

PARKING INVENTORY

**Six Block Area Bounded By New, Mulberry,
Second and Plum Streets**

January 1988

**Prepared by
Macon-Bibb County Planning & Zoning Commission**

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**SIX BLOCK AREA BOUNDED BY NEW, MULBERRY,
SECOND AND PLUM STREETS**

Prepared by

Jackie Deibel, Associate Planner

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Parking in the downtown (Central Business District) has become more difficult recently, and this short update on one small section of the downtown will illustrate the fact that parking spaces are scarce to come by in downtown Macon. The study area for this update are the six blocks bounded by New Street to the north, Second Street to the south, Plum Street on the west and Mulberry Street on the east. This small area is being studied because of recent developments which have brought more workers downtown. With additional employees, available parking in the area has decreased. People who work or conduct business in the downtown have had more difficulty recently trying to find spots to park their cars. The new plans show that there will be a net gain of 6 spaces once the design is finished. Along First Street from Poplar to Plum, the angled parking will all be saved plus a few extra spaces. Along Cotton Avenue, on the Southern Trust Building side the parking will be angled in order to allow for a few more spaces and the parking on the other side will remain parallel. So, once the design is finished there will be a gain of six parking spaces.

The new developments in the CBD area bring more workers downtown and are leaving fewer parking spaces for everyone to use. These new developments are the renovation and rehabilitation of the Health and City Club on First Street. Also, next to the Health Club is the Computer Center which has recently brought 98 new employees to the downtown. With this renovation comes the aspect of having more people able to work in the building which then requires for a place for these new employees to park while they work in the downtown. Another major factor is that the AL Sihah Shrine Temple located on the corner of Poplar and Cotton is to be bought by the city and then used by the Middle Georgia Consortium. With this support center moving into the building more parking will be needed not only for the employees, but also for all of the people who are in and out of that organization daily. The city has also purchased the Newman building for future city offices. An Italian restaurant is in the process of being built on Poplar Street between First and Second Streets. Presently, there is no specific area designated for the parking for this restaurant. A bakery is being established on First Street adjacent to the restaurant.

The downtown area has no parking meters for on-street parking. The on-street parking spaces are based on a two-hour time limit for most of the spaces. There are a few spaces that have a 15 or 30 minute time limit. These spaces are generally located near the funeral homes on Cherry Street. The parking spaces along New Street in Block 1 have three spaces that are for only 30 minutes at a time. There are also loading and unloading zones which cars are using as parking spaces. Also, some cars will make their own spots. In order to get the correct figure for the number of on-street parking, the marks on the street need to be counted and not the cars. Many of the parking lines on the streets have faded and it is difficult to see them.

