

# FIRST STREET AREA PARKING PLANNING STUDY

## STUDY BACKGROUND

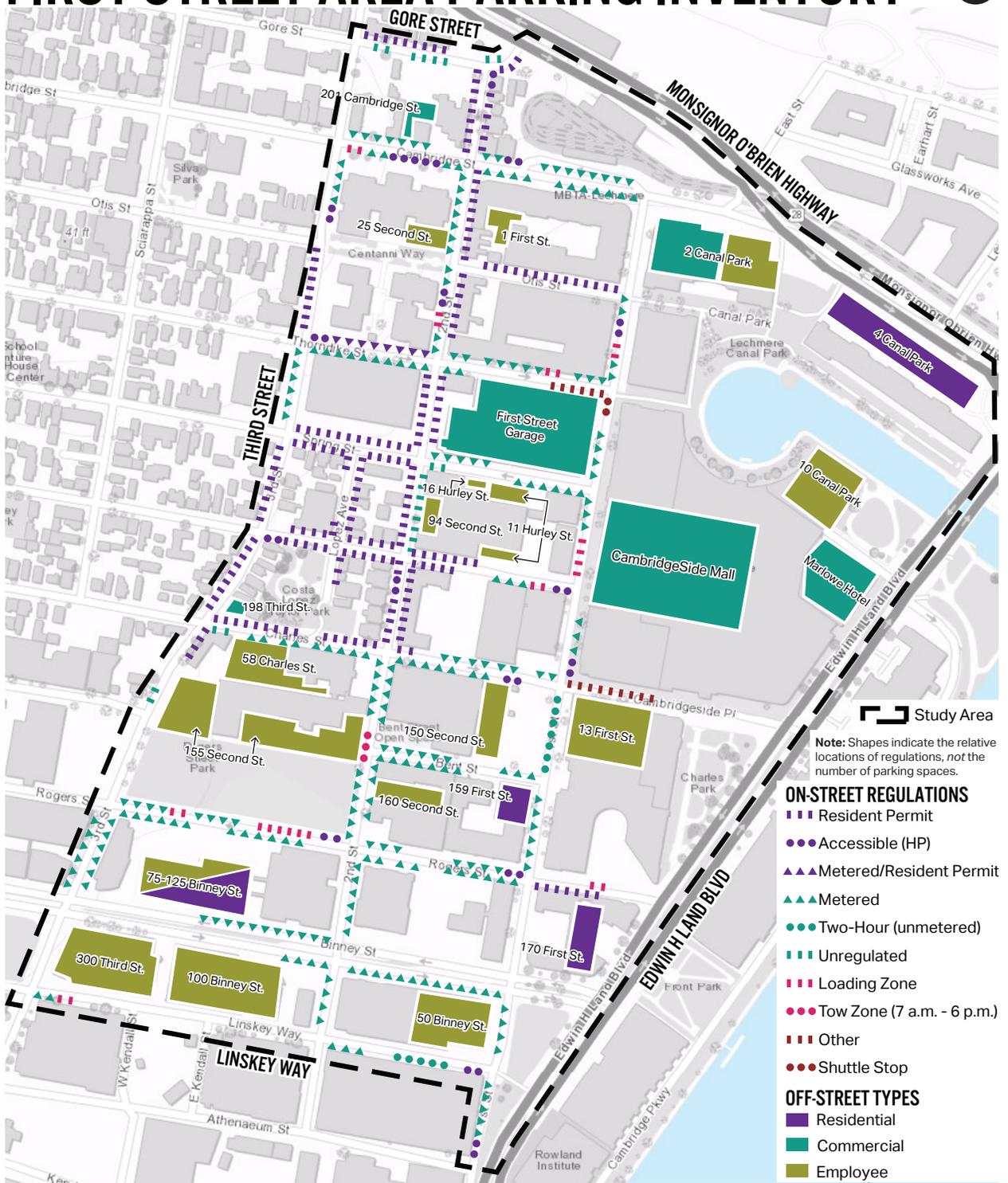
- The City has proposed leasing 420 unassigned parking spaces and approximately 9,000 square feet of ground floor area intended for retail use in the City-owned First Street Garage, located at 55 First Street.
- Based on the October 30, 2018 meeting, the City is conducting a study to evaluate the potential effects that leasing 420 parking spaces in the garage could have on parking demand, now and in the future.
- The results of the parking utilization study will be used to inform discussions and decision making associated with the potential disposition of the garage.
- The study will examine both the off-street and on-street parking supply within the study area, which is bounded by:
  - Linskey Way to the south
  - Third Street to the west
  - Land Boulevard to the east
  - Monsignor O'Brien Highway to the north
- Parking utilization data was collected in February and March 2019.
- On-street parking data was collected hourly, starting at 6:00 a.m. and ending at 11:00 p.m.
- On-street data was collected by block for each type of curbside regulation.
- Off-street data was collected every two hours, starting at 8:00 a.m. and ending at 6:00 p.m.
- Currently the First Street Garage contains approximately 1,100 parking spaces.
- Existing reports documenting parking utilization for off-street parking in the study area will also be used as part of the analysis. Comprehensive data from previous years about the First Street Parking Garage was provided by the City of Cambridge.
- The study should be complete in mid-April. A second community meeting about the disposition process will be held in late April / early May.

## PARKING UTILIZATION STUDY METHODS

- Parking utilization studies are conducted by collecting data on the number of occupied parking spaces in a certain area over a specific period of time.
- By observing the number of occupied parking spaces, the parking utilization can be determined.
- Over the course of a day, parking utilization data reveal patterns that can help determine when and where parking is most in demand.
- With further analysis, this data can be used to understand who needs parking, when, and where. The results can help inform future parking management strategies.



