

PUBLIC PARKING PROGRAM – REVIEW OF PARKING FUND AND A PARKING ECOSYSTEM SUSTAINABILITY PLAN

Public Works Department

Land Use/Sustainability/Resilience Committee
July 13, 2020

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BACKGROUND

1. 2016 – Strategic Parking Plan (SPP) addressed future parking needs with a phased approach;
2. 2017 – City Council approved alternate plan consisting of six incremental rate changes and six program enhancements over two fiscal years; and
3. 2018 & 2019 – Program updates to City Council and Transportation Committee included operations overview; technology challenges, recommendations to pursue strategies, and balancing measures.



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DISCUSSION

1. Steps to establish a sustainable public parking "ecosystem:"
 - a. Manage assets effectively to improve customer experience and best serve local businesses;
 - b. Implement a holistic strategy that integrates each parking program component into an "ecosystem";
 - c. Provide the ability for the enterprise fund to be fiscally sustainable; and
 - d. Properly support critical infrastructure and future downtown parking needs.



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PUBLIC PARKING FUND ANALYSIS

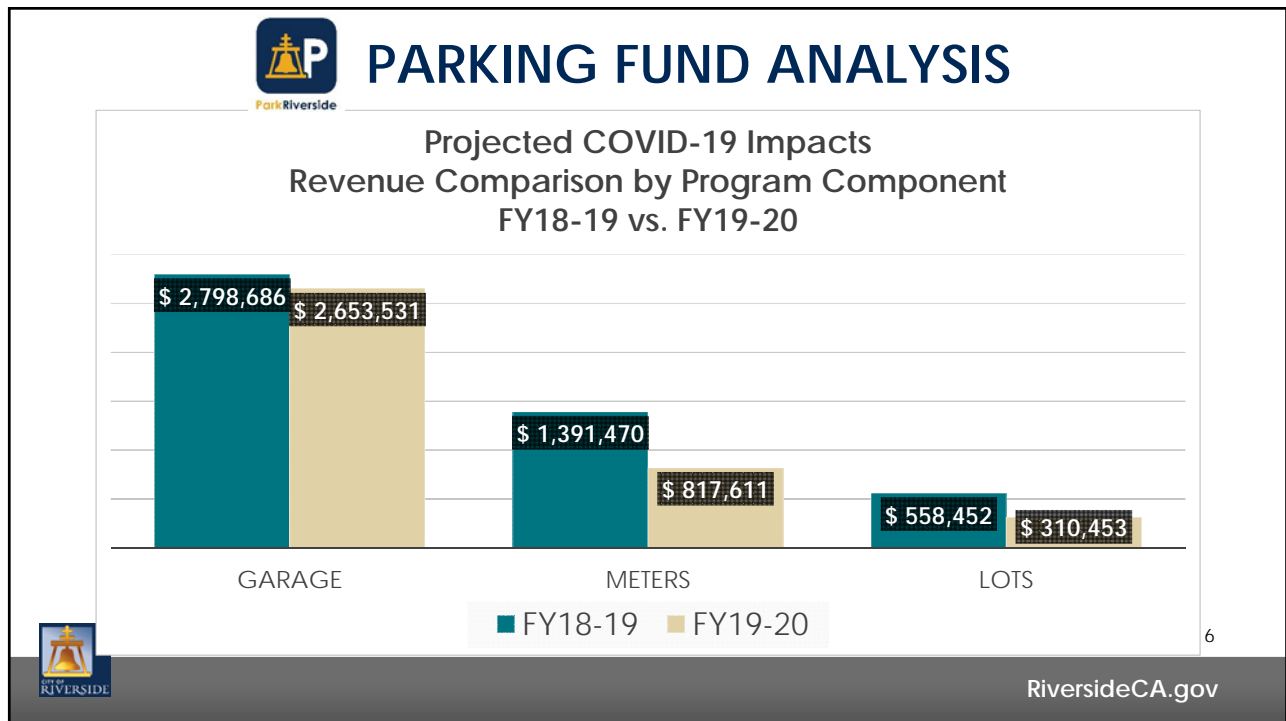
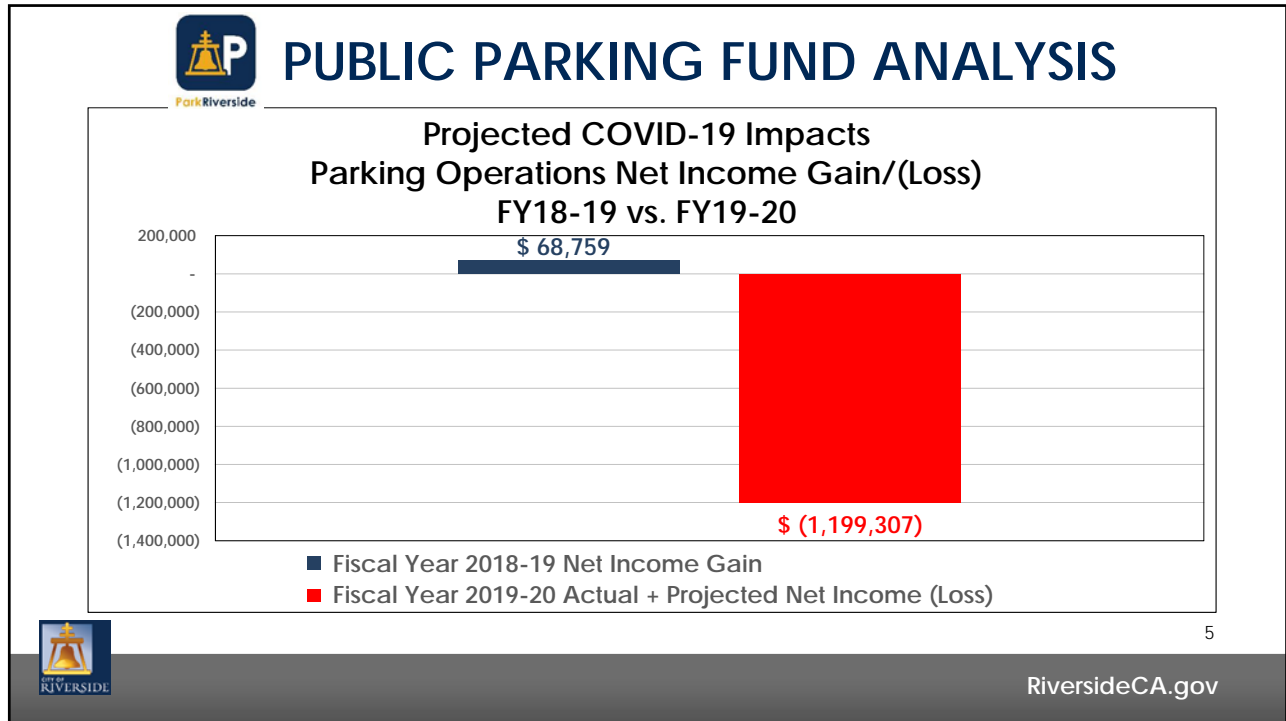
Fiscal Year 2018-19 Parking Operations			
Actual Net Income Gain/(Loss)			
Type	Actual Revenues	Actual Expenses	Actual Net Income Gain/(Loss)
Garages	\$2,798,686	\$4,054,674	\$(1,255,988)
Meters	1,391,470	304,727	1,086,742
Lots	558,452	320,448	238,004
TOTAL	\$4,748,608	\$4,679,849	\$68,759

Net gains realized 1 year after rate changes implemented.



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PARKING FUND ANALYSIS

Fiscal Year 2019-20 Parking Operations without COVID-19

Actual and Projected Net Income Gain/(Loss)

Type	Actual + Projected Revenues	Actual + Projected Expenses	Actual + Projected Net Income Gain/(Loss)
Garages	\$2,998,657	\$3,748,653	\$(749,997)
Meters	1,319,604	803,554	516,050
Lots	427,294	428,096	(801)
TOTAL	\$4,745,555	\$4,980,303	\$(234,748)



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PARKING FUND SUMMARY

1. Due to COVID-19 and the stay at home order, parking operations for FY 2019-20 will post a net income loss of **\$(1,199,307)**;
2. Use of the parking enterprise fund reserves will be required to bolster the net income loss; and
3. The Public Parking Working Capital for Fund 570 is anticipated to be **\$1,322,852** at the end of FY 2019-20.



