



# SUNY DOWNSTATE MEDICAL CENTER EMPLOYEE PARKING

March 11, 2019  
2:00 p.m.

# Agenda



**1. Welcome and Introduction**

**Judith Dorsey**

**2. Meeting Format**

**Adriana Conde**

**3. Historical Background of Parking Issue**

**Judith Dorsey**

**4. Parking Proposal:**

- **Parking Proposal**
- **Revised Shuttle Schedule / Route**
- **Ancillary Services**
  - **Commuter Benefits: Wage Works**
  - **Implementation Features**
    - **Kiosks**
    - **Online Payment(s)**
    - **Card Access to Parking locations**
    - **Payroll Deduction for monthly payments**

**Heidi Aronin**

**Adriana Conde**

**5. Next Steps / Return Date**

**Judith Dorsey**

**5. Questions / Remarks / Suggestions**

**Adriana Conde**

# HISTORICAL BACKGROUND



# The East 34<sup>th</sup> Street (State) Garage



- ❑ 10 story structure constructed in 1965 (54 years old)
- ❑ Parking fees have remained unchanged since 1965
  - ❑ No reserves for maintenance
  - ❑ Very little maintenance performed on garage
- ❑ Condition assessments were conducted in 2012, 2014 and 2017
  - ❑ Deterioration which consisted of corrosion in slabs, beams, columns and walls
  - ❑ In 2013 Administration was forced to close the top four floors because of safety concerns
- ❑ Structurally Unsound
- ❑ Expected closure date: April 30, 2019
- ❑ Garage will be demolished after closing

# Current Parking Fees

## Parking Locations:

**East 34th Street (State)**  
**329 Clarkson Avenue**  
**711 Parkside Avenue**  
**324 Winthrop Street**

## Annual Fees

**\$ 79.81**  
**\$ 79.81**  
**\$ 79.81**  
**\$360.00**

## Daily Parking:

**324 Winthrop Street**  
**Valet Parking**

## Daily Rates:

**\$ 4.00**  
**\$10.00**

# Current Parking Profile

## Parking Locations/Hours of Operation:

## Number of Parkers

|                           |            |     |
|---------------------------|------------|-----|
| E 34th State Garage       | 24 hours   | 703 |
| 323 – 329 Clarkson Avenue | 6am – 10pm | 216 |
| 324 Winthrop Street       | 5am – 10pm | 255 |
| 711 Parkside Avenue       | 6am – 7pm  | 13  |

