



CITY OF MILPITAS AGENDA REPORT (AR)

Item Title:	Receive an Update on The Pines Pilot Parking Permit and TASP On-Street Parking Program Projects and provide staff with direction
Category:	Community Services and Sustainable Infrastructure
Meeting Date:	2/18/2020
Staff Contact:	Steve Erickson, 408-586-3301
Recommendation:	Receive an update on The Pines Pilot Parking Permit and TASP On-Street Parking Program Projects and provide staff with direction.

Background:

At the January 7, 2020 City Council meeting, under the Announcements section, the City Council requested a status on The Pines pilot permit parking program, chronology of events, and requested staff report back to Council on the status on February 18, 2020.

The Pines is a single-family neighborhood of 976 homes located in the south-west area of town. The entire neighborhood is estimated to accommodate up to 2,000 on-street public parking spaces, and historically, the neighborhood has experienced problems with on-street parking space availability due to the volume of vehicles parked on streets.

The Apex and Ilara developments located across from The Pines on South Main Street were completed in 2015 and 2016 respectively. The Apex development is a 381-apartment complex with a 650 space parking garage that includes 85 visitor spaces. The Ilara apartment development has 204 units, and a 340 space parking garage with 42 visitor spaces. Soon after completion of these projects, Pines residents expressed concerns about tenants of Apex and Ilara parking on streets within The Pines and creating a problem of limited nighttime on-street parking space.

Staff began review of the on-street parking conditions with The Pines in early 2016, and this subject has been discussed with Council at multiple City Council meetings. Since 2016, staff has completed three on-street parking audits; two neighborhood surveys; three public meetings with residents and the HOA; and met with apartment management to review their resident parking requirements.

The Pines neighborhood audits revealed residents own more vehicles than registered drivers per household (3.3 vehicles), and 68% park on the street rather than their garage or driveway. During a night time parking audit in early 2016 within The Pines, staff had observed a few vehicles (less than 10) parked in The Pines displaying apartment complex parking decals. Pines residents surveyed showed limited support for a paid parking program (10%), and favorability further declined with the understanding of permit and vehicle code enforcement.

In 2017 Apex management evicted 40% of their tenants for subleasing apartment units and increasing the number of people per unit in violation of the lease agreement. Thus, it is possible the subleasing may have contributed to a small increase of on-street congestion within The Pines at that time.

In August of 2018, the Police Department performed several late-night audits of the apartment parking garages and determined the garages had a significant number of empty spaces available, and at this time, the apartment complexes were 90% occupied. Staff concluded the apartments have sufficient parking space for

their tenants and guests and it would be unlikely tenants would need to find parking across the street within The Pines.

In August of 2018 the Police Department also conducted enforcement of the 72-hour maximum on-street parking duration requirement within The Pines. City ordinance requires that vehicles parked on city streets are not parked in the same spot without movement beyond 72 hours. Officers identified and marked 29 vehicles on streets within The Pines to be towed for violation of the 72-hour restriction. All but one of the 29 vehicles marked were registered to The Pines neighborhood.

Based on the audits and parking surveys completed, it appears that the apartment garages have enough parking space for their tenants, and it is unlikely the apartments increased on-street parking congestion within The Pines. Thus, the on-street parking congestion the neighborhood may experience does not appear to be a result of outside factors but is likely due to the number of vehicles owned and parked on street rather than in garages and/or on driveways.

Pilot Parking Permit Program, Project No. 3451

At the August 21, 2018 Council meeting staff presented results of the audits and parking surveys, and the Council directed staff to investigate a cost neutral parking permit program along with other ideas for staff to research and bring back for Council discussion on February 19, 2018. Council requested staff to research relinquishment of the public streets within The Pines where they would become private streets under management by The Pines HOA. This was discussed with The Pines HOA and was determined to not be feasible both due to their bylaws and because the HOA was not interested in this idea. Staff also contacted the Milpitas Unified School District and Liberty Plaza located on South Main Street to discuss allowing residents of The Pines to park in the lots of Zanker Elementary School and Liberty Plaza at night. The School District was open to the idea, however Pines residents expressed low support for these ideas when surveyed in November 2018.

On February 19, 2019, staff presented the The Pines Pilot Parking Permit Program for further Council consideration. The short-term pilot program would be implemented in the eastern half of The Pines neighborhood between Fallen Leaf Drive and Able Street which includes 407 homes. The pilot project would be at no-cost for the residents and would not exceed 6 months for the purpose of determining if on-street parking conditions improve.

The 6-month pilot program would provide up to 2 or 3 free parking permits to the 407 residents of Pines within the pilot area, and the pilot program would apply to the following streets:

- Capitol Avenue from Abel Street to Venus Street;
- Moon Court;
- Evening Star Court;
- Sun Court;
- Polaris Court;
- Woodland Court;
- Sunrise Way;
- Stellar Way;
- Moonbeam Way;
- Fallen Leaf Drive from Capitol Avenue to Greenwood Way;
- Evergreen Way;
- Greentree Way;
- Greentree Circle;
- Lonetree Court;
- Cedar Way; and
- Cedar Court.

