

*City of Biddeford*  
**Downtown Committee**  
**February 27, 2024 6:00 PM Council Chambers & Zoom**

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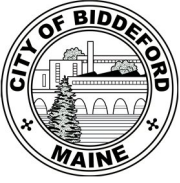
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**Status:**

- 1. Call to order**
- 2. Approval of the Minutes**
- 3. Staff Update**
- 4. Discussion/Review**
  - 4.a. Review/Additional Disability Parking in area of McArthur Library  
[20240226 Disability Parking in area of McArthur Library - BRIEF](#)
  - 4.b. Review of Premium Parking Recommendations for 2024  
[20240226 Review Premium Parking Recommendations - BRIEF](#)  
[20240226 Premium Parking Changes - RECOMMENDATIONS](#)
  - 4.c. Optimizing Efficacy of Public Parking in area of Jefferson, Washington and Franklin Streets  
[20240226 Review Optimizing the Efficacy of Public Parking in the Areas of Jefferson, Washington, and Franklin Streets - BRIEF](#)
- 5. Adjourn**



## Downtown Committee

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Meeting Date: February 26, 2024

Meeting Time: 6:00 PM

Agenda Item No: 4.a.

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

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.

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.

Figure 1 – Disability Parking Spaces @ Upper Main Street



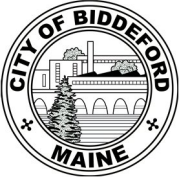
Funding Source:

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, if the Downtown Committee wishes to add a disability space in this area it would make sense to place the space on the south side of Main Street since there are currently no spaces on that side of Main Street.

Note: Since this is a discussion item not order has been prepared. If the Downtown Committee should take action, the next Order # is 2024.1



## Downtown Committee

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Meeting Date: February 26, 2024

Meeting Time: 6:00 PM

Agenda Item No: 4.b.

Item Description: Review of Premium Parking Recommendations 2024

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

Premium Parking Changes - Recommendations

Key Terms:

N/A

Executive Summary:

Initial discussion by Downtown Committee to review Premium Parking's recommendations.

Detailed Review:

As part of the ongoing parking discussion, Premium Parking provided recommendations to improve awareness, reduce violations, and potentially increase revenue. The recommendations in the form of PDF slides is attached. These recommendation are provided for discussion purposes. A brief summary of the recommendations

1. Update (garage) signage to direct patrons to Pay Machine & pedestrian exit
2. Promote Reserve in Advance option
3. Lighting along sidewalk & tunnel under railroad tracks
4. Switch P4302 (Federal St) from Monthly to timed parking location
5. Move one pay machine from P4304 (Washington) to P4302 (Franklin) to provide more pay options to users
6. Move Monthly parking from P4302 (Franklin) to P4304 (Washington) and P4305 (Foss)
7. Recommendation to start charging for on-street parking (currently prohibited by citizen referendum).
8. Although not part of the presentations slides, Biddeford Community Riverwalk 1, LLC recommended a price increase for CY24 to improve the financials. The JDA contemplated increases for '23 and '24. The '23 increase was not adopted due to reconstruction on Pearl Street and post-Covid market conditions.

Funding Source:

N/A – preliminary discussion.

Staff Recommendation:

Staff supports review of the recommends specifically in light of construction activity at Alfred and Main this spring and summer.

