



Downtown Dover Parking

Dover City Council
Committee of the Whole Meeting

October 26, 2021



Downtown Dover Parking Management Plan

Table of Contents

1. Purpose
2. Value
3. Benefits
4. Schedule
5. Survey Results
6. On-Street Parking
7. Off-Street Parking
8. Hours of Operation
9. Parking Fees
10. Parking Facility Amenities
11. Parking Program 5-Year Pro Forma of Revenue & Expenses

Downtown Dover Parking Management Plan



Purpose:

The Downtown Dover Partnership (DDP) is seeking to develop cost-effective and efficient solutions to enhance parking capacity and capabilities throughout the commercial core of the City of Dover that stimulate community and economic development and improve parking services, convenience and efficiency to parking users in the downtown business area.

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Value:

Even with a modest parking fee structure, revenue generated from a holistic parking solution will be reinvested into the community – by addressing projects/issues that will benefit merchants, residents and property owners. Among these issues can be meeting the future parking needs of a growing/redeveloping Downtown Dover.

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Benefits:

-) Create more turnover and availability for customers, visitors, and guests to Downtown Dover.
-) Customer friendly system for the parking lots with monthly payment options.
-) User-friendly by combining “smart” technology and cash/credit card options.
-) Reasonable user cost.
-) Amenities like Electrical Vehicle (EV) charging.
-) More effectively use of current capacity to extend the time before a parking garage is required.

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Benefits:

Parking Benefits District:

Invest proceeds from the Downtown Parking program back into improvements downtown as directed by the DDP Parking Committee for items like streetscape, lighting and safety enhancements.

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Project Schedule to Date

2008	DDP Parking Committee Formed
January 2018	Downtown Dover Parking Study Issued
April-June 2019	DDP Parking Garage RFP Issued, Proposals Evaluated and Project determined to be too costly
January 2020	DDP Issues RFI & Receives Responses for Holistic Solutions to Downtown Parking Management
June 2020	Colonial Parking, Inc. is selected to partner with DDP on Downtown Parking Management Plan
October 2020	DDP receives City of Dover authorization to include on-street parking in Downtown Parking Management Plan
November 2020	DDP & Colonial Parking launch process to start development of a comprehensive Downtown Parking Management Plan.
April 2021	DDP & Colonial Parking conduct Survey
August 11, 2021	DDP & Colonial Parking host Public Meeting
September 21, 2021	DDP & Colonial Parking host Second Public Meeting
September 22, 2021	DDP Board of Directors Approves Final Parking Plan

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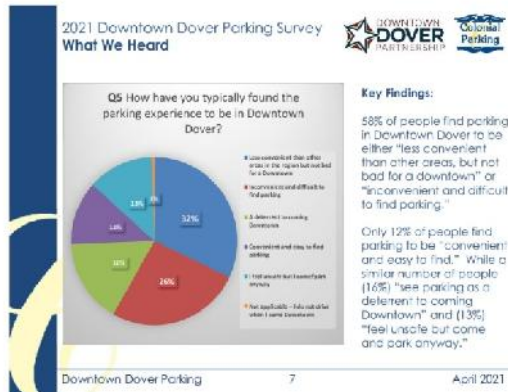
Proposed Project Schedule Moving Forward

October 26, 2021	Dover City Council COW	Present Parking Management Plan
November 17, 2021	DDP Parking Comm	Review Parking Program Implementation Plan
December 2021	Colonial Parking	Distribute RFP for Parking Program Equipment

Full implementation schedule to be determined based on market conditions.

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Survey Results



Conclusions:

