
TO: Mayor Greer and City Council
FROM: Heather Thomas, Public Works Director
DATE: September 11, 2023
RE: McFarland Clinic Request for On Street Parking – E Merle Hibbs Blvd

Strategic Plan:

- Strategy 1: Expand and improve development in the community.
- Strategy 2: Enhance Marshalltown’s public image.
- Strategy 3: Continually improve and sustain the City’s infrastructure, organization, and services.
- Strategy 4: Partner with citizens, for-profit, non-profit, and others to improve quality of life.

Plan Objective:

None specific to this item.

Recommendation:

Consider request by McFarland Clinic and Provide Direction to City Staff

Budget Impact:

Public Works staff have estimated the cost to modify pavement markings and provide signage to remove the two-way center left turn lane and allow parking on the north side of E Merle Hibbs Blvd in this vicinity to be \$1,498.

Description/Background:

On August 2nd, the city received a call from Ron Frantzen of McFarland Clinic regarding the need to allow parking on E Merle Hibbs Boulevard in relation to their new facility not having enough on-site parking. In discussion between Deb Wollam and myself, we expressed concerns with allowing parking in a travel lane, as it is painted today, and offered McFarland Clinic the opportunity to request temporary changes at a City Council meeting until they are able to increase parking on-site. McFarland has indicated they are in the planning stages for additional on-site parking; however, construction would likely not occur until 2024.

The city extended E Merle Hibbs Boulevard approximately 1,000 feet in 2021. The road has been designated as Major Collector Roadway (similar to Governor Road, Southridge Rd, & 6th St) and was extended with the same lane configuration that E Merle Hibbs Boulevard was and is near Wal-Mart: one east bound lane, one westbound lane, and a center two-way left-turn lane. This lane configuration does not allow for on-site parking as the travel lanes are in the outside lane of the roadway.

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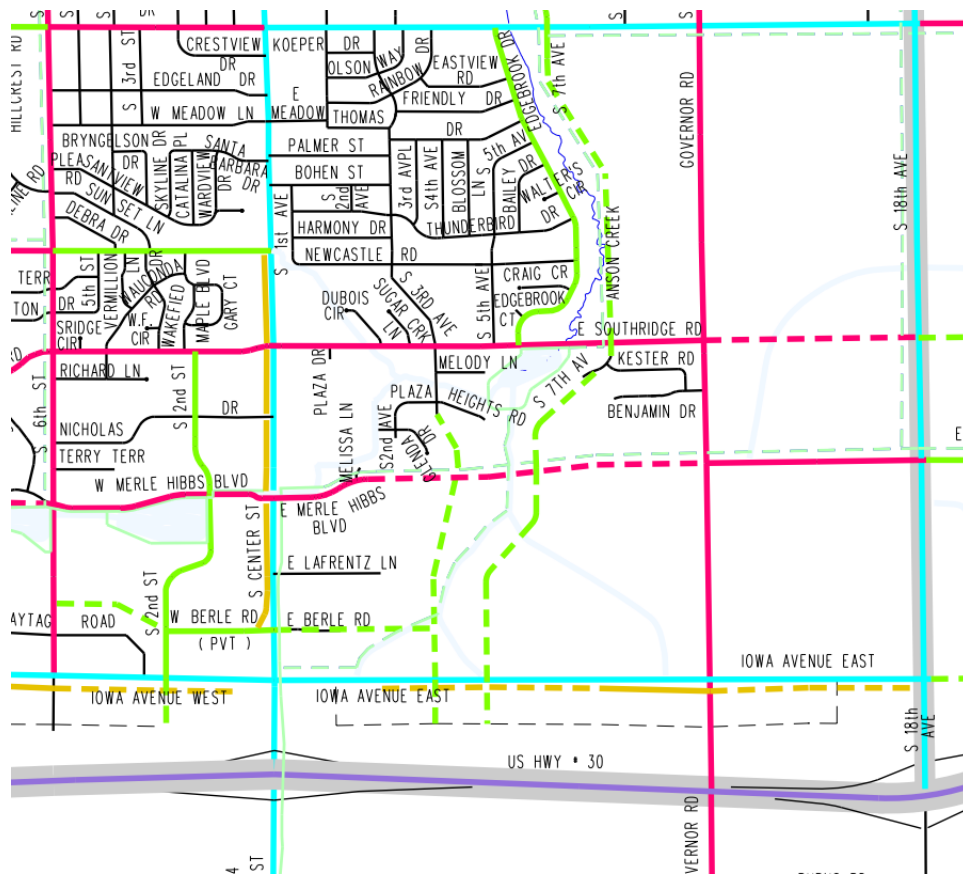
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Due to McFarland currently being the last access on the dead-end road and no access points located along the north side of the road through this stretch, a temporary lane/parking configuration could be considered.

