



MEMORANDUM

PLANNING AND URBAN DEVELOPMENT DEPARTMENT

PLANNING DIVISION

To: Sustainability and Transportation Committee
From: Jeff Levine, Director, Department of Planning & Urban Development
Date: September 14, 2018
Re: Parking update
Meeting Date: September 19, 2018

On June 13, 2018, the S&T Committee met to discuss the *Parking Study for Downtown, the Old Port, and the Eastern Waterfront*, as well as parking issues in the city more broadly. In response to questions and comments received during that meeting, staff has prepared the following responses.

1. Provide update on prioritization of recommendations from the *Parking Study*.

The attached table lists recommendations from the *Parking Study* and indicates which of the five major parking challenges identified in the *Parking Study* – island visitor parking, island resident parking, employee monthly parking, low-wage earner parking, and high on-street occupancy - each recommendation addresses (*Attachment 1*). The table also notes our current state of implementation and work to date for each recommendation, and identifies recommendations for which there has been formal demonstration of support from community groups.

2. Identify new garages that are coming on line and how many parking spaces they will add.

See attached map, generated from data in both the *Parking Study* and recent rezoning and site plan applications (*Attachment 2*).

3. Provide update on time limited parking in residential zones.

The *Parking Study* recommends further analysis to determine whether unrestricted parking in neighborhoods within walking distance of Downtown/the Old Port/Eastern Waterfront is over capacity (i.e. being used to accommodate daytime parking demand from the study area). If so, the study suggests that these areas could be converted to time limit or metered spaces as a means of creating capacity for neighborhood residents (and potentially islanders). The study recommends gradual implementation to allow for monitoring to determine if significant additional demand is driven into Downtown/the Old Port/Eastern Waterfront.

Recently, the Parking Division has considered the possibility of converting unrestricted parking in the western part of Parking Zone 4, which covers the Eastern Waterfront and the southern part of Munjoy Hill. Given the lack of public consensus surrounding this potential change, there is no plan to convert this parking as of now.

4. Some of the parking restriction signs are confusing. Can we simplify them?

The Parking Division is actively working on efforts to simplify parking signs.

5. Are there ways for Casco Bay Lines or METRO to work with Lyft/Uber to augment their service?

As of now, Casco Bay Lines is not actively promoting partnerships with TNCs. However, the Planning Division anticipates a site plan review for improvements to the Casco Bay Lines terminal building in the coming months. As a product of that review, circulation changes on the Maine State Pier will be considered. Improving accessibility for both transit and TNC users will be a major consideration in the review.

METRO is currently reaching out to TNCs to see if there is potential for better partnerships with transit.

6. Provide update on remote parking/shuttle to alleviate traffic and parking issues, especially on Commercial St. / Thames St.

The city is pursuing the concept of piloting a Commercial Street shuttle, and there will be some consideration of parking and shuttle operations on Commercial Street as part of the scope for the *Commercial Street Operations Master Plan*. In addition, METRO is planning to reassess the configuration of both their Route 8 and Route 1 service in the short-term, and there could be opportunity for synergy with these efforts. There could also be a role for a TMA in any transit service on Commercial Street.