# FIRST STREET AREA PARKING INVENTORY



## 7,467 TOTAL PARKING SPACES

### OFF-STREET

Employee	2,677
Commercial	2,200
Residential	830
First St. Garage	1,110
<b>OFF-STREET TOTAL</b>	<b>6,817</b>

### ON-STREET

Resident Permit	228	Unregulated	22
Accessible (HP)	26	Loading	18
Metered/Resident Permit	10	Tow Zone (7 a.m. - 6 p.m.)	5
Metered	313	Other	12
Two-Hour (unmetered)	16	<b>ON-STREET TOTAL</b>	<b>650</b>

On-street data collected January 2019, information on off-street parking uses provided by City of Cambridge



# FIRST STREET PARKING GARAGE

## GARAGE USERS



### RESIDENTS USE THE GARAGE FOR

- monthly parking
- during snow emergencies
- short-term parking



### MONTHLY PASSES ARE ALSO AVAILABLE

- to local building tenants as required by the urban development action grant
- to others (wait list for new passes)



### SHORT-TERM PARKING IS AVAILABLE TO ANYONE

- by the day
- by the hour

## MONTHLY PASSES BY TYPE JANUARY '19

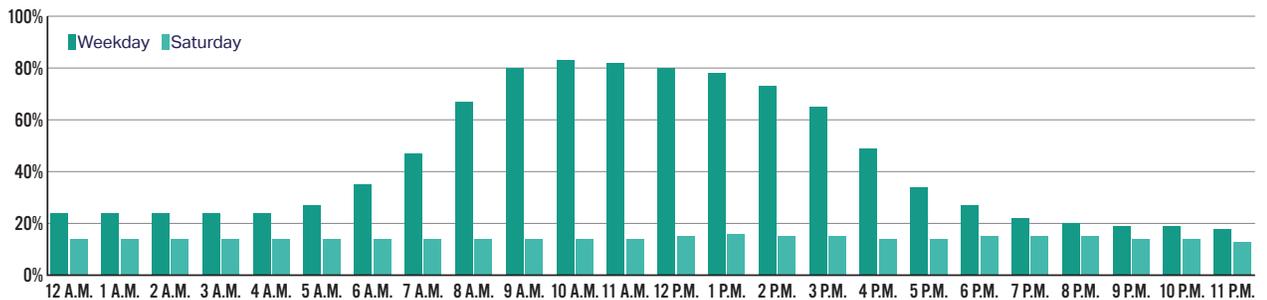
Cambridge Residents	236
Cambridge Health Alliance	358
Commonwealth of Massachusetts	57
Gore Street Project	23
Complimentary*	211
All Others	617

\*Complimentary passes provided for City vehicles, garage staff, a limited number of CHA and state employees, and others per temporary agreements.

**60% OF PASS HOLDERS USE THE GARAGE ON A DAILY BASIS.**

Data provided by the City of Cambridge

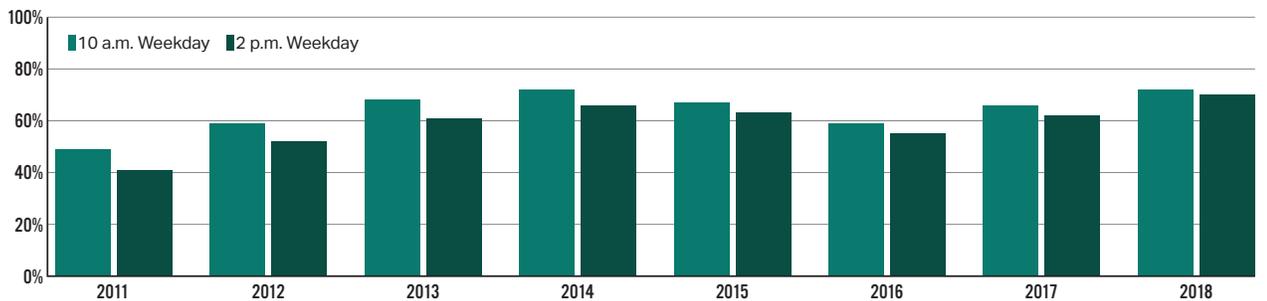
## FIRST STREET GARAGE UTILIZATION OVER THE COURSE OF THE DAY



Data from February 2019 vehicle activity report summaries provided by the City of Cambridge

- The First Street Garage is mainly used on weekdays. The most popular times are between 9:00 a.m. and 2:00 p.m.
- Overall the garage accommodates its existing demand. The highest utilization measured is 83% at 10:00 a.m. on a weekday.

## FIRST STREET GARAGE UTILIZATION OVER TIME



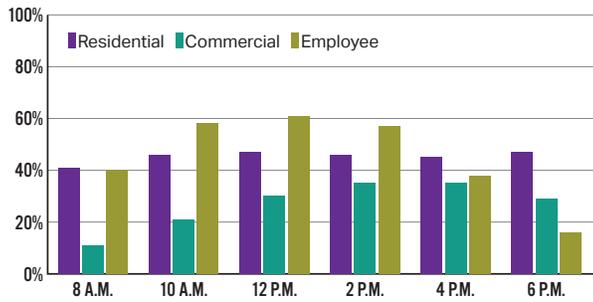
Historical data made available by the City of Cambridge

- Use of the garage on weekdays increased between 2011 and 2019, with average utilization growing from approximately 45% to approximately 75%.
- Potential causes of the changes in utilization include: growth in the economy, which brought more construction and development to the area; higher parking fees; increased hourly parking rates at the CambridgeSide Mall; and the leasing of spaces to Cambridge Health Alliance.



