



Washington University in St. Louis

SCHOOL OF MEDICINE

Operations and Facilities Management Department

Melissa Rockwell-Hopkins

Assistant Vice Chancellor, Assistant Dean for Operations & Facilities Management

January 15, 2019

Dear Dr. Early:

As we discussed in our November 19th meeting, there are many factors involved in the management and planning of campus parking, including partnerships and multiple planning constituencies.

While the campus growth has been exciting, it also continued to be one of our greatest challenges. Washington University School of Medicine has experienced employee growth of 11.9% from 2012 – 2018. The research needs, general campus growth, University IT growth, and additional non-patient growth needs on campus from FY18 – FY27 are projected to grow by an additional headcount of 1,512 which creates a significant challenge as we plan campus parking and access improvement.

Due to necessary campus development, we have also lost 2,900 parking spaces over the last four years. There will be an additional loss of 419 spaces in the near future as Lot L is developed for research needs. Our immediate priority is to offset this loss through the pursuit of offsite parking. We are actively planning to open a new offsite parking lot at 1234 S Kingshighway with shuttles and reduced parking rates for day shift use and new tenant use. We are also currently implementing a new real time parking and traffic reporting software to manage use more effectively. These changes will provide immediate relief to current parking congestion issues.

Additionally, it is important to understand how our garages are funded. Washington University School of Medicine owned garages are an auxiliary operation. All capital improvements, staffing, repairs, renewal, garage utilities and custodial and maintenance operations are funded from parking fees, including permits, cash parkers and visitors. Barnes-Jewish Hospital owned garages are funded based on a mix of auxiliary, clinic and patient, cash parkers, visitors and general hospital funds which pay for their employee parking as a benefit. Without parking fees, these garages would not be able to properly operate.

The most critical issue at hand is with Tier I parking. Tier I is near capacity and garages often overflow on a regular basis. The primary goal is to ensure quality access for patients and hospital attending staff and faculty.

Parking rates were raised at the beginning of this past fiscal year to match market rates and increases, both past and future, are within normal and necessary range and were communicated through traditional channels to all current parkers, management council and through university administration.

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After careful review of your request, local benchmarking and conversations with University Administration, there is an agreement to freeze for a three year period the Tier 1 non-reserved parking rates (WUSM rates) in the Laclede, Children's Public and Underground Garages. The rate will be \$165 per month for FY20, FY21 and FY22. General parking in all locations will continue to escalate with inflation to ensure the services and repairs can be completed, but are and will remain at market level. Reserved parking is not included in this freeze and will continue to escalate with the planned rates due to the impact on the use. As we discussed reserved parking has a significant impact on campus parking and is no longer sold, and only grandfathered permits remain in place.

The Operations and Facilities Management team will continue to communicate any and all rate changes before the start of a new fiscal year in two year increments. These will be campus wide communications through management council, email, website and weekly newsletters. New communication on parking alternatives will go out quarterly including, Metro, CarShare and daily parking for commuters.

We thank you for your assistance in this matter and hope we have helped you as you work to both explain and support the campus parking, operations and planning initiatives. Please let us know if you have any further questions.

Thank you,

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