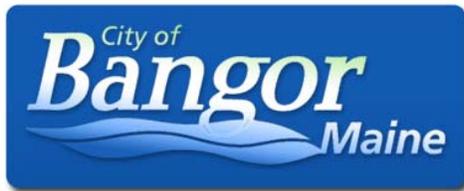


# MEMORANDUM



TO: Business & Economic Development Committee  
FROM: Jason Bird, Community and Economic Development Officer  
DATE: November 24, 2014

## Republic Parking Annual Report

Parke Clemons from Republic Parking will be at the December 2<sup>nd</sup> meeting to present the attached report and answer any questions that you may have. Here is a quick summary of the performance of the various City owned parking facilities in Downtown.

- Pickering Square Garage saw an increase in transient car traffic when compared to last year. Additionally, the Garage saw a slight increase in the monthly permit holders when compared to the previous year.
- Abbott Square saw an increase in revenue compared to last year, resulting in a leveling off of recent year-over-year declines from the facility.
- The revenue from the auto-attendant lots on Columbia and Exchange Streets were flat compared to last year.

### **Recommendations:**

Currently, parking at the Pickering Square Garage is free on Saturdays. Republic Parking is recommending that the City implement the existing rate structure for the facility for Saturdays. Parke has suggested that the revenue be used to staff coverage on Saturdays; currently, there is no coverage. If proposed changes to the Downtown Parking Advisory Committee are authorized by the Council, this topic can be reviewed in detail by that Committee, with the expectation that they provide a recommendation to the Business & Economic Development Committee.

Furthermore, Parke has recommended that the City begin to investigate the possibility of adding parking capacity, likely in the Harlow Street area. Parke is not suggesting that a facility be built right away; rather, he is suggesting that the City begin to look at its options before the City reaches a parking deficit situation Downtown.

Attached: Republic Parking Annual Report



# City of Bangor Annual Parking Report

**October 2014**

**Prepared by:**

Parke Clemons  
General Manager  
Republic Parking System  
100 Broad Street  
Bangor, Maine 04401  
207-941-1654

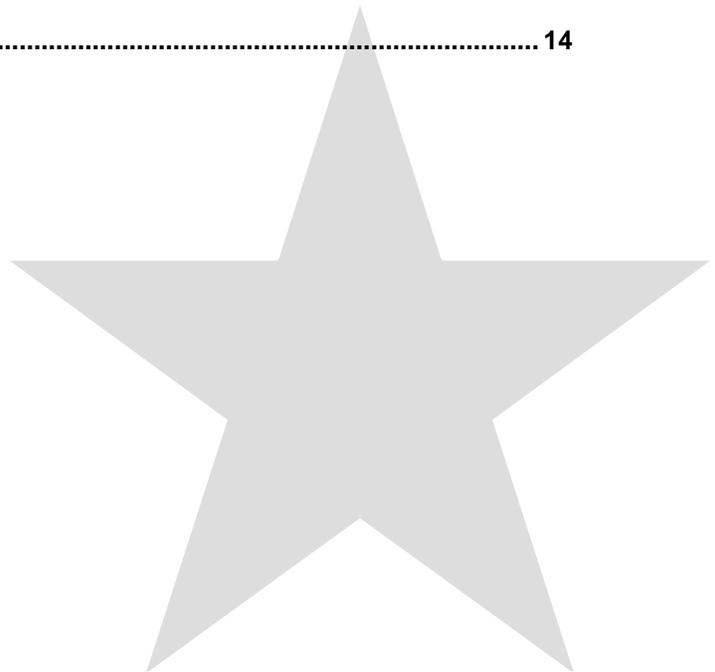


---

## INDEX

---

<b>INDEX .....</b>	<b>2</b>
<b>SUMMARY .....</b>	<b>3</b>
<b>CURRENT OPERATIONS.....</b>	<b>3</b>
<b>Transient Parking.....</b>	<b>3</b>
The Garage .....	4
Abbott Square .....	5
Auto-Attendants .....	6
<b>Monthly Parking .....</b>	<b>9</b>
The Garage .....	9
Abbott Square .....	10
Other Monthly Lots.....	11
<b>Capacity / Mix Monthly Lots.....</b>	<b>12</b>
<b>RECOMMENDATIONS.....</b>	<b>13</b>
Saturday Parking in Garage.....	13
Demand Outlook .....	13
<b>PARKING MAP.....</b>	<b>14</b>





## **SUMMARY**

The following is Republic Parking System's annual review of the City of Bangor's paid parking system. This report reviews our current operations and then makes recommendations based upon current operations and future demands.

