



PARKING ENTERPRISE OVERVIEW

CITY COUNCIL WORK SESSION

August 10, 2026

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PARKING ENTERPRISE



Mission:

To support the economic vitality of Downtown, Old Colorado City, and surrounding activity centers by providing accessible, well-managed public parking.



DIVISION OVERVIEW



Responsible for:

- \$10.5M budget
- Manage and maintain on-street and off-street public parking assets
- Administer parking programs
- Parking enforcement
- Parking Enterprise capital projects

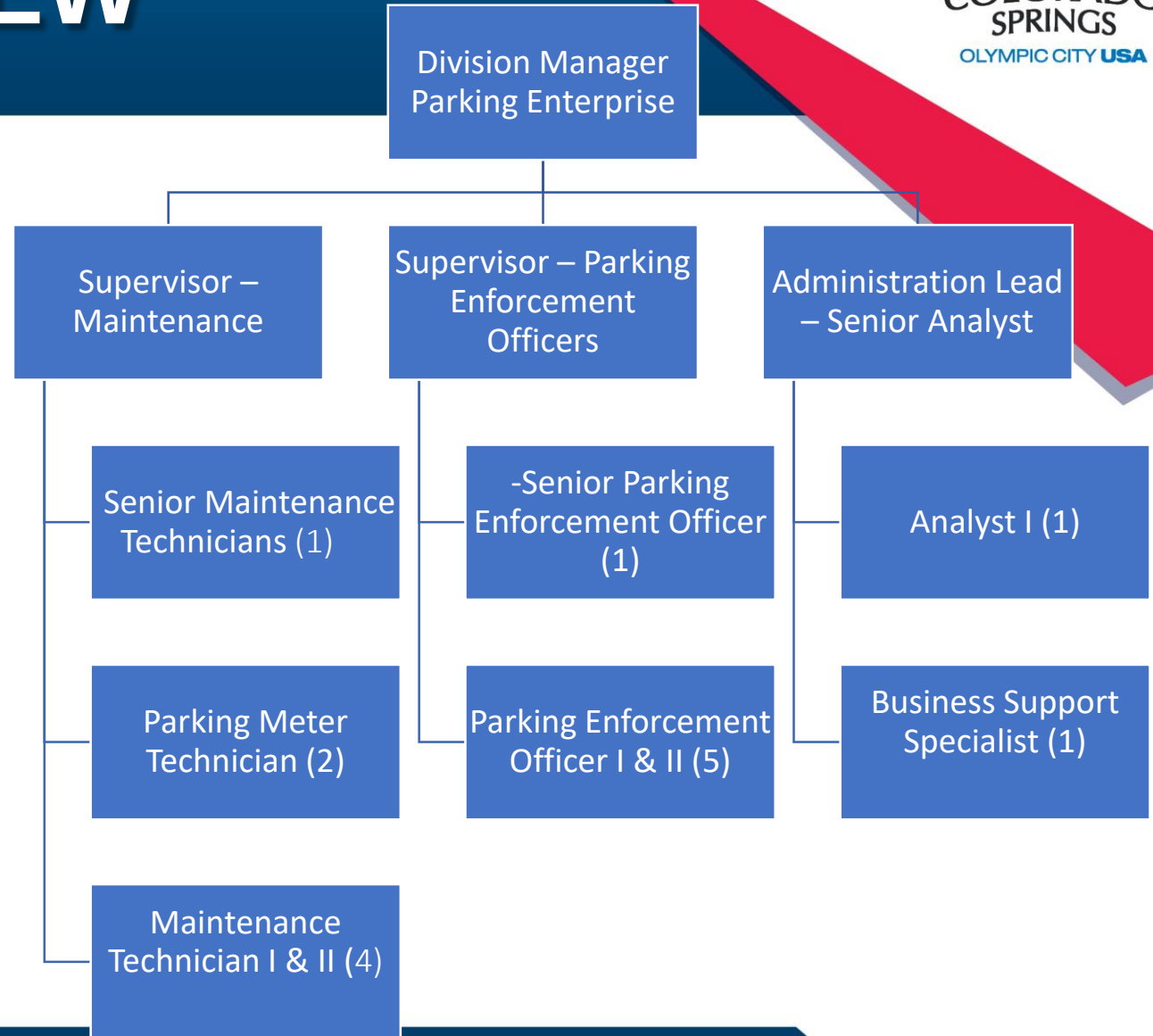


DIVISION OVERVIEW



Responsible for:

