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**PARKING COMMISSION  
STAFF REPORT**

**Case #:** PC-24-03  
**Date:** April 26, 2024

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**FROM:** Driss Tahir, Engineering Technician

**REQUEST:** 'No Parking' sign on the south side of Grimes Lane 100' feet east of Palmer Avenue

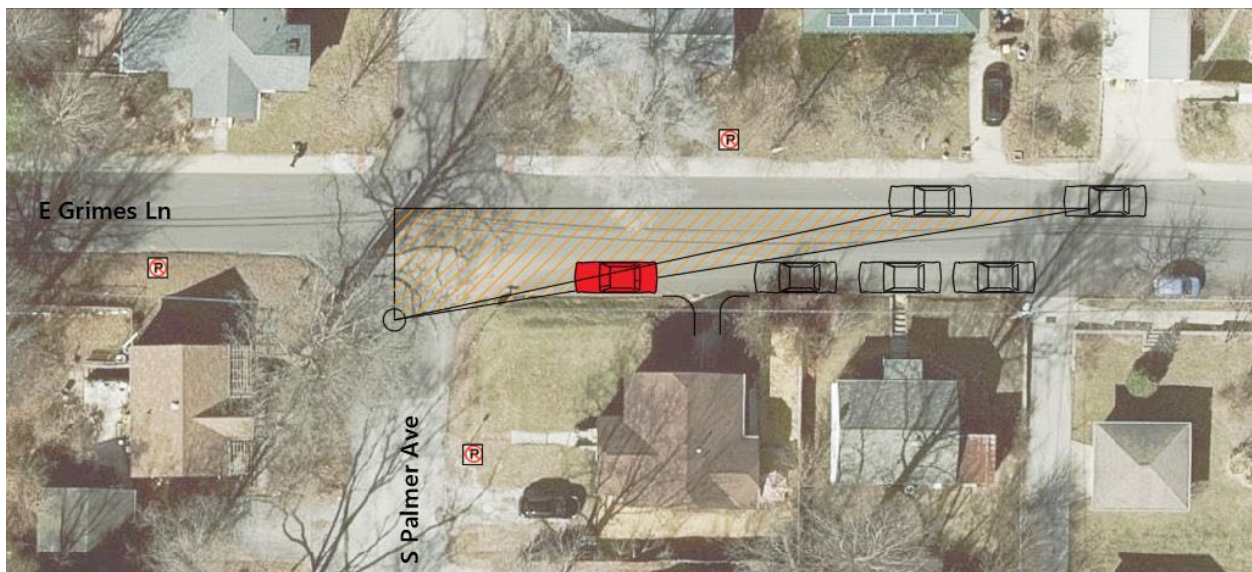
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**Location:** 1201 S Palmer Avenue

**Description and Purpose:** This item originated with a concern from a resident stating that it is difficult to cross Grimes Ln at Palmer Ave as a pedestrian due to limited visibility caused by vehicles parked on the south side of Grimes Ln. While evaluating the intersection, staff verified a sight distance limitation due to on-street parking east of Palmer Ave on the south side of Grimes Ln.

The image below illustrates the desired sight distance for a northbound vehicle on Palmer Ave looking to the east for a westbound vehicle on Grimes Ln. Evaluation dimensions are based on standard engineering practices and assumptions, but are not labeled in the image in order to improve clarity. One parked vehicle is drawn on the south side of Grimes Ln in an area where occasional parking occurs (the red vehicle in the aerial image).

**Figure 1 – Sight Distance Evaluation**



**Figure 2 – Parked Vehicle Limiting Sight Distance**



*(Street view showing a vehicle obstructing the visibility of the traffic traveling northbound of Palmer Ave)*

**Figure 3 – Proposed Update with New No Parking Sign**



*Proposed update – no parking sign restrictions next to the driveway of 1201 S Palmer Ave*

The evaluation shown above is based on improving sight distance for motor vehicle drivers. However, this update would also be beneficial to improve visibility for pedestrians, some of whom walk north on Palmer Ave and cross at this intersection. At least one pedestrian that does this movement uses an electric mobility device. For users like this, they may be positioned lower than other users which can also limit visibility. In this location a sign must be installed because

there are no curbs present that could be painted yellow. Installation of ‘no parking’ signs require an update to code. (Adding a ‘no Parking’ sign R7-1 with a left-pointing horizontal red arrow is shown in Figure 3) next to the driveway of 1201 S Palmer Ave, approximately 100’ east of Palmer Ave.

While completing the evaluation of sight distance on Grimes Ln at Palmer Ave, it was discovered that some. ‘No Parking’ signs already exist on both the north and south side of Grimes Ln between Rogers St and Palmer Ave, likely because the road is narrower in that section. Despite the presence of these signs, the associated parking restriction on the south side of the road is not currently listed in City Code.