## Shuttle Schedule:

**6:30a.m. to 2:30 p.m.**

- Shuttle runs from off campus facilities to the main complex

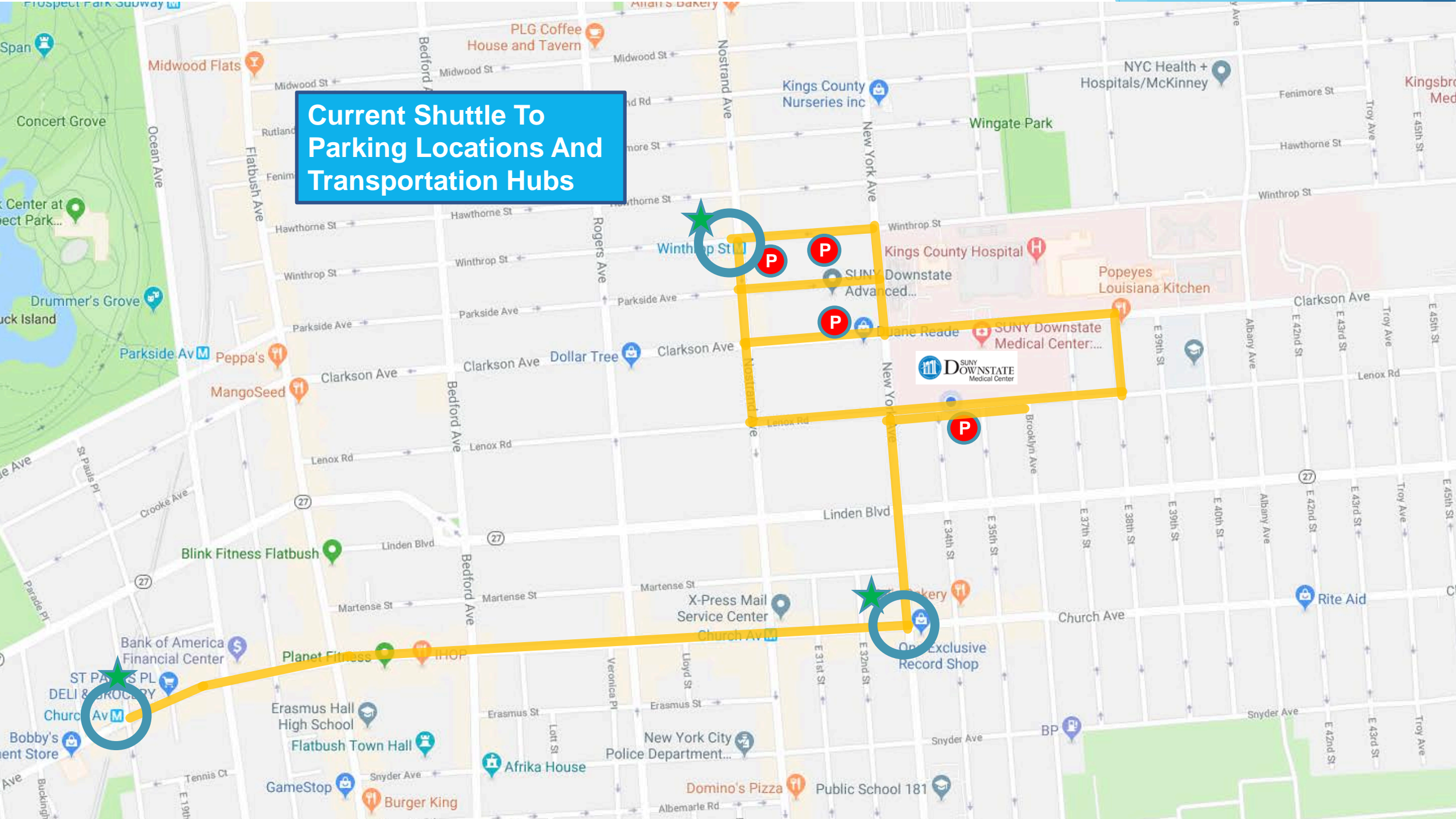
**3:00 p.m. to 10:30 p.m.**

- Shuttle runs from UHB (445 Lenox Road) and Education Building (395 Lenox Road) to local transportation hubs, parking lots and 711 Parkside Avenue

**Special requests:** Accommodation made by calling x2626



# Current Shuttle To Parking Locations And Transportation Hubs



# PARKING PROPOSAL





## Proposal Objectives:

1. **Maximize available parking spots**
2. **Control the level of financial contribution by the campus to parking operations**
3. **Consolidate the management of parking services**
4. **Expand shuttle service(s) for employees**

## How Do We Do This?

1. **Researched available parking options within a half-mile radius of Downstate**
2. **Placed a Request for Information to find a vendor to manage and provide additional parking spaces**
3. **HSCB Foundation leased one parking lot and offered the use of a second property**

# Proposed Parking Process

## **Downstate will:**

- Continue to manage the list of authorized parkers
- Assign parkers to parking locations taking into account individual circumstances:
  - ✓ Special accommodation e.g. employees with disabilities
  - ✓ Employees working the night shift
  - ✓ Employees needing 24 hours access, etc.
- Increase shuttle service among all parking locations and public transportation hubs

## **Faculty Student Association (FSA) will:**

- ✓ Collect parking fees and will contract with the vendor to manage parking operations