- 21 Staff Positions
- Citations Issued
 - YTD 2026: 26,882
 - 2025: 48,169
- Monthly Parkers
 - Average 2,700 in all facilities
- Meter Hood Contracts
 - YTD 2026: 96
 - 2025: 180



DIVISION OVERVIEW

Off-Street Parking Overview:

- 2,683 Off-Street Parking Spaces
- 3 Garages in Downtown
- 3 lots in Downtown 4 lots in OCC
- \$1/hour, 24/7, Sundays Free
- ~350,000 parkers/year
- Programs:
 - Special Event Parking
 - Maintenance
 - Security
 - Monthly Parking Permits



DIVISION OVERVIEW

On-Street Parking Overview:

- 2,747 On-Street Paid Parking Spaces
- Payment Required
 - 8am – 8pm, M – Sat, 1pm – 8pm Sun
 - No time limits & progressive pricing
- Payment Types
 - Coins (30%), Credit cards, including Tap to Pay (41%), ParkMobile (29)%
- ~2.5M Transactions/year
- Programs
 - Special Event Parking, Meter Hooding Program, Valet and Parklet Zones, Loading, Parking Permits



BUDGET

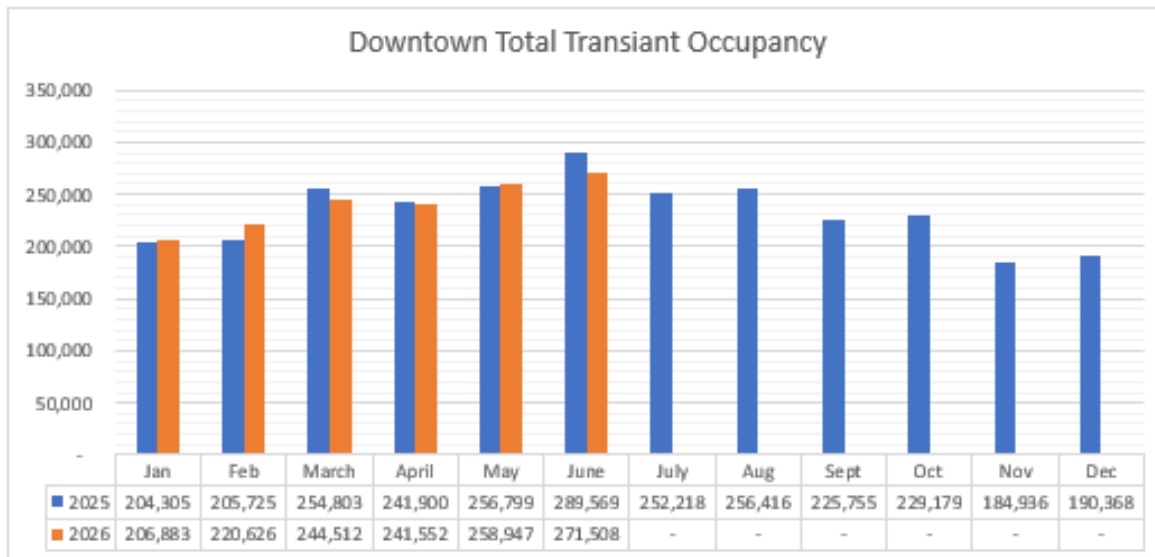


Source of Funds	2023 Actual	2024 Actual	2025 Original Budget	* 2025 Amended Budget	2026 Budget	2026 Budget - * 2025 Amended Budget
Monthly Parking	\$2,959,802	\$2,974,926	\$3,156,751	\$3,156,751	\$2,886,488	(\$270,263)
Hourly Parking	1,028,817	1,169,214	1,186,057	1,186,057	1,029,277	(156,780)
Parking Meters and Hoods	6,304,409	6,060,545	6,739,394	6,739,394	5,482,000	(1,257,394)
Misc. Transit Lease	157,935	164,112	162,673	162,673	184,000	21,327
Misc. Revenue	345,988	290,042	13,151	13,151	18,000	4,849
Interest	259,908	478,113	683,000	683,000	893,000	210,000
POC Garage Loan Payment	42,814	39,133	159,826	159,826	133,188	(26,638)
Total	\$11,099,673	\$11,176,085	\$12,100,852	\$12,100,852	\$10,625,953	(\$1,474,899)