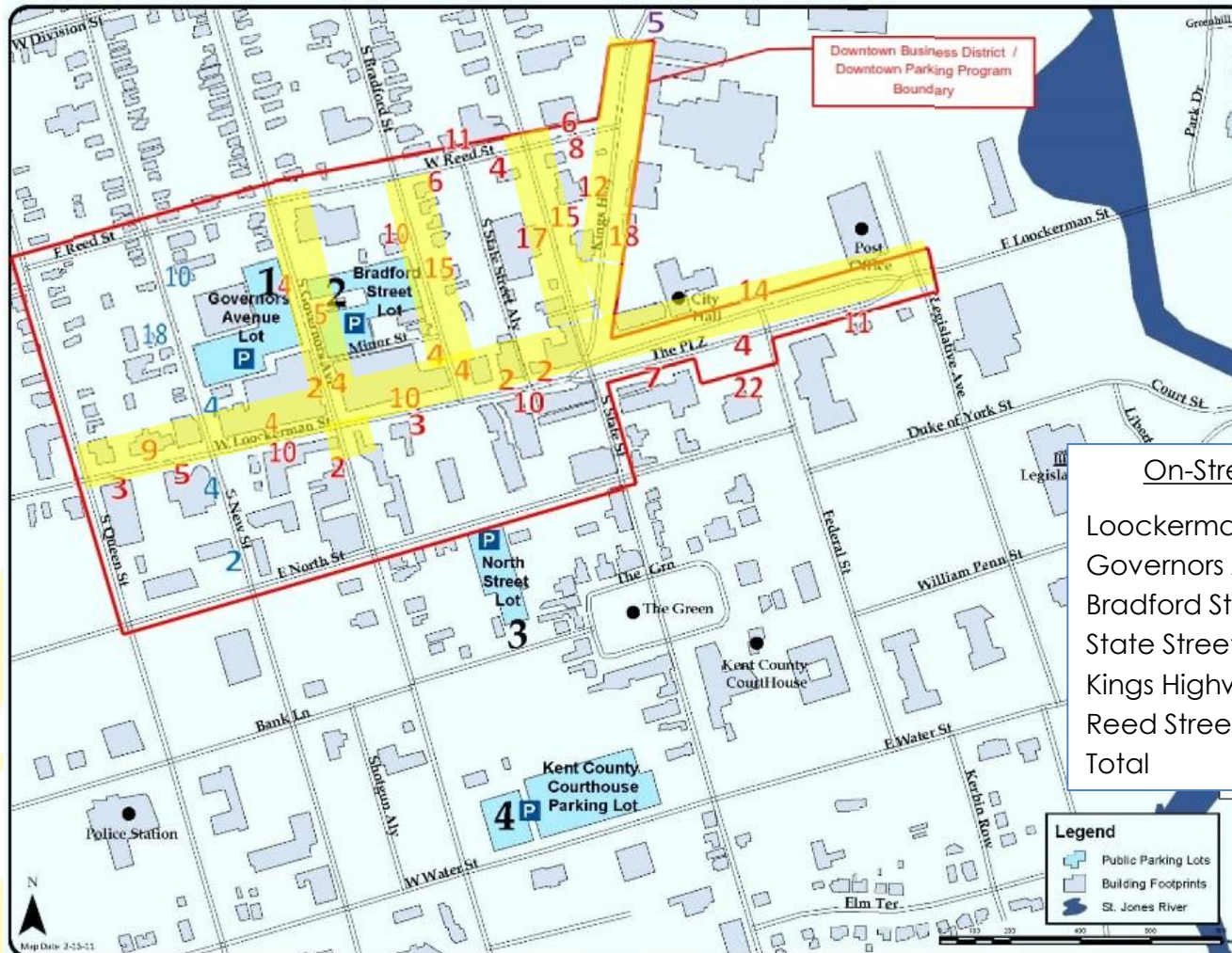
Based on "What We Heard" from the 2021 Downtown Dover Parking Survey we have determined the following:

- J Downtown Dover has a limited number of parking spaces and even with modest activity due to the pandemic there appears to be a lack of parking.
- J As activity returns and new investment is made in Downtown Dover parking will become even more scarce, making it important to manage these scarce resources.
- J Develop a comprehensive Parking Management Plan with the goal of creating more efficient parking to implement when the recovery from the pandemic is more certain.
- J Continue to engage the public in the development of the parking management plan.