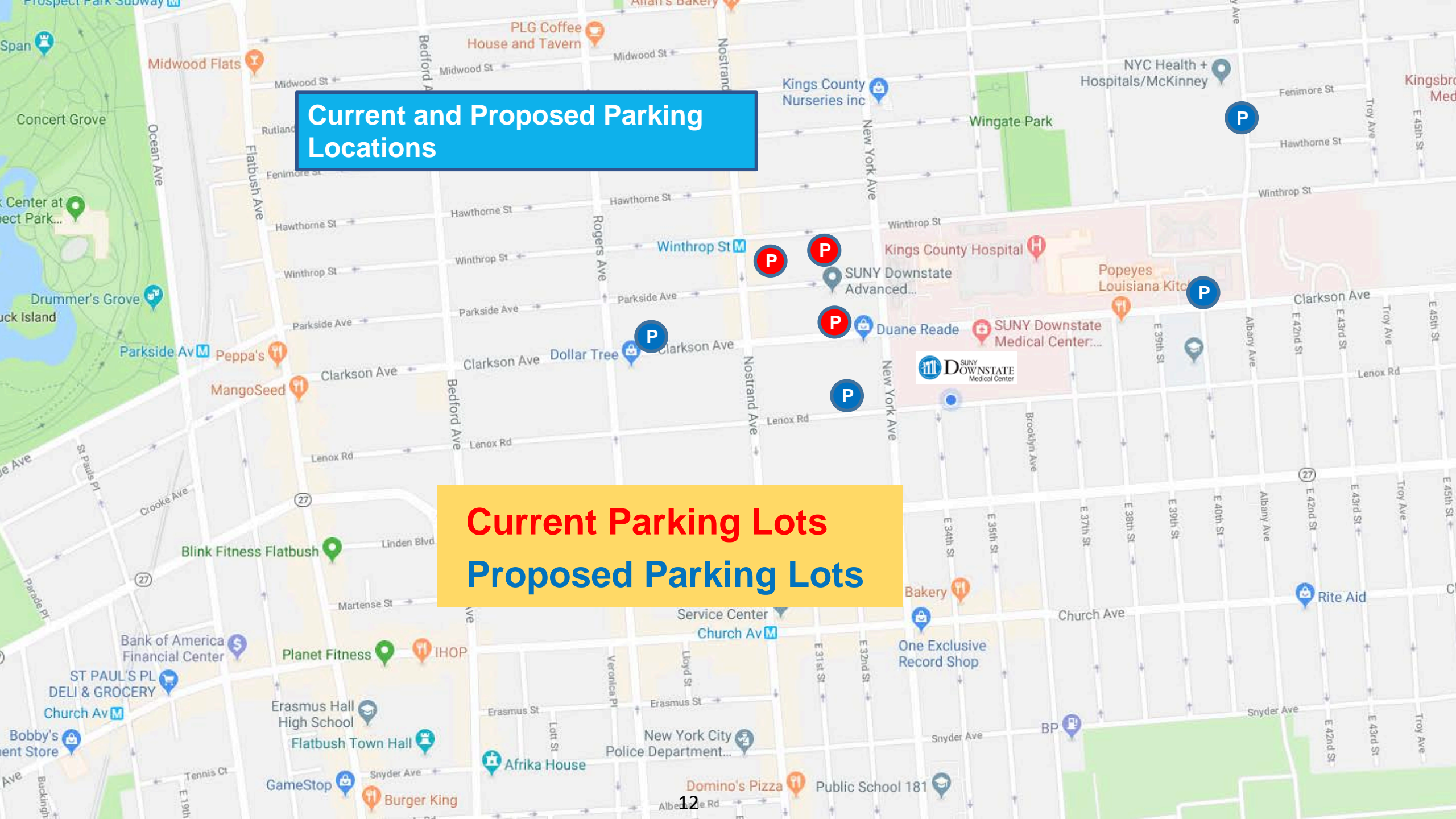
# **Current & Proposed Parking Areas**

Accommodate displaced parkers, including valet parkers and those commuting by bicycle, from the State garage by adding up to four (4) additional locations:

1. 329 Clarkson Avenue
2. 324 Winthrop Street
3. 711 Parkside Avenue
4. 355 Lenox Road
5. 225 Clarkson Avenue
6. 600 Albany Avenue (KCHC – outdoor)
7. 581 Clarkson Avenue (KCHC - indoor)