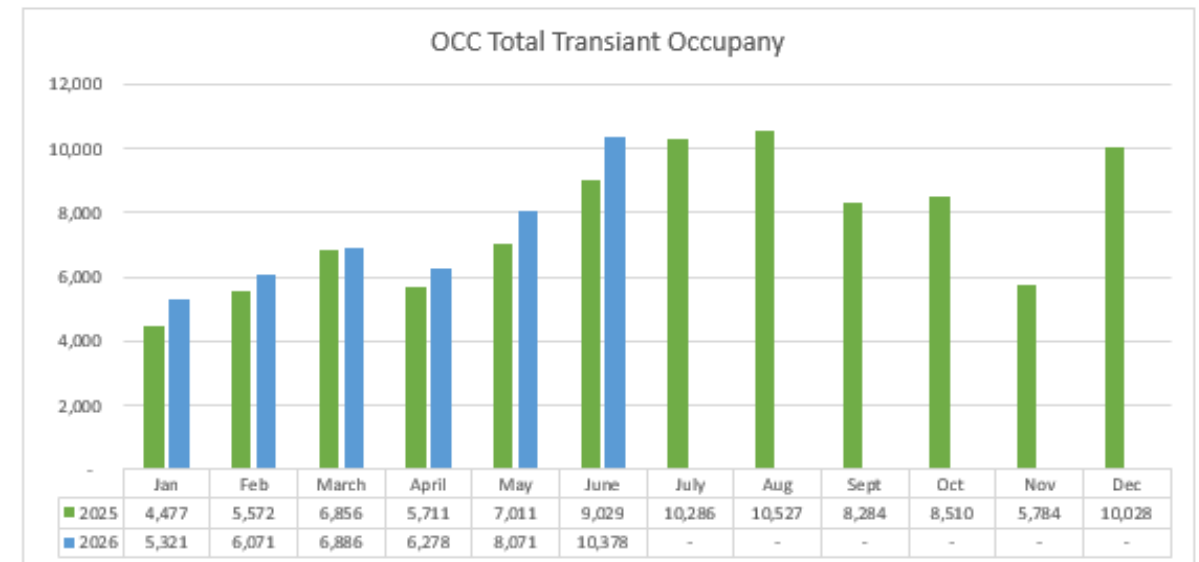
- 2026 overall revenue reduction based on economic trends and 2025 actuals
- Revenue collected from citations is directed to the General Fund

OCCUPANCY

Transient (hourly) parkers at meters, lots, and garages



2600 monthly parkers in Downtown garages



85 monthly parkers in OCC lots

- Revenue is flat, indicating that people are coming to Downtown and OCC, but not staying as long