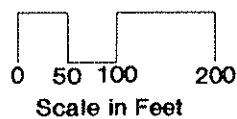
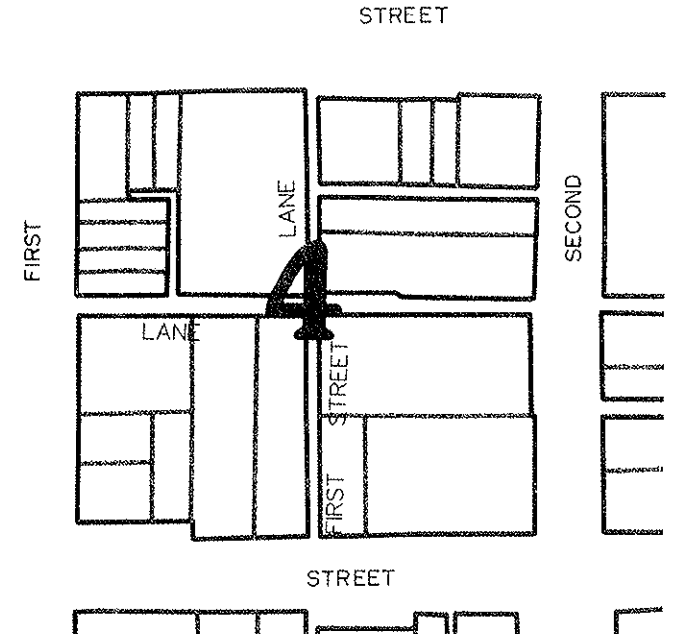
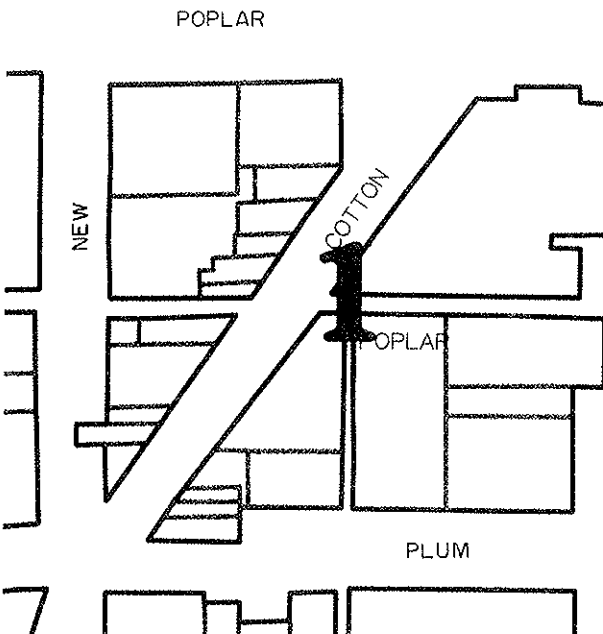
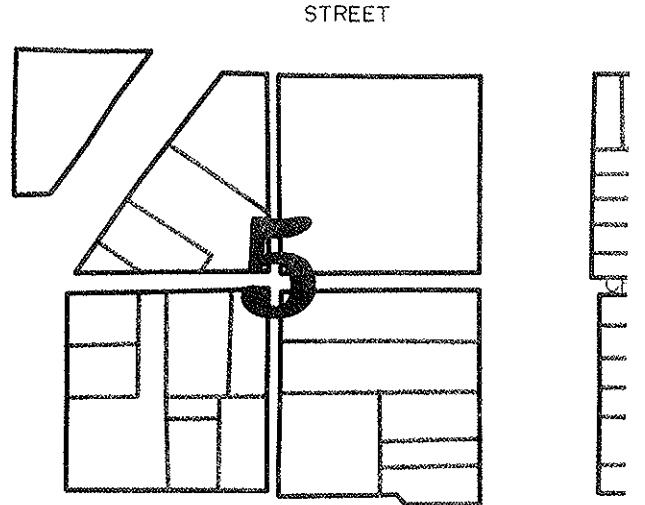
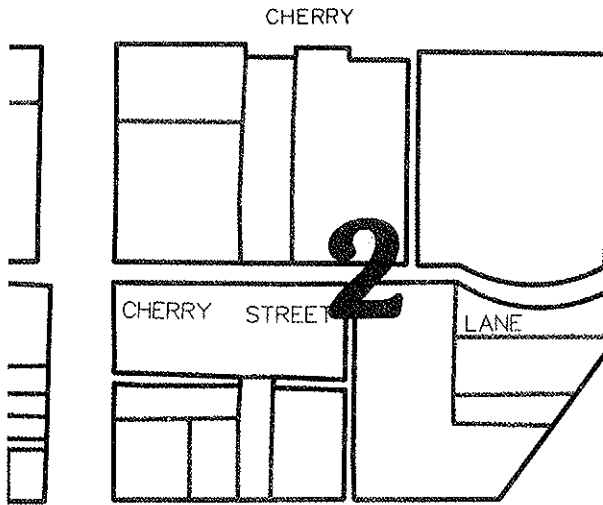
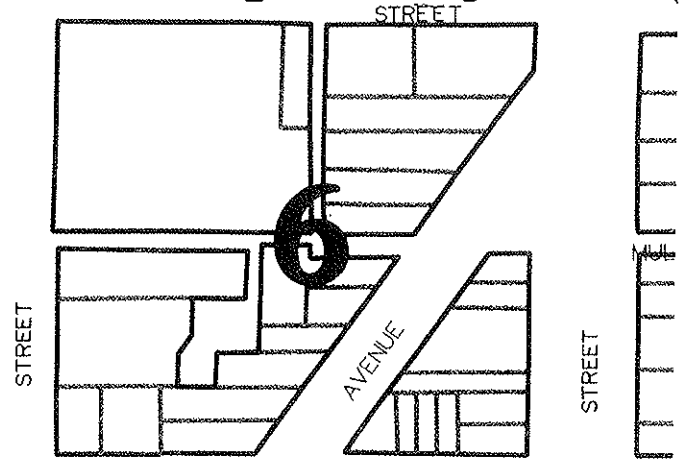
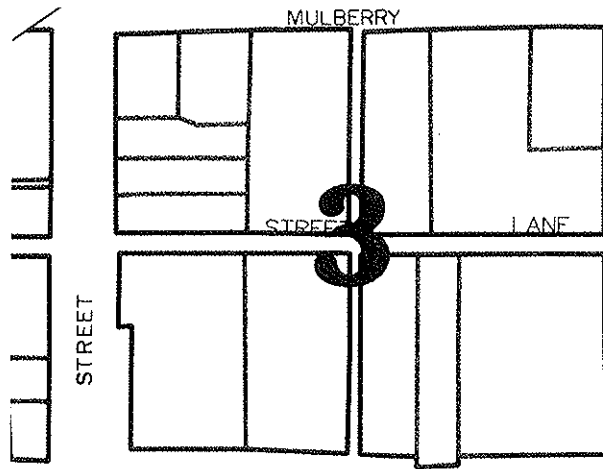
There are two parking garages in the study area. The parking garage for SunTrust Bank on Cherry Street has space for 300 cars and there are 100 spaces within the Georgia Federal parking garage located on First Street.

