

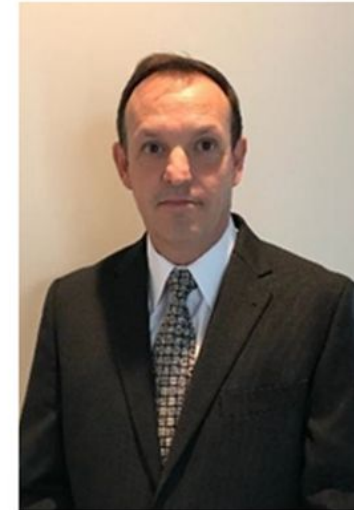


Parking Displacement Analysis JCMMO 2025

A comprehensive analysis of parking displacement needs and strategic solutions
for downtown parking management.

Municipal Parking Experts

- **Only Municipal (*We are unique!*)**
Specialists / Focused / Best Practices
- **Boutique Business Model**
Direct relationship with Owners
People First - Focus on the employees
- **On Call Consultants**
60+ Years of Municipal Experience
Client Initiatives, Not Ours
- **Data Driven Management / Transparency**
Fact based decisions
- **Flexibility / Partnership Approach**
Staged Processes / Business Plans



Brian Kern, President



Jack Skelton, Principal



Gill Barnett, Principal

OVER 100 YEARS OF PROVEN LEADERSHIP



Boutique Level of Service

- **Executive Involvement**
 - 1 to 5 Ratio
- **Customized Client Reporting**
- **Business Plan Development**
 - Capex / CAMP Budgeting & Planning
- **Smart Technology Expertise**



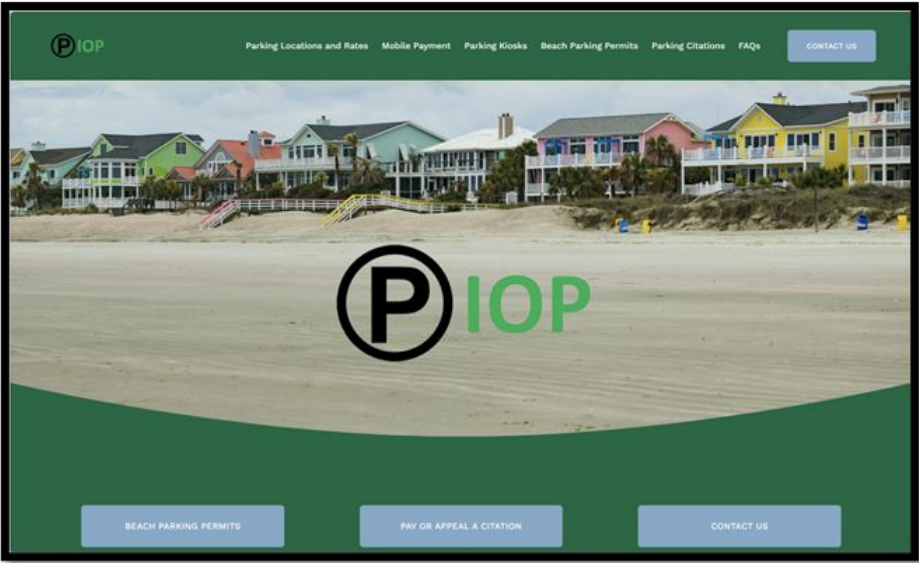
Branded Parking Program

- Branding creates value
- Public perceive value when utilizing municipal parking facilities
- Building a Brand
 - Custom Parking App
 - Parking Website
 - Signage
 - Receipts
 - Public Messaging