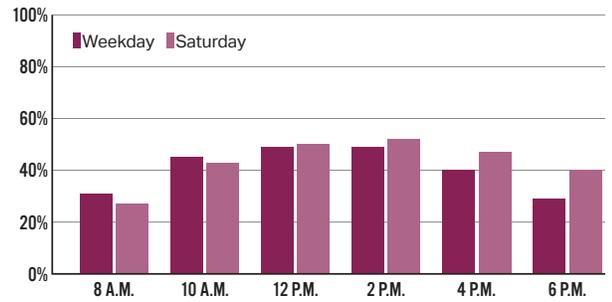
# FIRST STREET AREA PARKING UTILIZATION 4

## OFF-STREET PARKING UTILIZATION BY TYPE OF PARKING (WEEKDAY)



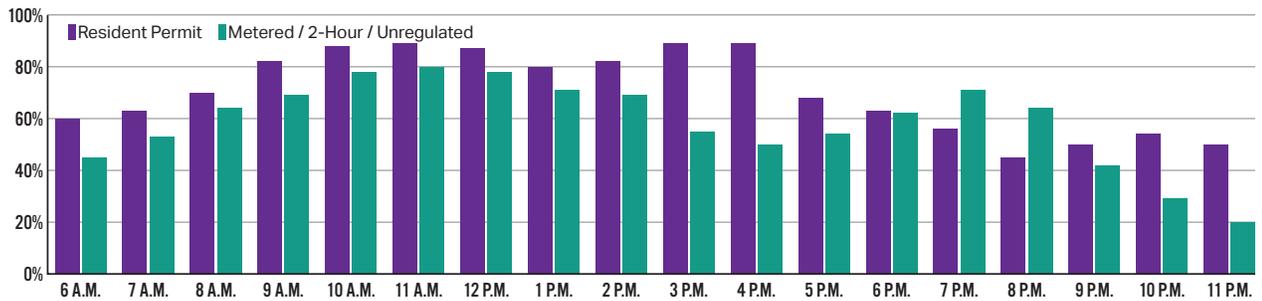
Data collected in February 2019, supplemented with existing data from reports provided by the City of Cambridge

## OFF-STREET PARKING UTILIZATION WEEKDAY VS. SATURDAY



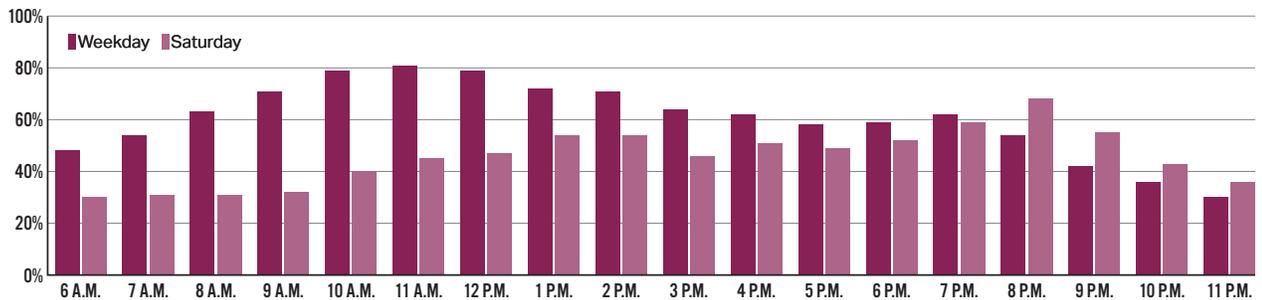
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## ON-STREET PARKING UTILIZATION BY TYPE OF PARKING (WEEKDAY)



Data collected in February 2019

## ON-STREET PARKING UTILIZATION WEEKDAY VS. SATURDAY



Data collected in February and March 2019

## WEEKDAY KEY FINDINGS

- On weekdays, parking utilization is highest midday.
- At 12:00 p.m. on-street parking is 79% full and off-street parking is 49% full.
- At 12:00 p.m., employee parking has the highest utilization of all off-street parking types, at 62%.
- On-street parking is used through the study area. Meter, 2-hour, unregulated, and permit parking is highly utilized during the midday.
- It is likely that parking use is driven by “external” users such as employees, customers, and others who come to the area for shopping, dining, meetings, or appointments.

## SATURDAY KEY FINDINGS

- On Saturday, the highest utilization of on-street parking occurs at 8:00 p.m.
- At 8:00 p.m. metered, 2-hour, and unregulated parking is 82% occupied. Use is concentrated east of Second Street near Charles Street, though it is spread through the area. Permit parking is only 58% occupied at this time.
- At 11:00 p.m. on Saturday, spaces are largely empty. There does not appear to be high demand for overnight parking.



# FIRST STREET AREA | WEEKDAY 8 A.M.

## UTILIZATION

- Very low (0-50%)
- Low (51-75%)
- Medium (76-85%)
- High (86-100%)
- N/A - First Street Garage or construction
- Data not collected

Data was collected at off-street parking lots/garages every two hours, starting at 8:00 a.m. and ending at 6:00 p.m., when the facilities were accessible. Data for the First Street Garage was collected separately since the analysis of utilization in the area will be used to understand the potential impacts of changes to the First Street Garage.



