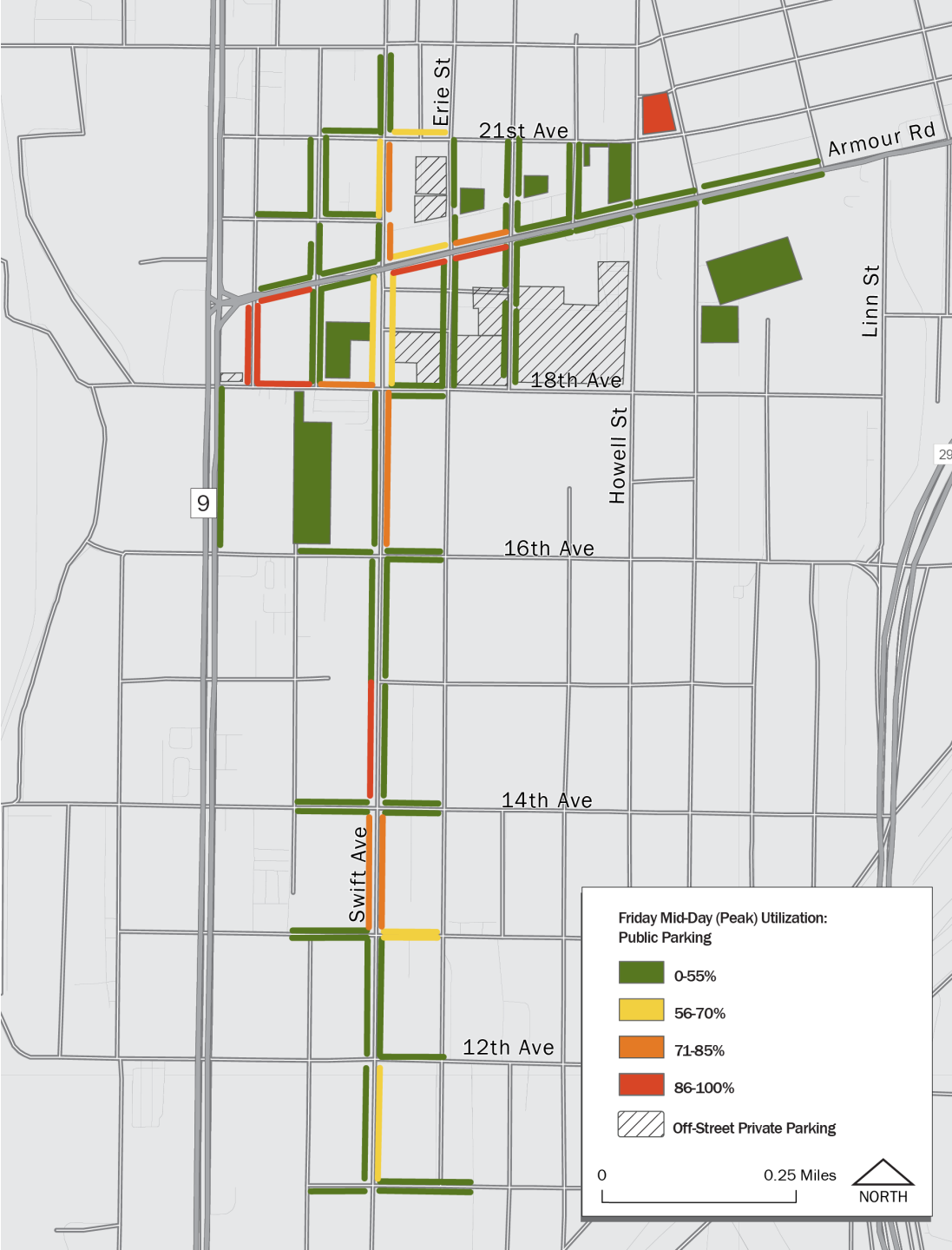


Thursday Peak Demand: Mid-Day

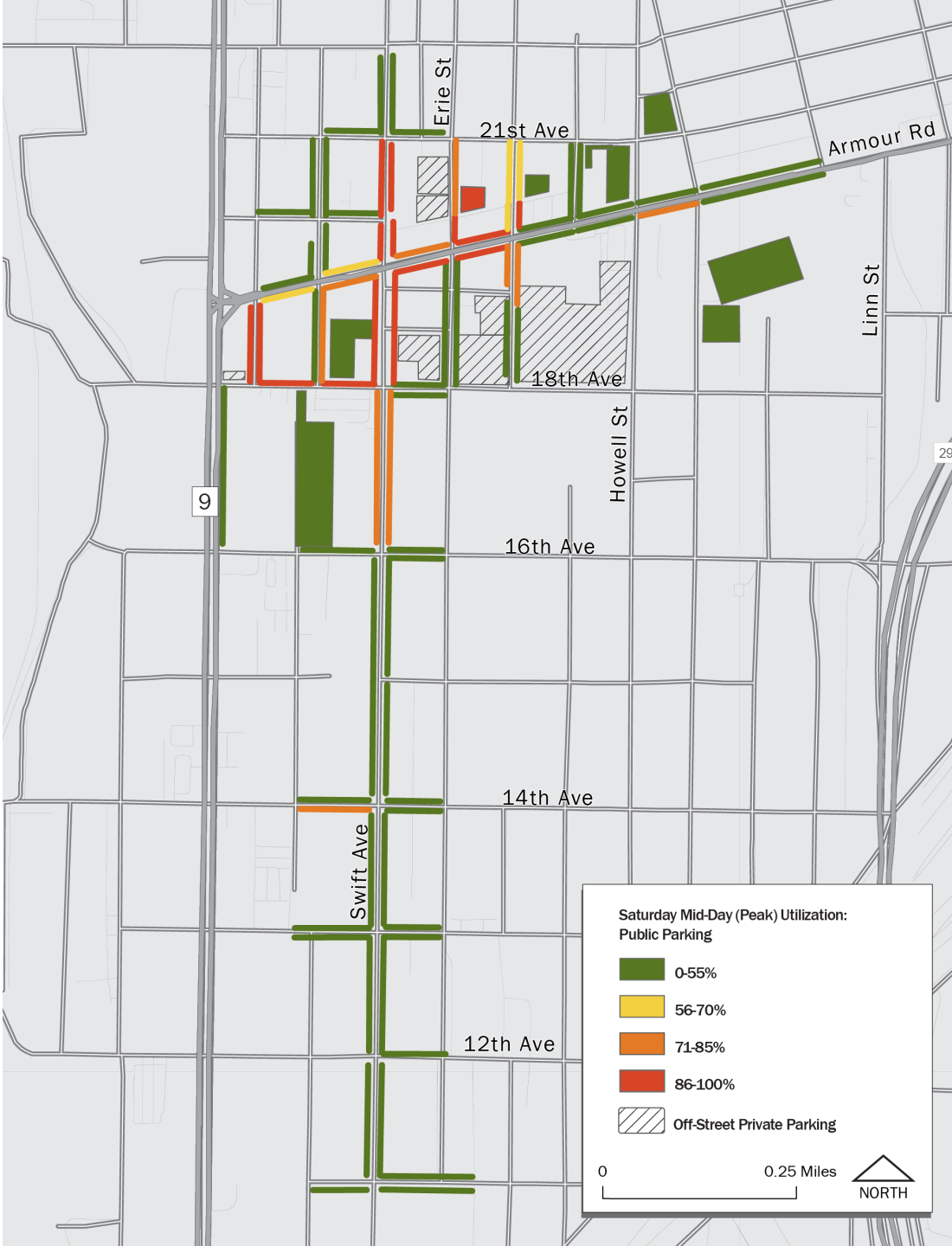
- **Several block segments on Swift and Armour over 85% utilized during peak, while others nearby under 50%**
- **Lots underutilized (Clay Street Lot unavailable)**