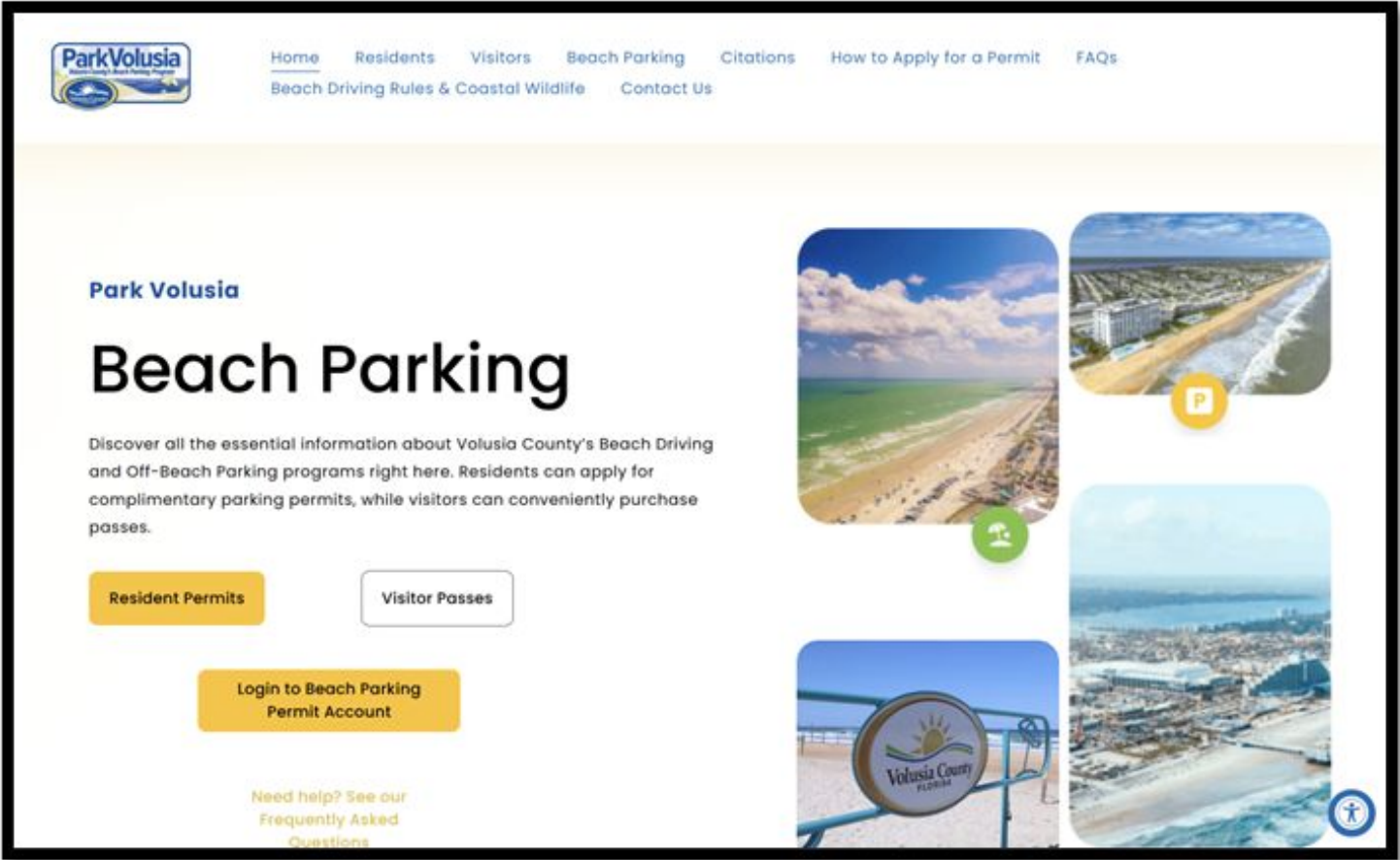


www.parkJCMO.org

14 Municipal Parking Websites
SEO / 1,000,000 visits annually



45,000 Visits Annually



40,000 Visits Monthly

Enhanced Parking Equipment

- Best Customer Experience
- Large Touch Screen
- Reduce physical footprint
- Custom wrap / promotion
- On Street & Off Street
 - Replace oldest single space meters
 - Multi-space meters on highest demand streets
 - Coin or card
 - Tap to Pay (Apple Pay)



Parkers Requiring Displacement

177

Commercial Lease

Business and organization
parking contracts

52

Individual Lease

Personal parking agreements

229

Total Parkers

Combined displacement
requirement

1.43%

Oversell Rate

Current capacity utilization

Analysis shows 76% average utilization across all 229 parkers requiring displacement, indicating moderate usage patterns that support strategic reallocation.