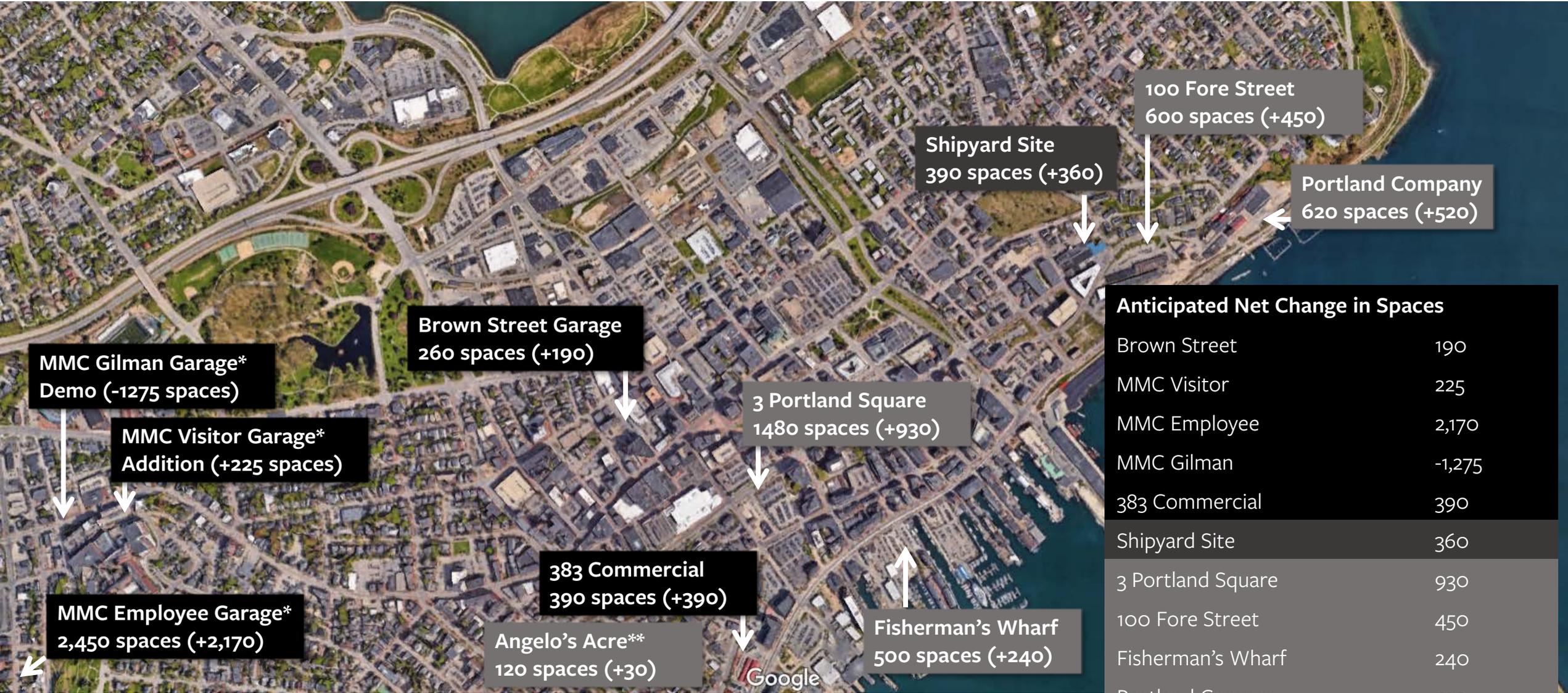
Attachments

1. Status of Recommendations from the Parking Study for Downtown, the Old Port, and the Eastern Waterfront
2. Approved or Anticipated Structured Parking Map

STATUS OF RECOMMENDATIONS FROM THE PARKING STUDY FOR DOWNTOWN, the OLD PORT, and the EASTERN WATERFRONT (9/14/18)