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On-Street Parking



Loockerman Street	116-spaces
Governors Avenue	17-spaces
Bradford Street	33-spaces
State Street	32-spaces
Kings Highway	30-spaces
Reed Street	35-spaces
Total	263-spaces

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On-Street Parking Management

Develop the management plan including specifications for Multi-Space Meters to meet the on-street parking needs of the Downtown Dover parking program will be finalized and sent out for bid from qualified vendors with features including:

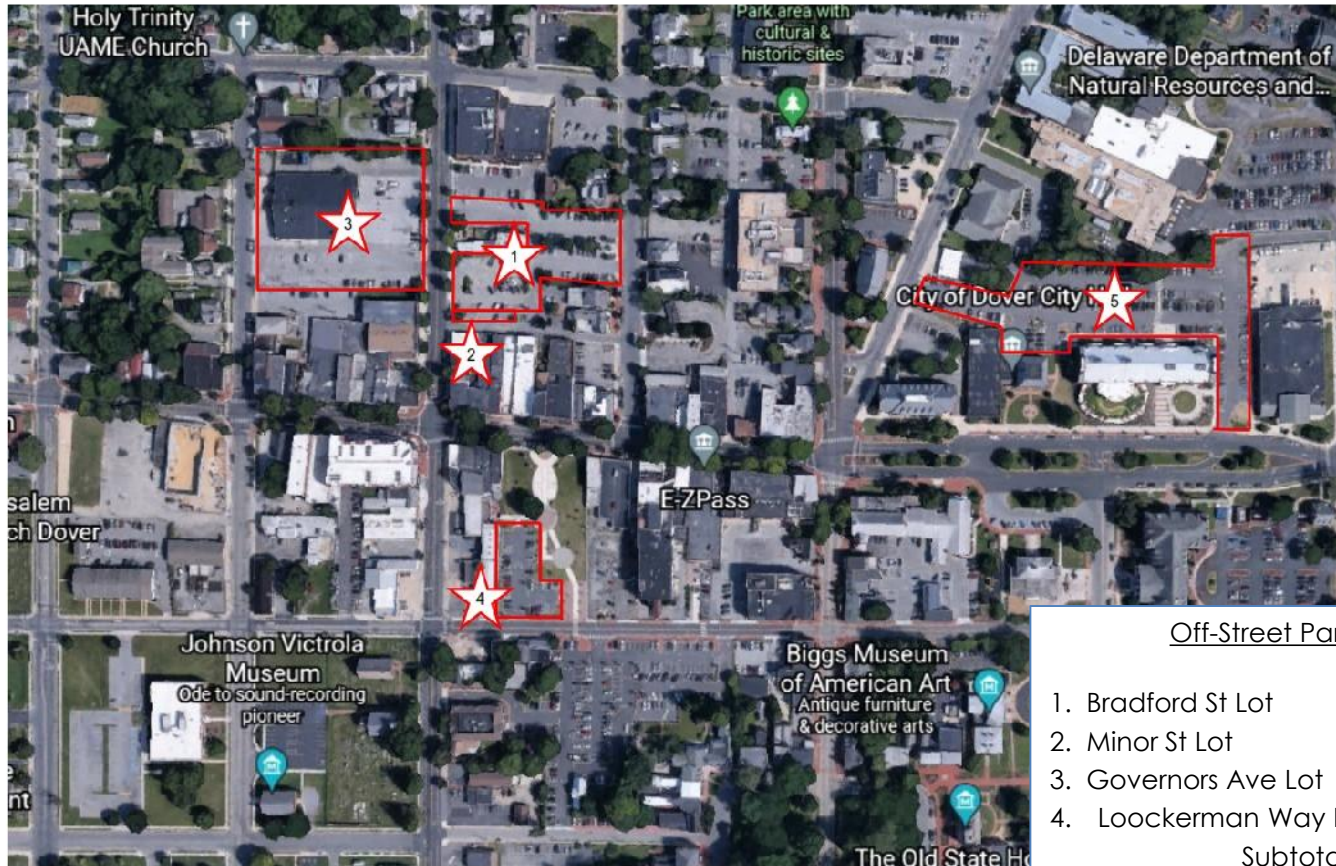
- Pay-by-Plate
- Accept Cash & Credit Card Payments
- Interface with Parking Apps for Payment
- Integrated Parking Program Enforcement Tools
- Solar Powered



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Off-Street Parking



Off-Street Parking Spaces	
1. Bradford St Lot	112-spaces
2. Minor St Lot	8-spaces
3. Governors Ave Lot	100-spaces
4. Lookerman Way Lot	<u>35-spaces</u>
	Subtotal
	255-spaces
5. City Hall/Library Lot	<u>140-spaces</u>
	Total
	395-spaces

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Off-Street Parking Management



MSM with a Manual “LOT FULL” Sign

An MSM has the ability to limit the number of parking sessions and determine when to stop selling hourly parking. Enforcement staff would turn a “LOT FULL” sign on and off based on physical lot counts.