Pilot program specifics:

- Permit program managed and administered by a City contractor;
- 6-month trial duration within the focus-area;
- Permit would be required to park on streets from mid-night to 6 AM, 7-days/week;
- 2 or 3 no-cost parking permits issued per household. Depending on the number of vehicles owned, residents may need to park vehicles in driveways, garages, or elsewhere;
- Annual parking permits would not be free if the program were to be extended beyond the 6 month period. Actual permit cost would be determined but could range from \$50 to \$100 per permit.
- Proof of vehicle registration and proof of residency on specified streets;
- Permit enforcement would be complaint driven and include one random night per week of Police patrol;
- Citations would be issued for lack of permit display, and PD will enforce all violations of the State Vehicle and Municipal Code including illegal head-in parking within cul-de-sacs and for parking longer than 72 hours in the same spot.
- Estimated cost of the pilot program is \$230,000. This is in addition to the estimated \$300,000 spent to date on consultant and staff research time.

Desired goals of the pilot program:

- Verification if parking problem is caused by residents outside The Pines;
- Determine if program improves the availability of on-street parking;
- Determine community support to continue parking permit upon completion of pilot program;
- Identify cost/benefit of administration and enforcement of parking permit program;
- Determine if parking permit program could be replicated in other areas of the city.

During the May and June 2019 Capital Improvement Program (CIP) presentations, staff provided an update on the pilot program to Council. Staff mentioned that no complaints from The Pines regarding on-street parking had been received since February 2018, and it was recommended that funding for the pilot program be pushed out to Fiscal Year 2020-21 to allow staff to continue to monitor the situation. On June 11, 2019, the 2019-24 CIP document was approved with the Pines Pilot Parking Permit Program, Project No. 3451, and \$230,000 funding was to be provided starting July 1, 2020.

TASP on Street Parking Program, Project No. 2017

The 2019-24 Capital Improvement Program includes Project No. 2017, TASP On-Street Parking Program, which was funded in FY19/20. The goals of the project are to encourage the turn-over and maximize availability of on-street parking within the TASP for residents and businesses, and to discourage BART commuters from occupying on-street parking space for prolonged periods of the day. The project provides for the installation of street signage within a 0.5 mile radius around the Milpitas Transit Station designating a daytime 4-hour time limit for on-street parking.

Transit agencies have consensus that most people would walk up to 15 minutes (1/2 mile) to get to or from a transit station stop. For this reason, the recommended time limited parking locations around the Milpitas Transit Station were limited to the 0.5 mile radius around the station. The new Milpitas Transit Center is more than 1-mile away from the Pines neighborhood, and it is estimated that it would require 20 to 30 minutes to walk from The Pines to the Milpitas Transit Center. Staff believes it is unlikely that on-street parking availability within The Pines will be impacted by BART commuters.

The City Council adopted an ordinance amendment on September 3, 2019 to designate the 4-hour time limit for on-street parking within the 0.5 mile radius around the Milpitas Transit Station effective for daytime on weekdays. Installation of 163 street signs designating the time limited parking was completed in early December 2019, ahead of VTA's opening of the Milpitas Transit Station on December 28, 2019.

Since June of 2019, staff has continued to monitor and assess on-street parking conditions within The Pines and has evaluated parking impacts within the TASP as a result of the December 28, 2019 opening of the Valley Transportation Authority Milpitas Transit Center.

- Staff conducted nighttime on-street parking surveys within The Pines the week of January 20, 2020 and determined conditions have not worsened as there was on-street parking space available.
- The Police Department conducted night surveys on weekdays and weekends of Apex, Iliara, and Centria apartment parking garages and noted ample tenant parking spaces were available between January 15 and January 21, 2020.
- In January 2020, the Police Department completed enforcement of the 72 hour on-street parking restriction in the eastern half of The Pines neighborhood, which is the location of the proposed pilot parking permit project. Officers marked 13 vehicles in violation of the 72-hour restriction. Four of the vehicles were registered to addresses in The Pines, three were registered to Centria Apartments, and the remaining were registered to various surrounding cities. Officers rechecked the vehicles 72 hours later and all of the vehicles had either left the area or were moved.

Staff concludes the overnight on-street parking conditions within The Pines have not worsened since the initial parking surveys were completed in 2018. It is recommended that the implementation of the pilot permit parking program not proceed this year (FY 2020-21), and that funding for the Pilot Parking Permit Program, Project No. 3451 be postponed until FY 2021-22 and that staff continue to monitor events. Staff also continues to monitor the parking situation around the Milpitas Transit Station and will survey the effects of the time limited parking once BART passenger service begins.

Fiscal Impact:

Upon Council direction in 2016, staff commenced work on evaluation of the on-street parking problems within The Pines, and staff time was charged to the General Fund. Expenditures to date are estimated at \$300,000. Project No. 3451 Pilot Parking Permit Program was created with the 2019-24 Capital Improvement Program and provides for the implementation of a short-term 6-month pilot permit parking program within The Pines. Funding for this \$230,000 project is from the General Fund, and funding for this project would be available July 1, 2020 unless changed to a future year.

California Environmental Quality Act:

None

Recommendation:

Receive an update on The Pines Pilot Parking Permit and TASP On-Street Parking Program Projects and provide direction to staff.

Attachment:

March 11, 2019 The Pines Pilot Permit Parking Information Memorandum