## **CURRENT OPERATIONS**

Paid parking is broken into two categories – transient and monthly.

### **Transient Parking**

Transient customers are those who pay by the hour or the day. The transient lots include Pickering Square, Abbott Square, the two Auto-Attendant lots on Columbia Street and the one Auto-Attendant lot across from the new Court System on Exchange Street.





## THE GARAGE

The Garage is a mixed-use facility serving both transient and monthly parkers. We adjust the ratio of parkers as demand warrants.

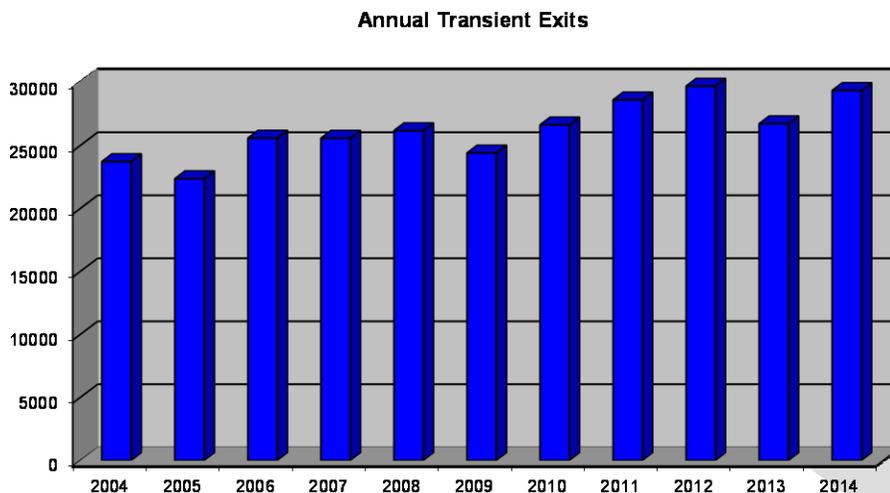
The Garage serves the parking needs in the general vicinity bordered by Union Street, Main Street and Kenduskeag stream. Transient customers using The Garage include those visiting the Merchants Plaza building, the Key Bank building, the businesses along Main Street and Exchange Street.

We have seen transient traffic increase over the years due to a variety of factors including; waterfront concerts, increased activity downtown and the Court system on Exchange street.

### Current Garage Rates

0-2 Hours .....	FREE
2-3 Hours .....	\$1.50
Each Additional Hour (or fraction thereof).....	50¢
24 Hour Maximum .....	\$4.50

The following chart illustrates the total number of transient customers at The Garage:





## ABBOTT SQUARE

Abbott Square is another mixed-use facility. Transient customers include those visiting the Library, the Federal Building, City Hall, and numerous businesses in the Harlow – Franklin – Central Street area.

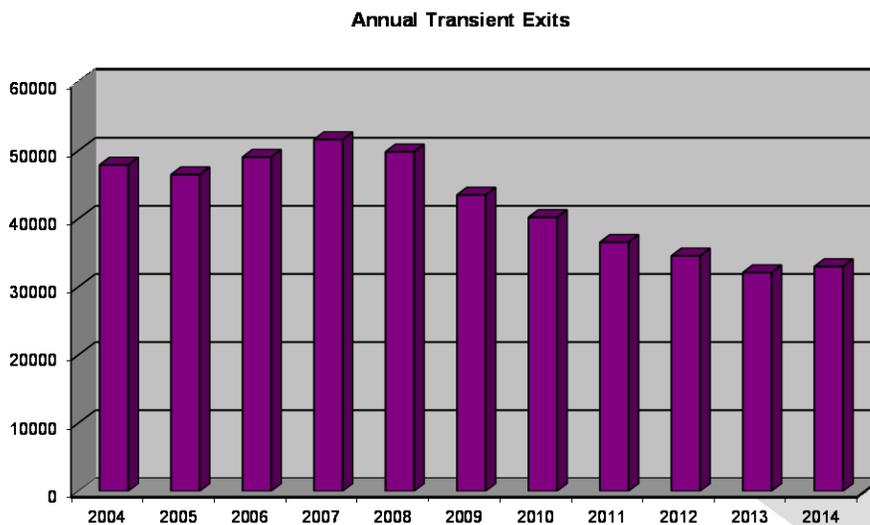
Usage in Abbott Square fluctuates according to events at the Library and at Federal Court. It is the busiest transient lot Downtown.