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DOWNTOWN PARKING ECOSYSTEM

3 Main Components



1,014 On-Street Parking Spaces



5 Parking Garages




14 Surface Parking Lots




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Garage 7



Garage 3



**DOWNTOWN RIVERSIDE
— CITY GARAGES & LOTS —**

FREE PARKING


CITY PARKING LOTS

1. 85 Spaces	27. 77 Spaces
2. 40 Spaces	28. 110 Spaces
3. 4 Spaces	29. 27 Spaces
12. 70 Spaces	30. 60 Spaces
13. 42 Spaces	31. 70 Spaces
14. 42 Spaces	32. 7 Spaces


CITY GARAGES

1. 170 Spaces	10. 230 Spaces
2. 150 Spaces	11. 200 Spaces
3. 200 Spaces	12. 100 Spaces

Most City parking lots and on-street meter spaces are FREE on weekends, holidays and after 5 p.m. weekdays. Garages 1, 2, 3, 4, and 7 have 150 parking up to 90 minutes weekdays.



Garage 1



Garage 2



Garage 6

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CRITICAL INFRASTRUCTURE NEEDS



Garages' upgrade to smart
parking entry/exit system
~\$2m



Multi-pay station (meters)
replacement
~\$194k



Deferred maintenance of
Garages 1 & 2
~\$650k

Without balancing measures, the fund can't support procurements.



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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)

Parking Management Strategies

1. Demand-Based Pricing
2. Hours of Operation
3. Maximize Limited Space



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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)



Strategy 1: Demand-Based Pricing

This is one example of data used to determine Demand-Based Pricing.

2019 Festival of Lights - Vehicle Entries in Public Parking Garages

Garage	Capacity	Opening Weekend	Dec. 5-8	Dec. 12-15	Dec. 19-22	Dec. 26-29	Total Vehicles	Average Turn Over Rate Per Space
G1	170	531	778	725	861	781	3,676	22
G2	155	565	569	661	568	512	2,875	19
G3	292	909	938	1,149	1,172	962	5,130	18
G6	538	747	397	862	1,012	467	3,485	6
G7	397	962	909	896	721	731	4,218	11
Total	1,552	3,713	3,591	4,292	4,334	3,453	19,383	15

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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)



Strategy 1. Demand-Based Pricing




1.1 Demand responsive pricing for Festival of Lights - by proximity to Mission Inn




1.2 Parking Hours of Operation for Festival of Lights extended to include parking lots


Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
Garages Flat Entrance Fee Nightly Fri – Sun \$10 Prepaid: \$5 Parking Lots - Free	Garages Flat Entrance Fee Thurs & Fri 7pm – 1am Sat & Sun 11am – 1am G1 & G3 – \$20 G7 – \$15 G2 & G6 – \$10 Prepaid by 10/1: \$10 Prepaid by 11/14: \$5 Parking Lots - \$10	Garages Flat Entrance Fee Thurs & Fri 7pm – 1am Sat & Sun 11am – 1am G1 & G3 – \$25 G7 – \$20 G2 – \$15 G6 – \$10 Prepaid by 10/1: \$10 Prepaid by 11/14: \$10 Parking Lots - \$15	Garages Flat Entrance Fee Thurs & Fri 7pm – 1am Sat & Sun 11am – 1am G1 & G3 – \$30 G7 – \$25 G2 – \$20 G6 – \$15 Prepaid by 10/1: \$10 Prepaid by 11/14: \$15 Parking Lots - \$15




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 PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)			
 Strategy 1. Demand-Based Pricing 1.3 Incremental daily rate increase in all facilities 1.4 Create premium and value rates at facilities based on demand			
Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
All Garages Hourly rates charged up to \$8 Daily Max \$5 Flat Rate upon entry Thurs – Sun from 9 pm – 1am	All Garages Hourly rates charged up to \$12 Daily Max \$10 Daily Flat Rate upon entry from 8pm – 1am	All Garages Hourly rates charged up to \$16 Daily Max \$10 Daily Flat Rate upon entry from 8pm – 1am	G2 & G6 Hourly rates charged up to \$16 Daily Max All other Garages Hourly rates charged up to \$20 Daily Max \$12 Daily Flat Rate upon entry from 8pm – 1am
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 PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)			
 Strategy 1. Demand-Based Pricing 1.5 Reduce Daytime Weekday Monthly Parking Permit waiting list 1.6 Introduce Nighttime Weekday Monthly Parking Permit			
Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
G1, G2 & G6 - \$70 G3 - \$80 G7 - \$60 Lots - \$60 Daytime Permit: Valid 5am – 6pm No Nighttime Permit	G1, G2, G6, & G7 \$105 G3 - \$120 Lots - \$85 Daytime Permit: Valid 6am – 6pm Nighttime Permit: Valid 6pm – 6am	G2, G6, & G7 \$130 G1 & G3 - \$160 Lots - \$110 Daytime Permit: Valid 6am – 6pm Nighttime Permit: Valid 6pm – 6am	G2, G6, & G7 \$160 G1 & G3 - \$190 Lots - \$110 Daytime Permit: Valid 6am – 6pm Nighttime Permit: Valid 6pm – 6am
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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)




