

MEMO

To: Board of Selectmen
 From: M.Malone
 Date: November 12, 2018
 Re: Commuter Parking Fees – South Ave Lot

The Town maintains a lease with the Roman Catholic Archbishop of Boston through December 31, 2020 for the South Ave. lot. This lease provides the Town with 102 possible parking spots. There are 94 parking spots in the actual lot and 8 off-street parking spots. Currently, there are not assigned parking spots for permit holders. The Town is responsible for clearing snow and ice from the premises, and would very likely have some liability if someone were to slip and fall on the premises as well. The lease cost for calendar year 2019 is \$57,434.16.

Below are the actual and estimated expenses related to issuances of the 102 parking spaces:

Actual calendar year Lease cost between the Town and Archbishop	\$ 57,434.16
Estimated annual cost to plow permitted spots (based upon an estimate of 24 storms per year and DPW costs)	\$ 13,894.93
Estimated Cost of permits (total 102 permits)	\$ 300.00
Administrative cost (insurance, staff, enforcement, and misc. costs) (includes Town insurance, staff time, enforcement, & miscellaneous)	\$ 10,000.00
Estimated insurance	\$ 400.00
Estimated town staff time	\$ 1,000.00
Estimated enforcement	\$ 3,600.00
Miscellaneous & possible cost over-runs	\$ 5,000.00
Estimated cost to repaint parking lines	<u>\$ 1,575.00</u>
Estimated Town Cost	\$ 83,204.09

Below is the list of neighboring communities and the cost of their respective parking fees and parking spot availability:

	Resident	Non-resident	One-rate
Wellesley (224 spots available)	480	1,080	
Needham (35 spaces, Needham Center)	Not published	Not published	
Framingham – Pearl	780	960	
Framingham - Waverly	n/a	n/a	1,080

Recommendations & Other considerations:

Based upon actual and estimated cost to be incurred by the Town of Natick, and neighboring commuter parking cost and availability, I recommend increasing commuter parking rates to \$825 (residents) and \$1,200 (non-residents) per year. For Natick residents, this is a \$175 increase from last year (calendar year rate for 2018 was \$650). However, \$825 for Natick residents is just \$45 more per year compared to what Framingham's residents pay to park at Pearl.

For Natick non-residents, a \$1,200 rate would represent an increase of \$250 from last year, and \$120 more than what is charged in Wellesley and Framingham (Waverly) and \$240 (more than what is charged in Framingham (Pearl)). Consistent with last year, it is recommended that permit preference be given to Natick's residents over non-residents.

I would also recommend that permit holders pay any processing fees if they use their credit cards for permit payments. Payments at the department window have a transaction fee, but payments on-line do not have a fee.

Additionally, I am recommending that permit holders be required to associate their commuter parking permit with particular license plates that are registered to the same household mailing address (maximum of 3), at the time of permit application and agree that the permit is for the household's exclusive use.

I am currently reviewing other Town parking permits and applications and will have recommendations for your consideration in the coming weeks.