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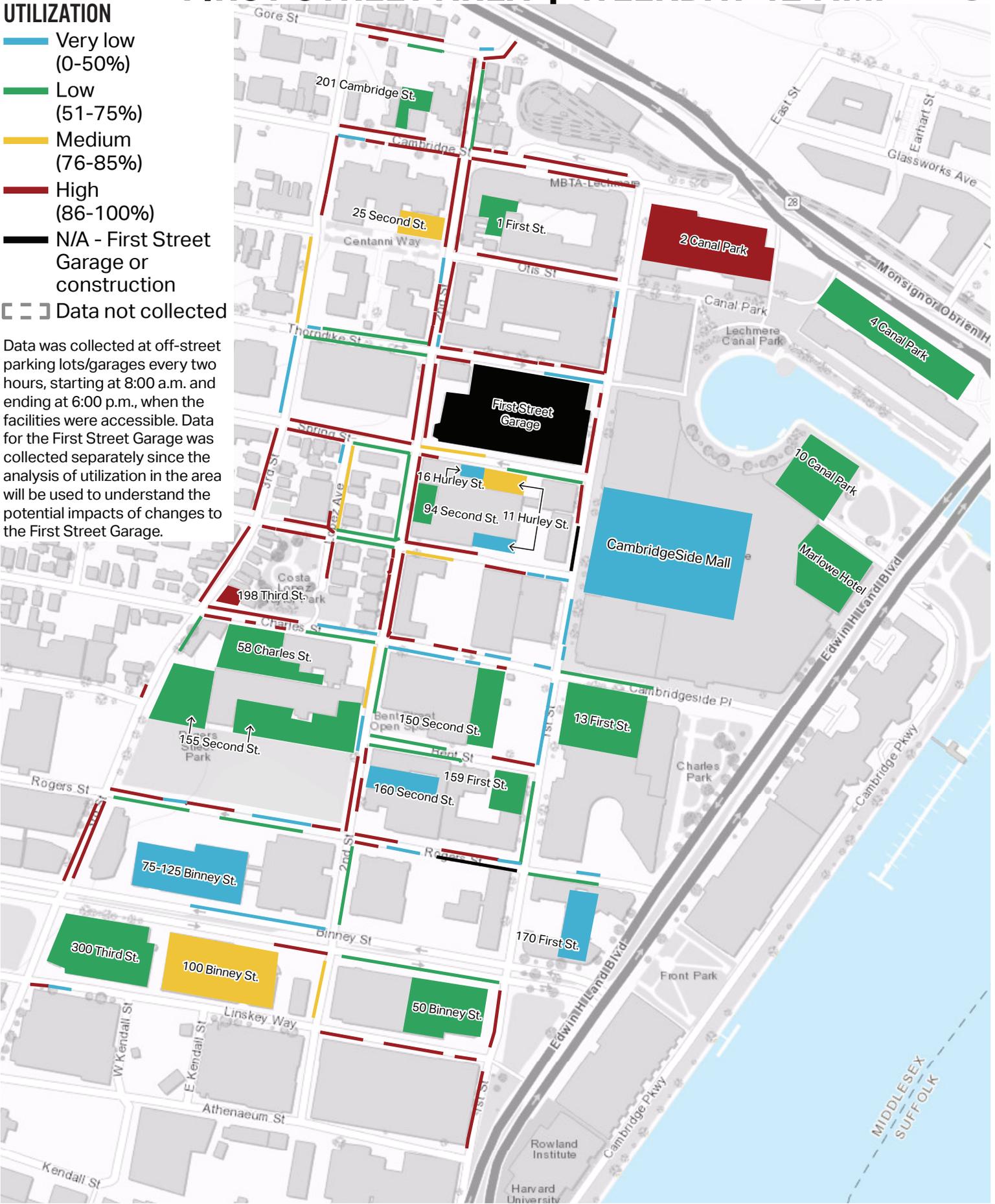


# FIRST STREET AREA | WEEKDAY 12 P.M.

## UTILIZATION

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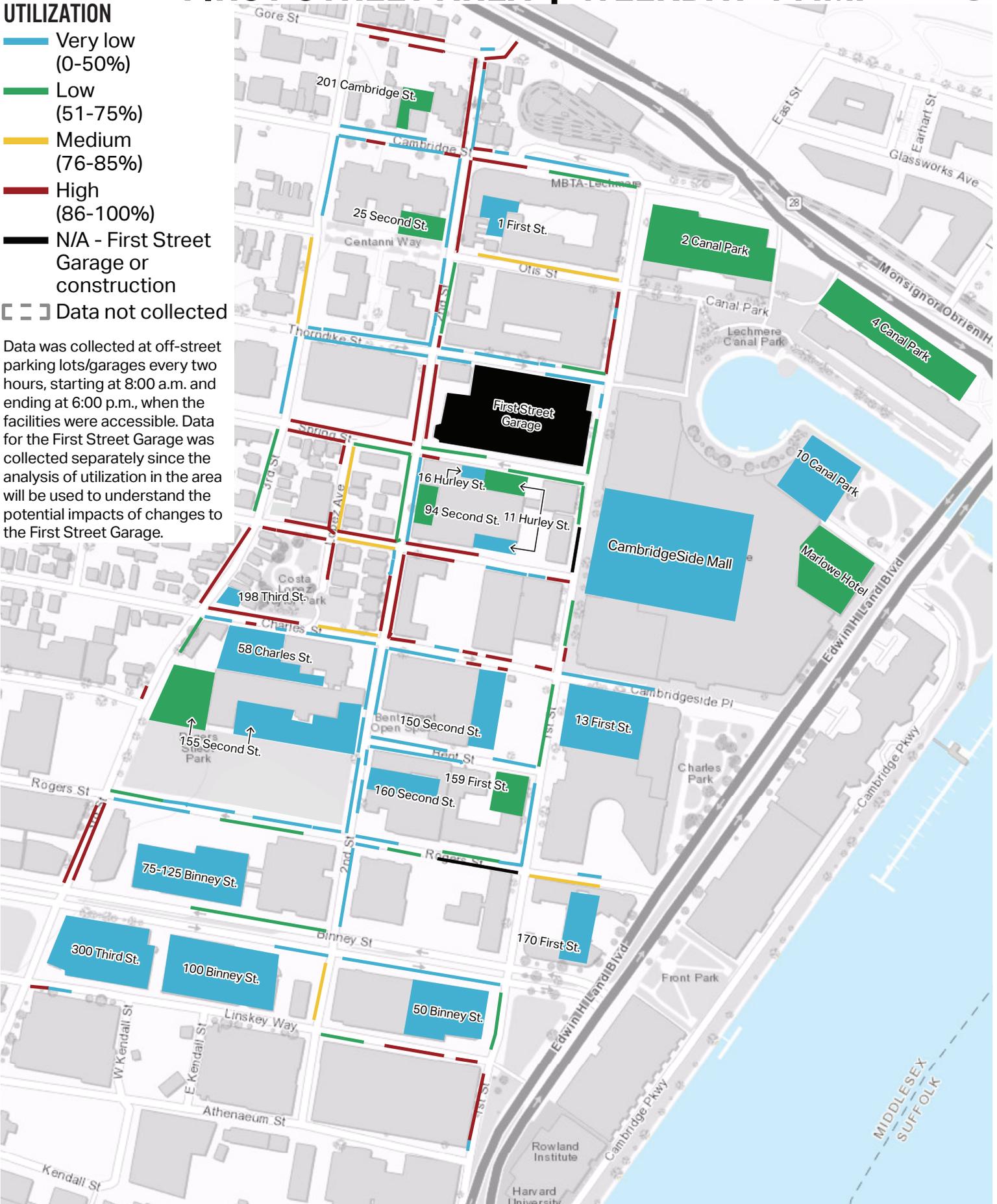


