



FEE RESOLUTION UPDATES - PARKING



STRATEGY 7

Develop funding options to support parking management, maintain the existing parking supply, and support future growth, ensuring the financial feasibility of the system.

STRATEGY 8:

Create a cohesive pricing policy for on- and off-street parking in downtown Bend. Support new policy with a rate/fee study to inform appropriate adjustments to current pricing formats to cover the cost of managing the downtown parking system.

STRATEGY 12:

Implement variable-rate pricing for on-street permits based on location, demand, and availability of parking. This will create pricing differentials between “premium” and underutilized locations.



STRATEGY 7

Develop funding options to support parking management, maintain the existing parking supply, and support future growth, ensuring the financial feasibility of the system.

A wide range of funding sources and revenue streams could be used to implement an enhanced parking management plan and develop new parking or transit capacity in Bend. Given the cost of infrastructure, considering new funding mechanisms is prudent.

User Fees

Many cities collect revenue through parking meters and/or sale of permits, and direct it to parking or transportation development enterprise funds. Transit or shuttle riders pay in the form of fares. These funds can be used to construct or bond for additional parking or transit capacity.



STRATEGY 8:

Create a cohesive pricing policy for on- and off-street parking in downtown Bend. Support new policy with a rate/fee study to inform appropriate adjustments to current pricing formats to cover the cost of managing the downtown parking system.

Best practices suggest that a formal rate/fee study would be structured to evaluate:

- Coverage of operating and facility costs. [CIP; Revenue Forecast]
- Demand patterns, e.g., using an occupancy standard such as the 85% Rule as a trigger for adjusting rates upward or downward. [Parking Study; Rate Adjustments]
- Encouraging efficient use of the entire system, minimizing surpluses in the public off-street supply. [Parking Study; Rate Adjustments]
- Providing for future need as part of a comprehensive funding strategy. This includes normal capital planning and projected growth of the system. [CIP; Revenue Forecast]
- Rate/fee structures in comparable cities. [Comp sets received]

**STRATEGY 12:**

Implement variable-rate pricing for on-street permits based on location, demand, and availability of parking. This will create pricing differentials between “premium” and underutilized locations.

Variable-rate pricing uses rates to influence behavior. Facilities with low demand and/or less convenient locations would be priced lower than those with high demand or in close proximity to destinations. Effective use of variable-rate pricing results in better distribution of users across facilities, particularly those that are underused.

CURRENT RATES



6.5	Parking Fees		
	Description	Fee	Unit
6.5.01	Monthly Parking Permits - City Manager may authorize policies to establish group discounts for parking permit fees for group/bulk purchases		
	a. East side streets	\$20.00	Per month
	b. Centennial Parking Garage	\$50.00	Per month
	c. Centennial Parking Garage (rooftop only for qualified downtown employees)	\$35.00	Per month
	d. Louisiana lot and street	\$30.00	Per month
	e. Downtown core & residential parking	\$50.00	Per month
	f. Newport Lot (for qualified downtown employees)	\$15.00	Per month
	g. Newport Lot (Market Rate)	\$45.00	Per month
	j. Hospital Hill	\$25.00	Per month
6.5.02	Daily parking permit		
	a. On Street Parking – Downtown Core Area		
	1. Contractor-Maintenance/Construction (If traffic cone placement is required)	\$30.00	Per day, per space
	2. Contractor-Maintenance/Construction (If traffic cone placement is not required)	\$10.00	Per day, per space
	3. Special Events Reserve, per space	\$30.00	Per day, per space
	4. Residential Guest, per space	\$10.00	Per day, per space
	5. Tower Theater	\$20.00	Per day
	b. Centennial Parking Garage		
	1. Special Events Reserve, per space	\$5.00	
	2. Daily - all day	\$5.00	
6.5.03	Annual parking permit		
	a. Annual Contractor Permit		
	1. Without traffic cone placement	\$300.00	Per 60 days of usage in a calendar year
	2. With traffic cone placement	\$300.00 + \$20.00 per space per day	
	b. Annual Franchisee Permit	\$350.00	Unlimited days of usage in a calendar year
6.5.04	Valet Parking		
	a. Annual Valet Parking	\$1,825.00	Per space, per year

