



Downtown Dover Parking

DDP Parking Committee Meeting

May 19, 2021



Downtown Dover Parking Management Plan

Table of Contents

1. Schedule
2. On-Street Parking
3. Off-Street Parking
4. Hours of Operation
5. Parking Fees
6. On-Street Parking Management
7. Parking Program 5-Year Pro Forma
of Revenue & Expenses

Downtown Dover Parking Management Plan

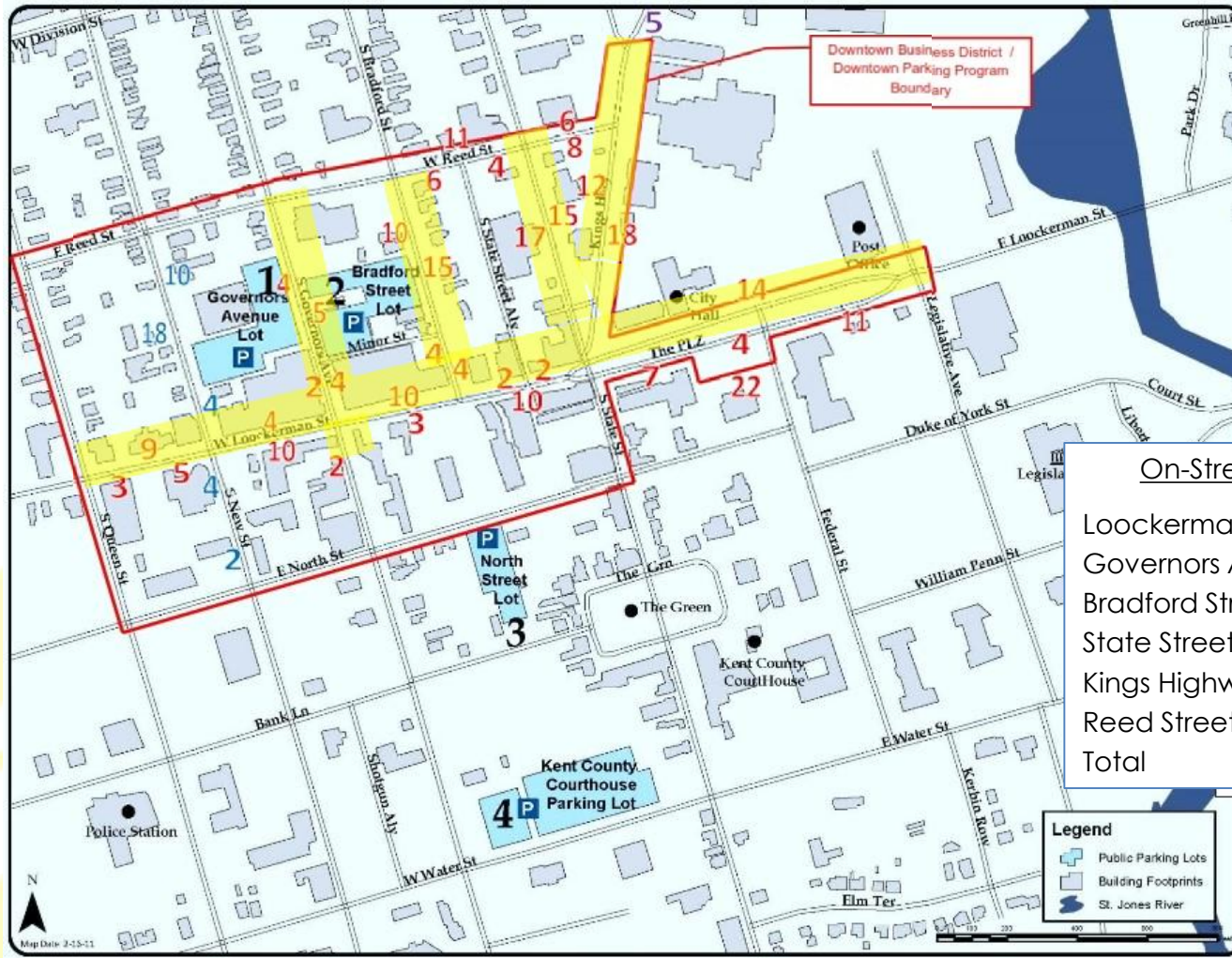


Proposed Schedule

| | | |
|--------------------|--------------------|--|
| May 19, 2021 | DDP Parking Comm | Review Parking Management Plan |
| June 15, 2021 | Public Meeting | Review Parking Management Plan |
| June 16, 2021 | DDP Parking Comm | Review Parking Management Plan |
| July 21, 2021 | DDP Parking Comm | Finalize Parking Management Plan |
| August 2021 | Dover City Council | Present Parking Management Plan |
| August 18, 2021 | DDP Parking Comm | Review Parking Management Plan |
| September 15, 2021 | DDP Parking Comm | Review Parking Management Implementation Plans |