Friday Peak Demand: Mid-Day



Saturday Peak Demand: Mid-Day

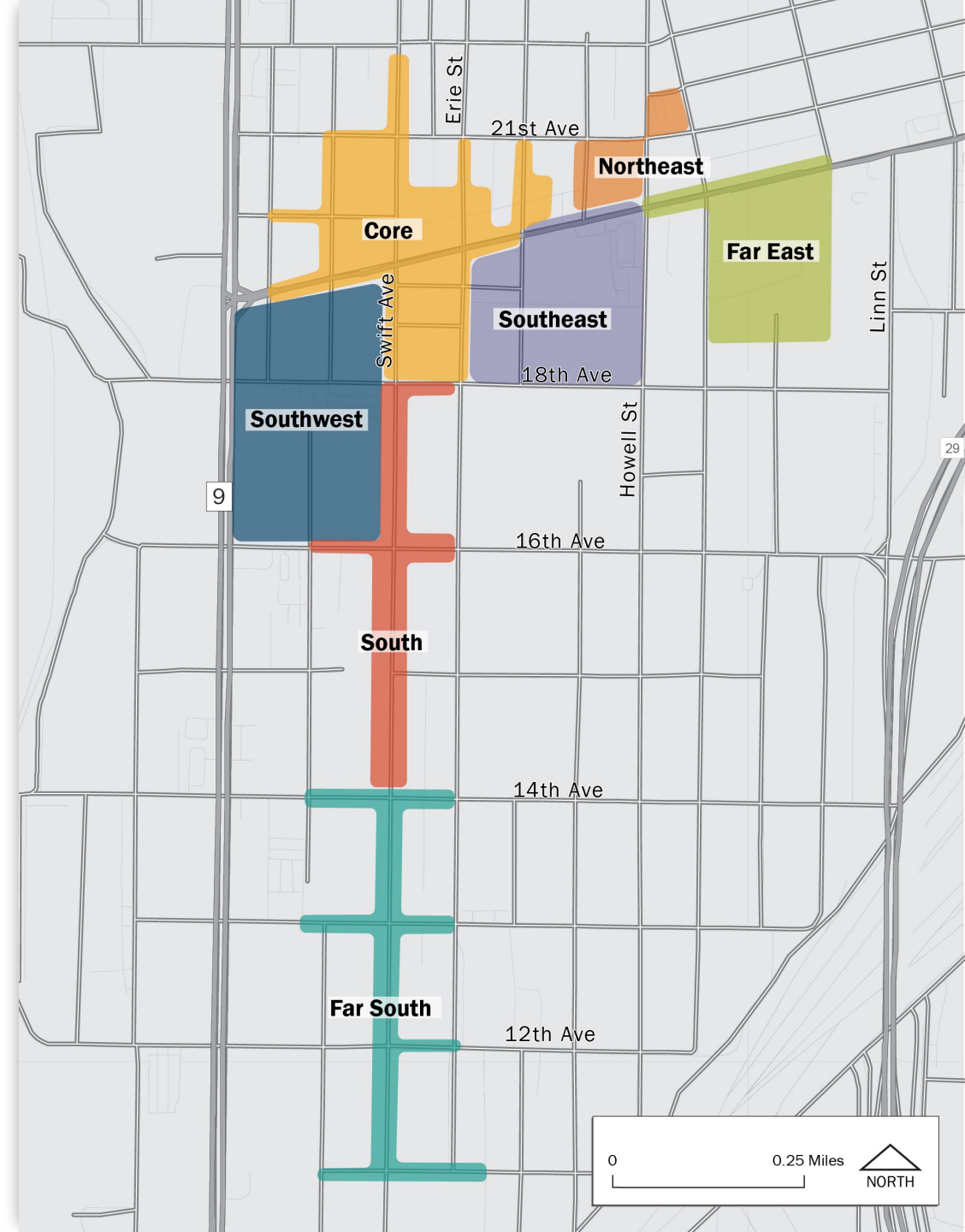


Zone Analysis

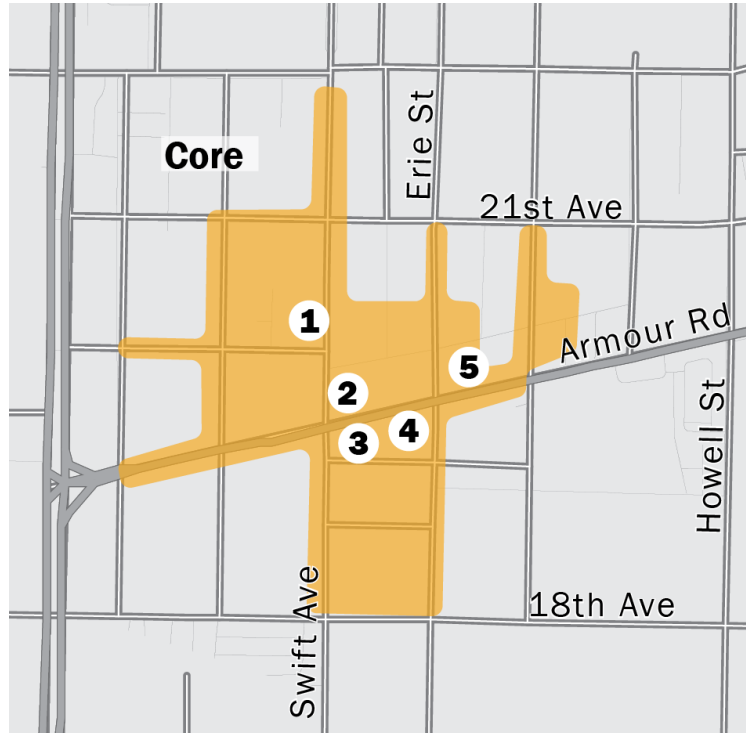
Goal: Analyze public parking utilization within sub-areas with similar characteristics and parking needs