**Figure 4 – Existing No Parking Signs on south side of Grimes Lane**



**Title 15 Changes:**

In order for the no parking restriction to be implemented in the vicinity of the Palmer Ave intersection and for the existing no parking restriction that exists on the south side of Grimes Ln west of Palmer Ave to be reflected in City Code, Section 15.32.080, Schedule M “No Parking Zones” would need to be edited with the following changes

Section 15.32.080, entitled “No Parking Zones,” shall be amended by adding the following to Schedule M:

**Delete**

<b>Street</b>	<b>From</b>	<b>To</b>	<b>Side of Street</b>	<b>Time of Restriction</b>
Grimes Lane	Palmer Avenue	Henderson Street	North	Any Time
Grimes Lane	Rogers Street	Palmer Avenue	North	Any Time
Grimes Lane	Woodlawn Avenue	100’ East of Henderson Street	South	Any Time
Grimes Lane	Woodlawn Avenue	Henderson Street	North	Any Time

**Add**

Street	From	To	Side of Street	Time of Restriction
Grimes Lane	Rogers Street	Woodlawn Avenue	North	Any Time
Grimes Lane	Rogers Street	100' East of Palmer Avenue	South	Any Time

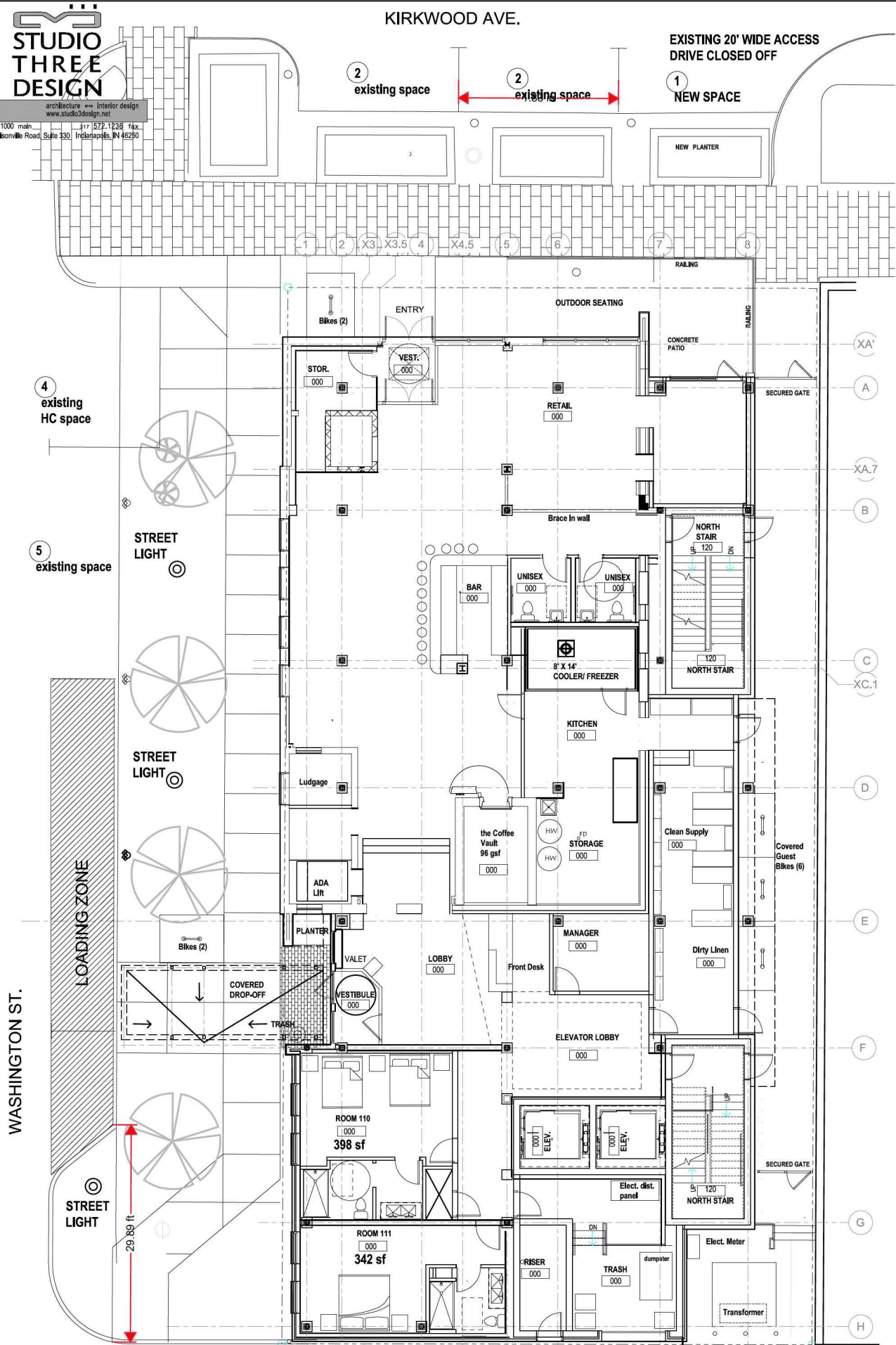
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**Recommendation:**

Staff recommends that the Parking Commission forward the Title 15 changes to Council with a positive recommendation.

KIRKWOOD AVE.

EXISTING 20' WIDE ACCESS DRIVE CLOSED OFF



WASHINGTON ST.

LOADING ZONE

4 existing HC space  
 5 existing space

2 existing space  
 2 existing space  
 1 NEW SPACE

**Kirkwood Lofts Hotel**  
 02 out of 47

7,022 gsf bldg

**Level 1**