
In-Lieu Parking Fees

Planning Commission Study Session
December 9, 2014

Concept

- 1991-1993, Shared Parking concept formulated to allow Downtown “Village Concept”
- Identified fixed amount of parking and land availability
- Established development thresholds
- Established mix of uses / day vs night / seasons
- Inventoried existing/approved/anticipated square footages and uses
- Established thresholds and control mechanisms in Specific Plan
- Planning Commission approved DT Master Parking Plan in July 1993
- Subsequently approved by Coastal Commission

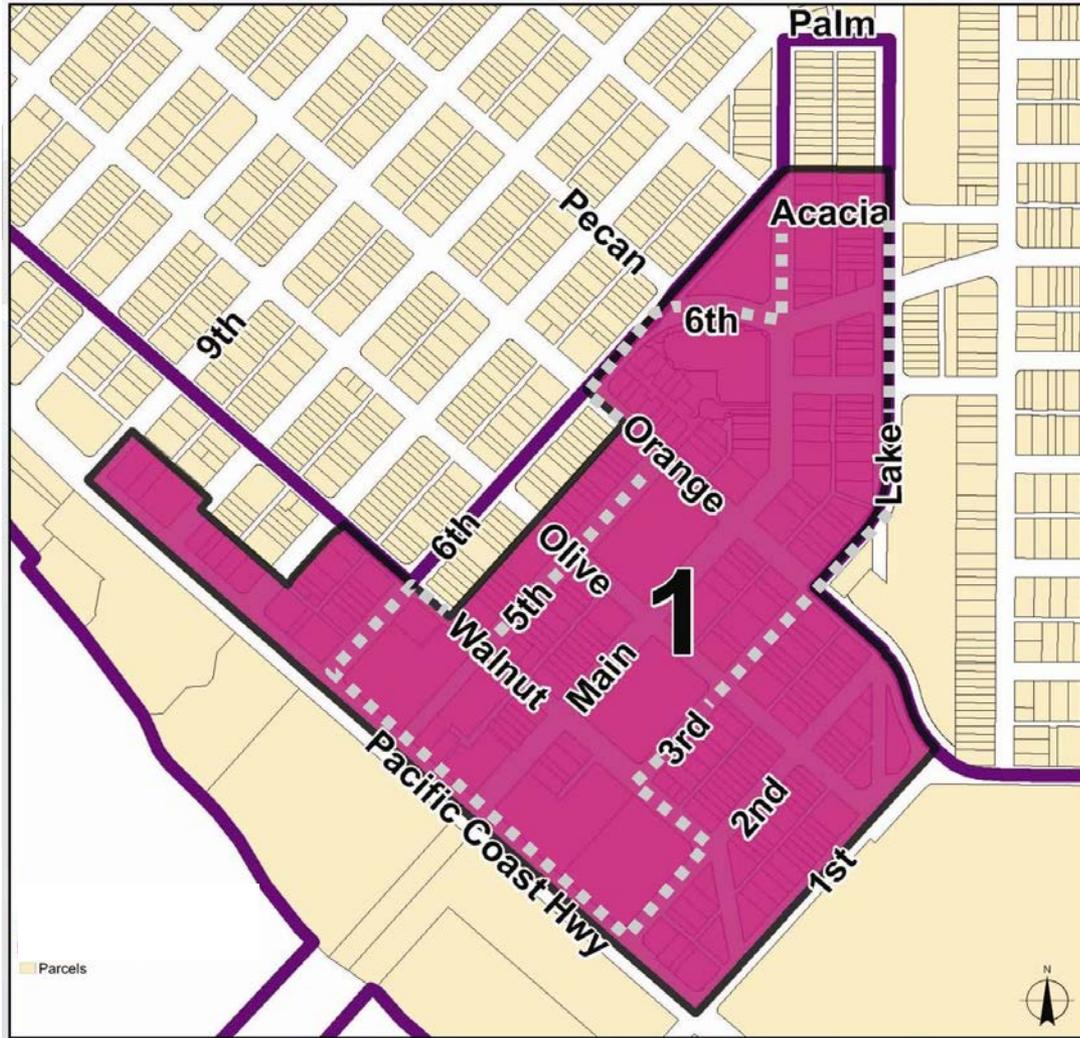
Background

- **1993** – Program established (Reso 6522)
 - Property owners unable to meet on-site parking
 - Park once, visit multiple uses
 - Requires CUP
 - \$6,000 owner + \$6,000 RA matching funds; lump sum
 - **1995** – Program expanded and fee increased (Reso 6720 and 6721)
 - \$12,000 per space – no longer matching RA funds
 - option to pay over 15-year term
 - adjusted annually based on Consumer Price Index (CPI)
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Background

- **2009** – During Downtown Specific Plan Update process, City Council directed staff:
 - evaluate program and fee amount
 - present recommendations to more effectively manage parking supply in the downtown area
 - **2010** – Fee increased; interest established; payments changed
 - from \$17,297.86 to \$27,350.00 per space
 - allowed use of fees expanded from physical spaces to include design cost and utilization strategies
 - Adjustments via Caltrans Construction Price Index (CCPI) – recommended by BIA
 - **2014** – Fee adjusted to \$26,383.00 via CCPI
 - **In General** – Fees in separate account, not General Fund; use is specified by resolution
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In-Lieu Fee Program Area



Legend

----- Original Boundary

———— Current Boundary

In-Lieu Fees

Measure	Standards
Fee	\$27,350.00 (plus yearly adjustment based on 3-year rolling average of Caltrans Construction Price Index)
Terms	Lump sum or annual payments up to 15 years with applied variable annual interest rate (Fed Funds Rate plus 300 basis points) if paid in yearly installments
Location	District 1 of the DTSP area
