

PARKING BENEFIT DISTRICTS

UABA Parking Committee, May 4, 2010

What is a Parking Benefit District?

- Designated area for managing public parking in a localized geographic neighborhood
 - ▣ Typically >100 public parking meters
- Managed by local business and property owners
- Goal:
 - ▣ Encourages turnover of parking, frees up access.
 - ▣ Efficiently allocating a scarce, expensive resource
 - ▣ Gets rid of free riders
 - ▣ Charges enough, but doesn't deter customers from patronizing local businesses

Logic of Parking Benefit Districts

- Dates back to 1954
- Imposes market forces on public parking
 - ▣ No more free public parking
 - ▣ Curb or off-street
 - ▣ Charge the right price based on demand
 - ▣ Benefits:
 - Difficulty of Enforcement of free parking
 - Eliminate/Reduce Cruising
 - Strike the Right Balance for parking, which varies over time with fixed supply
 - Reduce the cost of construction & maintenance of new parking spots

University Corridor...

- Over one-third of all residents do not own a car.
- City of St. Paul expected to grow 17% by 2020
- Need affordable housing
- Strong demand for Hiawatha Line
- Losing 85% of available on-street parking
 - spillover effects?



From: <http://www.minnesota.publicradio.org>

Parking Benefit District



- Remove Traditional Zoning Regulations for Parking
 - ▣ Today: 1.5 parking spots per Residence (Sec. 63.200 City of St. Paul Code)
 - ▣ Future: Reduce parking spots per Residence
 - 1 parking spot per residence

- De-link condominium/apartment construction from parking
 - ▣ Apartment cost reflects true cost of ownership
 - ▣ Not cost of owning parking spot
 - ▣ Frees up parking spots available to local businesses

Managing Parking Benefit Districts



- Governing body comprised of business/property owners in district
 - Can be a:
 - Business Improvement District
 - Community Development Corporation
 - Nonprofit redevelopment corporation
 - Members appointed by City Council
 - Tied to the localized needs in the district
 - Each district has different mix of businesses, residences, and parking availability

Pros/Cons

□ Benefits:

- Raises money that goes back to district for beautification, security, enforcement, lighting
- Raises money for efficient enforcement of parking meters
- Responds to unique parking challenges of a neighborhood
- Competitive model for University Avenue vs. other places to do business
- Eliminate park and hide rider

□ Disadvantages

- Paradigm shift
- Needs consistent enforcement
- Needs active management
- Need to educate customers about the change in parking policy

Cities that Utilize Parking Benefit

Districts:



- San Diego, CA
 - ▣ 3 Parking Benefit Districts in different parts of city
- San Francisco, CA
- Seattle, WA
 - ▣ High population density in neighborhoods
- Pasadena, CA
 - ▣ Wanted to create pedestrian friendly downtown
- Indianapolis, IN
 - ▣ Manage parking in new mall
- Austin, TX
 - ▣ Manage parking near University of Texas

Where to Begin?



- Identify portions along the neighborhood with severe parking shortages
 - spillover problems
- Consult with Business/Property Owners
- Plan location of meters, time of meters
 - Depends on the type of business