Zones developed based on:

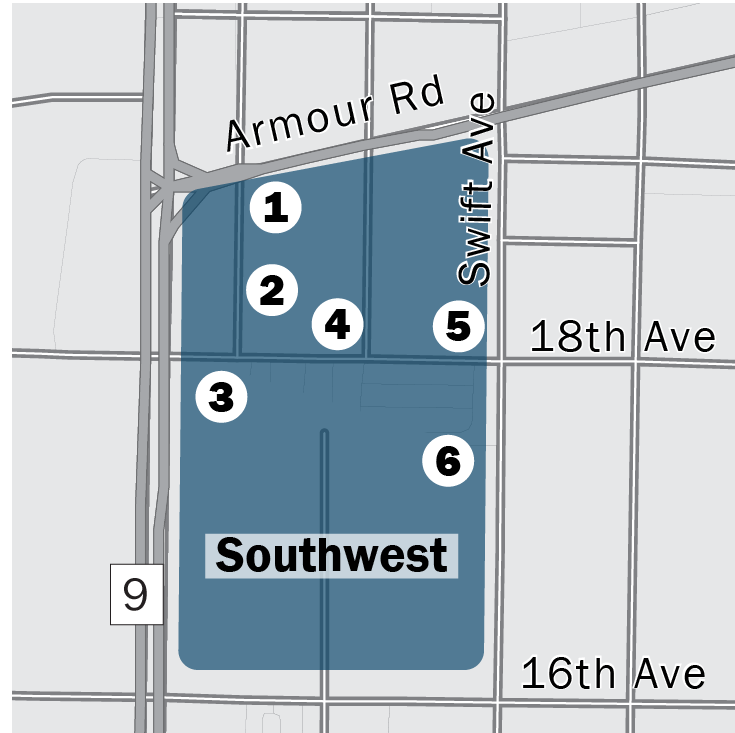
- Real or perceived barriers
- Shared destinations and pedestrian patterns
- City input



Key Destinations



- 1** The Firehouse
- 2** Jefferson's
- 3** Sail Away Wine
- 4** Chappell's Restaurant
- 5** Screenland Armour Theatre



