

*City of Biddeford*  
**Downtown Committee**  
**March 26, 2024 5:00 PM Council Chambers & Zoom**  
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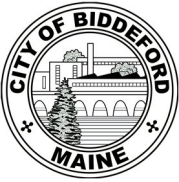
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**224 1968**

**Webinar ID: 994 1240 2065**  
**International numbers available: <https://biddeford.zoom.us/j/99412402065>**

**Status:**

- 1. Call to order**
- 2. Approval of the Minutes**
- 3. Staff Update**
- 4. Discussion/Review**
  - 4.a. Recommendation/Parking Fees for P4302 (28 Franklin St) and P4303 (25 Franklin St)  
[20240326 Review Parking Fees and Optimizing the Efficacy of Public Parking in the Areas of Jefferson, Washington, and Franklin Streets - BRIEF](#)  
[Franklin St Parking lot rates](#)
  - 4.b. DC2024.xx Approval/Amend Part ii Code of Ordinances, Article IV - Specific Street Regulations, Sec 42-100 Disability Parking, at or near 270 Main Street  
  
[20240326 DC2024.1 Amend Sec 42-100\(a\) Disability Parking at 270 Main St - ORDER](#)  
[20240326 Disability Parking in area of McArthur Library - BRIEF](#)  
[20240326 Downtown Committee - Main St Parking Survey - ATTACHMENT 1](#)
- 5. Adjourn**



## Downtown Committee

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Meeting Date: March 26, 2024

Meeting Time: 5:00 PM

Agenda Item No: 4.a.

Item Description: Review of Parking Fees and Optimizing Efficacy of Public Parking in area of Jefferson, Washington and Franklin Streets

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

Table 1 – Fee Schedule Excerpt from JDA

General Parking Layout

Figure 2 – Proposed Parking Options

Key Terms:

N/A

Executive Summary:

Initial discussion by Downtown Committee to optimize parking in the area of Jefferson, Franklin, Washington and Franklin Streets, review parking rates, and reconfigure the lots. Please note that this item was before the Committee in February. The Committee did not have a quorum therefore no action was taken. Due to the existence of the Biddeford Urban Core Transportation Joint Development Agreement by and Between the City of Biddeford and Biddeford Riverwalk Community 1, LLC, fee changes must be incorporated into the JDA. As a point of reference the JDA specifies, “[t]he City, in its discretion, may adjust parking fees for the parking system and the additional parking areas when it determines appropriate.” As such, if a fee increase is recommended by the Downtown Committee a consensus recommendation should be forwarded to the City Council for action.

Detailed Review:

Premium Parking brought forth a proposal for consideration specific to the Franklin and Washington Street lots. The Downtown Committee reviewed the proposal at the February meeting. The Committee did not have a quorum and took no action. If there is support working to optimize parking in the area of Jefferson, Franklin, Washington and Franklin Streets, review parking rates, and reconfigure the lots the first step would be to review the parking rates and the overall mix of parking.

As a starting point Figure 1 depicts the current lots and parking layout. An initial concern is the 1<sup>st</sup> 2-hr free parking in lot P4303 (Yellow Lot) and the 2-hr on-street parking (approx. 24 spaces) with no overnight restriction all along Franklin Street. Users are observed parking along the spaces overnight, which was never intended to be the case. Additionally there are four 2-hour spaces on the east side of Franklin Street at the Jefferson Street entrance. Although short-term parking is needed in the area to service walk-in and take-out service, the significant number of 2-hr and unrestricted free overnight spaces create confusion with regard to the immediately adjacent pay-per-use spaces. The Downtown Committee has the authority to eliminate or change the on-street 2-hr parking along the length of Franklin Street lot. Elimination of the first 2-hrs free provision would be a consensus vote of the Committee to the City Council as would any specific parking fee changes.

As noted above, the Committee did not have a quorum in February. Due to the existence of the Biddeford Urban Core Transportation Joint Development Agreement by and Between the City of Biddeford and Biddeford Riverwalk Community 1, LLC, fee changes must be incorporated into the JDA. As a point of reference the JDA specifies, “[t]he City, in its discretion, may adjust parking fees for the parking system and the additional parking areas when it determines appropriate.” As such, if a fee increase is recommended by the Downtown Committee a consensus recommendation should be forwarded to the City Council for action.

The current parking rates are included as a separate attachment. Rates from the JDA fee projection schedule are provided in Table 1. Based on the JDA the FY24 and FY25 parking fee projects are as follows.