The downturn in transient parkers at Abbott is due, in large part, to the relocation of the Post Office and construction at the Federal building.

### Current Abbott Rates

0-15 Minutes .....	FREE
16-60 Minutes .....	.50¢
Each Additional Hour (or fraction thereof) .....	.50¢
24 Hour Maximum .....	\$4.50

The following chart illustrates the total number of transient customers per month at Abbott Square:





## AUTO-ATTENDANTS

The Auto-Attendants provide a popular option for transient parkers in the Hammond Street – Columbia Street area. We installed an additional Auto-Attendant on Exchange Street in 2009 to serve the new Court System building

Customers who use the Auto-Attendant lots park in one of the numbered spaces. They proceed to the Auto-Attendant machine, pre-pay for the amount of time required and receive a receipt indicating the amount paid as well as the expiration time. Enforcement is performed by the Parking Division of the Bangor Police Department.

### Current Rates

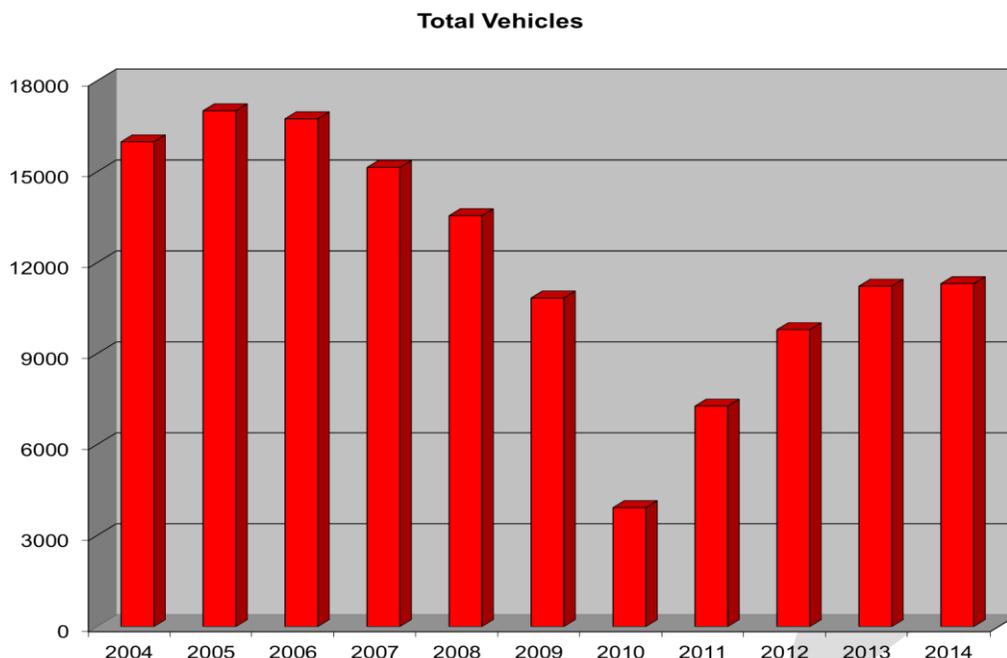
0-4 Hours (or fraction thereof) ..... .50¢ Per Hour

4-9 Hours (or fraction thereof) ..... \$1.00 Per Hour

### Hammond Street - Upper Deck

This lot's proximity to the County Building, the new Post Office and Main Street makes it a popular choice for transient parkers. The number of parkers has decreased in recent years due to business relocations and a reduction in the number of employees using this lot. The dramatic decrease in 2009 was due to two factors: the closing of the lot for 6 months due to construction and the relocation of the Court System from Hammond Street to Exchange Street. We are seeing a bit of an increase recently with the relocation of the Post Office from Harlow Street to Hammond Street.