**Current and Proposed Parking Locations**

**Current Parking Lots**  
**Proposed Parking Lots**





# ***SHUTTLE SERVICE***

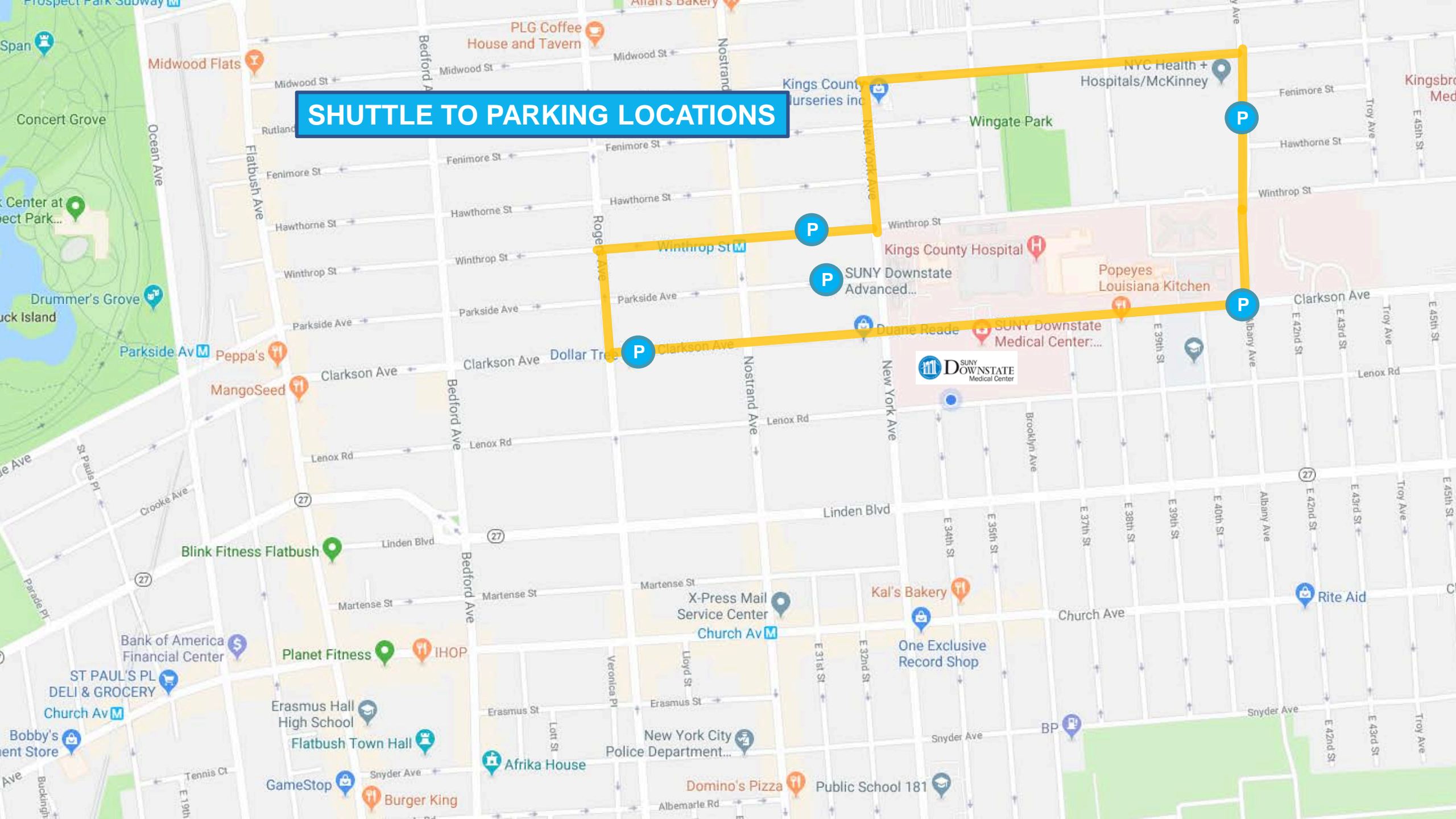


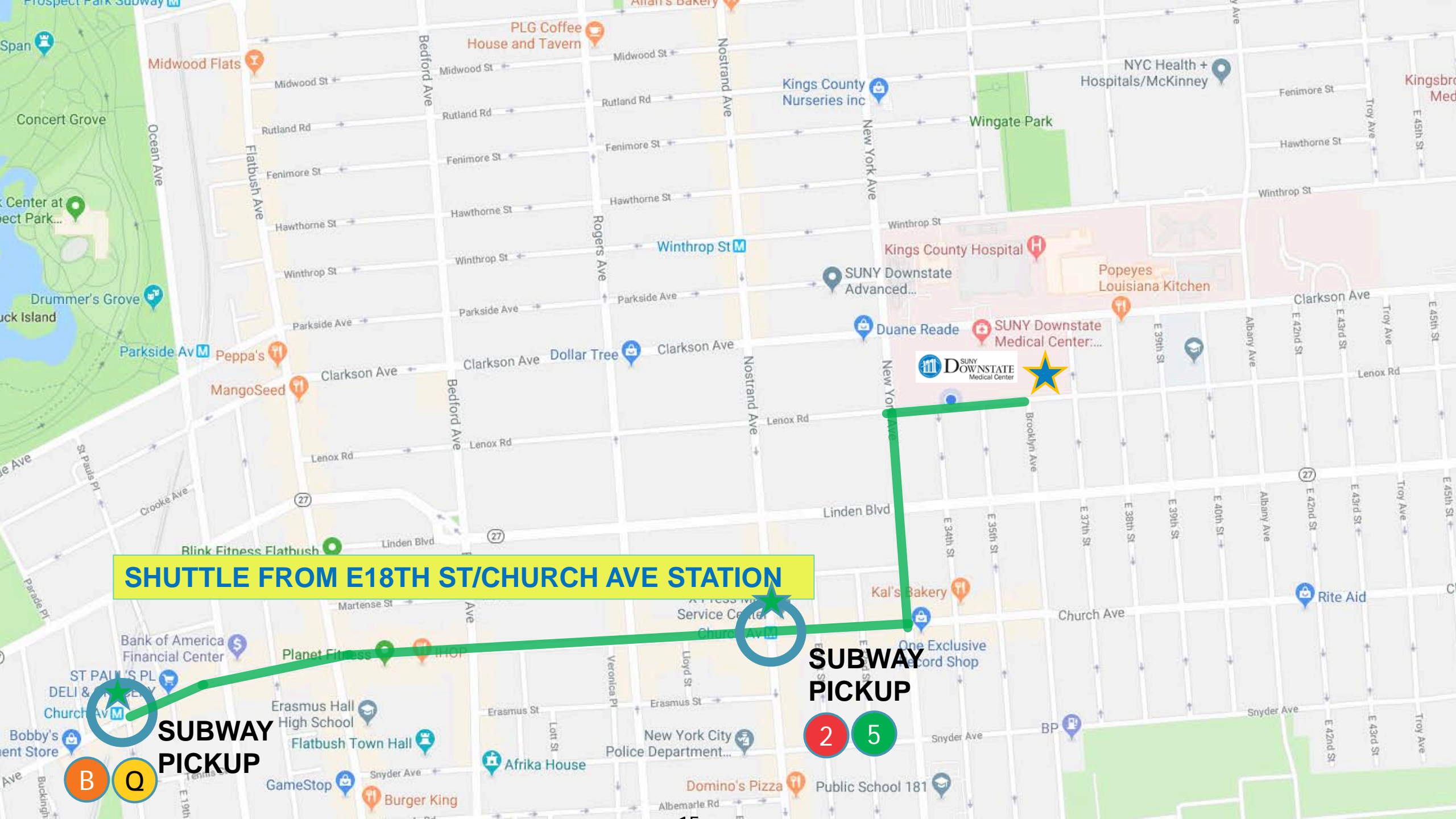
**SUNY**  
**DOWNSTATE**  
Medical Center