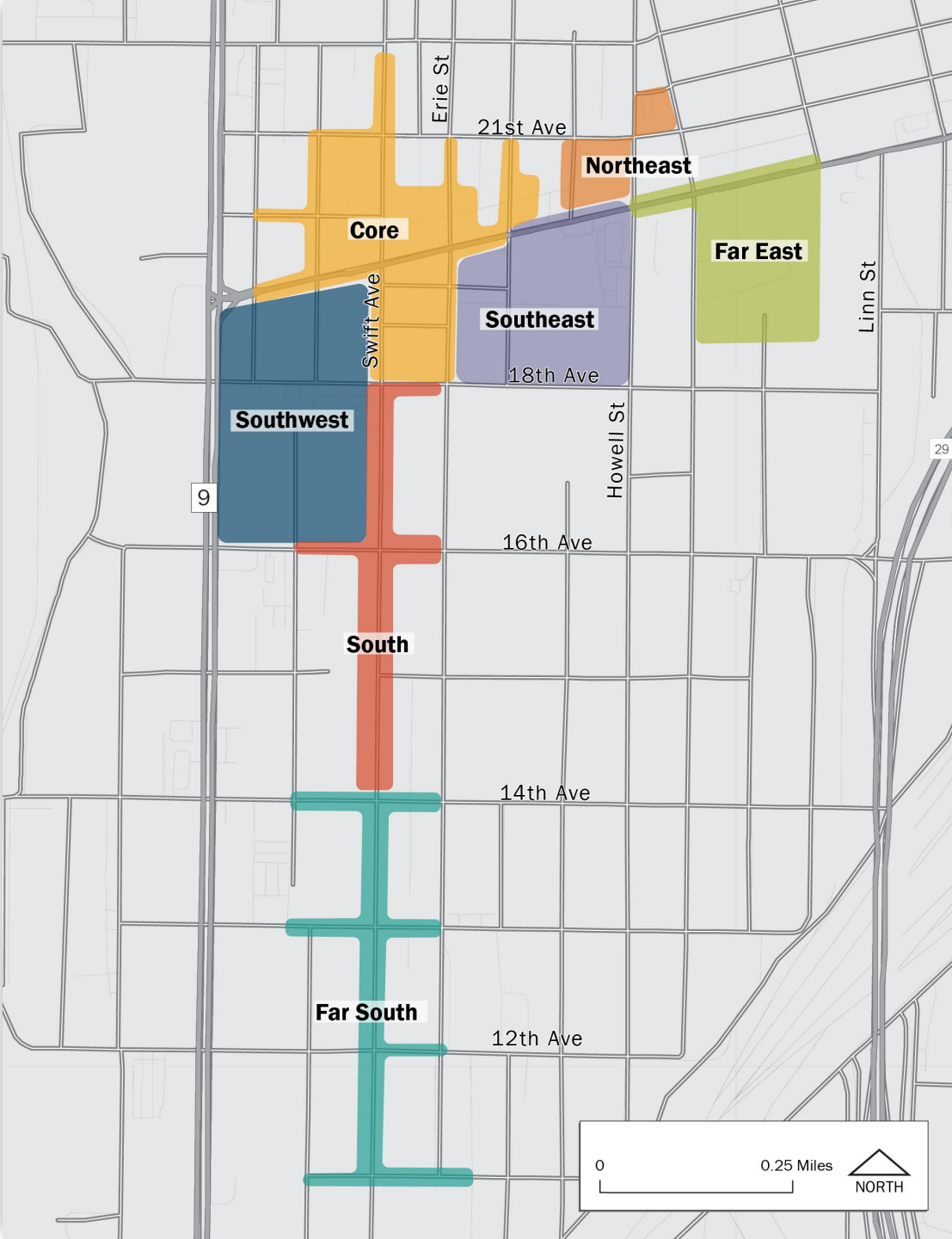
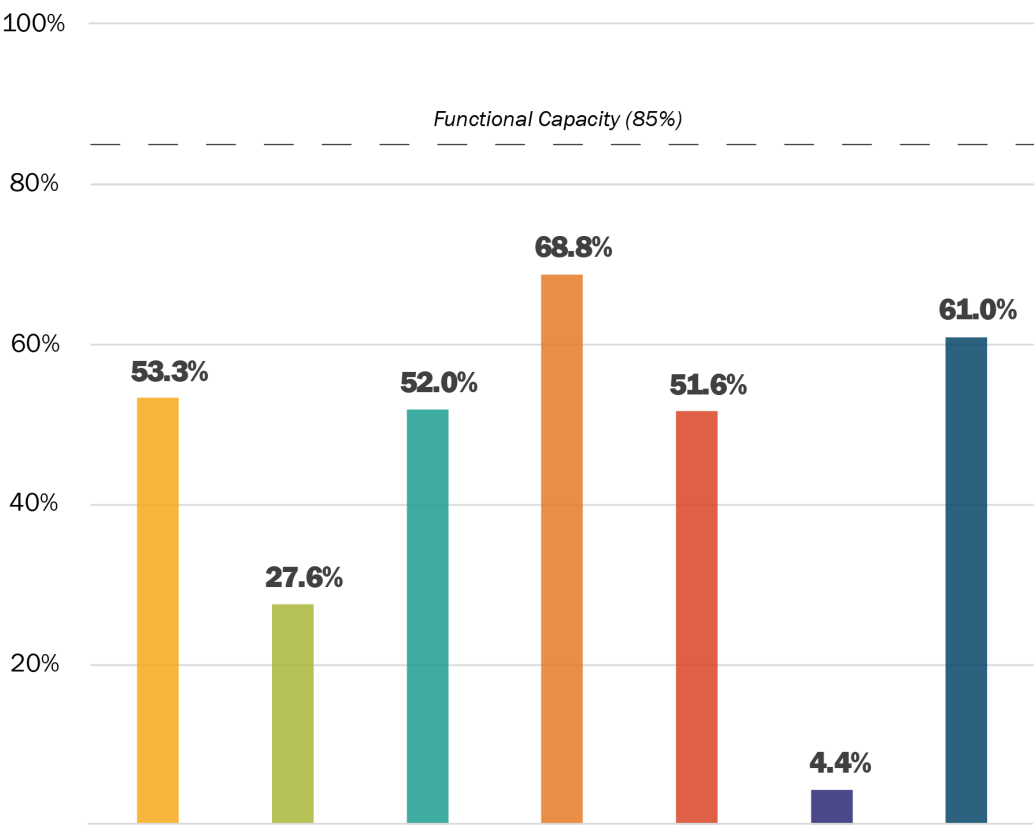
- 1** Hawaiian Bros Island Grill
- 2** F325 BBQ
- 3** Chicken N Pickle
- 4** Cinder Block Brewery
- 5** El Canelo Mexican Restaurant
- 6** Garney