Strategy 1. Demand-Based Pricing

1.7 Introduce a weekend daytime and weekend nighttime monthly permit


Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
None	Weekend Day Permit Saturday & Sunday 6am to 6pm G3 - \$58 All other garages \$48	Weekend Day Permit Saturday & Sunday 6am to 6pm G1 & G3 - \$95 All other garages \$75	Weekend Day Permit Saturday & Sunday 6am to 6pm G1 & G3 - \$120 All other garages \$95
	Weekend Night Permit Friday 6pm to Monday 6am All Garages \$72	Weekend Night Permit Friday 6pm to Monday 6am All Garages \$116	Weekend Night Permit Friday 6pm to Monday 6am All Garages \$144



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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)



Strategy 2: Hours of Operation

An overview of current operational hours.

On-Street Parking
 is free after 5pm
 Mon-Fri




Garages are free
 after 5pm weekdays
 and before 9pm Thurs-Sat

Meter charges occur Mon-Fri
 7am – 5pm in the Justice Center
 9am – 5pm other Downtown locations


Garage charges

Weekdays (due upon exit)
 G1 & G2 from 9am – 7pm
 G3, G6 & G7 from 7am – 7pm


Thurs-Sat (due upon entry)
 All Garages from 9pm – 1am



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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)



Strategy 2. Hours of Operation


2.1 Implement consistent hours of operation in the City's garages

Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
<p>G1 & G2 9am - 7pm</p> <p>G3 & G7 7am - 7pm</p> <p>G6 6am - 7pm</p>	<p style="text-align: center;">All Garages</p> <p>Monday – Friday Hourly Rates or Daily Max for entry between 7am – 1am</p> <p>Saturday – Sunday Hourly Rates or Daily Max for entry between 11am – 1am</p>	<p style="text-align: center;">All Garages</p> <p>Hourly rates or Daily Max charged 24/7 upon installation of smart parking access revenue control systems</p>	<p>No Change</p>




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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)




Strategy 2. Hours of Operation

2.2 Eliminate public confusion during weekend events as to whether City will charge in garages

Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
<p>No specific schedule- Special Event rate parking on weekends when expect 600+ spaces to be utilized by event attendees</p>	<p>Saturday & Sunday Hourly Rate or Daily Max for entry between 11am – 1am</p> <p>\$10 Flat Rate upon entry Daily from 8pm -1am</p>	<p>Hourly rate or Daily Max 24/7 upon installation of smart parking access revenue control systems</p>	<p>No Change</p>