The figures for the on- and off- street parking areas are similar to the study done in 1990 by the RBA group for the Urban Development Authority but there are some differences in the figures. A few of the figures show a higher number of spaces on a block, and others show a lower number of spaces on the block. This may be due to the fact that with any new development in the last seven years, a few parking spaces may have been taken to expand some business. Also, some of the parking spaces may have been changed to being located in the loading and unloading area now. Also, some business might have restriped their parking lots in order to include more parking spaces. In the time span between these studies, many changes could have occurred to alter the number of parking spaces on the street.

The future land use for the CBD must work with the demand for parking. With any new development (offices, restaurants, retail) within the city, parking must accompany them in order for them to do business. Without the parking, people have to park somewhere else and walk the rest of the distance and many people will not do this. People, today, want to be able to park as close to the place of business that they are going to as they can.

Existing employment figures for these six blocks were taken from the Transportation Resource Base Update.. According to the property tax book, these six blocks fall in traffic zones 3, 5, 6, 11, 12,13,14, and 15. These traffic zones were coincided with the six blocks. These figures show a slight change in the employment from 1988 until 1993 which is when the last employment study was done. A map of the study area, an employment table and a parking inventory complete this report.

Parking Study Area



Employment 1988

Block #	Retail	Whle	Mfg	Util	Trans	Cons	Prof	Serv	Other	Total
1	0	0	0	0	0	0	10	53	1	64
2	38	1	2	0	0	0	8	43	0	92
3	26	0	0	0	0	2	31	116	0	175
4	10	10	0	0	0	9	20	67	5	121
5	104	17	7	0	0	0	130	405	8	671
6	<u>61</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>173</u>	<u>29</u>	<u>184</u>	<u>14</u>	<u>468</u>
	239	35	9	0	0	184	228	868	28	1591

Employment 1993

Block#	Retail	Whle	Mfg	Util	Trans	Cons	Prof	Serv	Other	Total
1	0	0	0	0	10	0	10	59	1	80
2	38	1	2	0	0	0	8	55	0	104
3	29	0	0	0	0	2	31	116	0	178
4	10	10	0	0	0	9	20	67	5	121
5	110	17	7	0	0	0	130	405	8	677
6	<u>61</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>173</u>	<u>29</u>	<u>184</u>	<u>14</u>	<u>468</u>
	248	35	9	0	10	184	228	886	28	1628

Parking Spaces by Blocks (On Street)

Block #1 - Along Cotton Ave. - Left side of street (City Hall side) 17
Right side of street 20

Along New St. - 8 (2 hour); 4 (30 minute parking) 12 total
Front of City Hall - 11 (losing them due to Civic square)
First St. (Plum to Poplar) - 12; no on-street spaces on Plum
Total - 62 spaces

Block #2 - New St. - Total - 15
Poplar St. - Total - 6
First St. - Total - 9; (3 - 30 min.)
Cherry St. - Total - 29; (6 - 15 min.)
Cotton Ave. - 0
Total = 59

Block #3 - Cherry St. Total - 29; (4- 15 min. parking)
First St. - Total - 11
Mulberry St. - Total - 11
New St. - Total - 11 or 12
Total = 62

Block #4 - First St. (Plum to Poplar) - 17 (all 2 hour)
Poplar (from 1st to 2nd) - 14
Second St. (Plum to Poplar)
Plum St. - 3
Total - 44

Block #5 - First St. - 7 on side by Southern Trust Bldg.; and 3; total 10
Cherry St. - total - 9
Second St. - total - 17
Cotton Ave. -left side (towards Courthouse) - 9; right side - 8; total -17
Poplar St. - total - 12
Total = 65

Block #6- First St. - total - 11
Cherry St. - 8 to Cotton; 11; total - 19
Mulberry St. - total - 13; or 15 - 2 spaces used for Presbyterian Church only
Spaces on left side of strip in middle - 15
Second St. - left side (walking towards Courthouse) total - 8
Cotton Ave. - left side (walking towards Courthouse) - 8, (1,- 5 min.), 9, total -17
right side - total - 9, (loading zone - 1 hour) 2 spaces
Total = 92