- 1** City Hall
- 2** Dagg Park
- 3** North Kansas City Public Library

Zone Analysis

Thursday Mid-Day (Peak) Utilization by Zone



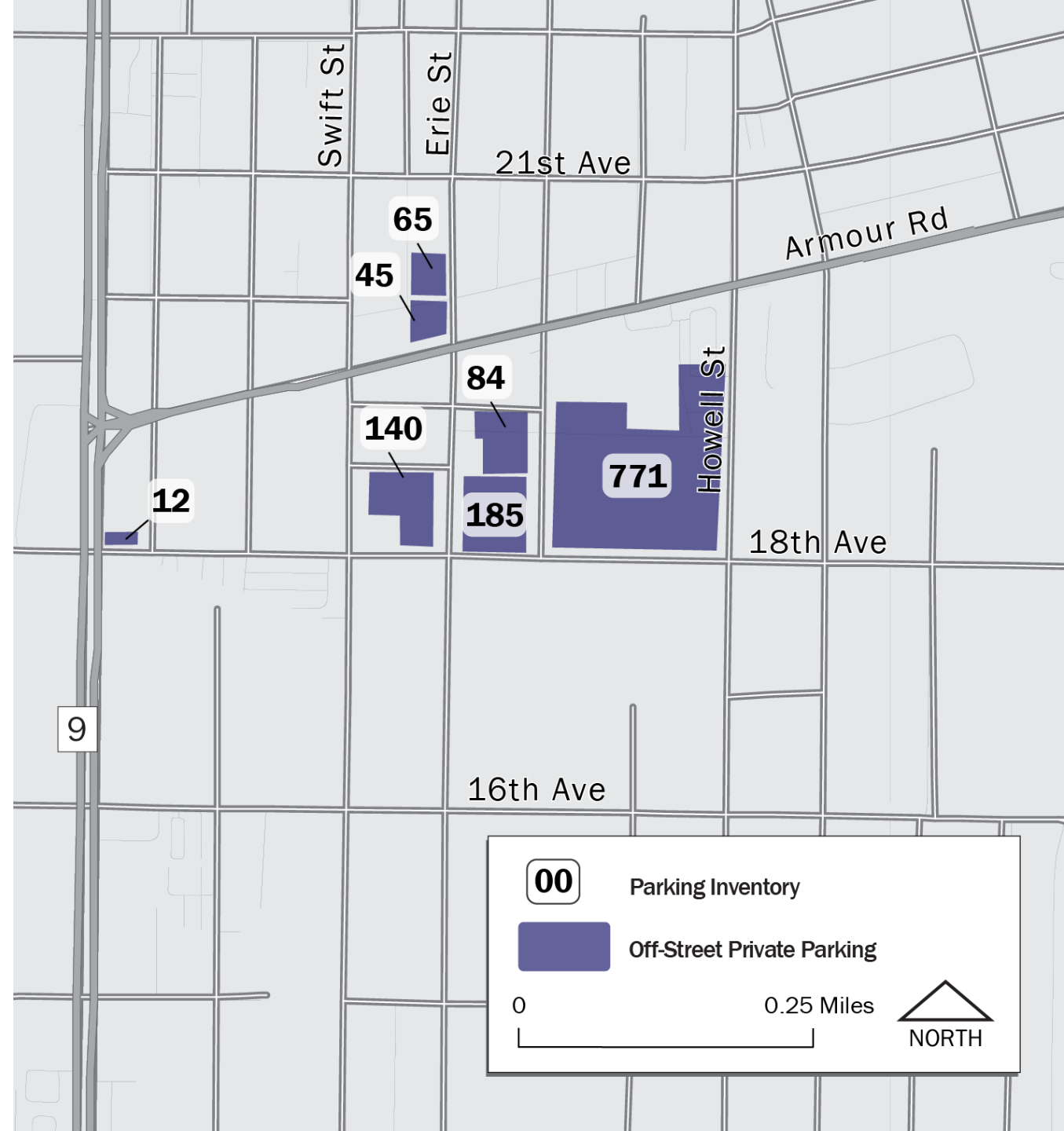
Zone Analysis: Minimum number of spaces available