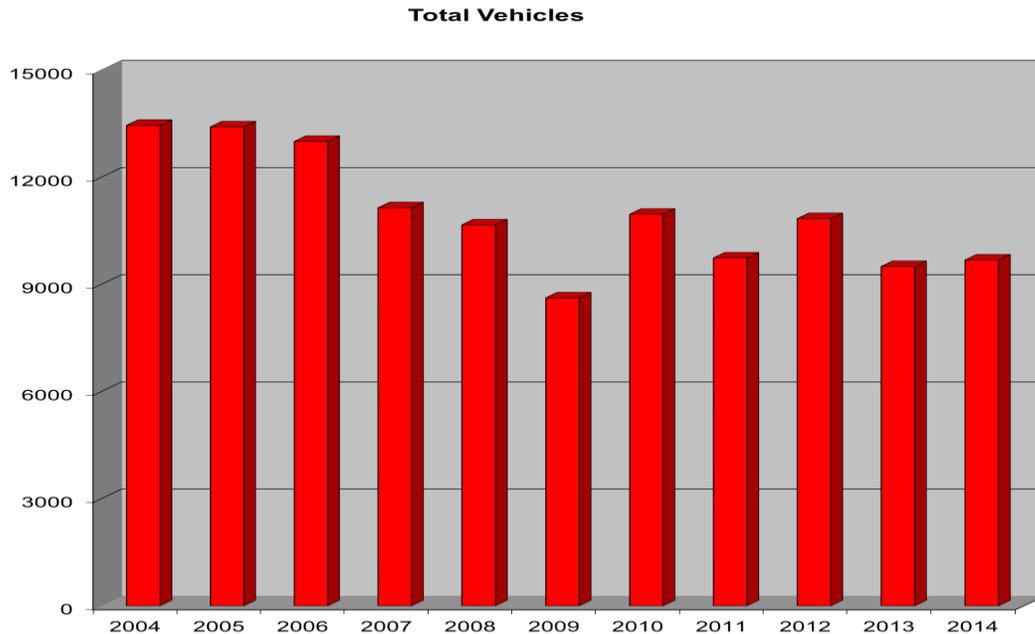
The following chart illustrates the total number of transient users at the Hammond Street Deck:



### Columbia Street Lot

This lot is popular with employees and customers of the service office located in the area.

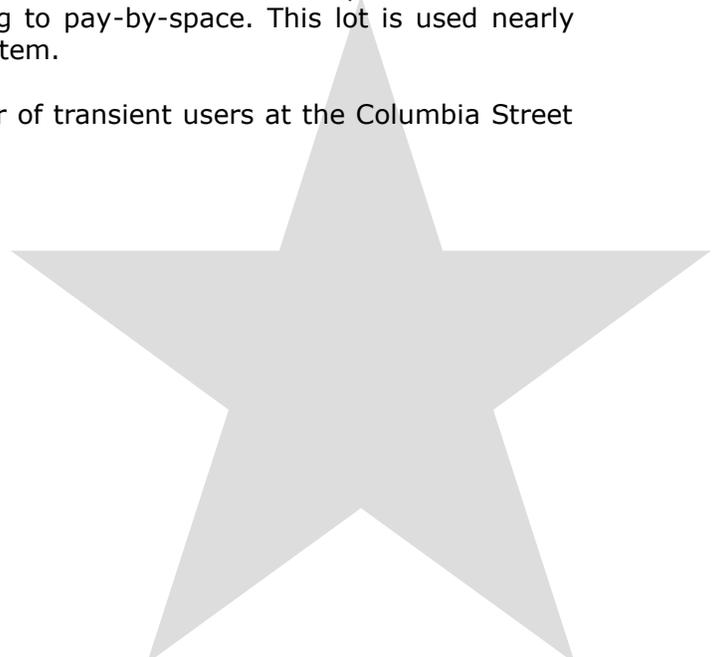
The following chart illustrates the total number of transient users at the Columbia Street lot:



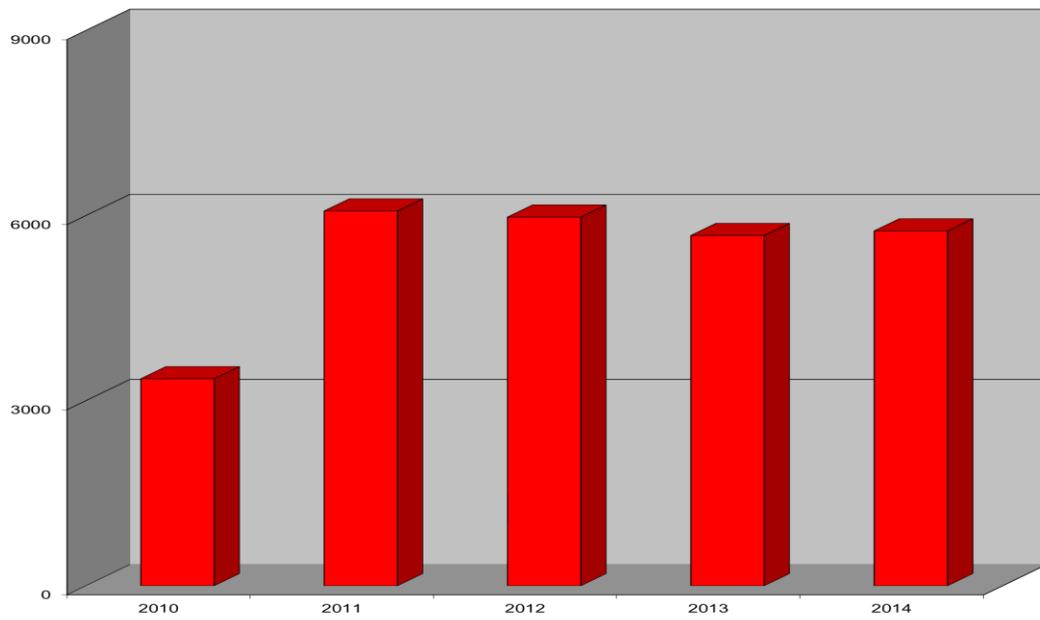
### Exchange Street Lot

The Exchange Street lot was opened in December of 2009. We took 17 spaces from Lot 5 and turned them from monthly permit parking to pay-by-space. This lot is used nearly exclusively by those visiting the new Court System.

The following chart illustrates the total number of transient users at the Columbia Street lot:



Total Vehicles



## Monthly Parking

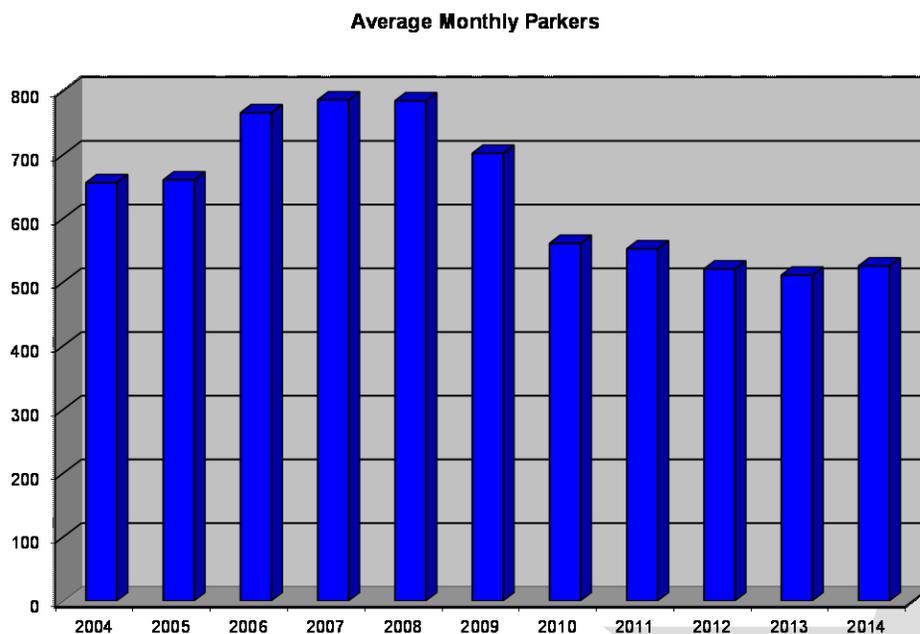
Monthly parkers are typically employees or residents of Downtown. They pay for parking on a monthly basis and are issued an electronic pass (Pickering Square, Abbott Square, Lot 9) or paper permits. The following is a summary of our current operations:

### THE GARAGE

Monthly parking at The Garage increased from 2001 – 2009 due to a contract with Eastern Maine Medical Center. This temporary contract was for 200 parkers to use the Garage before and during the construction of their new parking garage. The University of Maine System added an additional 120 employees to The Garage in October of 2005. We also saw an influx of parkers in 2006 due to the construction of the Court House on Exchange Street.

Monthly customers have since shifted back to the area behind the new Court House. In addition, we have seen quite a few larger businesses reduce or eliminate the number of parkers in the Garage.

The following table represents the total monthly parkers for The Garage. These totals include the Main Garage, Rooftop, and Lower level.

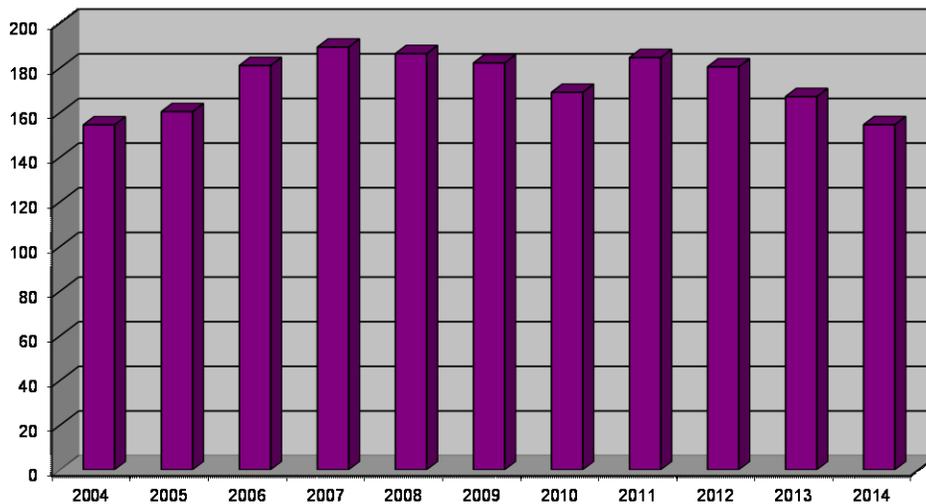


## ABBOTT SQUARE

We have seen an increase in demand for monthly parking in the Abbott Square/Haynes Court lots over the past few years. Bangor Savings Bank on Franklin Street is the single largest purchaser of permits for Abbott Square.

The following table represents the total monthly parkers for Abbott Square. These totals include the Abbott Square lot as well as the Haynes Court/Lower Abbott lot.

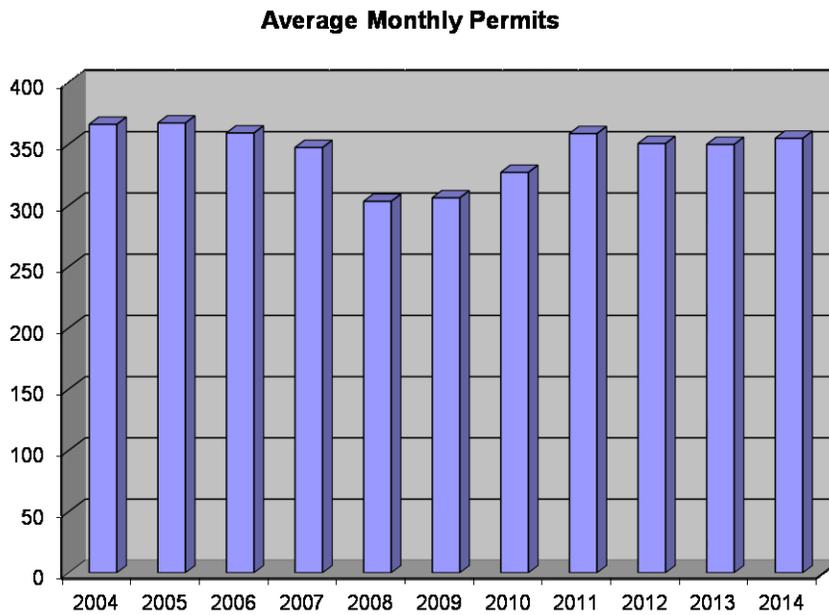
**Average Monthly Parkers**



## OTHER MONTHLY LOTS

Other monthly lots are located throughout the Downtown area. Customers purchase monthly parking permits at The Garage. Demand is currently highest at Lot 1 – lower level.