Use of fees	Creation of additional parking spaces and parking opportunities through valet, striping of spaces, shuttle, trolley, construction of spaces and associated design costs, or other similar programs

Recent Parking Utilization Studies

■ Findings – Downtown Peak

- Four Downtown structures peak Saturdays 4:00 PM
- Approx 130-190 spaces of 1,704 structure spaces still available
- Peak 2 hrs/day, 34 days/year

■ Findings – Downtown Off-Peak

- 400-500 structured spaces available lunch, dinner, and evening hours on Saturdays
 - More spaces available other six days/week
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In-Lieu Status

■ Overall To Date -

- ❑ Approved 275 parking spaces (some not implemented)
 - ❑ Currently 5 businesses paying annual payments (BJ's Chicago Pizza, Coach's, Gallagher's, IHOP, and Zeidan for 126 Main)
 - ❑ Restricted account (Fund 308) that also receives interest on the funds in the account
 - ❑ Collected approximately \$1,500,000 in fees plus interest
 - ❑ Current balance is \$970,582.
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Utilized To Date

- **The Parking In-Lieu Program has paid for:**
 - Approx. \$500,000.00 to purchase 25 spaces at The Strand
 - \$4,052 for shuttle services to Downtown on 4th of July and the US Open
 - \$16,000 encumbered for Walker Parking Solutions consultant study for Downtown Parking and consideration of a proposed parking structure



Past/Current/Future Uses

- Downtown Shuttle Program
 - Downtown Bike Valet Program
 - Potential 1st and Atlanta Parking Lot
 - 2010-2011 CIP considered
 - Downtown Restriping Program
 - 5th Street Parking
 - Private/Public Partnerships
 - Strand
 - Other opportunities
 - Parking Wayfinding Signage
 - Parking Information and Guidance System
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Next Steps

- Continue to review parking proposals for adding parking spaces (similar to CIM/The Strand)
 - Continue to look at expanded shuttle/trolley services or a parking structure.
 - Continue to look for cost effective employee parking
 - Working with Visit Huntington Beach and Chamber of Commerce to develop trolley system
 - Implement other DT parking strategies recommended to Council by Walker consultants
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