Table 1 – Excerpt from JDA Exhibit F, Initial Parking Fees Projection

Year	Hrly	Daytime	Night / Weekend	24/7	Snow Ban
2024	\$2.50	\$59.00	\$41.00	\$74.00	\$5.00
2025	\$2.50	\$61.00	\$42.00	\$76.00	\$5.00
2026	\$2.50	\$63.00	\$43.00	\$78.00	\$5.00

Additionally, there will be disruption to parking along Alfred and Main as sewer separation work is performed during the spring and summer months. Maximizing available parking is recommended in light of this project work and to better serve businesses in the downtown.

Initial concept suggestions for consideration include:

- Converting the entire area within Washington, Jefferson, and Franklin to pay-per-use with no 2-hr free provisions.

- Removing existing curbs and reconfiguring entrances and exits to provide an additional entrance/exit off Washington to allow traffic to flow away from the Franklin/Jefferson and Franklin/Alfred intersections where traffic congestion is already high due to the proximity to the traffic lights and proximity to the intersections.
- Eliminate the 2-hr parking along the west side of Franklin between Jefferson and Franklin and make this all short-term parking for walk-in take-out service at various businesses in the area.
- Add an additional point of ingress/egress to the area from Washington Street.

By converting the entire area to pay-per-use, signage can be standardized and additional signage can be painted on pavement at each entrance maximizing awareness of the status of parking in the area. Figure 2 depicts the area impacted with a general layout of the proposed changes. Agreement to explore one or more of these options will require evaluation by the engineering department to develop options for consideration along with preliminary cost estimates in preparation for a future meeting.

Funding Source:

N/A – preliminary discussion.

Staff Recommendation:

Staff supports review of the recommendations specifically in light of construction activity at Alfred and Main this spring and summer and enforcement issues that have arisen since configuring the lots related to signage and a large mix of parking time limits and options.

A fee increase is a policy matter. The JDA did contemplate fee increases over time. If there is a desire to implement a fee increase staff recommends adoption of the 2024 fee projection.

Figure 1 – Existing Conditions



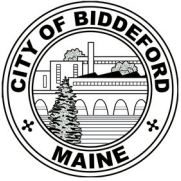


Figure 2 – Green, Red and Yellow Lot Changes

Green Lot (P4302)

Red Lot (P4304)

Yellow Lot (P4303)

Optional  
Ingress/Egress Closed Off

New Ingress/Egress



2 + 3) Current Rates @ P4302 (from Premium Website):

**Non-Reserved - 5 Days**  
**(Mon-Fri, 07:00am - 06:00pm)**

03/01/24, 12:01AM EST - 04/01/24, 12:01AM EDT

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**Total** **\$53.50**

**Nights & Weekends ONLY. M-F**  
**6PM-7AM, Sat/Sun 24/7**  
**(24/7 access)**

03/01/24, 12:01AM EST - 04/01/24, 12:01AM EDT

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**Total** **\$38.50**

**Non-Reserved - 7 Days**  
**(24/7 access)**

03/01/24, 12:01AM EST - 04/01/24, 12:01AM EDT

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**Total** **\$68.50**

**Start**

Current Rates at nearby P4304

**Daily Rates**

1 Hr	\$2.00
2 Hrs	\$4.00
3 Hrs	\$6.00
4 Hrs	\$8.00
5 Hrs	\$10.00
6 Hrs	\$12.00
7 Hrs	\$14.00
8 Hrs	\$16.00
9 Hrs	\$18.00
10 Hrs	\$20.00
11 Hrs	\$22.00
12 Hrs	\$24.00
13 Hrs	\$26.00
14 Hrs	\$28.00
15 Hrs	\$30.00
16 Hrs	\$32.00
17 Hrs	\$35.00
18 Hrs	\$36.00
19 Hrs	\$38.00
20 Hrs	\$40.00
21 Hrs	\$42.00
22 Hrs	\$44.00
23 Hrs	\$46.00
24 Hrs	\$48.00

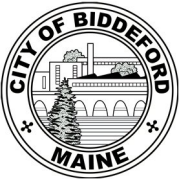
# City of Biddeford



**DC2024.1**                    **IN BOARD OF CITY COUNCIL... MARCH 26, 2024**  
**BE IT ORDAINED** by the City Council of the City of Biddeford, as follows, Code of Ordinances, Article IV - Specific Street Regulations, Sec 42-100(a) Disability Parking, be amended by adding or ~~deleting~~ text as referenced below:

*Main Street, ~~one space~~ two spaces in front of McArthur Library, located at 270 Main Street*

Attest by: \_\_\_\_\_



## Downtown Committee

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Meeting Date: March 26, 2024

Meeting Time: 5:00 PM

Agenda Item No: 4.b.

