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

<table>
<thead>
<tr>
<th>OFF-STREET</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Employee</td>
<td>2,677</td>
</tr>
<tr>
<td>Commercial</td>
<td>2,200</td>
</tr>
<tr>
<td>Residential</td>
<td>830</td>
</tr>
<tr>
<td>First St. Garage</td>
<td>1,110</td>
</tr>
<tr>
<td><strong>OFF-STREET TOTAL</strong></td>
<td><strong>6,817</strong></td>
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</table>

<table>
<thead>
<tr>
<th>ON-STREET</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Resident Permit</td>
<td>228</td>
</tr>
<tr>
<td>Accessible (HP)</td>
<td>26</td>
</tr>
<tr>
<td>Metered/Resident Permit</td>
<td>10</td>
</tr>
<tr>
<td>Metered</td>
<td>313</td>
</tr>
<tr>
<td>Two-Hour (unmetered)</td>
<td>16</td>
</tr>
<tr>
<td><strong>ON-STREET TOTAL</strong></td>
<td><strong>650</strong></td>
</tr>
</tbody>
</table>

On-street data collected January 2019, information on off-street parking uses provided by 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.

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.

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FIRST STREET AREA PARKING UTILIZATION

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

- 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.

OFF-STREET PARKING UTILIZATION WEEKDAY VS. SATURDAY

- 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.

WEEKDAY KEY FINDINGS

SATURDAY KEY FINDINGS
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.

Data collected in February 2019, off-street data supplemented with existing data from reports provided by the City of Cambridge.
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.
UTILIZATION
- Very low (0-50%)
- Low (51-75%)
- Medium (76-85%)
- High (86-100%)
- N/A - First Street Garage or construction

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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- Low (51-75%)
- Medium (76-85%)
- High (86-100%)
- N/A - First Street Garage or construction

Data not collected

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