Downtown Dover Parking Management Plan

On-Street Parking



On-Street Parking Spaces

| | |
|-------------------|-------------------|
| 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 |

Downtown Dover Parking Management Plan



On-Street Parking Block-by-Block Analysis

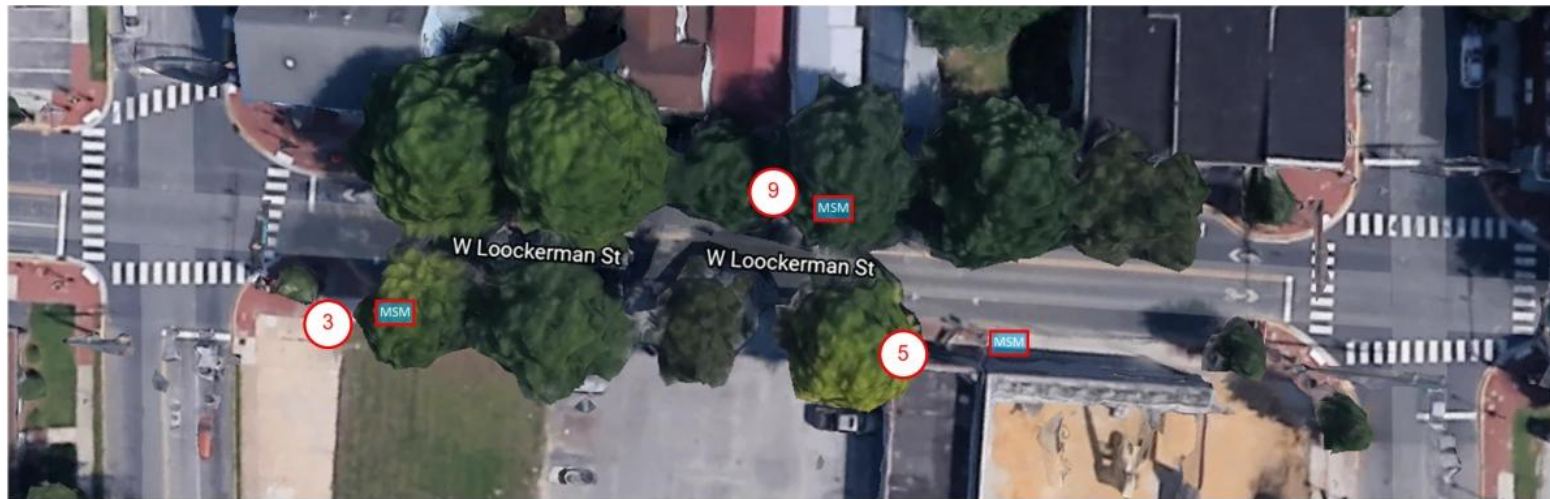
| block | Street | between | | Space Count | | MSM Count |
|-------|---------------------|---------------------|---------------------------------------|-------------|------------|-----------|
| 1 | W Loockerman Street | S Queen Street | S New Street | 17 | | 3 |
| 2 | W Loockerman Street | S New Street | S Governors Avenue | 14 | | 2 |
| 3 | W Loockerman Street | S Governors Avenue | S Bradford Street | 13 | | 2 |
| 4 | W Loockerman Street | S Bradford Street | S State Street | 15 | | 2 |
| 5 | Loockerman Plaza | S State Street | Federal Street | 41 | | 3 |
| 6 | Loockerman Plaza | Federal Street | Legislative Avenue | 16 | | 3 |
| | | | Subtotal Loockerman Street/Plaza | | 116 | 15 |
| 7 | W Reed Street | S Queen Street | S New Street | - | | - |
| 8 | W Reed Street | S New Street | S Governors Avenue | - | | - |
| 9 | W Reed Street | S Governors Avenue | S Bradford Street | - | | - |
| 10 | W Reed Street | S Bradford Street | S State Street | 21 | | 4 |
| 11 | E Reed Street | S State Street | Kings Highway | 14 | | 2 |
| | | | Subtotal Reed Street | | 35 | 6 |
| 12 | S Governors Avenue | W Reed Street | W Loockerman Street | 15 | | 3 |
| 13 | S Governors Avenue | W Loockerman Street | W North Street | 2 | | 1 |
| | | | Subtotal Governors Avenue | | 17 | 4 |
| 14 | S Bradford Street | W Reed Street | W Loockerman Street | 33 | | 6 |
| | | | Subtotal Bradford Street | | 33 | 6 |
| 15 | S State Street | W Reed Street | W Loockerman Street | 32 | | 4 |
| 16 | S State Street | W Loockerman Street | W North Street | - | | - |
| | | | Subtotal State Street | | 32 | 4 |
| 17 | Kings Highway | E Reed Street | W Loockerman Street/ Loockerman Plaza | 30 | | 5 |
| 18 | Kings Highway | E Division Street | American Avenue | 5 | | 1 |
| | | | Subtotal Kings Highway | | 30 | 5 |
| | | | TOTAL | | 263 | 41 |
| | | | MSMs/Space | | 6.41 | |