Off Street Parking (Private & Public) for the Six-Block Study Area

Block #1 -

Off street parking behind City Hall (private) for Police and City Hall employees - 144 spaces

Next to City Hall is restricted parking for EMA employees - 15 spaces

City Hall Annex area - 21 spaces (currently not used, a dirt pile)

Along Poplar Street - private and reserved parking for office - 25 spaces, The Chrysalis

Center - 14 spaces, Solomon & Deaton Insurance - 7 spaces, and the Cleaners - 5 spaces

Corner of First and Plum - Macon Insurance Company - 40 spaces

Total spaces in this block - 271

Block #2 -

Off of New Street two public lots with 56 and 58 spaces, private parking behind Snows Funeral Home - 27 spaces, and private parking for the Answerphone service on New Street - 12 spaces

Off of Cotton Avenue, there is private parking behind the City Auditorium - 22 spaces

Private parking next to the Shrine Temple - 27 spaces

Off of Cherry Street, there is private and reserved parking next to the Cherry Blossom House - 13 spaces

Total spaces in this block - 215

Block #3 -

Off of New and Mulberry, behind and between the Law office and the Financial Associates office - 49 spaces

AT&T parking - 16 spaces (reserved)

Off of Cherry Street behind Cokes Camera - 51 monthly spaces and behind Harts Funeral Home - 75 spaces

Off of First Street - Presbyterian Church parking lot next to Computer Center - 38 spaces

Off of Mulberry - more Presbyterian Church parking - 52 spaces, and a red brick building next to the gas station - 15 spaces

Total spaces in this block - 296

Block #4 -

Off of Poplar Street - parking lot next to City Personnel Dept. - 71 spaces
From Poplar St. Lane to Plum St. - two public lots - 50 spaces and 19 spaces
Off of Second Street - parking lot - private (reserved) - 32 spaces, public - 50 spaces and
33 spaces in same parking area but behind Rockys Auto Care.
Poplar Street (strip in the middle) - 40 spaces between First and Second
Off of First Street - Law office - 40 spaces
Corner of First and Plum - Champs Restaurant - 25 spaces
Corner of Second and Plum - Copy Express and Rockys Auto Care - 12 spaces
Total spaces in this block - 372

Block #5 -

Off Poplar Street - next to Bert Maxwell's Furniture - 24 spaces
Off of Cherry Street - parking lot next to SunTrust garage - 24 spaces
SunTrust parking garage - 300 spaces
Total spaces in this block - 348

Block #6 -

Off of Cotton Avenue - parking for Radars Jewelry - 14 spaces behind the store
Med Center parking garage - 100 spaces
Total spaces in this block - 114

DATA TABLE

Block #	1993 Data Existing Employees	Future Employees	On-Street	Off-Street	Parking Space Total
One	80	90	62	271	333
Two	104	126	59	215	274
Three	178	286	62	296	358
Four	121	145	44	372	416
Five	677	720	65	348	413
Six	468	480	92	114	206
Total	1628	1847	384	1595	2000

While viewing these six blocks and examining this study, more parking is needed for the downtown area especially near City Hall. With the city purchasing the Newman Building and possibly using it for offices that would mean more people would need a place to park. The parking lot next to the City Personnel Department is already full. With the city possibly also purchasing the Al Sihah Shrine Temple more parking will be needed by the organization that may move into the building. The City Auditorium also has need for parking. When a special event is being held at the auditorium during the day, First Street is closed right in front of the auditorium so that the space provided can be used as parking. The auditorium holds around 40 to 50 major events during the year with no parking provided for the people attending the events. More parking will be needed near the bakery on First Street and for the Italian restaurant on Poplar Street, both are in the process of construction at this time. With the rehabilitation of the downtown, businesses and other establishments will look to the possibility of locating in the downtown. This will bring more business and people to the area and less parking in the downtown.

The RBA Group which did a parking study for Macon in 1990 had these recommendations for this part of the study area of the downtown. "They stated that parking improvements were needed in the vicinity of City Hall and the City Auditorium. City Hall needs more parking for both employees and visitors, and the City Auditorium needs about 50 spaces on a daily basis. Its current needs are being met by on-street parking and existing parking lots in the evening and on weekends. One suggestion that was made was that a location for a parking facility for the auditorium would be in the area immediately south of the Al Sihah Shrine Temple. This would require closing the portion of Cotton Avenue between First Street and Poplar Street."¹

¹ RBA Group. Comprehensive Parking Study for Downtown Macon. Macon, GA. June 1990.