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Off-Street Permit Parking Management

Colonial Parking will issue a vehicle credential that will be placed in the windshield of Permit Customer's vehicles.

Colonial enforcement staff will be able to scan the barcoded credential to confirm the credential is valid for parking at the DDP Off-Street Parking Facilities.



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Hours of Operation

Monday – Friday 10:00AM until 6:00PM
Unattended Saturday, Sunday & Holidays

The Hours of Operation are designed to allow for parking without fee:

1. For deliveries to businesses in the morning (prior to 10:00AM),
2. For activities in the evenings, weekends & holidays,
3. For Downtown Residents who park in the evening and overnight.

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Parking Fees

On-Street Parking

\$0.25 / 15-minutes
(\$1.00 / hour)
limit 2-hours

Off-Street Parking (Lots)

Transient (Daily)
Limited 1-Hour FREE
in designated spaces on
Governors Avenue Lot
\$1.00 / hour
\$5.00 Daily Max.
Contract (Monthly)
\$30.00/month

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Parking Facility Amenities

Implement amenities in the Bradford Street Parking Lot now:

- Electric Vehicle (EV) Charging
- Bicycle racks



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Parking Program 5-Year Pro Forma

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
On-Street Revenue	\$ 241,434	\$ 246,263	\$ 251,188	\$ 256,212	\$ 261,336
Off-Street Contract Revenue	61,020	62,240	63,485	64,755	66,050
Off-Street Transient Revenue	55,080	56,182	57,305	58,451	59,620
Credit Card Fees	(6,793)	(6,795)	(7,068)	(7,209)	(7,353)
Total Gross Revenue	\$ 350,741	\$ 357,890	\$ 364,910	\$ 372,209	\$ 379,653
Operating Expenses	199,668	202,663	205,702	208,788	211,920
Net Operating Income	\$ 151,074	\$ 155,227	\$ 159,208	\$ 163,421	\$ 167,733
Program Expenses					
Debt Service	107,815	107,815	107,815	107,815	107,815
Capital Reserve (2%)	7,015	7,158	7,298	7,444	7,593
Real Estate Taxes	-	-	-	-	-
Total Program Expenses	\$ 114,830	\$ 114,973	\$ 115,113	\$ 115,259	\$ 115,408
NOI After Debt + Reserve	\$ 36,243	\$ 40,254	\$ 44,094	\$ 48,162	\$ 52,325
Cumulative NOI After Debt + Res	\$ 36,243	\$ 76,498	\$ 120,592	\$ 168,754	\$ 221,079

Assumptions:

See next page.

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Parking Program 5-Year Pro Forma

Assumptions:

On-Street Parking Revenue based on the 263-spaces identified in the footprint of the parking program.

Off-Street Parking Revenue based on 255-spaces in Bradford St, Minor St, Governors Ave & Loockerman Way Parking Lots with 70% (180) of spaces for Permit Customers and 30% (75) for Hourly Customers.

Debt Service based on Total Investment required for implementation of the parking program including the on-street parking meters and off-street parking management (FULL) signs for a total of \$476,100 funded over 5-years at 5.0% interest.

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Return to Normal Parking Operations Monday, October 4, 2021

Off-Street Parking

- Parking fees will resume for the Bradford St. Lot, Governor's Ave. Lot and Loockerman Way Lot.
- Parking charges will be collected through the ParkMobile app in a pilot program.
- Daily parking fees - \$1.00 per hour up to \$5.00 for all-day.
- Enforcement of monthly permits and ParkMobile payments in the off-street lots will resume.

On-Street Parking

- The existing 2-hour limit will be enforced by the city.





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Questions?



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For additional information visit the Downtown Dover Partnership website at:

<https://www.DowntownDoverPartnership.com/ddp/parking-downtown/>