Downtown Dover Parking Management Plan



On-Street Parking Block-by-Block Analysis

W Loockerman St between S. Queen St and S New St



Total Block Space Count: 17
Number of MSMs: 3

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On-Street Parking Block-by-Block Analysis

W Lookerman St between S. New St and S Governors Ave



Total Block Space Count: 14
Number of MSMs: 2

Downtown Dover Parking Management Plan



On-Street Parking Block-by-Block Analysis

W Lookerman St between S. Governors Ave and S Bradford St



Total Block Space Count: 13
Number of MSMs: 2

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On-Street Parking Block-by-Block Analysis

W Loockerman St between S. Bradford St and S State St



Total Block Space Count: 15
Number of MSMs: 2

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On-Street Parking Block-by-Block Analysis

Loockerman Plaza between S. State St and Federal St



Total Block Space Count: 41
Number of MSMs: 3

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On-Street Parking Block-by-Block Analysis

Loockerman St between Federal St and Legislative Ave



Total Block Space Count: 16
Number of MSMs: 3

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On-Street Parking Block-by-Block Analysis

W Reed St between S Bradford St and S State St



Total Block Space Count: 21
Number of MSMs: 4

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On-Street Parking Block-by-Block Analysis

E Reed St between S State St and Kings Hwy



Total Block Space Count: 14
Number of MSMs: 2

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On-Street Parking Block-by-Block Analysis

S Governors Ave between W Reed St and W Lookerman St



Total Block Space Count: 15
Number of MSMs: 3

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On-Street Parking Block-by-Block Analysis

S Governors Ave between W Lookerman St and W North St



Total Block Space Count: 2
Number of MSMs: 1

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On-Street Parking Block-by-Block Analysis

S Bradford St between W Reed St and W Loockerman St



Total Block Space Count: 33
Number of MSMs: 6

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On-Street Parking Block-by-Block Analysis

S State St between W Reed St and W Lookerman St



Total Block Space Count: 32
Number of MSMs: 4

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On-Street Parking Block-by-Block Analysis

