



Off-Street Metered Parking Lot Pricing Policy

Overview

The purpose of this document is to clarify how hourly rates at off-street metered parking lots managed by the SFMTA under SFpark will be set. The off-street metered lots will be managed similarly to the on-street metered spaces. They will offer demand-responsive rates according to similar occupancy goals and time bands for pricing.

Off-street metered lots may operate for longer hours than nearby on-street meters. In these cases, additional time bands will be added as outlined below.

On blocks that offer both on-street and off-street metered spaces, the off-street meter occupancy levels will be evaluated separately from the on-street spaces for all time bands. Rate changes will occur in coordination with on-street rate changes.

Pricing by time of day and day of week

Additional time bands as needed

Off-street, metered parking lots have varying operating hours relative to nearby on-street parking. Consequently, additional metering time-bands will be utilized as follows:

- Open – 9 a.m.
- 9.a.m – noon
- Noon – 3. p.m.
- 3 p.m. – 6 p.m.
- 6 p.m. – 9 p.m.
- 9 p.m. – close

The first four time bands match the existing time bands for SFpark parking garages and on-street meters. The additional early evening time band from 6 p.m. to 9 p.m. typically shows different demand patterns relative to late afternoon and later evening hours, particularly in neighborhood commercial districts. The first and last time bands are generalized in order to accommodate variation in metering start and end times at individual sites.

Metering hours vary at off-street metered lots and some will not utilize all time buckets. When a lot's metering hours do not align with these time buckets, there may be some adjustment to the time buckets in order to balance demand-responsive pricing with ease of customer interface at each lot.

Weekend rates will differ

Because weekend parking demand tends to differ significantly from weekday parking demand, demand-responsive rate adjustments will separate weekdays from weekends. This will help ensure that parking is available in metered parking spaces.

Pricing adjustments based on occupancy thresholds

In order to achieve consistent availability, meter rates will be adjusted with the goal of maintaining no more than 80 percent occupancy in a lot during each time band. Rates will be adjusted using the following formula:

- When occupancy is 80-100 percent, the hourly rate will be raised by \$0.25.
- When occupancy is 60-80 percent, the hourly rate will not be changed.
- When occupancy is 30-60 percent, the hourly rate will be lowered by \$0.25.
- When occupancy is less than 30 percent, the hourly rate will be lowered by \$0.50.

In accordance with the *SFpark* enabling legislation approved by the SFMTA Board of Directors in November 2008, the SFMTA will notify the public of price adjustments no less than seven calendar days before the change in prices via the SFMTA and *SFpark* websites.