# FIRST STREET AREA | WEEKDAY 4 P.M.

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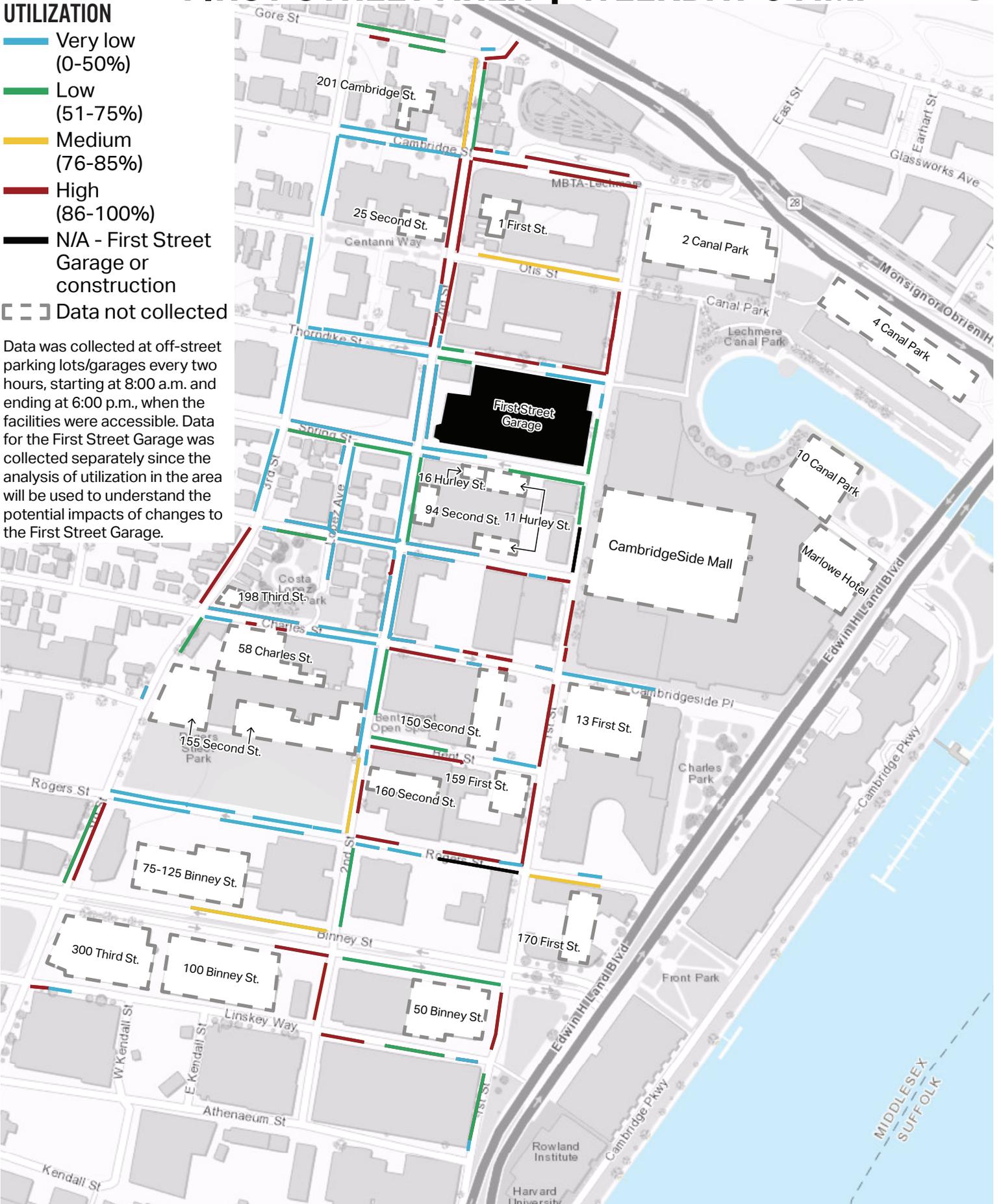