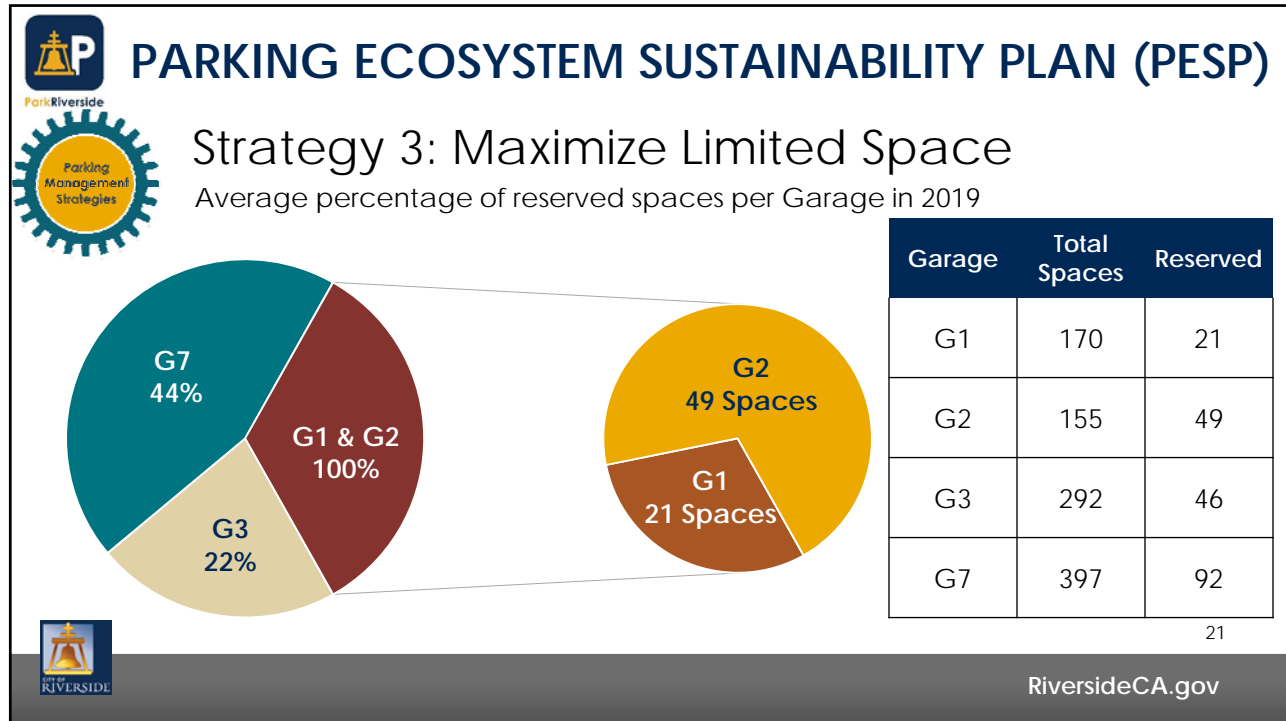
2.3 Induce turnover at on-street spaces (meters) and surface lots

<p>RCOE & Mission Inn Mon - Fri 9am – 5pm Justice Center M-F 7am – 5pm</p>	<p>Hourly Rates Charged Mon – Sat 7am – 8pm Except Holidays</p>	<p>No Change</p>	<p>Hourly Rates Charged Mon – Sat 7am – 10pm Except Holidays</p>
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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)

Strategy 3. Maximize Limited Space
3.1 Decrease the number of Reserved parking spaces through attrition

Current (2020)	Phase 1 (2021)	Phase 2 (2022)	Phase 3 (2023)
Monthly Reserved Rate \$135/month	Monthly Reserved Rate <u>\$205</u> /month	Monthly Reserved Rate <u>\$320</u> /month	Monthly Reserved Rate <u>\$400</u> /month
3.2 Phase out Free Parking			
Free for first <u>90</u> minutes and then subject to Hourly Rates up to the Daily Max	Free for first <u>60</u> minutes and then subject to Hourly Rates up to the Daily Max	Free for first <u>30</u> minutes and then subject to Hourly Rates up to the Daily Max	Hourly Rates apply up to the Daily Max

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PARKING ECOSYSTEM SUSTAINABILITY PLAN (PESP)

Projected PESP Financial Impact	January 1, 2021 (Phase 1)	January 1, 2022 (Phase 2)	January 1, 2023 (Phase 3)
Revenues ¹	\$6,990,000	\$7,591,000	\$9,047,000
Expenses ²	\$3,536,000	\$1,413,000	\$1,509,000
Projected Net Revenues	\$3,454,000	\$6,178,000	\$7,538,000

¹ Revenues in Phase 2 assume the parking garage smart system is installed by January 1, 2022 to allow for a 24-hour operation.

² Expenses in Phase 1 includes the projected \$2,000,000 cost of the parking garage smart system and \$194,000 for meter replacement project.

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RECOMMENDATIONS

That the Land Use/Sustainability/Resilience Committee:

1. Receive and file the Public Parking Program update; and
2. Recommend that the City Council approve the Parking Ecosystem Sustainability Plan to include program improvements and rate changes.

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