



Board Report

File #: 2017-0425, Version: 1

PLANNING AND PROGRAMMING COMMITTEE JULY 19, 2017

SUBJECT: EXPO/SEPULVEDA STATION PARKING

ACTION: AUTHORIZE A MONTHLY PARKING PROGRAM AT THE EXPO/SEPULVEDA STATION

RECOMMENDATION

AUTHORIZE the implementation of a monthly parking program to non-transit riders at the Expo/Sepulveda Station.

ISSUE

Commuter parking occupancy has remained at approximately 33% since the implementation of the Parking Management Pilot Program ("Pilot Program") at the Expo/Sepulveda Metro Expo Line station. LA Urban Housing recently requested to use parking spaces available at the Expo/Sepulveda station garage for an adjacent development project. Staff is requesting authorization to provide a monthly parking program to non-transit riders. If approved, staff will implement this program by September 2017.

BACKGROUND

On March 2017, the Board authorized the implementation of the Pilot Program at all three new Expo II stations including the Expo/Sepulveda station. The approval for implementing the Pilot Program was based on the criteria of transit patron parking only. Implementation of the program began at the opening of the Expo II extension on May 22, 2016.

LA Urban Housing recently started the construction of a development adjacent to the Expo/Sepulveda station. However, due to the limited parking inventory nearby, construction staff has had difficulty finding parking. Recently, LA Urban Housing inquired on the possible use of parking spaces at the Expo/Sepulveda garage for its construction staff during construction hours.

DISCUSSION

There are currently 260 parking spaces available (77 monthly and 183 daily) at the Expo/Sepulveda station garage. As of June 2017, 49 monthly permits have been issued and 28 monthly permits are still available. Parking Management staff conducts surveys of this station on an ongoing basis. On average, 20 monthly and 65 daily parking spaces are utilized on a weekday basis; parking utilization remains at 33%.

Based on staff's assessment, 100 parking spaces can easily be made available for monthly parking. On a typical weekday, 175 spaces remain unused on a daily basis. In addition, the closure of the Culver City Expo station parking has not significantly increased the parking utilization at the Expo/Sepulveda station as had been expected.

If authorized, the 100 parking spaces will be allocated to the top two floors of the parking garage to minimize impact to Metro transit patrons. These spaces would be available on a monthly basis. Staff will re-evaluate parking demand and monthly parking spaces on an on-going basis to determine transit patron parking demand. Future assessment findings may determine whether to further limit the number of spaces made available to LA Urban Housing. Metro may also determine to terminate the contract if transit parking demand increases. Monthly parking terms and conditions are listed in Attachment A.

Underutilization of commuter parking spaces at this station may be attributed to the commuting patterns in the community. Based on a 2016 Metro survey, over 65% percent of patrons of the Expo Line station arrive by walking, 13% by driving and five percent by biking.

Supportive Transit Parking Program Master Plan

The Supportive Transit Parking Program ("STPP") master plan study is currently underway. Staff will bring the STPP master plan to the Board with recommendations from the Pilot Program performance findings and a new parking policy for adoption in late 2017. Based on work completed to date, staff may recommend that facilities with transit utilization under 69% be considered for non-transit paid parking, such as event parking, construction parking and open for public shared use.

DETERMINATION OF SAFETY IMPACT

Making parking spaces available for the proposed use at the Expo/Sepulveda Metro station will not have any safety impacts.

FINANCIAL IMPACT

Metro Parking Management staff will operate the 100 parking spaces through a paid monthly public parking program using current staffing. The program will generate approximately \$144,000 per year in gross revenue.

Impact to Budget

Staff anticipates this agreement will generate approximately \$144,000 a year in revenues in the Metro Park and Ride Fund (Fund 1230).

ALTERNATIVES CONSIDERED

The Board may choose not to authorize staff's recommendations to make 100 parking spaces available for monthly parking. This is not recommended as over half of the commuter spaces at this station have remained unused since the facility opened. Utilization of the garage for temporary construction parking will result in increased revenues that can support parking operations. Experience with this use can also contribute to findings from the Pilot Program and the STPP master plan currently underway.

NEXT STEPS

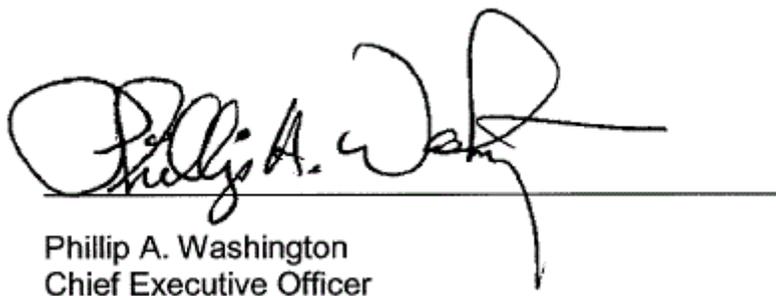
Upon approval by the Board, staff will start implementation of the program by September 2017.

ATTACHMENTS

Attachment A - Monthly Parking Terms and Conditions

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