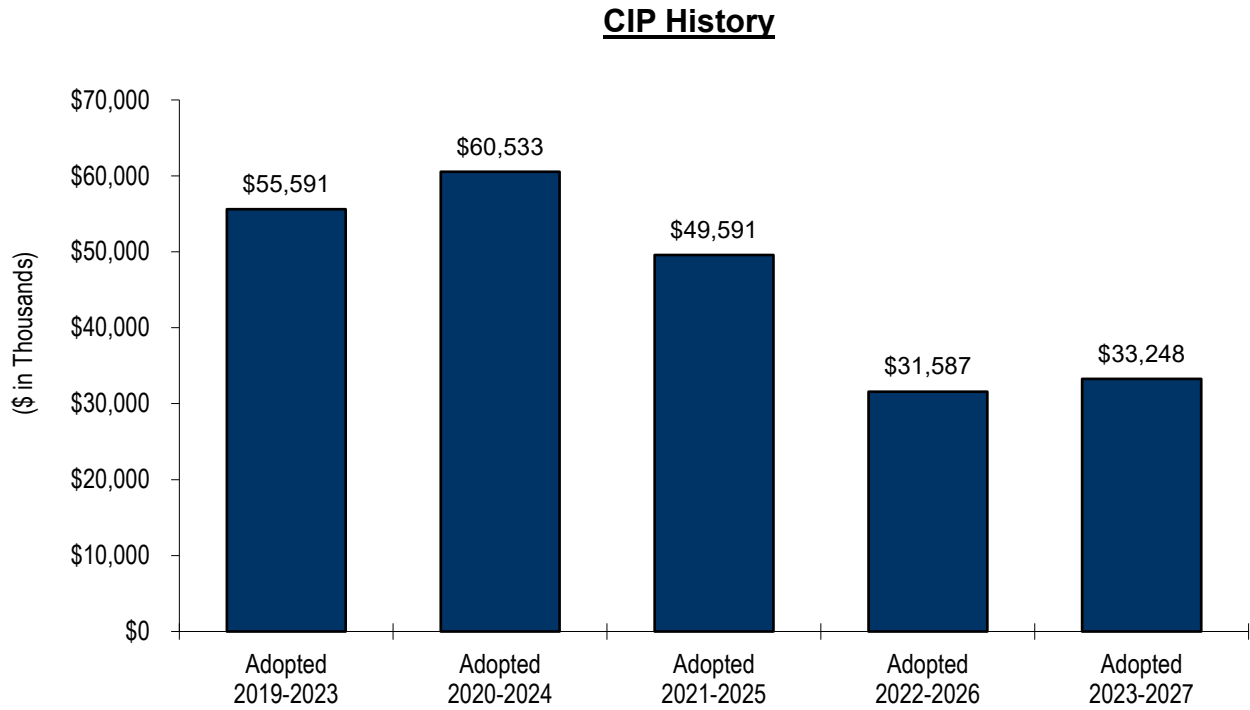


PARKING

2023-2027 Capital Improvement Program



Parking

2023-2027 Adopted Capital Improvement Program

OVERVIEW

INTRODUCTION

Historically, the Parking Capital Program maintains and improves existing parking facilities, upgrades and replaces both off-street and on-street parking equipment, develops new parking facilities, and supports investments in multi-modal transportation facilities in the Greater Downtown area and meter districts. The off-street component of the program consists of eight garages and six surface lots with 7,293 parking spaces, located primarily within the Downtown core. The on-street component consists of 2,253 metered parking spaces in the areas of Downtown, Japantown, Civic Center, and SAP Center/Diridon Station.

PARKING SYSTEM INFRASTRUCTURE	
PARKING METERS	2,253
CITY PARKING LOTS	6
CITY PARKING GARAGES	8

The 2023-2027 Adopted Capital Improvement Program (CIP) provides total funding of \$33.2 million, of which approximately \$27.2 million is allocated in 2022-2023. This program is part of the Transportation and Aviation Services City Service Area (CSA) and supports three outcomes: 1) *Provide Viable Transportation Choices that Promote a Strong Economy*; 2) *Preserve and Improve Transportation Assets and Facilities*; and 3) *Travelers Have a Positive, Reliable, and Efficient Experience*.

