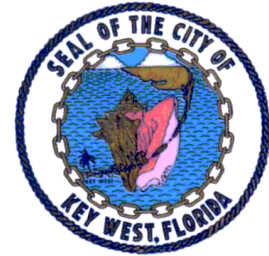


# EXECUTIVE SUMMARY



**TO:** Greg Veliz, City Manager

**FROM:** John Wilkins, Parking Director

**DATE:** September 19, 2019

**SUBJECT:** Modify Ordinance Sec. 70-189 to meter the Jackson Square parking lot per agreement detailed in City Commission Resolution 01-127.

## **Action Statement:**

Modify Ordinance Sec. 70-189 to meter the Jackson Square parking lot including the 500 block of Thomas Street behind the Monroe County Courthouse per agreement from Resolution 01-127. Install parking paystations and appropriate signage. Expand Employee Lot permit to this lot.

## **Background:**

In 2001, the City of Key West and Monroe County entered into an agreement whereby in exchange for parking along the 300 block of Thomas, 300 block of Fleming and 500 block of Thomas the City would meter these blocks and the Jackson Square Parking Lot on Thomas Street after hours from 5:30PM to 7:30AM.

In 2015, the City Commission passed resolution 15-341 in November 2015 directing City Manger to not meter the Jackson Square parking lot on nights and weekends.

Since that time, the City Commission has passed resolutions and amended or created ordinances that have provided free or reduced parking for Monroe County workers and Key West Residents approximately 800 feet (2 blocks) from this location. Additionally, free public transportation is now provided with the Duval Loop.

In November 2018, the City Commission amended ordinance 70-249 to include Truman Waterfront Park in the Residential Parking program. This allows Residential Permit holders to park in Truman Waterfront Park up to 4 hours, one time per day for free.

In November 2018, the City Commission created ordinance 70-265 to allow Monroe County Residents up to Mile Marker 11 to park in the Truman Waterfront Park up to 4 hours, one time per day for free.

In August 2019, the City Commission passed resolution 70-261 to expand the Employee Parking Lot permit to include Truman Waterfront Park. This allows Employees in the historic district to park at the Old Town Garage (aka Park'N'Ride) and now also Truman Waterfront Park for \$25.00 per month during their scheduled working hours.

The Duval Loop offers free downtown transportation that covers most of the Commercial Core in the Historic Business District. The route was amended to include

the Truman Waterfront Park after its completion. Currently, there are approximately 40 trips by the Duval Loop into Truman Waterfront Park per day.

The Parking Division has done 5 samplings of vehicles in the satellite parking lot and 500 block of Thomas Street. There was an overall average of 90 vehicles (non-governmental) parked in the Jackson Square Parking lot and 500 block of Thomas Street when the 5 samples were taken. In July 2015, 42% were locals (up to Summerland Key) and 57% were visitors. In June 2019, 36% were locals (up to Summerland Key) and 64% were visitors

On September 4, 2019, the Parking Division brought forth an Ordinance Amendment to meter the Jackson Square parking lot and the 500 block of Thomas Street based on the recent inclusion of Parking Options 800 feet away in Truman Waterfront Park and the expanded Duval Loop service. A member of the Sustainability Board spoke against the modification, expressing concern for Employees of the Historic District who park in this lot who park for free after hours and weekends for work. The City Commission did not pass the amendment and asked Staff to reach out to the Sustainability Advisory Board to see if a compromise could be reached.

At the Sustainability Advisory Board meeting on 9/12/2019, a lengthy discussion of multiple options resulted in a vote 4 to 1 to recommend to the City Commission that the Jackson Square Lot and 600 block of Thomas be metered and to allow Residential Permit holders and Truman Waterfront Park Permit holders to park for free with no time limits, and to expand the Employee Lot Permit to this lot for \$25.00 per month. The Madam Chair of the committee wished to express that the Advisory Board hopes this recommendation would create revenue while satisfying their desire to allow resident to park there as they have.

Parking Staff was involved in these discussions but cannot completely support the recommendation. Our recommendation is to meter Jackson Square Lot and 500 block of Thomas Street and expand the Employee Lot permit for \$25.00 per month. We do not support unlimited time limits for Residential and Truman Waterfront Park Permit. Currently these residential permits are time limited to 4 hours per day elsewhere in the City. Extending the Employee Lot permit to this lot preserves parking for employees of the Historic District who currently park in this lot - for \$25 per month.

City Sustainability Staff also feels that unlimited time is contrary to the City's green efforts. Free and unlimited parking increases driving and congestion, by reducing barriers to driving. Free and unlimited are still available to everyone, but now at further distances. The Fort Street lot is free. The Gato Building and many other large private lots along the Duval Loop are free after hours and weekends as well.

**Recommendation:**

Modify Ordinance Sec. 70-189 to expand metered parking lots to include the Jackson Square parking lot and also the 500 block of Thomas Street from 6PM to 12 Midnight, Monday through Friday; 8am to Midnight, Saturdays and Sundays. Install Parking Paystations and appropriate signage. Modify Ordinance Sec. 70-261 to include Jackson Square parking lot in the Employee Lot parking program for \$25.00 per month.

**Financial Impact:**

The financial expenditure is estimated to be approximately \$22,000 for 3 paystations delivered and installed and \$2,000 for signage. The budget recently approved would be enough to absorb these costs without modification.

An estimate of annual revenue from the Courthouse satellite lot and 500 Thomas parking would be \$100,000 per year. Expanding the Employee Lot permit is estimated to generate an additional 3,000. Revenue estimates are based on area paystation records over several years with a reduction for expanding the Employee lot permit to this lot.

Please note that there is no historical revenue data from the satellite lot or 500 block of Thomas Street parking, therefore, our estimate may differ from the actuals once the area is metered.