Current Parking Supply Overview

Off-Street
Inventory
840 total spaces

Structured parking facilities and lots

On-Street
Supply
965 total spaces

Metered and unmetered street parking

Total downtown parking inventory provides substantial capacity for strategic reallocation and optimization.



Commercial Lease Destinations

Central Bank

39 parking spaces - largest commercial tenant

Ameren Missouri

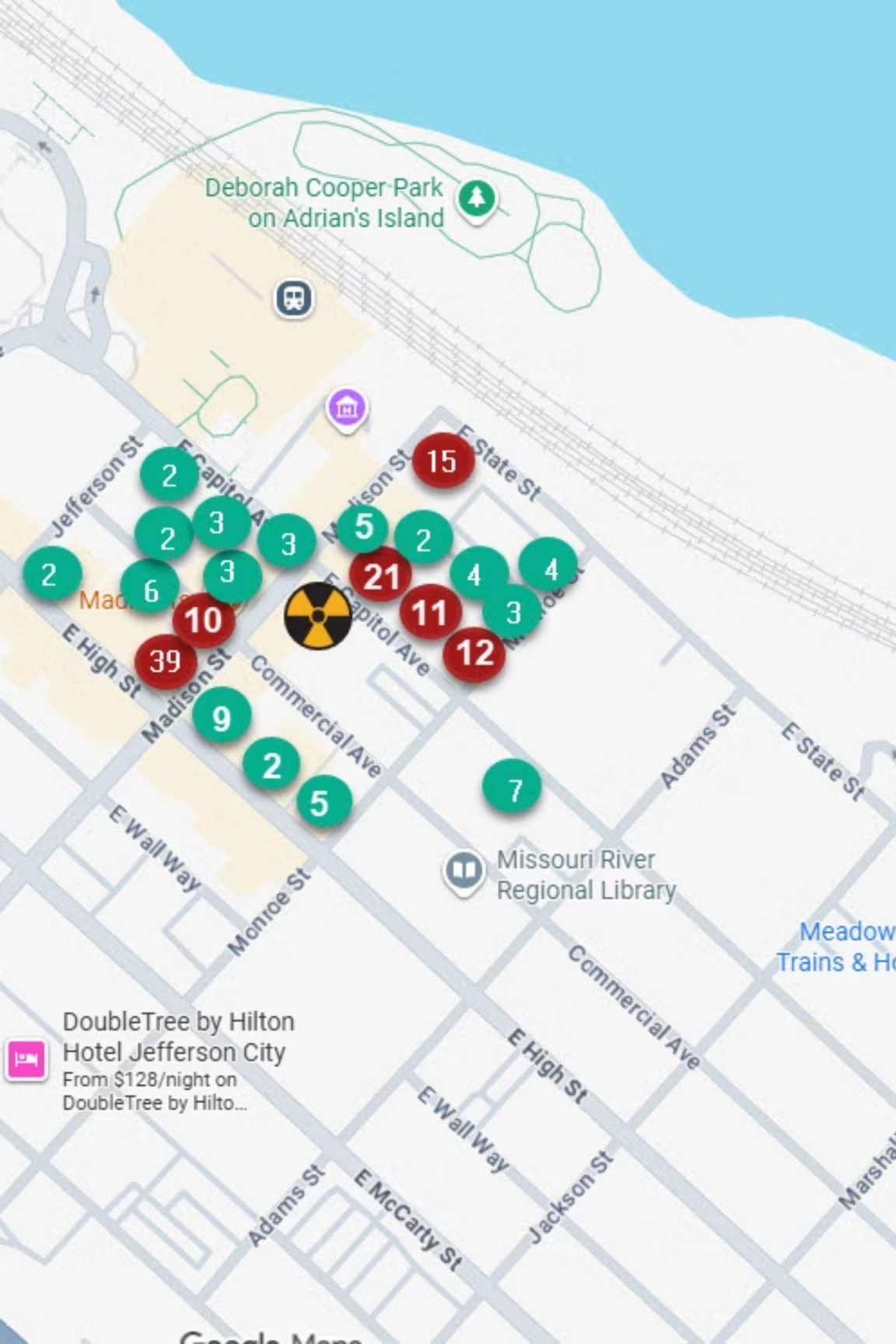
15 parking spaces allocated

Missouri Bankers Association

21 parking spaces allocated

Gamble & Schlemier (12), Missouri Pharmacy Association (11), Bandre Hunt & Snider (10)