PROGRAM PRIORITIES AND OBJECTIVES

This CIP was developed with guidance from the Envision San José 2040 General Plan, focused on providing a well-maintained parking infrastructure with the goal of supporting Downtown as a regional job, entertainment, and cultural destination. The 2022-2026 Adopted CIP was significantly pared back to focus limited available resources on ensuring the ongoing maintenance of the City's parking facilities. As parking operations are still slow in returning to pre-pandemic levels, this 2023-2027 Adopted CIP continues to focus its growing – but still limited – resources to addressing larger scale maintenance needs and rehabilitating the aging garage elevator infrastructure system-wide.

As parking operations are still slow in returning to pre-pandemic levels, this 2023-2027 Adopted CIP continues to focus its growing – but still limited – resources to addressing larger scale maintenance needs and rehabilitating the aging garage elevator infrastructure system-wide.



Conceptual Market Street Garage Façade Project

Parking

2023-2027 Adopted Capital Improvement Program

OVERVIEW

SOURCES OF FUNDING

The 2023-2027 Adopted CIP's \$33.2 million of funding, represents an overall increase of \$1.6 million from the \$31.6 million programmed in the 2022-2026 Adopted CIP, primarily as a result of the addition of \$9.4 million for land purchases and project delivery costs as part of the Greater Downtown Parking Inventory Project offset by the elimination of the \$8.7 million transfer to the General Purpose Parking Fund, as parking activity is slowly increasing from COVID-19 pandemic lows. Given the improved economic outlook in the General Purpose Parking Fund, this CIP eliminates the \$8.7 million transfer that was previously programmed to support operations and can instead, once again, begin to support limited capital projects and build reserves for future capital projects, investments, and improvements.

PROGRAM HIGHLIGHTS

The 2023-2027 Adopted CIP focuses on continuing to maintain existing parking facilities with an added focus on rehabilitating the aging garage elevator infrastructure system-wide. Also of note is the \$9.4 million of funding programmed in 2022-2023 for the Greater Downtown Parking Inventory project. These funds are required for the acquisition of properties and City engineering and design services related to adding inventory to the City's parking portfolio anticipated to take place in 2022-2023. Due to ongoing operating revenue challenges, this CIP is not able to support the funding of facility enhancements, but can support extremely limited ongoing multi-modal and streetscape improvements throughout the greater downtown area and within various meter districts.

The Parking Capital Program's expenditures are organized to show the use of funds in several categories. The table below summarizes key projects and reserves included in the 2023-2027 Adopted CIP. For further information on the program's individual projects please refer to the respective summaries in the Detail of Projects section.

Project Name	Project Description	2023-2027 CIP Cost	Estimated Completion
Minor Parking Facility Improvements	Perform minor repair work that is not part of the annual cleaning and maintenance schedule to prolong the useful life of the parking facilities.	\$9.8 million	Ongoing
Greater Downtown Parking Inventory	Evaluate and develop additional parking supply to serve the cultural facilities in the Greater Downtown San José Area, with a priority given to the Diridon Station Area. Initial expenditures will focus on establishing interim parking supply around the SAP Center to address parking needs during the development of the Diridon Area.	\$9.4 million	Q2 2023
Garage Elevator Upgrades	Repair and maintenance of facility elevators.	\$4.7 million	Ongoing