# FIRST STREET AREA | WEEKDAY 8 P.M.

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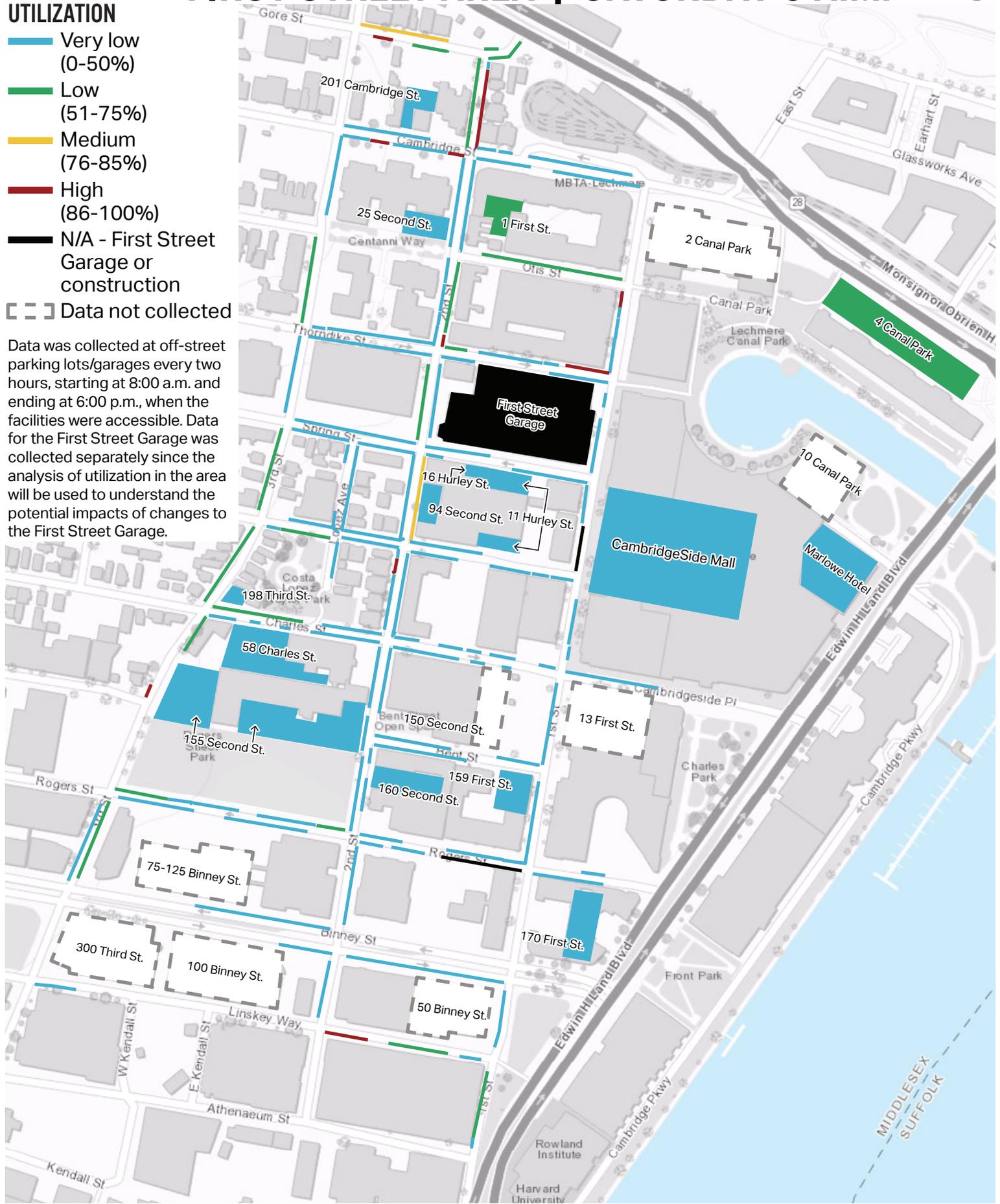


# FIRST STREET AREA | SATURDAY 8 A.M.

## UTILIZATION

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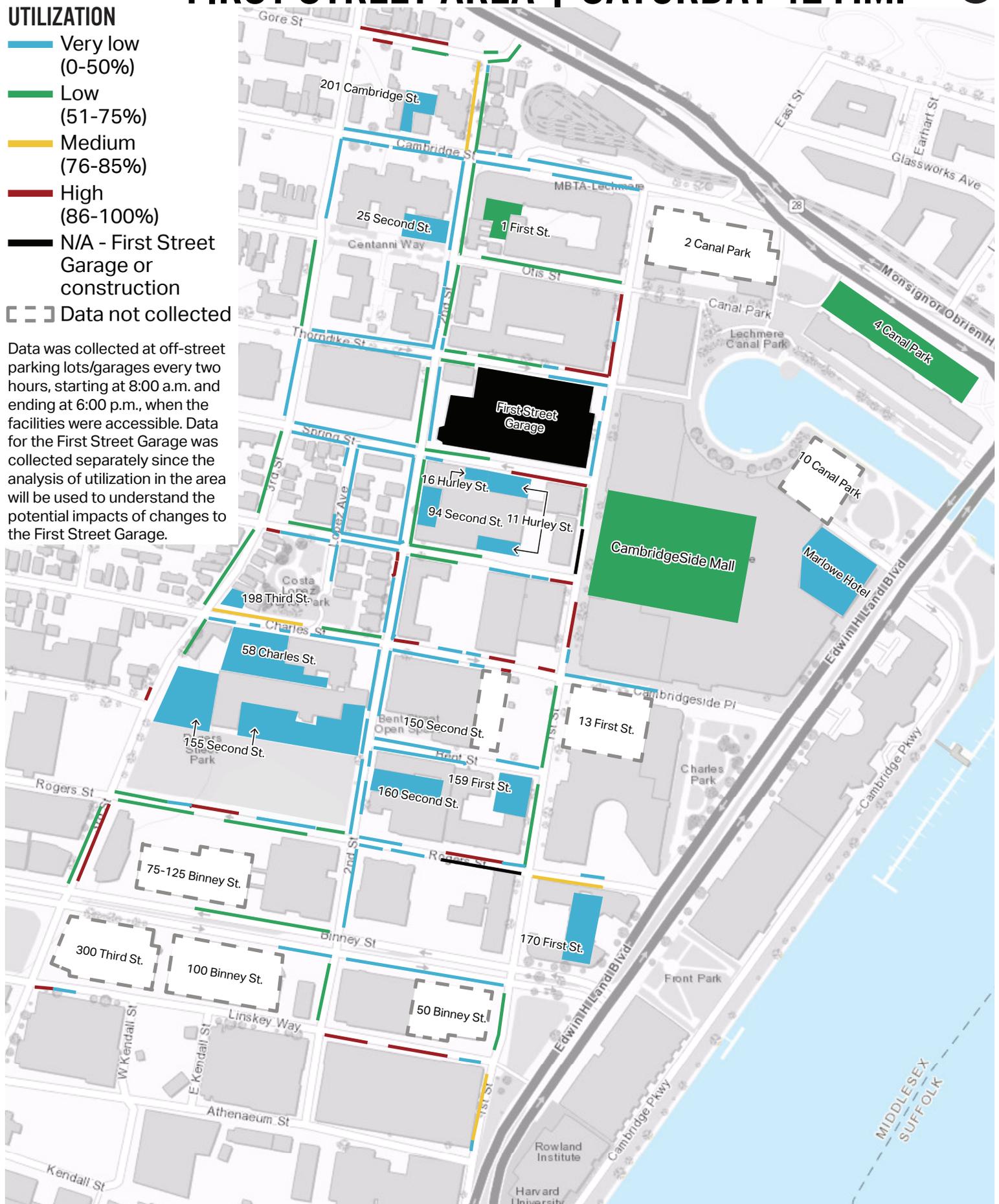