Kings Highway between E Reed St and W Lookerman St



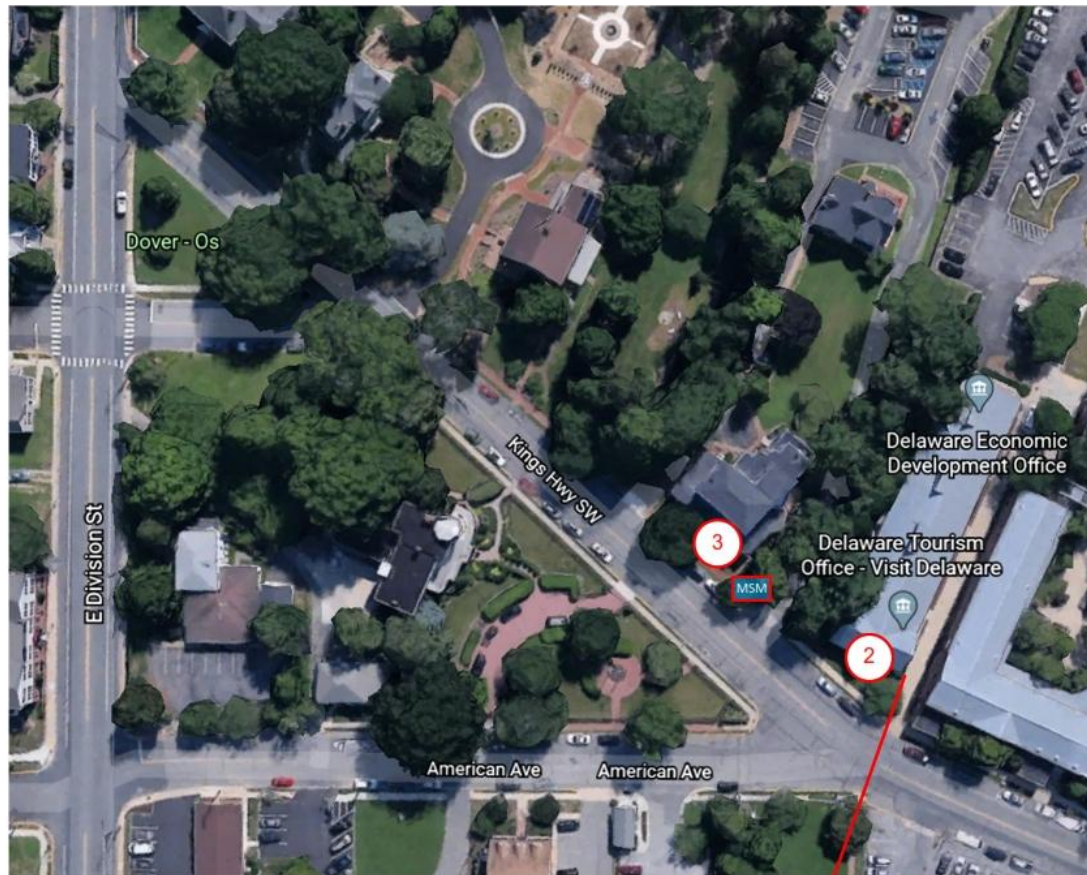
Total Block Space Count: 30
Number of MSMs: 5