The long-term plan is for E Merle Hibbs to extend to Governor Road.

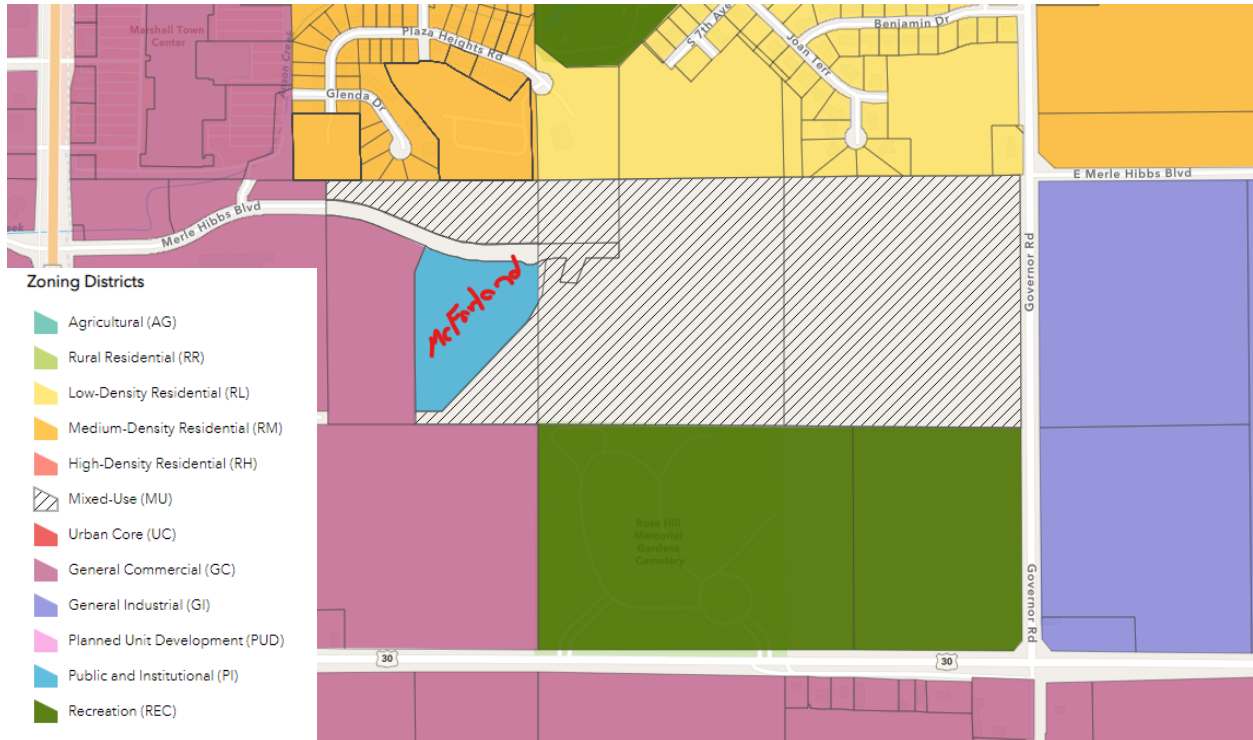


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Zoning has been set up to allow for Mixed Use between McFarland Clinic on E Merle Hibbs and where the future road is anticipated to extend to Governor Road. Developers will ultimately determine final use and the timeline that extension would occur on.



If and when Development occurs further east in the manner that past planning discussions have indicated, city staff would like E Merle Hibbs Blvd to remain in the current lane configuration (w no parking and a center two-way left turn lane). From a transportation planning and safety perspective, we feel the lane configuration should be consistent from Hwy 14/Center St to Governor Road.

McFarland Clinic will be present at the council meeting and plan to request lane configuration changes to allow on-street parking from Melissa Lane (the road that cuts north to the back side of the mall) to the east.

An aerial layout of the area is shown on the attached sheet.

City staff are requesting the following direction following discussion:

- i. Whether to proceed with requested changes. City staff are further reviewing what we feel would be the safest transition point in lane configuration and it may further east of Melissa Lane (the rear drive entrance to Wal-Mart).
- ii. Are the expenses of making the change to be passed on to McFarland Clinic?
- iii. Should the changes be brought back as a permanent Ordinance Amendment for parking schedules or is there a timeframe limit / restriction associated with the configuration change?

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Building overlays are approximated for the McFarland & VA Clinic sites.

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