# FIRST STREET AREA | SATURDAY 12 P.M.

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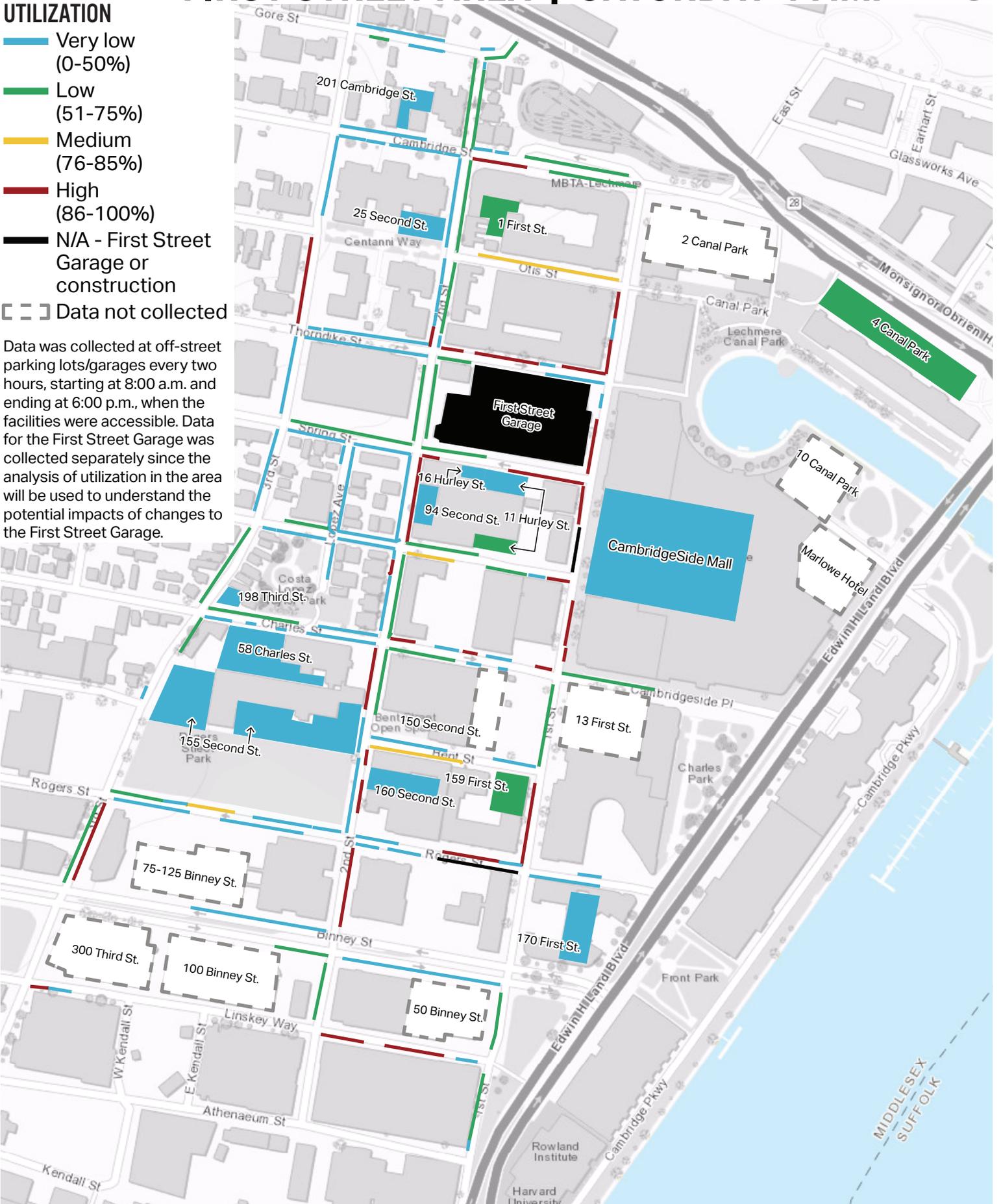