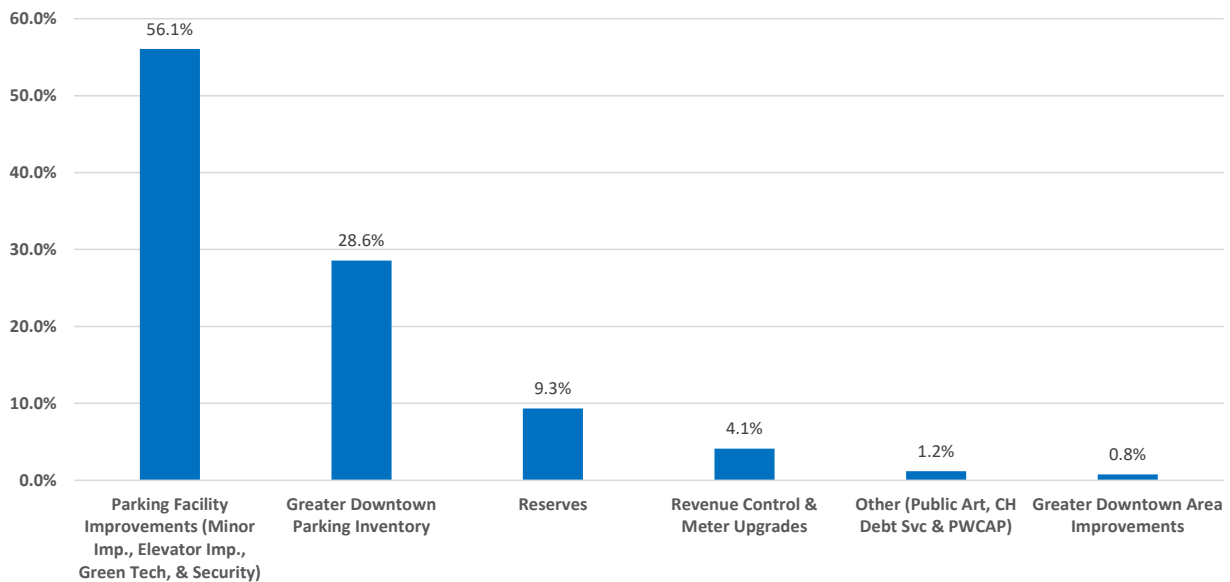
Parking

2023-2027 Adopted Capital Improvement Program

OVERVIEW

Garage Façade Improvements	Repair and maintenance of facility facades.	\$2.6 million	Q4 2022
SAP/Diridon Area Parking and Transportation Reserve	Future capital projects, investments, and improvements to parking and streetscapes within the SAP/Diridon Area.	\$1.6 million	Ongoing
Parking and Transportation Capital Development Reserve	Future capital projects, investments, and improvements to parking and streetscapes.	\$1.5 million	Ongoing
Revenue Control and Meter Upgrades	Provides replacement meters and repairs to parking access and revenue control equipment at parking facilities.	\$1.4 million	Ongoing

2023-2027 Parking Capital Program Expenditures - \$32.9 million
(excludes Ending Fund Balance)



MAJOR CHANGES FROM THE 2022-2026 ADOPTED CIP

The overall size of the Parking CIP increased by \$1.6 million from \$31.6 million in the 2022-2026 Adopted CIP to \$33.2 million in the 2023-2027 Adopted CIP. The change is primarily due to an increase to the Greater Downtown Parking Inventory Project for the acquisition of properties and City engineering and design services related to adding inventory to the City’s parking portfolio, the elimination of the transfer to the General Purpose Parking Fund, and projects that are anticipated to be completed in 2021-2022 and are therefore no longer included in the five-year planning horizon.

Parking

2023-2027 Adopted Capital Improvement Program

OVERVIEW

Major Changes to Project Budgets

The following table outlines the most significant changes to project budgets, including new/augmented allocations and reduced/eliminated allocations.

Project	Increase/(Decrease)
Greater Downtown Parking Inventory	\$9.3 million
Garage Elevator Upgrades	\$2.2 million
Parking and Transportation Capital Development Reserve	\$1.5 million
Minor Parking Facility Improvements	\$1.0 million
Transfer to General Purpose Parking Fund	(\$8.7 million)
SAP/Diridon Area Parking and Transportation Reserve	(\$0.9 million)

OPERATING BUDGET IMPACT

Projects in the 2023-2027 Adopted CIP maintain existing facilities or replace existing equipment in facilities or on-street to avoid or reduce possible future maintenance costs, extend the useful life of facilities, and facilitate the implementation of various multi-modal and streetscape improvements, without incurring additional long-term operating and maintenance costs.

COUNCIL-APPROVED REVISIONS TO THE PROPOSED CAPITAL IMPROVEMENT PROGRAM

Changes to the Proposed Capital Improvement Program were brought forward in the Mayor's June Budget Message for Fiscal Year 2022-2023 and approved by the City Council on June 21, 2022. This included rebudgeting of unexpended funding for projects and other budget adjustments totaling \$9.3 million in Manager's Budget Addendum #42, the largest of which is the Greater Downtown Parking Inventory Project (\$9.4 million).

For more information, please refer to the Mayor's June Budget Message for Fiscal Year 2022-2023, located in the Appendices of this document, and Manager's Budget Addendum #43 which was incorporated into the Mayor's June Budget Message.