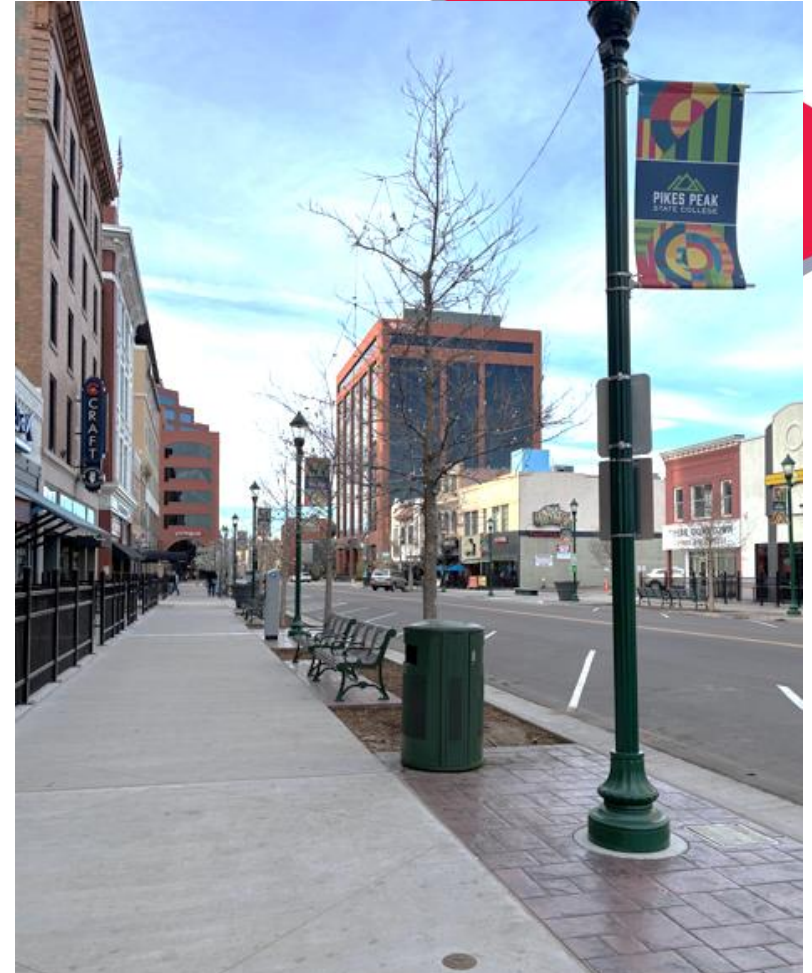
2026 CIP



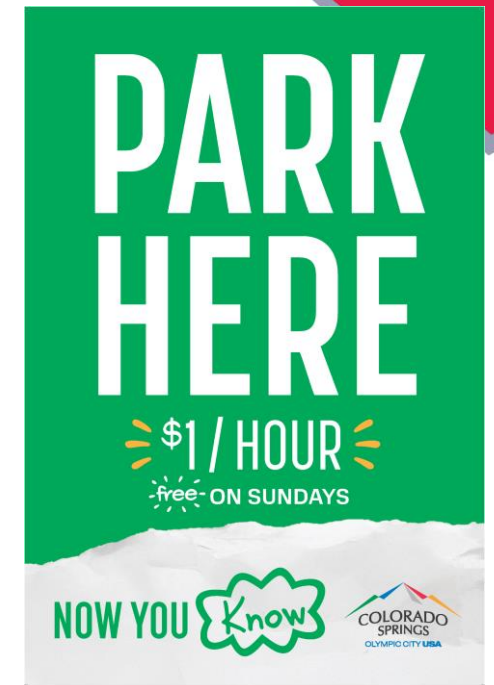
Project	Allocation	Progress
MMT Route Sponsorship (Rt 3 fare buy)	\$250,000	Complete
Parking Capital Projects (Transit Center Parking Garage)	\$6,000,000	TBD
Parking Meter Replacement	\$650,000	Complete June 2026
Parking Ongoing Maintenance (Parking Garage general maintenance)	\$250,000	On-going – used for unforeseen repairs and general maintenance
Parking Structural Maintenance Program (Garage maintenance plan)	\$1,000,000	In process – waterproofing, structural repairs, elevator updates, etc.
Parking Structure Improvements (new technology; wayfinding)	\$250,000	On-going – signage updates, wayfinding technology
Streetscape Projects (Downtown & OCC)	\$1,500,000	On-going – coordination with Downtown Partnership and OCC
Surface Lots Improvements (general maintenance)	\$25,000	On-going – striping, landscaping, improvements
TOTAL 2026 CIP	\$10,025,000	

PROJECTS

- Streetscapes
 - Tejon Revitalization
 - Two ADA on-street parking spaces installed at Tejon and Vermijo
 - Colorado Ave (Nevada & Webber) southside street
 - Brick maintenance in Downtown
- 5-Year Garage Maintenance Plan
 - Waterproofing, structural updates, elevator repairs, etc.
- Community Relationships
 - Pikes Peak Parking Round Table
- Implement Parking & Curb Management Plan Elements (2025)
 - Parking Meter update
 - Policy and procedures updates (APWA)
 - Residential Parking Permit Program Update
 - Launching “Know Your Parking” Marketing Campaign



MARKETING



PARKING ENTERPRISE



Thank you!

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