

# 501 S Washington Parking Study

Dymaxion Development

## Summary

The immediate area of the project has a max capacity of 2,621 parking spaces. Of these parking spaces, 1,562 currently exist and are completely open to the public. 371 of these existing parking spaces are street spaces, while the remaining 1,191 are located in public lots. Through street improvements, the city can increase street parking capacity to an estimated 1,173 spaces. All examined parking locations are well within conventional walking distance of the project, and all walking distances align with Lansing's existing event parking precedent.

## Area Map





## Defining Walking Distance

In a study conducted by the federal government, “Most people are willing to walk for five to ten minutes, or approximately  $\frac{1}{4}$ - to  $\frac{1}{2}$ -mile” (USDOT Federal Highway Administration). On average, one mile equates to 12 city blocks, meaning people are willing to walk 3 to 6 blocks to get to their destination. In this parking study, a radius of 1 block was examined to determine if there was a capacity of 800 public parking spaces in the area. Public lots within 2 blocks were also considered since they have such a close proximity to the project location. Having walkable destinations within cities increases vibrancy, enhances public health, and increases inhabitants’ sense of community.



## Multi-Modal Transportation

The project site was found to be highly walkable and easily accessible to multiple forms of transportation. 501 S Washington received a **walkability score of 76** and a **bikeable score of 80**. Locations within a 10 minute walk include the State Capitol, The Radisson Hotel, numerous parks, and the main commercial strip of REO Town. The main CATA bus station is located less than a block from the site, with a distance of only 355 feet from door to door. Anyone with access to CATA will have an effortless commute to the site. The project is a 10 minute bike or e-scooter ride from the entirety of downtown and plenty of Lansing neighborhoods, while East Lansing is only a 10 minute Uber ride away.

## Comparison to Lansing Event Parking

The distance between Lansing area event venues and designated event parking was measured to determine generally acceptable parking distances. Figure 1 contains a graphic from the City of Lansing event parking page. Figure 2 outlines the distances between event venues and the primary event parking ramp.

Figure 1

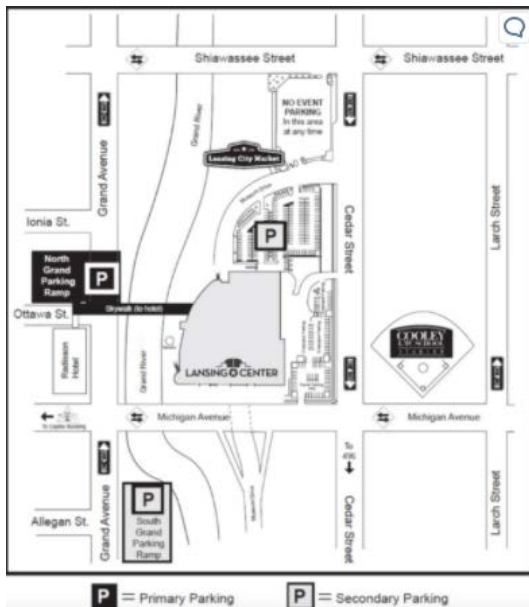


Figure 2

Event Center	Distance from Primary Parking Ramp
Lansing City Market	1,125 ft
Lansing Center	637 ft
Cooley Law Stadium	1,865 ft

The distance between 501 S Washington and the furthest public parking lot involved in this study was measured. From entrance to entrance, only 1,150 feet separates the proposed project and Wolverine Parking Co. This is equatable to the distance between the North Grand Parking Ramp and the Lansing City Market.

## Existing Area Parking

**There are 1,562 existing public parking spaces in the immediate area around the project.** Of these existing spaces, 371 consist of street parking spaces within a 1 block radius of the project location. The remaining 1,191 spaces are located across 3 public parking lots. 2 additional parking lots were identified a block away from the project location as being openly available to the public. This means that there are no impediments to entry or exit and they are frequently vacant during business hours, but they contain “permit only” signage. It is unknown whether the permit only signage is enforced, but it is known that the lots are dependably empty, even in the middle of the working week.

The first openly available lot is owned by the City of Lansing. It is located at 425 Grand Avenue and contains 125 parking spaces. The photo of the lot below was taken Tuesday, January 4th, 2022 at 12:20 PM. Only 5 vehicles occupied the lot during this time. The second openly available lot is located on the 500 block of Grand Avenue. It contains 132 spaces and was visited on January 4th, 2022 at 12:23 PM. Only a single vehicle occupied the lot.

Lot 1



Lot 2



Both lots lay desolate during midday business hours. If these lots remain openly available to the public, they add a combined 257 parking spaces.

## Opportunity for Parking Improvements

The majority of street parking in the surrounding blocks of the project location are parallel parking spaces. These are easy to install and take up a small amount of area, but the City of Lansing has the opportunity to expand its street parking capabilities. Assuming Lansing engages in light road improvements and switches all street parking from parallel to angled parking, the city can increase street parking capacity to a total of 1,173 parking spaces.

## Conclusion

**There are 1,562 existing, open to the public parking spaces within the immediate vicinity of the project location.** If the city wishes to rework its street parking with roadwork, total parking capacity can be increased to 2,364 spaces. If readily available lots reduce their parking restriction, the capacity reaches 2,621 spaces. All of these figures sit well above the targeted 800 spaces for this project. Additionally, all parking spaces lie within one or two blocks of the project site which is well within walking distance. The distance between parking and the project location is found to be within the precedent of Lansing's existing event parking infrastructure. The location is also highly accessible from public transit. Creating a project that utilizes the walkability of the area will create a symbiosis with local businesses and enhance the vibrancy of the local community.