# SHUTTLE TO PARKING LOCATIONS





SHUTTLE FROM E18TH ST/CHURCH AVE STATION

SUBWAY  
PICKUP

2 5

B Q

SUBWAY  
PICKUP



**SUBWAY  
PICKUP**

2

5

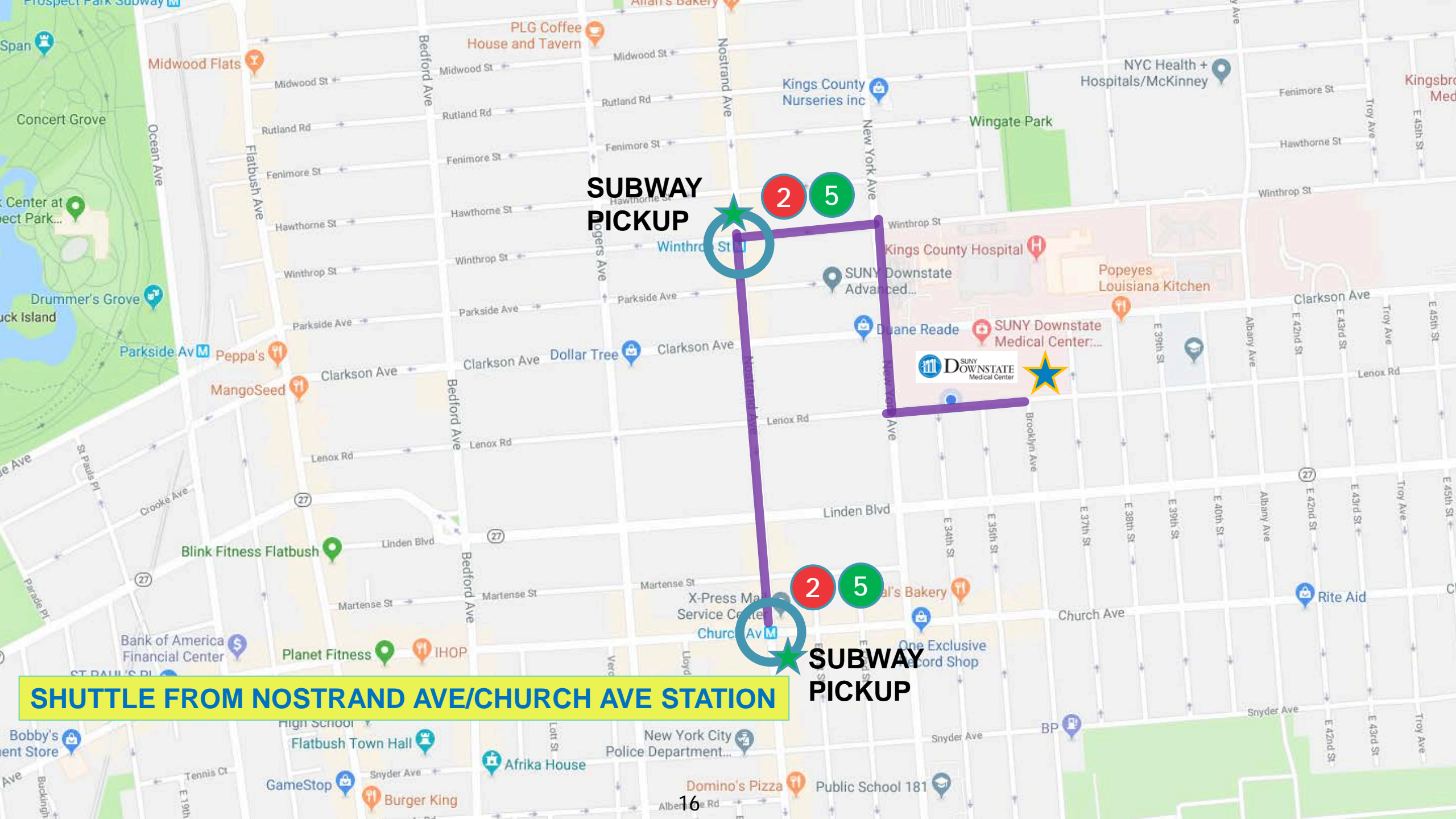
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2