Item Description: Request for Additional Disability Parking in area of McArthur Library

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

Figure 1 – Disability Parking Spaces @ Upper Main Street

Attachment 1 – Main Street Parking Survey

Key Terms:

N/A

Executive Summary:

The Downtown Committee is asked to review and possibly add additional disability parking spaces in the area of McArthur Library. The Committee reviewed this item at the February meeting, however the Committee did not have a quorum thus no action was taken.

Detailed Review:

There has been a request to provide additional handicap parking in the area of McArthur Library.

Maine Law establishes that a municipality may establish disability parking spaces and may establish time limits for such spaces. Each disability parking space in a public way must be clearly marked. For metered spaces a vehicle displaying a disability placard (or other legal display) may park without charge and may park for twice the time limit otherwise allowed.

In the area of upper Main Street from the intersection of Elm and Main and Adams/Lincoln and Main there are three (3) disability spaces. One directly in front of the library, one directly in front of Biddeford Savings Bank, and one just outside of the city clerk's office at City Hall, see the yellow stars on Figure 1.

Disability parking spaces are not dedicated to a specific business but rather to service areas of the city. From an operational perspective disability spaces should be within close proximity to a curb cut to allow ADA access to the adjacent sidewalk. As such, the physical spaces accommodating a curb cut are highlighted on Figure 1 with orange stars.

Alternatively, the City could place a time limit on the existing disability space in front of the library should the current concern be one of turn over.

Subsequent to the February meeting Brad Favreau performed a door-to-door survey of available business owners and business staff about the status of parking along Main Street

from Adams to Elm. A summary of the survey results is provided as Attachment 1. In general, with regard to disability parking, two entities indicated that additional disability parking would be helpful for their operation – City Theater and Planned Parenthood.

City Theater indicated additional disability parking in the rear of the building would be useful as their disability entrance is located at the rear of the building. According to the survey, Planned Parenthood is the only business indicating the need for additional disability parking. Planned Parenthood is located at 275 Main Street. This location is approximately across from McArthur Library. There are no curb cuts at this location. The nearest curb cuts are at the corner of Jefferson and Maine and the entrance to the private parking lot at 299 Main Street.

Figure 1 – Disability Parking Spaces @ Upper Main Street



Funding Source:

Expenses related to adding a disability parking space are operationally minimal as long as there the placement does not involve new curb cuts or additional ADA structures at the curb.

Staff Recommendation:

Staff is neutral regarding the request although, based on community access and the recent survey, if the Downtown Committee wishes to add a disability space in this area the Committee may consider adding a space on the south side of Main Street since there are currently no spaces on that side of Main Street and there was one request for additional disability parking at 275 Main Street.

## Attachment 1

Downtown Committee March 26, 2024  
Parking Survey  
Brad Favreau

A survey of business owners and business staff along the south side of Main Street from City Hall to Elm Street revealed the following insight:

### Handicapped Parking

The vast majority (14) responded that there has been no request for additional handicapped parking on Main Street.

However, City Theater felt there was a need for more handicapped parking in the rear (City Hall lot), because their handicapped entrance is at the rear.

Planned Parenthood is the only establishment on this part of Main Street that would like to see a handicapped parking spot near their entrance.

### 2 hour Parking

Most establishments thought the 2 hour parking limit was sufficient for their customers. Many of these businesses also rely on the Maine Savings Bank lot on the corner of Main and Jefferson Streets.

If any change were to be made, some businesses suggested the time limit be extended (to 3 or 4 hour) Senator King's Office, Remax, and Rhona Beauty want longer parking on Main.

Three establishments want more 30 minute parking: Code Enforcement, Biddeford Smoke Shop and Biddo Banh.

### Other Comments

Parking is not monitored... allowing some cars to be parked on Main Street far longer than the 2 hour limit.

Generally, there is not enough parking. Businesses are reluctant to steer customers to the Pearl Street garage because of the distance to Main Street.

Some customers are using the private lot next to 299 Main Street (Fish and Whistle) to avoid the 2 hour limit.

Maine Behavioral Health uses parking in rear of building provided by the building owner.