Parking
2023-2027 Adopted Capital Improvement Program
Source of Funds (Combined)

	Estimated						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	5-Year Total*
General Purpose Parking Capital Fund (559)							
Beginning Balance	33,268,210	25,478,210	7,339,210	5,466,210	5,093,210	3,220,210	25,478,210
Reserve for Encumbrance	5,756,735						
Transfers and Reimbursements							
Transfer from the General Purpose Parking Fund (533)		1,770,000	2,500,000	2,500,000	1,000,000		7,770,000
TOTAL Transfers and Reimbursements		1,770,000	2,500,000	2,500,000	1,000,000		7,770,000
Total General Purpose Parking Capital Fund (559)	39,024,945	27,248,210	9,839,210	7,966,210	6,093,210	3,220,210	33,248,210
 TOTAL SOURCES	 39,024,945	 27,248,210	 9,839,210	 7,966,210	 6,093,210	 3,220,210	 33,248,210

* The 2023-2024 through 2026-2027 Beginning Balances are excluded from in FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

Parking
2023-2027 Adopted Capital Improvement Program
 Use of Funds (Combined)

	Estimated 2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	5-Year Total*
<u>Parking</u>							
Downtown Event Parking Dynamic Message Sign Repair and Upgrades	39,127						
Garage Elevator Upgrades	2,548,000	2,700,000	500,000	500,000	500,000	500,000	4,700,000
Garage Façade Improvements	1,964,000	2,600,000					2,600,000
Greater Downtown Area Multi-Modal/Streetscape Improvements	92,071	50,000	50,000	50,000	50,000	50,000	250,000
Greater Downtown Parking Inventory	60,914	9,400,000					9,400,000
Green Technologies and Innovation	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Minor Parking Facility Improvements	1,813,514	2,770,000	1,750,000	1,750,000	1,750,000	1,750,000	9,770,000
Revenue Control & Meter Upgrades	5,608,109	350,000	250,000	250,000	250,000	250,000	1,350,000
Security Improvements	1,115,000	75,000	75,000	75,000	75,000	75,000	375,000
General Construction - Parking	13,440,735	18,145,000	2,825,000	2,825,000	2,825,000	2,825,000	29,445,000
Parking - Construction	13,440,735	18,145,000	2,825,000	2,825,000	2,825,000	2,825,000	29,445,000
Public Art Allocation	9,000	90,000					90,000
Public Art Projects	9,000	90,000					90,000
Capital Program and Public Works Department Support Service Costs	75,000	82,000	26,000	26,000	26,000	26,000	186,000
Allocations	75,000	82,000	26,000	26,000	26,000	26,000	186,000
City Hall Debt Service Fund	22,000	22,000	22,000	22,000	22,000	22,000	110,000
Transfers to Special Funds	22,000	22,000	22,000	22,000	22,000	22,000	110,000
Transfer to the General Fund: Measure T Bond Reimbursement							
Transfers to the General Fund							
Transfers Expense	22,000	22,000	22,000	22,000	22,000	22,000	110,000
Parking and Transportation Capital Development Reserve			1,500,000				1,500,000

* The 2022-2023 through 2025-2026 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Parking

2023-2027 Adopted Capital Improvement Program Use of Funds (Combined)

	Estimated 2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	5-Year Total*
SAP/Diridon Area Parking and Transportation Reserve		1,570,000					1,570,000
<i>Expense Reserves - Non Construction</i>		1,570,000	1,500,000				3,070,000
Total Expenditures	13,546,735	19,909,000	4,373,000	2,873,000	2,873,000	2,873,000	32,901,000
Ending Fund Balance	25,478,210	7,339,210	5,466,210	5,093,210	3,220,210	347,210	347,210
TOTAL	39,024,945	27,248,210	9,839,210	7,966,210	6,093,210	3,220,210	33,248,210

* The 2022-2023 through 2025-2026 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of the same funds.

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of One-Time Projects

Garage Façade Improvements

CSA	Transportation and Aviation Services	Initial Start Date	3rd Qtr. 2018
CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Initial End Date	2nd Qtr. 2021
Location	Downtown San José Area	Revised Start Date	3rd Qtr. 2020
Dept Owner	Transportation	Revised End Date	4th Qtr. 2022
Council Districts	3	Initial Project Budget	\$2,250,000
Appropriation	A409C	FY Initiated	2018-2019

Description This project provides funding to remove and replace the failing Market/San Pedro Garage façade. The existing façade will be removed and replaced with an illuminated art façade over the entire exterior.

Justification This project improves garage façades that are at or nearing the end of their useful life with cost-effective and visually appealing materials, and enhances user experience and the Downtown streetscape.

Notes Market/San Pedro Garage Improvements was initially programmed at \$2.25 million for removal of the existing façade and a public art project. The estimated cost to safely demolish and dispose the existing façade was \$3.5 million. The cost for traditional replacement façade (metal tiles) was an additional \$3.0 million. Instead, the Transportation and Public Works Departments expanded on the original public art project at the garage and are installing an illuminated art façade over the entire exterior in place of the existing tile at a cost of \$1.4 million. Total cost of the project, including an expanded public art installation, is \$4.9 million.