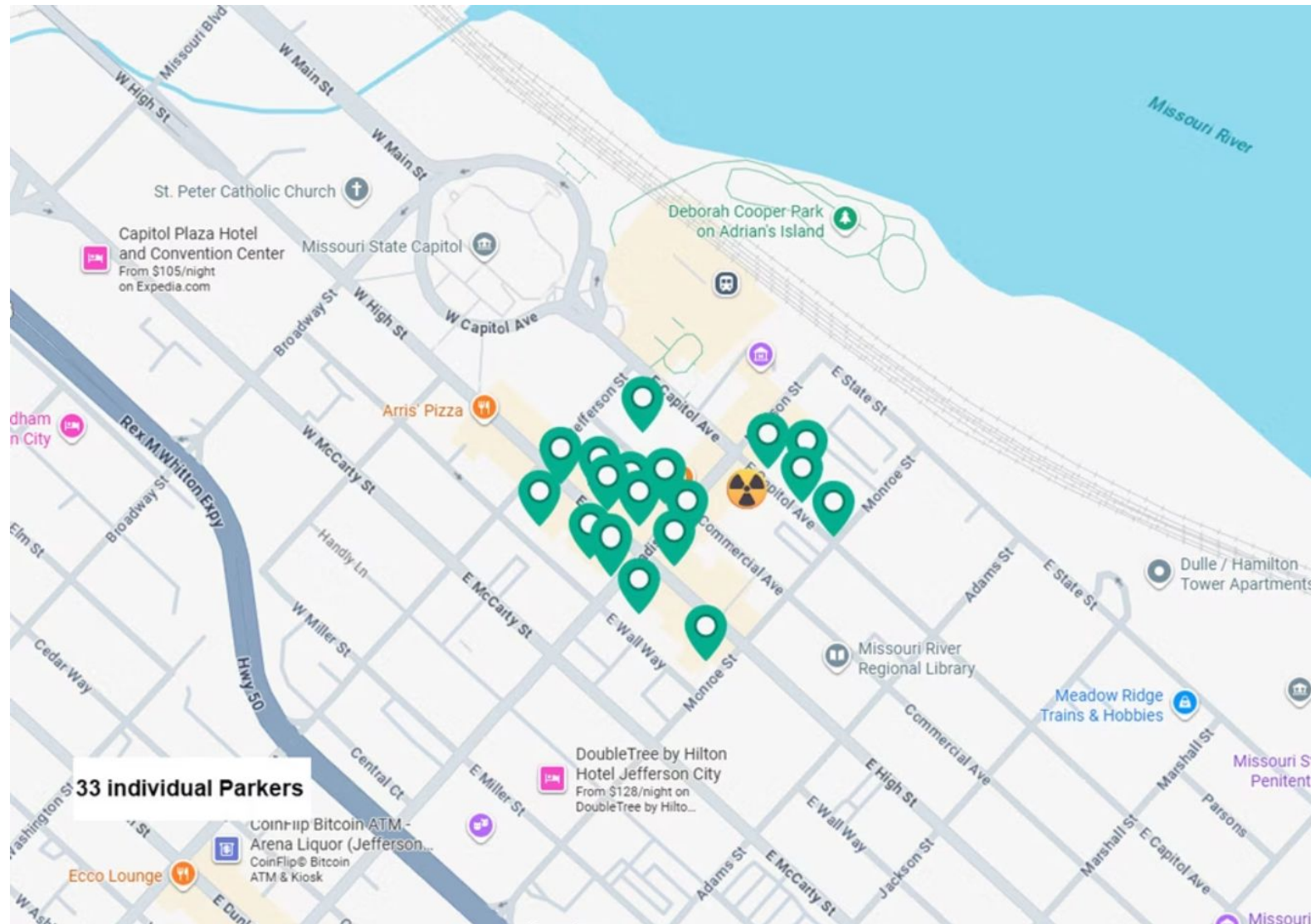
170 commercial lease holders mapped across the downtown area



Individual Lease Distribution

52 individual lease holders spread throughout the downtown core.