		Thursday Mid-Day	Thursday Evening	Friday Mid-Day	Friday Evening	Saturday Afternoon
Zone	Inventory	Surplus	Surplus	Surplus	Surplus	Surplus
Core	448	209	208	256	208	196
Far East	409	296	286	333	363	236
Far South	179	86	167	108	167	154
Northeast	154	48	117	59	133	128
South	182	88	122	81	109	118
Southeast	68	65	68	64	67	53
Southwest	454	177	305	206	271	291

At a minimum 48 spaces are available within a 2-3 block zone; other zones have 65 or more spaces available

Off-Street Parking Inventory (Private)

- Numerous surface lots in downtown area that are reserved
- Noted usage patterns of private parking where occupancy was high or otherwise notable



Private Parking Utilization

Lot	Restrictions	Parking Inventory	Utilization Observations
18 th Ave & Buchanan St Parking	None	12	Lot is generally full during day and evening
Erie St Private Parking	Private Parking (Residential)	65	Lot is generally full
HDS Parking	HDS Parking Permit Required	140	Lot is 100% utilized during day and 0% utilized after 5 pm
Jimmy John's/First Watch Parking	Parking for First Watch/Jimmy John's Only	84	Lot is generally full during day and empty in evening
Life Unlimited Parking	Reserved Parking for Life Unlimited Only	45	Lot is generally full
Northtown Devco Parking	Customer & Tenant Parking Only	185	Lot is generally full during day and empty in evening
Safe Haven Security	Safe Haven Employee & Visitor Parking Only	771	Large pool of parking with low utilization during all hours of day

ADA Parking

Study Area

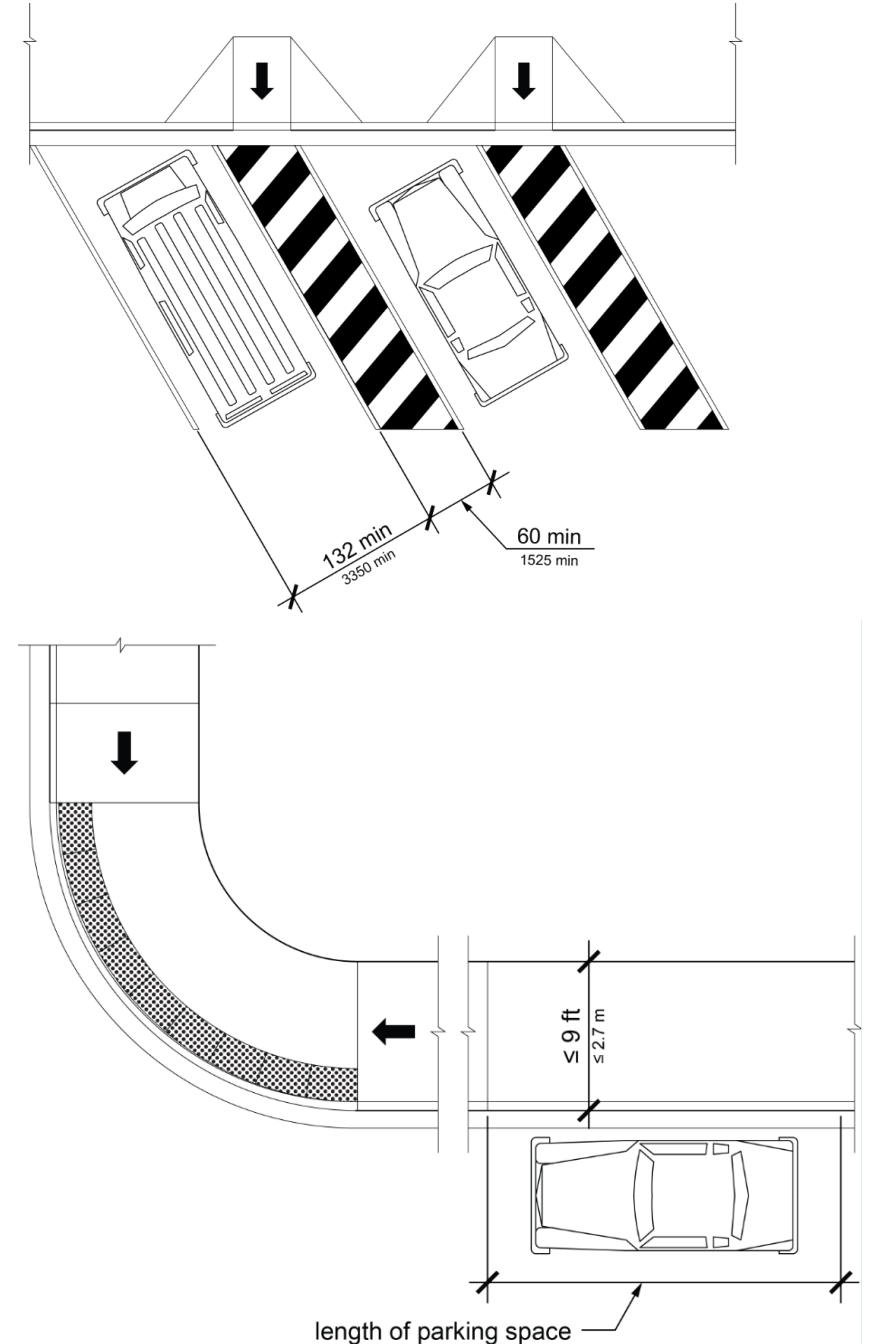
- Existing
 - 11 total ADA spaces in study area
 - Clustered in Core
 - Sparsely used during observations
- Future
 - Most useful when provided directly adjacent to key destinations
 - Occupancy analysis shows opportunity to convert existing on-street spaces if in demand