# FIRST STREET AREA | SATURDAY 4 P.M.

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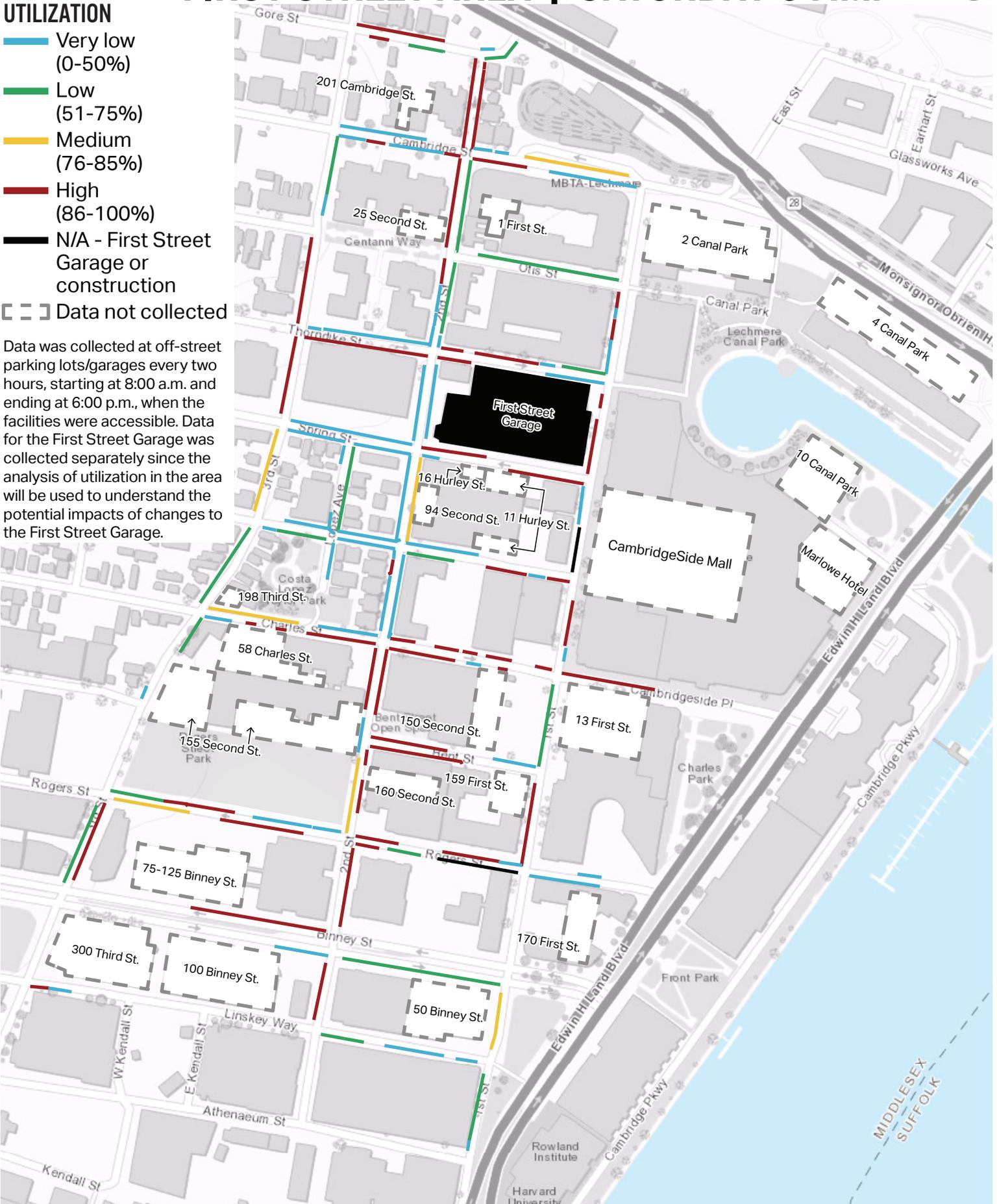


# FIRST STREET AREA | SATURDAY 8 P.M.

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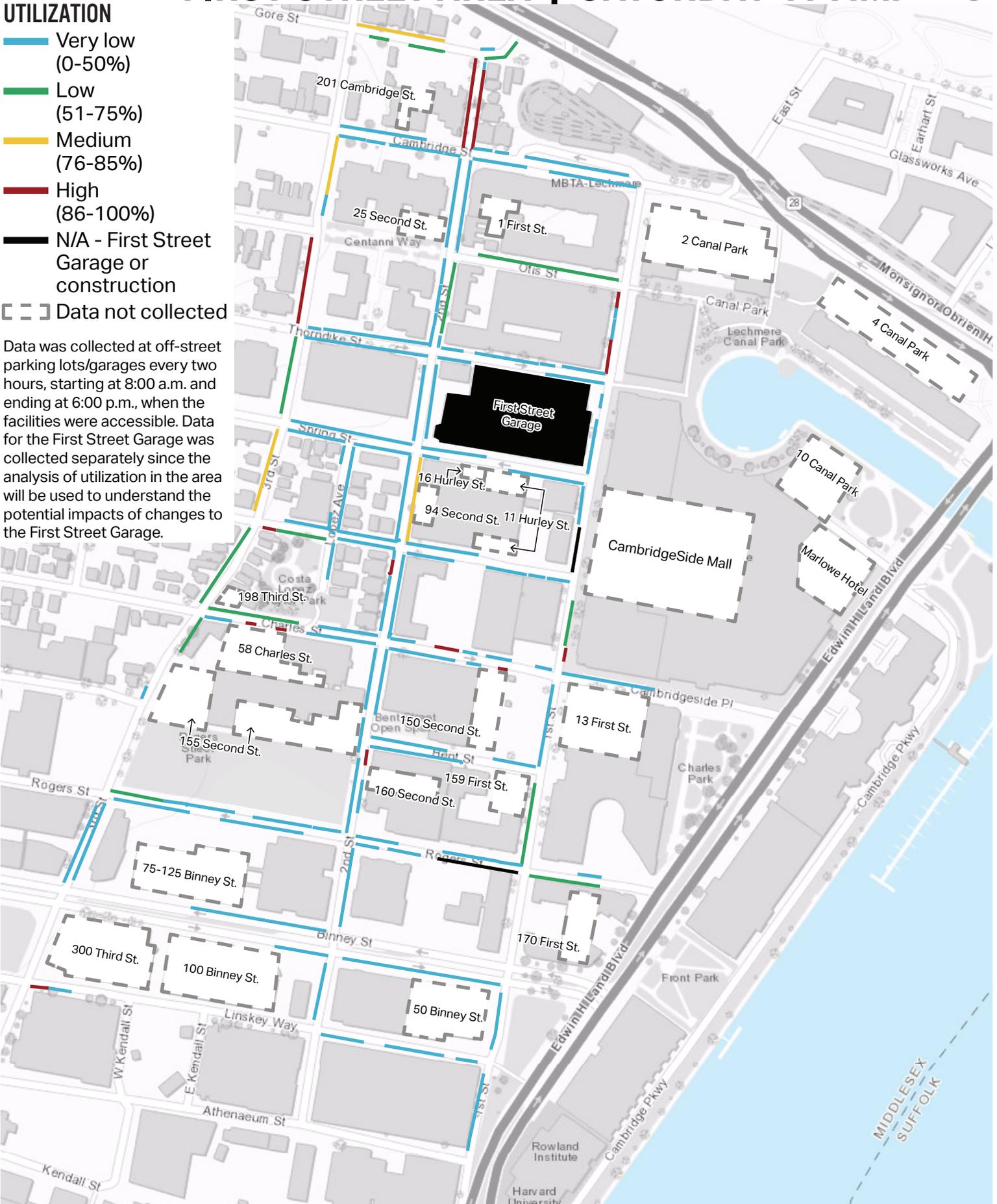


# FIRST STREET AREA | SATURDAY 11 P.M.

## UTILIZATION

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