The following chart represents total number of parkers in Permit Lots #2,5,6,7,8,9,10,11, 12 & 13:





## Capacity / Mix Monthly Lots

Each of the monthly lots are priced according to demand and location—those lots with the highest demand and located closest to the center of Downtown command the highest prices. Pricing levels range from \$30.00 per month for Discount lots to \$79.00 for the Hammond Street deck. We are able to 'oversell' monthly lots as not every parker uses the system every day.

The following is the Monthly Parking Utilization Report as of July 2014:

#	LOT	MONTHLY COST	PERMIT SPACES	OVERSELL	TOTAL	SOLD	AVAILABLE	WAIT LIST
1	PICKERING SQ - MAIN	\$57.00	445	100	545	403	142	0
1	PICKERING SQ - ROOF	30.00	103	12	115	43	72	0
1	PICKERING SQ - LOWER	60.00	61	11	72	71	1	5
2A	HAMMOND SQ. (Lower)	79.00	43	5	48	48	0	28
2B	HAMMOND SQ. (Upper)	67.00	16	1	17	17	0	24
3	UPPER ABBOTT SQ	66.00	90	5	95	96	-1	21
4	L. ABBOTT/HAYNES CT	54.00	104	4	108	72	36	0
5	HANCOCK SQ	57.00	81	10	91	83	8	0
6	FRENCH STREET	54.00	6	0	6	6	0	0
7	KENDUSKEAG PLAZA - E	57.00	26	0	26	26	0	34
8	KENDUSKEAG PLZ - W	50.00	69	9	78	18	60	0
9	LOWER KENDUSKEAG	57.00	73	10	83	71	12	0
10	HIGH STREET LOT	54.00	29	4	33	33	0	0
11	COURT STREET LOT	30.00	57	5	62	34	28	0
12	BANGOR HOUSE	57.00	10	1	11	10	1	0
13	PEOPLES UNITED	57.00	3	0	3	3	0	0
	<b>TOTAL</b>		<b>1216</b>	<b>177</b>	<b>1393</b>	<b>1031</b>	<b>360</b>	<b>107</b>
	<b>NOTES</b>							
	Pickering Square – Main has 520 total spaces - 75 are held for transient (ticket) customers							
	Abbott Square has 161 total spaces - 93 are held for transient (ticket) customers							



---

## RECOMMENDATIONS

### Saturday Parking in Garage

The Garage started opening Saturdays in 2004 in response to the opening of the Maine Discovery Museum. It was launched as free parking as way to promote usage. In the early days an average of 24 transient cars parked on a Saturday. For the first 6 months of 2014, an average of 63 cars use the Garage.

One of the challenges of being open for free parking is that we have no one on staff in the Garage during the day. This leaves the facility vulnerable and without assistance if there is a problem. It is our recommendation that the we institute the same rate structure that we use for the rest of the week. We would use the additional revenues to staff the Garage during this period of time.

### Demand Outlook

Based on the current utilization report, we have sufficient parking with the downtown system. Recent developments/improvements around the Garage should continue to increase its usage. If the building at 1 Merchants Plaza were fully occupied, it could potentially put usage of the Garage near its capacity.

The one area of the City that continues to be in great demand for parking is the Abbott Square and Hammond Street deck lots. These lots handle the parking for City Hall, Bangor Savings on Franklin Street as well as Norumbega Hall on Harlow street along with the many business on Franklin, Harlow, Central, Hammond and Columbia streets. This would seem the next area that will require additional parking. Thought should be given to expanding Abbott Square lot up (or down) and/or decking over the lower Abbott lot. These areas may not be needed for a few years, but it would be better to have the ability to expand than to be in a parking deficit in years to come.





## DOWNTOWN BANGOR PARKING LOTS