5

**SUBWAY  
PICKUP**

**SHUTTLE FROM NOSTRAND AVE/CHURCH AVE STATION**



**SHUTTLE TO PARKING LOCATIONS  
AND TRANSPORTATION HUBS**

**SUBWAY  
PICKUP**

2 5

**SHUTTLE FROM NOSTRAND AVE/CHURCH AVE STATION**

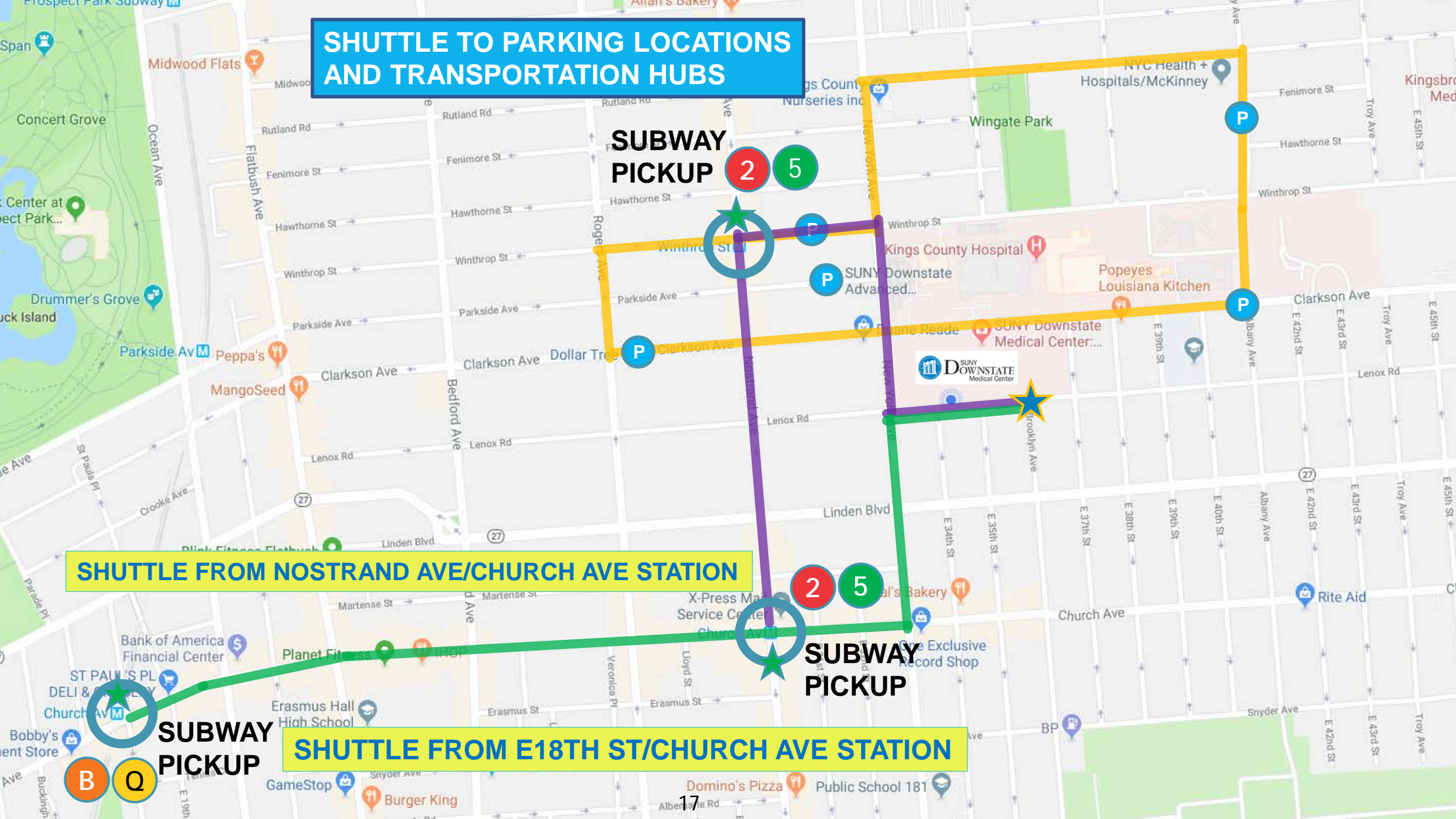
**SUBWAY  
PICKUP**

2 5

**SHUTTLE FROM E18TH ST/CHURCH AVE STATION**

**SUBWAY  
PICKUP**

B Q



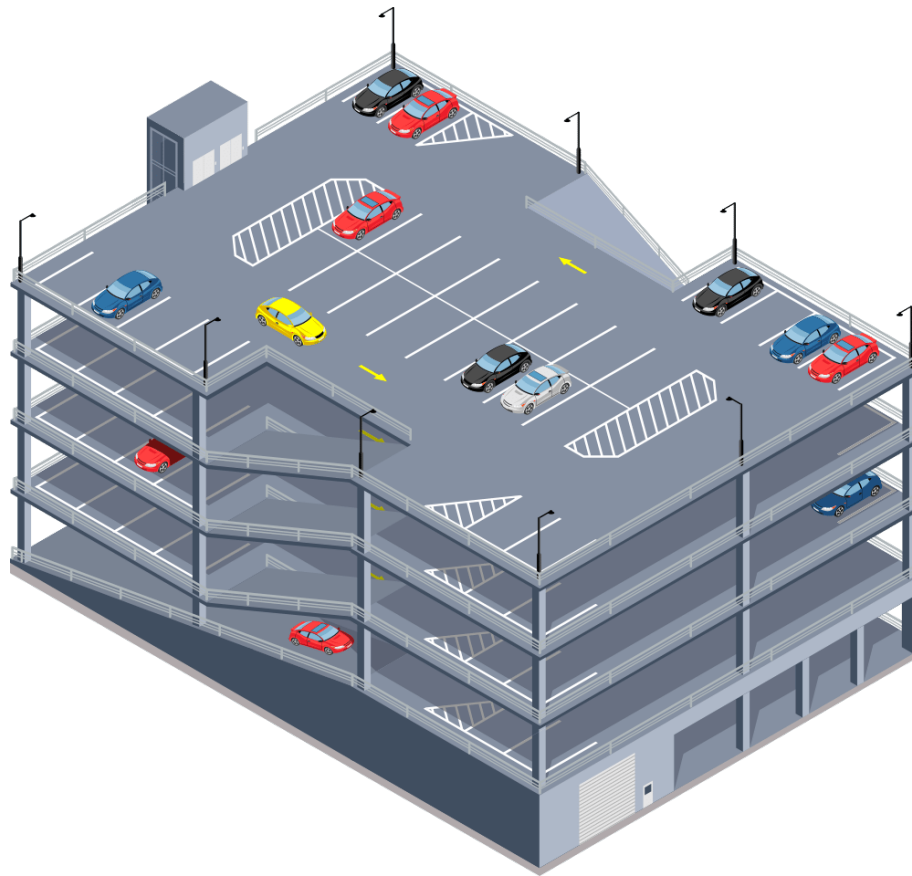


## DOWNSTATE'S CHANGING COSTS

|   |  |                  |  |
|---|--|------------------|--|
|   |  |                  |  |
| Total Future Operating Costs                |  | 2,888,210        |  |
| Less Net Current Downstate Cost             |  | (850,783)        |  |
| Net Cost to Cover                           |  | 2,037,427        |  |
| Future tax/fees                             |  | 292,880          |  |
| <b>Total Cost to Cover Expenses</b>         |  | <b>2,330,307</b> |  |
|   |  |                  |  |
| # Monthly Parkers                           |  | 894              |  |
| Annual Parking Rate                         |  | \$2,607          |  |
| <b><i>Monthly Proposed Parking Rate</i></b> |  | <b>\$217.22</b>  |  |



