

DATE ISSUED: January 21, 2004

REPORT NO. 04-014

ATTENTION: Honorable Mayor and City Council
Docket of January 26, 2004

SUBJECT: Ballpark Event Residential Permit Parking

SUMMARY

Issue – What action should the City take to protect on-street parking during PETCO Park events for residents of neighboring communities?

Manager’s Recommendation – Amend the Municipal Code to allow for the establishment of a residential permit parking program, valid only during baseball games at PETCO Park, in the communities of Barrio Logan, Sherman Heights, Golden Hill, and Uptown.

Fiscal Impact – Signage for streets designated as residential permit parking areas is estimated at \$370 per block face. Cost of vehicle decals is estimated to be \$2000 for 500. Administrative costs are not known.

BACKGROUND

As part of the environmental review process for PETCO Park, five communities surrounding Centre City formed the Coalition Advocating Redevelopment Excellence (CARE). The communities that formed CARE are Barrio Logan, Sherman heights, Golden Hill, North Park, and Uptown. A primary focus of CARE was traffic and parking impacts from PETCO Park events on the communities. As part of a legal settlement with CARE, the City agreed to implement a residential permit parking program for event days on a neighborhood by neighborhood basis, and at no cost to the residents. The settlement also allows for the modification or termination of the program if it has been determined to be ineffective in protecting the neighborhoods from ballpark-related parking or is unnecessary.

DISCUSSION

Typically, a residential permit parking district is established only after a majority of the residents of the proposed district have petitioned for its creation and after a study has indicated that the neighborhood is indeed impacted by non-residents' vehicles. The district is in effect Monday through Friday, and generally during business hours.

Staff met with a subcommittee of the Sherman Heights Revitalization Team to determine how the current process for establishing a residential permit parking district could be reconciled with the provisions of the CARE settlement. This task was complicated by several factors: the irregular timing of events at PETCO Park (i.e., weekends, evenings, seasonal); not knowing if or where parking impacts would occur; and the mix of residential and small business land uses in the affected neighborhoods. As the model was developed by this team, it was presented to other CARE neighborhood groups who had concerns about parking impacts for their review and input.

Because of the unique factors involved, the proposed Ballpark Event Permit Parking districts differ from typical residential parking districts in several regards. These are:

- *Designation of Parking District Boundaries* – Because PETCO Park is not yet open, no one knows exactly if or where parking impacts will occur. A parking district should not be imposed on residents who do not want it and/or where it is not needed because there are no parking impacts. Unnecessary costs to the City should also be avoided.

Staff is therefore recommending that the CARE neighborhoods of Barrio Logan, Sherman Heights, Golden Hill and Uptown be *eligible* for permit parking districts on impacted streets. Actual *implementation* would occur later, at the discretion of the City Manager, without additional City Council action. This would allow for parking districts to be put in place in locations where they are needed, and without the delays that an ordinance amendment would entail. (The North Park community has not expressed concerns about parking, or interest in a PETCO Park event residential permit parking program.)

- *Petition and Parking Impact Study* – The CARE settlement states that the City will implement a permit parking district as the request of the neighborhood. No parking impact study is required. Again, imposing a district where it is neither needed nor wanted, and at cost to the city, is undesirable.

Staff recommends that the process for implementation be by petition from the residents of the affected streets via the City Council-recognized community planning group and with the concurrence of the appropriate City Council District.

- *Mixed Land Uses* – The areas likely to be impacted are of mixed land uses, mostly residential and small businesses. Restriction of on-street parking to residents only

during events at PETCO Park would have serious economic consequences to small businesses.

Staff recommends that the districts allow two-hour parking during PETCO Park events for non-residents. This would allow customers to patronize businesses and for short-term visitors to call on residents. It also provides a grace period for persons who park in the district, unaware that the district is in effect.

- *Days and Times when the Districts Are in Effect* – Events at PETCO Park will most often occur during non-business hours, on weekends and evenings. These are days and/or times when parking restrictions are usually not in effect. The sporadic scheduling of events complicates the 72-hour advance noticing required for special event parking prohibitions, and makes detailed wording of permanent signage problematic.

Staff is recommending that the permanent signage indicate that the district is in effect during PETCO Park events. This should be accompanied by the telephone number of an event information hotline where a caller can find out the dates and times of events at PETCO Park. The combination of the info hotline, the two-hour grace period, and the residents' and businesses' awareness of scheduled events will help prevent legitimate visitors from receiving parking citations.

CONCLUSION

Implementation of a residential permit parking program has its advantages and disadvantages. Residents are able to park on-street without competition from non-residents' vehicles, usually with a certain inconvenience for visitors and guests. The program developed for – and with input from – the communities of Golden Hill, Sherman Heights, Barrio Logan, and Uptown will help minimize parking impacts from PETCO Park while providing for short-term visitor parking. By allowing the districts to be implemented by the City Manager upon request from the community and with the concurrence of the City Council office, the districts can be tailored to actual need, and reducing costs to the City.

Respectfully submitted,

Approved by,

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