

CITY COUNCIL REPORT

DATE: September 25, 2015
TO: Mayor and Councilmembers
FROM: Karl Eberhard, Community Design and Redevelopment Manager
David McIntire, Community Investment Director
Heidi Hansen, Economic Vitality Director
CC: Josh Copley, Jerene Watson, Barbara Goodrich, Leadership Team
SUBJECT: Accessible Parking in Downtown

This City Council Report is provided in response to a request for information regarding accessible parking in downtown.

DISCUSSION

For this City Council Report, "downtown" was defined as the area encompassed by the Flagstaff Downtown Business Improvement and Revitalization District, and roughly bounded by Humphrey's Street and Verde Street, and by Phoenix Avenue and Cherry Avenue. This report only addresses City provided public parking and excludes County provided and privately provided parking. A few public parking lots are just outside this boundary, but serve downtown, and are therefore included.

Neither the Americans with Disabilities Act (ADA) nor the Flagstaff Zoning Code requires the provision of accessible parking spaces for on-street parking. However, consideration has been given to adding such a requirement in a future amendment to the ADA. The generally accepted proposal is to require them under the same rules as is currently used for parking lots (see table below) and to permit them to be combined with off-street parking under the same jurisdiction. Under the proposed rule, the following table summarizes accessible parking provided by the City in downtown:

Table with 5 columns: Total, Provided, REQ'D, Surplus, and a percentage column. Row 1: Total Spaces (Lots and Streets): 1368, 32, 24, 8, 33%

Currently we exceed the number of spaces that would be required if the proposed rule were adopted into the ADA.

Next we examined accessible parking provided by the City in parking lots. Both the Americans with Disabilities Act (ADA) and the Flagstaff Zoning Code require the provision of accessible parking spaces within parking lots. The required number of spaces in each lot differs between the two codes. The currently pending Zoning Code Amendments would make the Zoning Code requirements match the ADA requirements. The current ADA requirements are:

Total Number of Parking Spaces in Parking Facility(Lot or Garage)	Minimum Number of Accessible Parking Spaces Required
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

And, the current Zoning Code requirements are:

<b>Table 10-50.80.080.B: Min. Number of Accessible Spaces</b>	
<b>Total Parking in Lot</b>	<b>Required Min Number of Accessible Spaces</b>
1 to 20	1
21 to 40	2
41 to 60	3
61 to 80	4
81 to 100	5
101 to 140	6
141 to 200	7
201 to 300	8
301 to 400	9
401 to 500	10
501 to 1000	2% of total
>1,000	20 plus 1 for each 100 over 1,000

Accessible parking provided by the City in parking lots:

	Accessible Spaces							
	Total	Provided	ADA			Zoning Code		
			REQ'D <sup>1</sup>	Over/Under		REQ'D <sup>1</sup>	Over/Under	
Phoenix Avenue - West	134	5	5	0	-	6	-1	-17%
Phoenix Avenue - East	23	1	1	0	-	2	-1	-50%
Train Station/Visitor's Center	46	4	2	2	100%	3	1	33%
Lumberyard Parking Lot	47	4	2	2	100%	3	1	33%
Leroux Parking Lot	12	4	1	3	300%	1	3	300%
Beaver Street Parking Lot	25	2	1	1	100%	2	0	-
Library	31	2	2	0	-	2	0	-
Wheeler Park	53	2	3	-1	-33%	3	-1	-33%
City Hall	117	5	5	0	-	6	-1	-17%
Cherry Building (CoF)	43	2	2	0	-	3	-1	-33%
Municipal Court	16	1	1	0	-	1	0	-
Total:	547	32 <sup>2</sup>	25	7	28%	32 <sup>2</sup>	0	-
		5.85%	4.57%			5.85%		

1. The number of spaces required for new construction and when parking lots are altered (such as when a parking lot is re-striped or re-surfaced).
2. The fact that the total number is the same for both codes is coincidental, but also irrelevant as both codes require that each lot comply.

Looking at each parking lot individually, except for the Wheeler Park parking lot, all City parking lots meet the ADA requirements for new construction. Having now evaluated our accessible parking at the level of detail provided on this report, and in the process examined the Wheeler Park parking lot in detail, staff can (and plans to) add an accessible space to the Wheeler Park parking lot. When complete, all City parking lots will meet or exceed ADA requirements.

Relative to the existing Zoning Code without amendment, some City lots have fewer spaces than would be required for new construction while others have more. However, the City has not constructed or modified any public parking lots since the Zoning Code was adopted. The provision of additional spaces is not required until these parking lots are altered.

RECOMMENDATION / CONCLUSION

This report is for information only