ADA Parking

Standards

- Not specified by ADA:
 - Number of on-street spaces required
 - Design specifications for on-street spaces
- Technical design standard is Public Rights-of-Way Accessibility Guidelines (PROWAG)
 - Represent best practice to demonstrate compliance with ADA



Short-Term Parking

- **Short-term parking is limited**
 - Four 15-minute parking spaces located along Swift Street between 18th and 16th Street
 - Best practice is uniform application, 1-2 per block



Key Findings

- **Overall utilization is below 50%**
 - When occupancy is below 80% in public parking areas, the system can operate with limited daily management
- **Off-street parking lots are generally underutilized**
 - Parking lots should prioritize accommodating longer-term parking such as employees
- **On-street parking utilization during peak periods is concentrated on Armour Road (between Swift and Erie) and on Swift Street (between 18th and 20th)**
 - Zone analysis indicates 48 spaces at a minimum available within any zone
- **Several large private parking areas available**
 - Private lot owners are protecting their space, can be confusing for visitors
 - Shared parking opportunities for daytime and after 5PM
- **ADA parking is primarily clustered around “core” zone where there are popular destinations**

Key Findings

- **Opportunity for space reallocation**

- Designate one or two 15-minute spaces per block in core area
- Often spaces will be in same predictable location on each block

- **Need clear employee parking plan**

- On-street parking in key areas should continue to be prioritized for customers and high turnover use
- Longer term parking / employees should park off-street or designated areas with low utilization

- **Pedestrian and wayfinding improvements**

- Increases the distance parkers feel comfortable walking

School Area

Public & School Parking

Data Collection

- **Data collected over three periods**

School Area	Friday 2/27
Mid-day (12-2 pm)	✓
Afternoon (4-5 pm)	✓
Evening (7-8 pm during sports event)	✓

Data collection conditions: Weather conditions on 2/27 were sunny with temperatures in the high 60s. Business and school conditions were normal, except for a basketball game in the evening.

Public & School Parking Inventory

Type	Space Count
On-Street	422
Off-Street	592
Total Inventoried	1,014



Off-Street Parking Inventory

Lot	Regular*	ADA	Total
Norclay Building Parking	17	2	19
Macken Park	206	10	216
Northtown Staff Parking (25 th Ave – North Side)	77	2	79
Northtown Student/Visitor Parking	157	7	164
Northtown Staff Parking (26 th Ave)	22	7	29
Northtown Staff Parking (25 th Ave – South Side)	74	0	74
Reserved/Staff Parking (East H.S. Entrance)	10	1	11
Total	563	29	592

*Regular parking includes visitor or reserved parking spaces



On-Street Parking Inventory

Type	Count	%
General	379	90%
General 2-Hour	6	1%
No Parking During School Hours	30	7%
ADA	7	2%
Total Inventoried	422	100%



Parking Utilization: Peak Demand

Friday Mid-Day			
	Inventory	Occupancy	Surplus
On-Street Parking	422	152	270
Off-Street Parking	592	262	330



Parking Utilization: Sports Event

	Inventory	Friday Evening During Sports Event	
		Occupancy	Surplus
On-Street Parking	422	132	290
Off-Street Parking	592	174	418



Key Findings

- **Off-street parking is underutilized during peak demand**
 - Students appear to prefer on-street parking over off-street parking; on-street regulations allow
 - Project team observed high school students using off-street library parking
 - Explore street parking restrictions such as no parking 8-10AM
- **Parking availability during the sports event was adequate**
 - Ample space in school lots

Appendix

Parking Utilization: Friday Night