Downtown Dover Parking Management Plan



On-Street Parking Block-by-Block Analysis

Kings Hwy between E Division St and American Ave



Total Block Space Count: 5

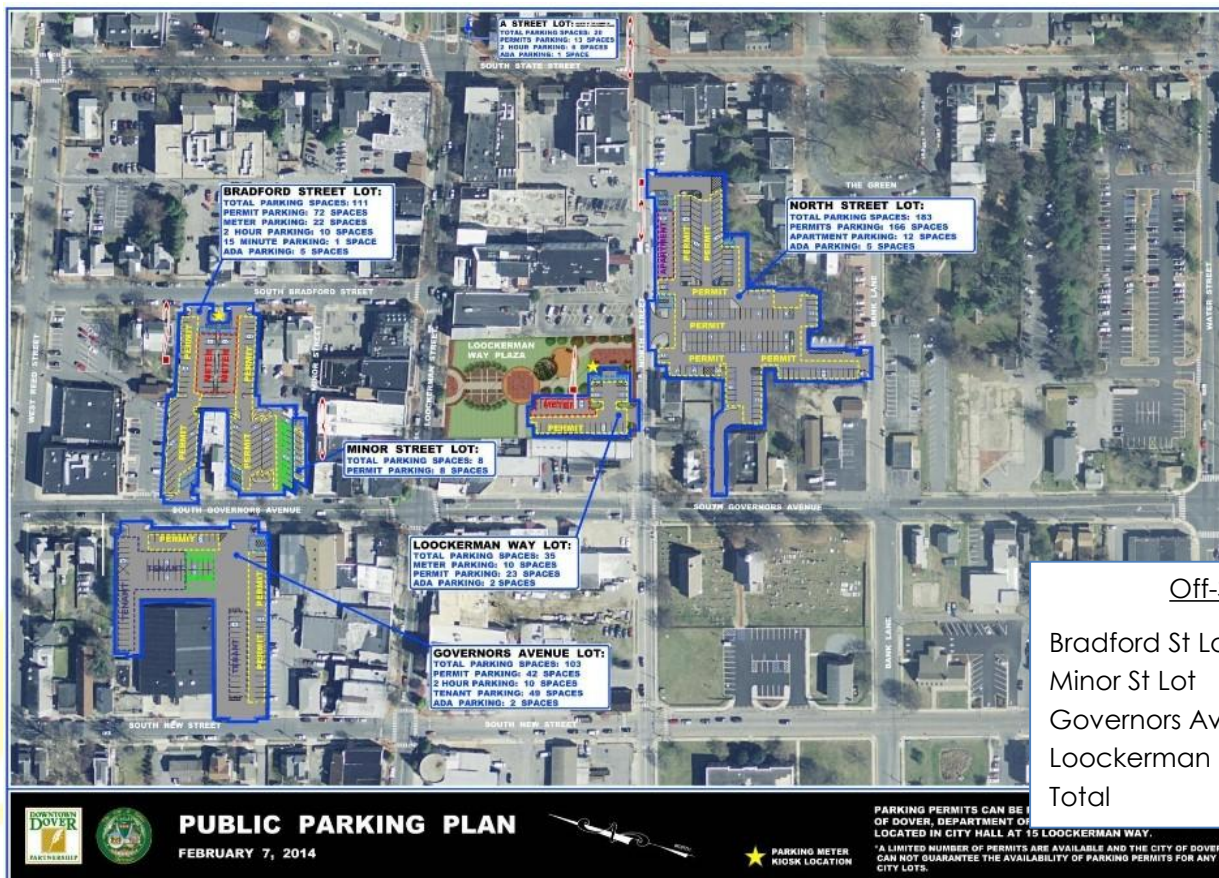
Number of MSMs: 1

Match Line for Kings Highway between E Reed Street and W Lookerman Street/Lookerman Plaza above (p. 26)

19

Downtown Dover Parking Management Plan

Off-Street Parking



Off-Street Parking Spaces

| | |
|-------------------|-------------------|
| Bradford St Lot | 112-spaces |
| Minor St Lot | 8-spaces |
| Governors Ave Lot | 100-spaces |
| Lookerman Way Lot | 35-spaces |
| Total | 255-spaces |

Some consideration should be given to:

- City Hall-Library Parking Lot as part of Off-Street Parking Inventory

Downtown Dover Parking Management Plan



Off-Street Parking – Bradford Street Lot



| Space Type | Count |
|----------------|-------|
| Hourly (Meter) | 52 |
| Permit | 68 |
| Total | 120 |
| EV Charging | 2 |
| ADA | 5 |