33 Capture in this map

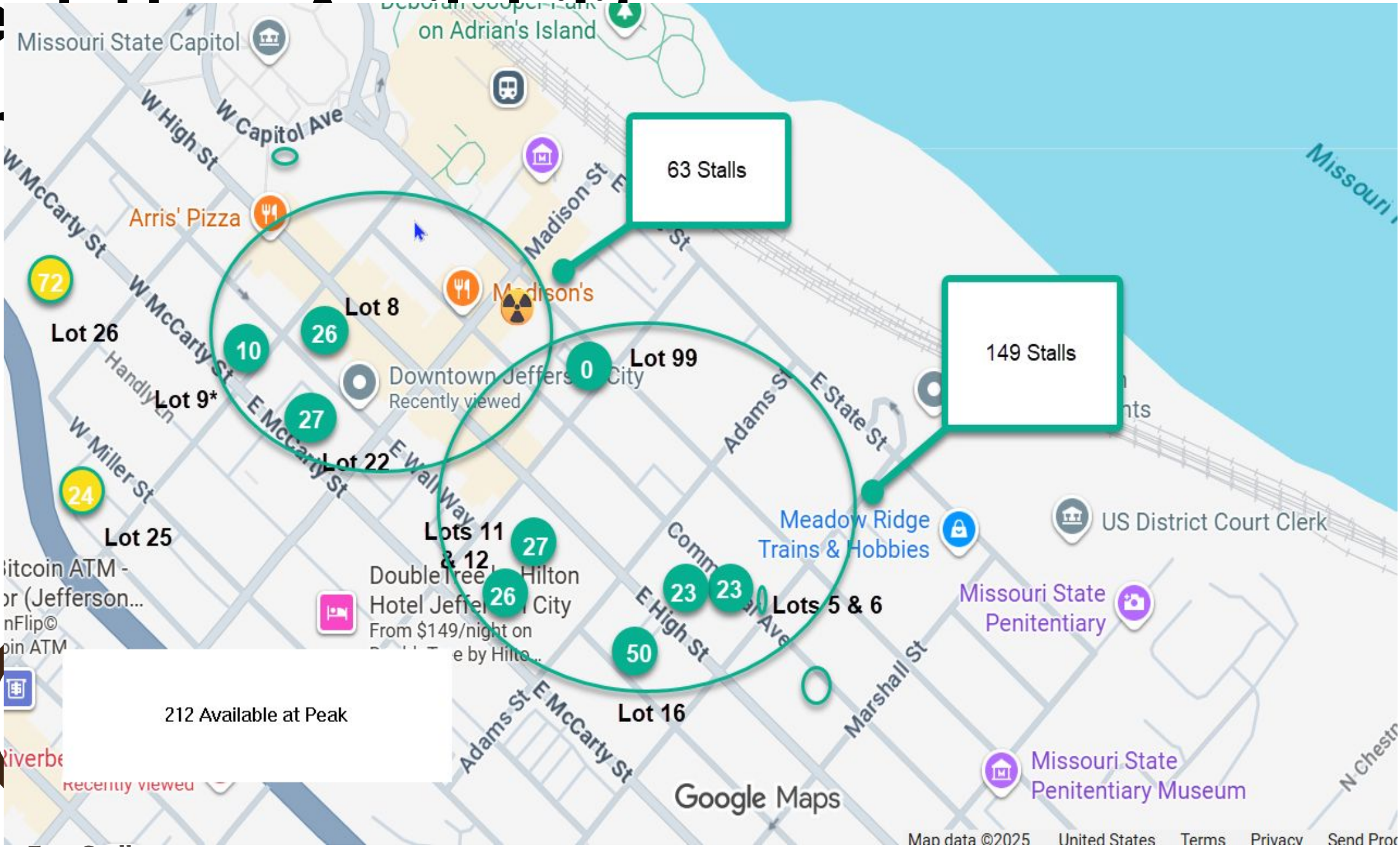


Peak Area

212

Off-Street Peak Availability

Lots	Peak Available
5	23
6	23
8	26
9	10
11	27
12	26
16	50
22	27
	212

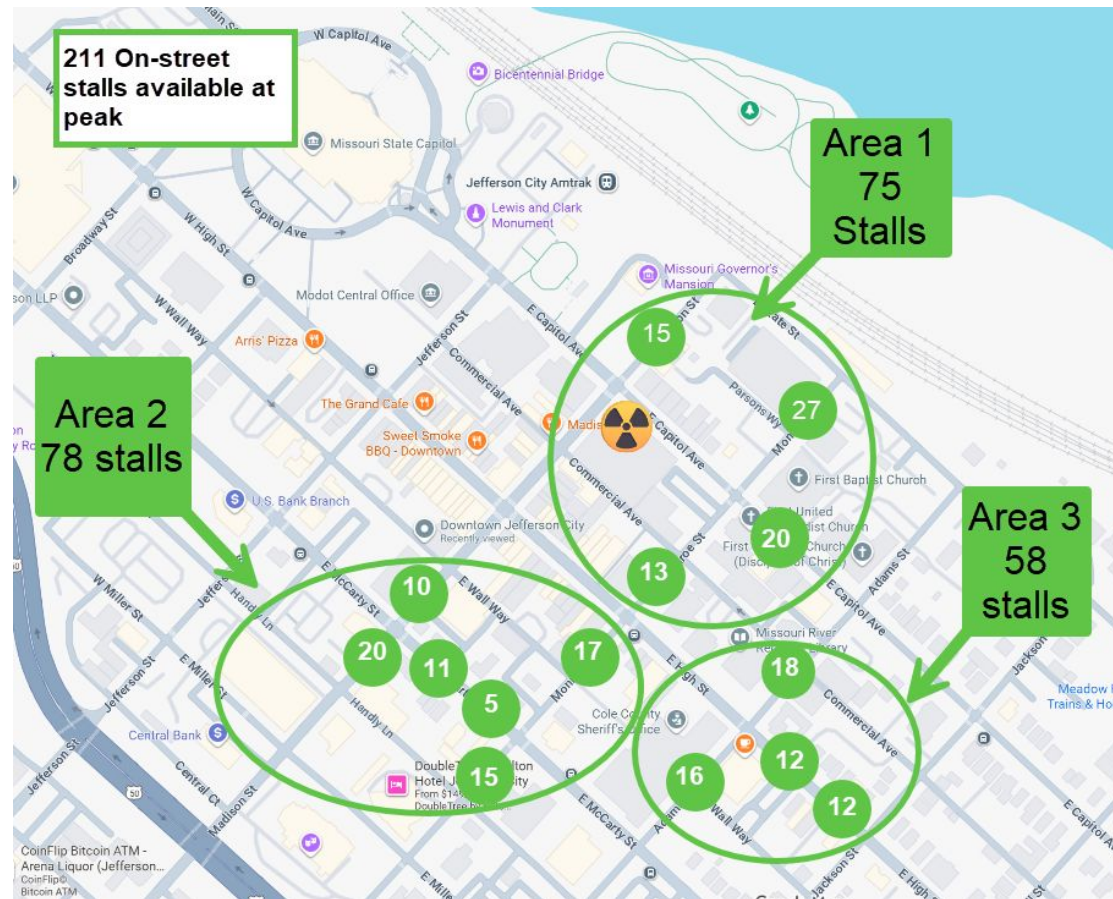


Free Stalls

Total free parking spaces available

On-Street Peak Availability

Paid parking options available during peak demand periods



Peak hour analysis reveals **211 available on-street paid parking spaces based on records pulled from Passport and meter collections.** This represents significant opportunity for displaced parker accommodation through strategic on-street utilization.

Area Map