Recommendation	Implementation stage	Level of support	Potential partners	Potential Funding	Parking challenge addressed					Work to date	Future work in pipeline
					Island visitor parking	Island resident parking	Employee monthly parking	Low-wage earner parking	On-street occupancy		
Explore the formation of a transportation management association (TMA)	Actively pursuing	Supported by private & public partners, including PDD, Chamber, GPCOG, METRO	PDD, Chamber, GPCOG, METRO, MMC	PACTS/Federal CMAQ City Non-profit and quasi-public partners Private sector	●	●	●	●	●	Developed proposal for Smart Access Pilot, to be housed at the city Holding meetings with major stakeholders Generating startup funding through private sector	
Partner with TNCs/taxis to address specific parking challenges for constituents	Actively pursuing	Remote parking suggested by PIC as city-wide strategy	TNCs, taxis	City Users	●	●	●	●	●	Offering and actively pursuing additional remote parking options Reviewing circulation on Maine State Pier to enhance potential for TNC operations	
Expand specific island resident parking programs	Actively pursuing	Generally supported by PIC	Casco Bay Lines, PIC, TNCs, private sector parking owners/operators	City	●	●				Modified regulations to expand on-street options in the IR parking zone Relaxed street maintenance in summer Conducting marketing campaign to promote TNCs and Ucarshare Offering remote parking options for CB lines patrons Exploring options with private sector suppliers to provide overnight (and/or special event) parking near CB lines	
Pilot test higher and/or lower cost on-street parking in high and lower demand areas				City				●	●		
Extend on-street meter hours to 8 pm city wide		Supported by BPAC		City					●		
Improve parking management and technology	Actively pursuing	Supported by PDD Supported by BPAC	Private sector	City Private sector		●	●	●	●	Installed mobile payment system summer 2018 Considering public parking app to augment private sector (Parkopedia & ParkMe) platforms	
Change parking requirements and regulations	Actively pursuing			City			●	●	●	Reviewing parking requirements through ReCode Reviewing fee in-lieu provisions through ReCode	
Improve parking policies in the context of land use permits	Actively pursuing	Supported by PDD Land use concepts suggested by BPAC		City			●	●	●	Stepping up efforts to monitor efficacy of TDM plans, gather data Reviewing parking requirements through ReCode	
Increase car sharing use			Private sector			●					
Continue implementation of Peninsula Transit Study TDM recommendations (including additional TDM requirements for development and transit service enhancements/improved headways)	Actively pursuing	Supported by PDD	METRO, private sector	METRO/Federal STBG, Section 5307 City		●	●	●	●	Advancing TDM program through site plan review, TMA discussions Beginning work on Commercial Street Operations Master Plan	
Pursue additional transit recommendations (including circulator route/revisions to Rt 8)	Actively pursuing	Supported by PDD Supported by METRO	METRO	PACTS/State/Federal			●	●	●	Pursuing plans to pilot Commercial Street shuttle Completed Hub-Link Study in 2017 to connect Jetport-PTC-PULSE/Downtown-CBITD/Ocean Gateway	METRO to assess/redesign Route 8 METRO to expand employer e-pass programs
Invest in bicycle infrastructure (including additional bikeways, bike parking and bikeshare)	Actively pursuing		Private sector	PACTS/Federal STBG, TA City		●	●	●	●	Planning Bayside to PTC Pathway and West Commercial Street Pathway Developing bikeshare ordinance & regulations Installing bike lanes when opportunities arise (e.g. Park Ave, State St, Wash Ave, Allen Ave)	
Convert unrestricted parking to time limited or metered									●	Recently considered conversion of unrestricted parking in western portion of Zone 4. Not pursuing given lack of public consensus.	
Invest in multi-modal marketing and advertising	Actively pursuing	Supported and advanced by PDD Supported by BPAC	PDD, METRO, GPCOG	City, PDD		●	●	●	●	Conducting Multi-Modal Marketing Study with PDD	
Conduct additional data collection on parking supply and demand	Actively pursuing		Private sector (through site plan)	City	●	●	●	●	●		
Construct new structured parking with repurposable design						●	●	●	●		

APPROVED OR ANTICIPATED OFF-STREET PARKING | September 2018



Anticipated Net Change in Spaces	
Brown Street	190
MMC Visitor	225
MMC Employee	2,170
MMC Gilman	-1,275
383 Commercial	390
Shipyard Site	360
3 Portland Square	930
100 Fore Street	450
Fisherman's Wharf	240
Portland Company	520
Angelo's Acre	30
Total	4,230

*MMC parking structures are located outside the study area for the 2017 *Parking Study for Downtown, the Old Port, and the Eastern Waterfront*.
 **The Angelo's Acre figures are for restriping of the existing surface lot, based on estimates from the Parking Division.

- Approved
- In Review
- In Concept