Major Cost Changes 2020-2024 CIP - Increase of \$750,000 to bring total project budget to amount needed to replace failing Market/San Pedro Garage façade.
 2021-2025 CIP - Increase of \$2.5 million to bring total project budget based on revised costs to amount needed to replace failing Market/San Pedro Garage façade.
 2022-2026 CIP - Decrease of \$618,000 to account for revised costs to install the art façade.

	PRIOR YEARS	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 YEAR TOTAL	BEYOND 5 YEARS	PROJECT TOTAL
Expenditure Schedule (000s)										
General Administration	14									14
Project Feasibility Development	58									58
Design	248	100								348
Construction		1,864	2,600					2,600		4,464
Total	319	1,964	2,600					2,600		4,883

Funding Source Schedule (000s)										
General Purpose Parking Capital Fund (559)	319	1,964	2,600					2,600		4,883
Total	319	1,964	2,600					2,600		4,883

Annual Operating Budget Impact (000s)										
Total										

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of One-Time Projects

Greater Downtown Parking Inventory

CSA	Transportation and Aviation Services	Initial Start Date	3rd Qtr. 2016
CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Initial End Date	2nd Qtr. 2017
Location	Downtown San José Area	Revised Start Date	
Dept Owner	Transportation	Revised End Date	2nd Qtr. 2023
Council Districts	3	Initial Project Budget	\$2,000,000
Appropriation	A7885	FY Initiated	2016-2017

Description This allocation provides funding for the evaluation and development of additional parking supply to serve the cultural facilities in the greater Downtown San José Area, with a priority given to the Diridon Station Area. Initial expenditures will focus on establishing interim parking supply around the SAP Center to address parking needs during the development of the Diridon Area. Operational expenses related to the operation of the interim parking facilities will be offset by any additional revenues realized by parking operations.

Justification Consistent with the Mayor's March Budget Message for Fiscal Year 2016-2017, this allocation provides funding for the evaluation, planning, and development of an additional parking garage to serve the cultural facilities in the greater Downtown San José Area, with a priority given to the Diridon Station Area.

Notes In the 2020-2024 CIP, this project was retitled from Greater Downtown Parking Garage.

Major Cost Changes 2018-2022 CIP - Increase of \$5.0 million to reflect revised project scope with the addition of funding for interim parking facilities.
 2020-2024 CIP - Increase of \$9.5 million with funding reallocated from the SAP/Diridon Area Parking and Transportation Reserve, to facilitate property acquisition of a Lot E parcel near the SAP Center, followed by the development of surface parking lots on the Lot E and Milligan site consistent with the terms of the First Amendment to the Second Amended and Restated Arena Management Agreement.
 2021-2025 CIP - Decrease of \$11.7 million with funding reallocated to the SAP/Diridon Area Parking and Transportation Reserve to reflect a revised timeline for future parking inventory.
 2023-2027 CIP - Increase of \$9.1 million for the purchase of properties and project management costs needed for the construction of the Lot E public parking structure close to the the Diridon train station and SAP Center arena.

	PRIOR	FY22	FY23	FY24	FY25	FY26	FY27	5 YEAR	BEYOND	PROJECT
	YEARS	EST						TOTAL	5 YEARS	TOTAL
Expenditure Schedule (000s)										
General Administration	205	27								233
Project Feasibility Development	59		800					800		859
Property & Land			8,600					8,600		8,600
Design	534	14								549
Bid & Award	21									21
Construction	556									556
Post Construction	5									5
Maintenance, Repairs, Other	3,034	19								3,053
Total	4,414	61	9,400					9,400		13,875

Funding Source Schedule (000s)										
General Purpose Parking Capital Fund (559)	4,414	61	9,400					9,400		13,875
Total	4,414	61	9,400					9,400		13,875

Annual Operating Budget Impact (000s)

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Garage Elevator Upgrades

CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Council Districts	3
Department Owner	Transportation	Appropriation	A409B
Description	This allocation provides funding to upgrade and modernize elevators located at the City's parking garages.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
Construction	2,548	2,548	2,700	500	500	500	500	4,700
Total	2,548	2,548	2,700	500	500	500	500	4,700

Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	2,548	2,548	2,700	500	500	500	500	4,700
Total	2,548	2,548	2,700	500	500	500	500	4,700

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Greater Downtown Area Multi-Modal/Streetscape Improvements

CSA Outcome	Travelers Have a Positive, Reliable, and Efficient Experience	Council Districts	3
Department Owner	Transportation	Appropriation	A7782
Description	This ongoing allocation provides City funding to support the implementation of various traffic and pedestrian upgrades within the greater Downtown area. Improvements include LED streetlight upgrades, enhanced crosswalks, and other enhancements for bicycle and pedestrian facilities. These improvements will support the development of a multi-modal environment with a variety of transportation alternatives.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
General Administration	92	92	50	50	50	50	50	250
Total	92	92	50	50	50	50	50	250
Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	92	92	50	50	50	50	50	250
Total	92	92	50	50	50	50	50	250

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Green Technologies and Innovation

CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Council Districts	3
Department Owner	Transportation	Appropriation	A405P
Description	This project provides funding to implement environmentally conscious and innovative improvements at the City's parking garages such as LED lighting, rooftop solar arrays, solar powered electric vehicle charging stations, and dynamic message signage.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
Construction	200	200	200	200	200	200	200	1,000
Total	200	200	200	200	200	200	200	1,000

Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	200	200	200	200	200	200	200	1,000
Total	200	200	200	200	200	200	200	1,000

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Minor Parking Facility Improvements

CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Council Districts	3
Department Owner	Transportation	Appropriation	A5992
Description	This allocation provides ongoing funding for minor repair work that is not part of the annual cleaning and maintenance of Downtown parking facilities. Projects include concrete deck/structural repairs, waterproofing, expansion joint repairs, cable railing replacement, lighting improvements, staircase replacement, and signage, striping, and painting improvements.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
General Administration	38	38						
Project Feasibility Development	26	26						
Construction	28	28	18	50	50	50	50	218
Maintenance, Repairs, Other	1,722	1,722	2,752	1,700	1,700	1,700	1,700	9,552
Total	1,814	1,814	2,770	1,750	1,750	1,750	1,750	9,770

Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	1,814	1,814	2,770	1,750	1,750	1,750	1,750	9,770
Total	1,814	1,814	2,770	1,750	1,750	1,750	1,750	9,770

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Revenue Control & Meter Upgrades

CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Council Districts	3
Department Owner	Transportation	Appropriation	A6386
Description	This allocation provides ongoing funding for replacement meters and upgrades to parking access and revenue control equipment at parking facilities.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
General Administration	5,494	5,494	350	250	250	250	250	1,350
Design	61	61						
Construction	53	53						
Total	5,608	5,608	350	250	250	250	250	1,350

Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	5,608	5,608	350	250	250	250	250	1,350
Total	5,608	5,608	350	250	250	250	250	1,350

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Detail of Ongoing Projects

Security Improvements

CSA Outcome	Preserve and Improve Transportation Assets and Facilities	Council Districts	3
Department Owner	Transportation	Appropriation	A5993
Description	This allocation provides ongoing funding to implement various security upgrades in City garages. Security improvements may include roll-up gates, security fencing, video cameras and monitoring systems, lighting, and surveillance equipment located at entry/exit lanes, lobby areas, and stairwells.		

	FY22 Budget	FY22 EST	FY23	FY24	FY25	FY26	FY27	5 Year Total
Expenditure Schedule (000s)								
Construction	200	200	50	50	50	50	50	250
Equipment, Materials and Supplies	915	915	25	25	25	25	25	125
Total	1,115	1,115	75	75	75	75	75	375

Funding Source Schedule (000s)								
General Purpose Parking Capital Fund (559)	1,115	1,115	75	75	75	75	75	375
Total	1,115	1,115	75	75	75	75	75	375

Parking Capital Program
2023-2027 Adopted Capital Improvement Program
Summary of Reserves

Project Name Parking and Transportation Capital Development Reserve
5-Yr CIP Budget \$ 1,500,000
Total Budget \$ 1,500,000
Council Districts 3
Description This reserve sets aside funds for future capital projects, investments, and improvements for parking and streetscapes within the Greater Downtown and meter district areas.

Project Name SAP/Diridon Area Parking and Transportation Reserve
5-Yr CIP Budget \$ 1,570,000
Total Budget \$ 1,570,000
Council Districts 3
Description This reserve sets aside funding for future capital projects, investments, and improvements for parking, multi-modal transportation, and streetscapes within the SAP/Diridon Area.

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