CURRENT RATES



3.2	Parking Penalties		
	Description	Fee	Unit
3.2.01	Parking Penalties		
3.2.01a	Overtime Parking Downtown (Paid within 48 hours)	\$ 12.00	Each
3.2.01a1	Overtime Parking Downtown (Paid within 10 days)	\$ 25.00	Each
3.2.01a2	Overtime Parking Downtown (Paid after 10 days)	\$ 45.00	Each
3.2.01b	Prohibited Parking	\$ 50.00	Each
3.2.01c	Habitual Parking Offender		
	The penalty for repeated parking violations within any 365 consecutive day period shall be increased as follows:		
	1. Five to nine parking violations:	200%	of applicable penalty
	2. Ten to fourteen parking violations:	300%	of applicable penalty
	3. Fifteen or more parking violations:	400%	of applicable penalty
3.2.01d	Late Fee - all parking penalties not paid within 10 days	\$ 20.00	Each
3.2.01e	Parking Citation Administration Fee	\$ 15.00	Each
3.2.02	Collection Agency Charges		
	The collection agency may add a \$30.00 collection fee plus a \$5.00 search fee to the fine owed by the violator. The collection agency will send a letter to the violator indicating the total amount due.		
	If the violator refuses to pay the above fees, then the violator's vehicle may be subject to impoundment and/or booting fees of \$150.00 in addition to the violation fees described above.		
	The fees listed in this section may be reduced by written policies adopted by the City Manager or the Parking Hearing Officer that adopts standards for granting the reduction.		

MONTHLY RATE ADJUSTMENTS - ONSTREET



On-Street Permit parking the exception, not the rule

Should be for the priority user: customer & visitor

Should be limited when fronting commercial business

In keeping with 85% rule, we should be selling 15% under-capacity.

- Green Permit Zone is currently 131% sold
- Yellow Permit Zone is currently 97% sold

MONTHLY RATE ADJUSTMENTS - ONSTREET



Current Rates:

- \$30 per month GREEN ZONE
- \$20 per month YELLOW ZONE

Proposed Rates:

- \$60 per month GREEN ZONE
- \$40 per month YELLOW ZONE

*Increase done in concert with change in Off-Street rates

MONTHLY RATE ADJUSTMENTS – OFFSTREET



Maximize Off-Street Supply; Largely Underutilized

GARAGE:

- Eliminate separate roof pricing
- Currently 157 available stalls daily in the garage.

NEWPORT:

- Less than 50% daily occupancy

HOSPITAL HILL:

- Currently full; price should reflect demand

MONTHLY RATE ADJUSTMENTS – OFFSTREET



Current Rates:

- Garage: \$50; \$30 Roof
- Newport: \$45
- Hospital Hill: \$25

New Rates:

- Garage: \$40
- Newport: \$20
- Hospital Hill: \$30

*Works with on-street rates to prioritize off-street facilities

RATE ADJUSTMENTS-INCOME DEPENDENT



- Income Dependent Rates will be 50% of established permit rates in each permitted area. i.e. Parking Garage \$40, discount rate will be \$20.
- Income will be based upon prevailing wage for downtown worker

Hourly Wages for Downtown Bend Workers*				
	1Q2017	2Q2017	3Q2017	4Q2017
20th Percentile	\$11.57	\$11.93	\$12.08	\$12.48
40th Percentile	\$14.60	\$14.87	\$15.33	\$15.61
Median	\$16.90	\$16.83	\$17.31	\$17.97



Hourly – Mirror Pond, Greenwood/Wall, Irving St:

- Maintain at \$1 an hour

Daily - Garage:

- Garage daily rates increase \$5 to \$10 (daily max)
- Reflect hours of operation – 10 hrs
- Allow for hourly payment options

RATE TABLE



Fee Location	Fee Duration	Current Rate(s)	Proposed Rate
Mirror Pond N&S	Hourly	\$1.00	\$1.00
Garage	Daily	\$5.00	\$10.00
Garage	Monthly	\$50.00; \$30.00 (roof)	\$40.00
Newport	Monthly	\$45.00	\$20.00
Hospital Hill	Monthly	\$25.00	\$30.00
Green Zone	Monthly	\$30.00	\$60.00
Yellow Zone	Monthly	\$20.00	\$40.00
Income Restricted	Monthly	Varies	50% of posted rate

LOT MAP



CITY OF BEND

Downtown Bend Permit/Paid Parking

January 2018

- \$1 per hour
- \$30 month
- \$20 month
- \$45 month / \$15 income qualified
- \$25 month
- \$50 month / \$5 day
- Parking District
- \$30 month income qualified (rooftop only)



- 85% Rule [Governing matrix]
- Maximize off-street utilization
- Lowering Prices for 60% of off-street parking supply
- Minimizing impact on commercial businesses
- Covering costs
- Improve Employee Parking
- Equitable pricing
- Maintaining turnover
- Industry best-practice

