

**DEPARTMENT OF ENVIRONMENTAL SERVICES
BALLSTON PUBLIC PARKING GARAGE**

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PROGRAM MISSION: The Ballston Public Parking Garage provides safe off-street parking at competitive rates for visitors to retail establishments, Metrorail commuters, and office workers in the Ballston area.

The Ballston Public Parking Garage (the Garage) is located on North Glebe Road and Randolph Street and adjacent to the Ballston Common Mall. It operates seven days per week 24-hours a day in order to maximize the convenience to the public. The acquisition and expansion of the former Parkington Shopping Center Garage was financed through the sale of variable rate revenue bonds. The garage bonds were sold in September of 1984 in the amount of \$22,300,000. The Garage is a County-owned facility, operated as an enterprise fund (its operations are fully financed through user charges in the form of parking receipts and other revenues). The Garage is managed and operated by a private parking management firm. Revenues generated by the Garage are used to pay operating, maintenance, debt service and capital repair expenses. It continues to be a catalyst for economic development in the Ballston area, contributing to the associated growth in the Ballston area's real property tax base.

The County proposes to construct the eighth level slab and lease the eighth level slab and the air rights above the eighth level slab to the Industrial Development Authority, which in turn proposes to build an ice skating practice facility and sublease the skating facility to the National Hockey League Washington Capitals.

BALLSTON GARAGE FINANCIAL SUMMARY

	FY 2004	FY 2005	FY 2006	% Change:
	<u>Actual</u>	<u>Adopted</u>	<u>Proposed</u>	<u>'05 to '06</u>
Personnel	-	-	-	-
Non-Personnel	\$1,700,550	\$2,199,974	\$2,373,588	8%
Capital Construction	186,752	1,709,000	2,124,000	24%
Property Taxes	250,834	256,000	256,000	-
Debt Service	790,122	865,000	1,103,700	28%
Total Expenditures	2,928,258	5,029,974	5,857,288	16%
Total Revenues	4,080,739	3,575,567	3,617,140	1%
Change in Reserves	\$1,152,481	(\$1,454,407)	(\$2,240,148)	-54%

SIGNIFICANT BUDGET CHANGES:

- ↑ Non-personnel costs increase a net of \$173,614. Increases are in the garage management contract (\$221,326), operating and maintenance supplies (\$20,600), utilities (\$7,056), and County staff's administrative and management time which will be charged to the Garage fund (\$67,396). These increases are partially offset by a decrease in the repairs and maintenance budget (\$142,764).
- ↑ Capital construction increases for continuing garage improvements and replacing elevators (\$415,000).
- ↑ Debt service has been adjusted to reflect a projected increase in loan fees and interest rates (\$238,700).
- ↑ Revenue from parking fees is estimated to be approximately \$141,573 higher than the FY 2005 adopted budget but the annual growth in fees revenue is lower than prior years due to temporary elimination of parking spaces for 8th level expansion. Revenue from interest income is estimated to be \$100,000 lower than the FY 2005 adopted budget as result of lower projected average cash balances in FY 2006 due to increased construction activity.

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PERFORMANCE MEASURES:

	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2006
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Estimate</u>	<u>Estimate</u>	<u>Goal</u>
<i>Mission Outcome Measures</i>						
Average number of damage claims per year	N/A	10	4	3	2	2
Average cars per day	4,147	4,147	4,128	5,500	4,000	4,200
Average number of monthly permits	1,500	1,550	1,685	1,700	1,700	1,200
Average numbers of early bird parkers per month	14,555	14,750	6,969	6,642	7,000	6,500
Average number of hourly parkers per month	112,864	115,000	116,410	120,000	110,000	117,000
<i>Customer Measures</i>						
Percent of customers rating services as good or excellent	N/A	N/A	99%	85%	85%	85%

- ❖ The goal for FY 2006 is to reduce the number of early bird parkers and permit parkers to make space for hourly parkers visiting shops and services in the mall.

FUTURE BUDGET CONSIDERATIONS:

- ❖ Anticipating the additional demands of managing the Garage once the National Hockey League Washington Capitals' practice facility opens at the Ballston Common Mall.