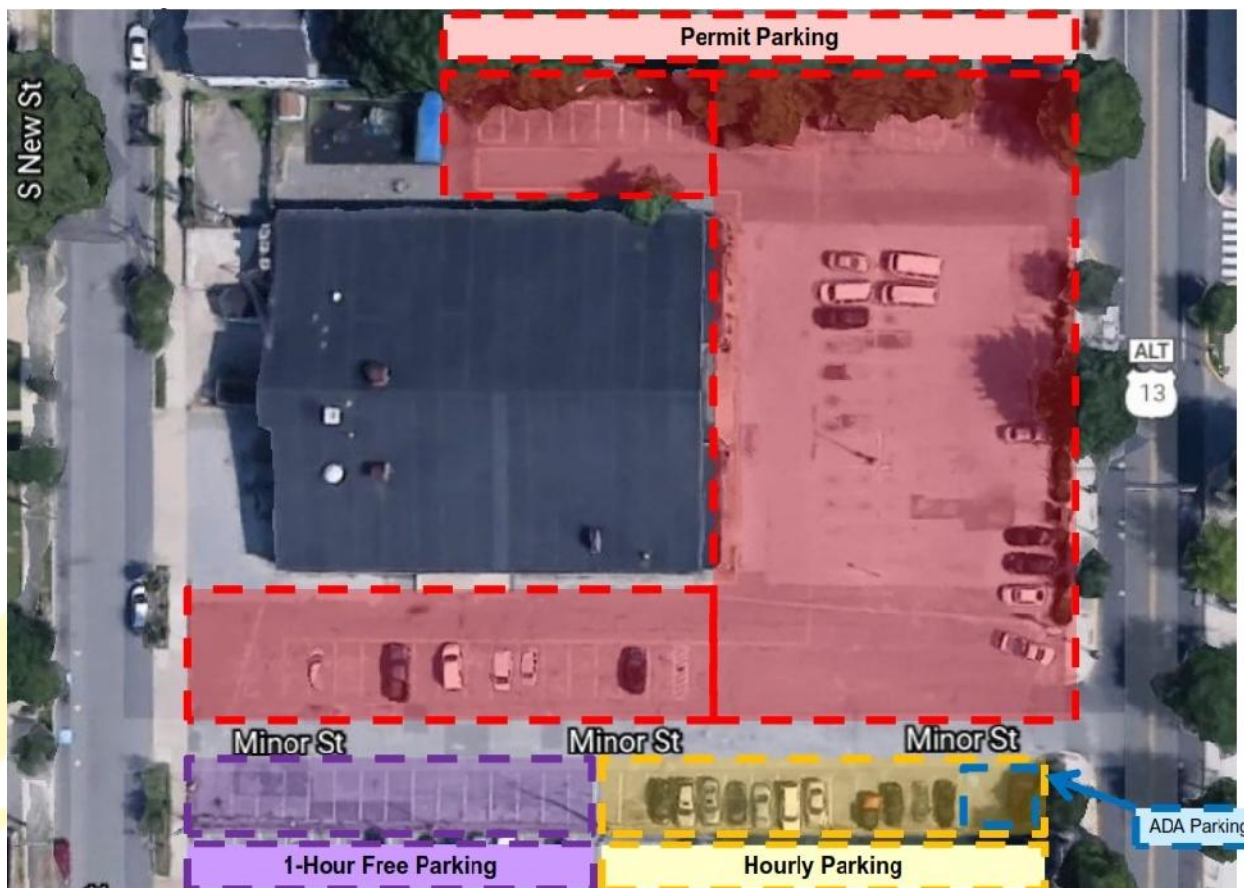
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Downtown Dover Parking Management Plan



Off-Street Parking – Governors Avenue Lot



| Space Type | Count |
|----------------|-------|
| Hourly (Meter) | 16 |
| Permit | 68 |
| 1-Hour Free | 16 |
| Total | 100 |

ADA 2

Stencils:



Downtown Dover Parking Management Plan



Off-Street Parking – Lookerman Way Lot



| Space Type | Count |
|----------------|-----------|
| Hourly (Meter) | 15 |
| Permit | <u>20</u> |
| Total | 35 |
| ADA | 2 |

Stencils:



Downtown Dover Parking Management Plan



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.

Downtown Dover Parking Management Plan



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

Downtown Dover Parking Management Plan



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



Downtown Dover Parking Management Plan



On-Street Parking Management

Estimated investment required to implement the Multi-Space Meter (MSM) Program

| Cost Estimate | |
|--------------------------------|-------------------|
| Estimated # of MSMs | 43 |
| Estimated Cost per MSM | \$7,500/MSM |
| Total MSM Cost | \$ 322,500 |
| Est Installation (\$1,000/MSM) | 43,000 |
| Design & Admin Fees | 57,900 |
| Graphics and Striping | 20,000 |
| Total Investment | \$ 443,400 |

Downtown Dover Parking Management Plan



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 | 100,410 | 100,410 | 100,410 | 100,410 | 100,410 |
| Capital Reserve (2%) | 7,015 | 7,158 | 7,298 | 7,444 | 7,593 |
| Real Estate Taxes | - | - | - | - | - |
| Total Program Expenses | \$ 107,425 | \$ 107,568 | \$ 107,708 | \$ 107,854 | \$ 108,003 |
| NOI After Debt + Reserve | \$ 43,649 | \$ 47,659 | \$ 51,500 | \$ 55,567 | \$ 59,730 |
| Cumulative NOI After Debt + Res | \$ 43,649 | \$ 91,308 | \$ 142,807 | \$ 198,374 | \$ 258,104 |

Assumptions:

See next page.

Downtown Dover Parking Management Plan



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 as stated above, \$443,400 funded over 5-years at 5.0% interest.



Downtown Dover Parking

Questions or Comments?