

**City of Minneapolis**  
**Request for Committee Action**

**To:** Transportation & Public Works  
**Date:** 4/19/2016  
**Referral:** Ways & Means  
**From:** Public Works Department  
**Prepared by:** Mark Read, Assistant Parking Systems Manager, Traffic & Parking Services  
**Presented by:** Mark Read, Assistant Parking Systems Manager, Traffic & Parking Services  
**File type:** Action  
**Subcategory:** City Policies

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**Subject:**  
2016 Off-Street Municipal Off-Street Parking Rates

**Description:**  
Authorizing revised or new off-street parking rates by proper City officers as follows:

1. Adopt the 2016 base off-street parking rates per the attachment;
2. Retain flexibility to the monthly rate at plus or minus 15 percent;
3. Increase flexibility to the transient rates at plus or minus \$2.00; and
4. Increase flexibility to the event rates at plus or minus \$10.00;

**Previous Actions:**  
March 23, 2010 – Acceptance of 2010 base rates for municipal parking facilities.  
March 20, 2007 – Acceptance of 2007 base rates for municipal parking facilities.  
November 5, 2004 – Acceptance of 2005 base rates for municipal parking facilities.  
December 28, 2001 – Acceptance of 2002 base rates for municipal parking facilities.  
November 22, 2000 – Authorization of proper City officers to: Establish rates for new parking facilities or programs; Modify monthly rates +/- by up to fifteen percent; Modify transient rate +/- by up to \$1.50; Modify event rates +/- by \$3.00. Acceptance of 2001 base rates for municipal parking facilities.

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**Ward/Address:**  
All Wards

**Background/Analysis:**  
In 2000, City Council took action to establish a comprehensive approach to setting off-street parking rates for our Municipal parking ramps and lots as well as provide flexibility to adjust these rates. These base rates have been used and adjusted from time to time to reflect market conditions while being more responsive to business trends. Using this adjustable rate system, we are afforded ourselves a flexible and proactive ability within the broad downtown parking marketplace but also for each specific municipal ramp or lot within its smaller competitive area.

Since 2000, Public Works has periodically examined operational aspects and market conditions related to our Off-Street Municipal Parking Facilities within the downtown parking marketplace. Related to setting parking rates, our review includes usage, pricing, supply/demand, revenue impact, operating expense and market trends. Comparisons are considered among the private sector and our Municipal locations where available and appropriate.

The current downtown Off-Street Municipal Parking system is shown on the attached map. It includes 17 ramps and 8 lots with a total of 22,226 parking spaces.

In the past year, the market has continued to show increased demands on parking. A stronger economy and multiple development projects built on former surface parking lots have caused changes in available parking supply and patterns. Locations near City Hall, Target Field and Target Center showed strong demand due to these changes. Transient rates have been adjusted in these areas but demand remains high.

Another location experiencing high demand is the Leamington Ramp located in the convention center area which is primarily used by daytime workers in nearby office towers. Due to market forces, rates have increased but demand still remains high.

The areas around the new US Bank Stadium, Target Center, and Target Field will continue to demonstrate the strong demand for both transient and event parking with some ramps at or near capacity most weekdays.

Based on these current trend analyses and economic conditions, Public Works has used the adjustable rate system since 2010. The 2016 current rates are shown in the attachment labeled as the 2016 Base Rates. Public Works requests setting these current rates as the 2016 base rates.

In addition, Public Works seeks to continue the successful adjustable rate system with the following items:

- Retain flexibility to the monthly rate at plus or minus 15 percent;
- Increase flexibility to the transient rates at plus or minus \$2.00; and
- Increase flexibility to the event rates at plus or minus \$10.00;

With the recent trends, new developments and opening of US Bank Stadium, Public Works is anticipating greater market demand and expects these rates and flexibility should meet our future needs.

**Financial Review:**

**No additional appropriation required, amount included in current budget.**

**Attachments:**

1. 2016 Base Parking Rates.
2. 2016 Downtown Off-Street Municipal Parking system.