# PARKING PROPOSAL



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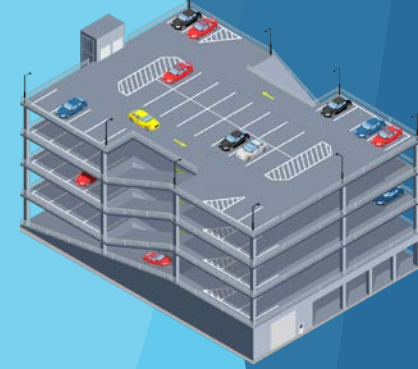
# PARKING PROPOSAL

**THE INCREMENTAL CHANGE IN THE TOTAL OPERATING COSTS OF PROVIDING PARKING WILL BE EQUITABLY DISTRIBUTED TO ALL PARKERS IN ALL LOTS**

| Location      | Number of Parkers | Monthly Parking Fees |
|---------------|-------------------|----------------------|
| 324 Winthrop  | 403               | \$217                |
| 329 Clarkson  | 178               | \$217                |
| 711 Parkside  | 13                | \$217                |
| 225 Clarkson  | 115               | \$217                |
| 355 Lenox     | 115               | \$217                |
| 581 Clarkson  | 58                | \$217                |
| 600 Albany    | 173               | \$217                |
| Daily Parking | 100               | \$15 / day           |
| Valet Parking | 60                | \$20 / day           |



# PARKING PROPOSAL (CONT'D)



- AFTER THE GARAGE IS CLOSED AND UNTIL THERE IS AN AGREEMENT, DOWNSTATE WILL CONTINUE TO OPERATE THREE (3) LOTS AT THEIR CURRENT RATES (INCLUDING DAILY PARKING) FOR CURRENT USERS
- ADDITIONAL KCHC LOCATIONS WILL NOT BE ADDED UNTIL AN AGREEMENT IS REACHED

| <u>Location</u> | <u>Number of Parkers</u> | <u>Annual Parking Fees</u> |
|-----------------|--------------------------|----------------------------|
| 324 Winthrop    | 403                      | \$360.00                   |
| 329 Clarkson    | 178                      | \$79.81                    |
| 711 Parkside    | 13                       | \$79.81                    |

## **How Do We Compare With Other Parking Locations**

- **Kings County Hospital \$220 month indoor/\$170 month outdoor**
- **ESP (outdoor - across from 329 Clarkson Avenue Lot) (\$200/month self-park)**

# Cost of Living/Inflation Increase(s)

- Any agreement on parking will have an annual cost of living provision



# Commuter's Cost of Transportation

## A Comparative Analysis

### PARKING RATE:

|                    | <u>Monthly Cost</u> |
|--------------------|---------------------|
| Downstate Proposal | \$217               |

### TRI-STATE COMMUTATION COSTS:

|                             |  |
|-----------------------------|--|
| • MTA New York City Transit | \$127/month                                |
| • Metro North Railroad      | \$268/month (White Plains) + \$127 = \$395 |
| • Long Island Railroad      | \$261/month (Hempstead) + \$127 = \$388    |
| • New Jersey Transit        | \$152/month (Newark) + \$127 = \$279       |

# ANCILLARY SERVICES

- Wage Works/Commuter Benefits
- Payment automation options
  - Kiosks
  - Online payments
  - Bar coded card for ease of access
- Recommend payroll deduction for payment of parking
  - After tax only
- Increased Shuttle Services
  - Shuttles:**
    - E18th St/Church Ave
    - Nostrand Ave/Church Ave
    - Parking Lots

WageWorks®  
everyone benefits™



Online payments



Payroll deduction options



Shuttle Service



# NEXT STEPS

- **Reconvene in two (2) weeks for Union's feedback/comments**

# Contact Information

- ▶ **Judith Dorsey, Vice President Human Resources and Campus Ethics Officer**  
(718) 270 – 1867 or [Judith.Dorsey@downstate.edu](mailto:Judith.Dorsey@downstate.edu)
- ▶ **Adriana Conde, Assistant Vice President, Office of Employee Relations**  
(718) 270 – 3094 or [Adriana.Conde@downstate.edu](mailto:Adriana.Conde@downstate.edu)



# Questions???







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