# Parking Lot Overview

**P4301** 15 PEARL (GARAGE)

**P4302** 28 FRANKLIN (MONTHLY ONLY)

**P4303** 25 FRANKLIN (FREE/MONTHLY)

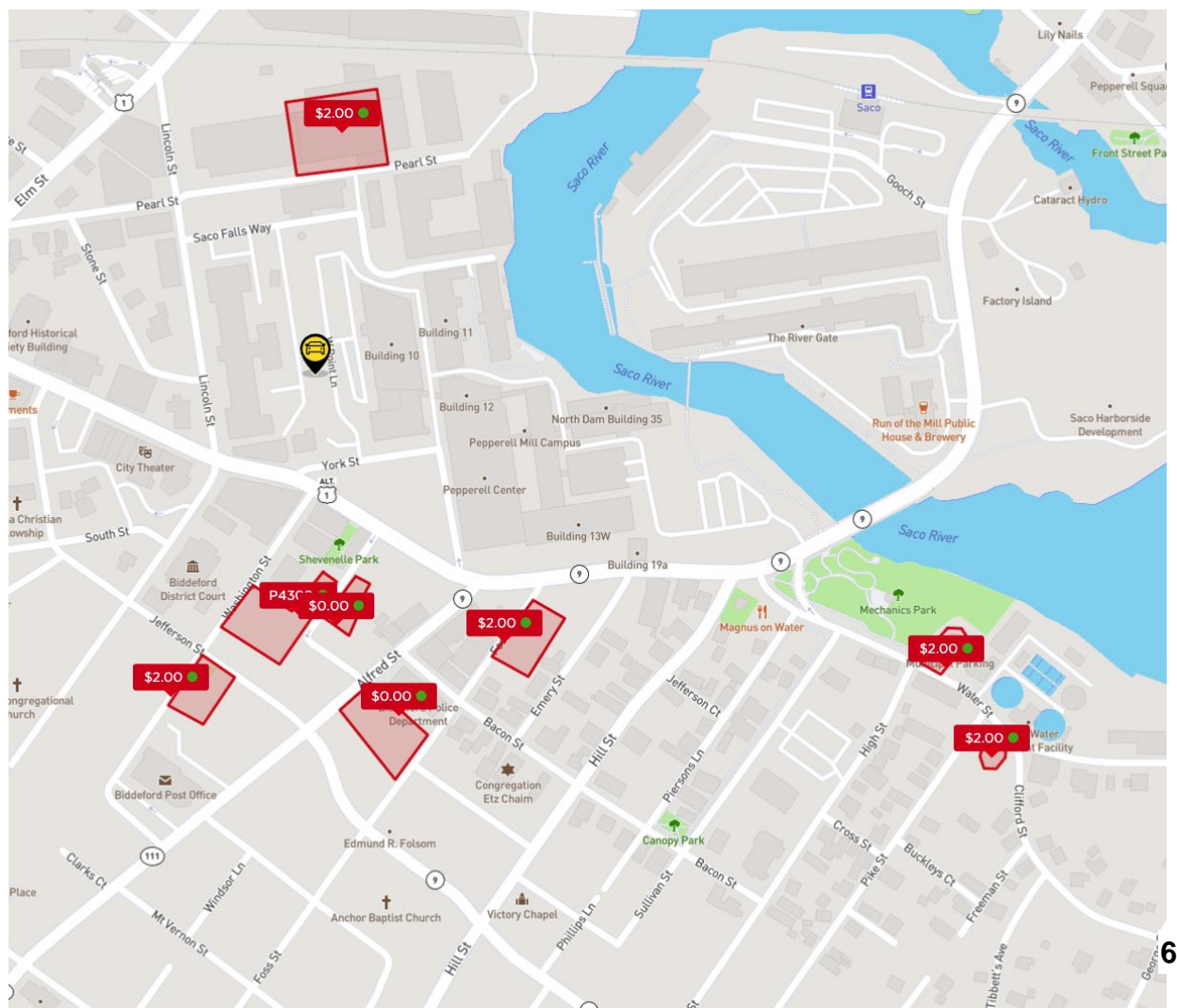
**P4304** 75 WASHINGTON (HOURLY/MONTHLY)

**P4305** 5 FOSS (HOURLY/MONTHLY)

**P4306** 39 ALFRED (FREE/MONTHLY)

**P4307** 45 WATER (HOURLY/MONTHLY)

**P4308** 48 WATER (HOURLY/MONTHLY)



# PREMIUM RECOMMENDATIONS:

**P4301**

**15 PEARL  
(GARAGE)**

## 1) Updated Signage to direct patrons to the Pay Machine & Pedestrian exit.

- New signage should have arrived and will be installed soon.
- Biddeford wayfinding kiosk has been placed by pedestrian exit
- Sends people on their way in a better experience

## 2) Promote *Reserve in Advance* option

- Start creating area businesses as 'venues' within Premium Parking system
  - Gives access to parking direct from business' website
  - City Theater is first one to get started with this
  - Creates easy opportunity for customers to reserve and pay for parking in advance, easing parking experience
  - Improves business SEO (because Premium Parking has good SEO)
- Need to continue adding more businesses as venues, especially those within 3 blocks of Pearl Street.

## 3) Lighting along sidewalk & the tunnel under the railroad tracks.

- Meetings are underway to discuss this
- Would provide access to The Levee and associated developments

## PREMIUM RECOMMENDATIONS:

### 1) Switch P4302 from Monthly to Visitor Parking Location

- P4302 (near Palace/Shevenell Park) is becoming the central area where visitors to Biddeford want to park for an hour or two
- But this lot is monthly only, and there are currently approximately 55 active monthly subscriptions in P4302 (plus 14 spaces reserved for court)
- Majority of appeals at P4302 are visitors who missed Monthly Permit Only entrance sign.
- This change would create 97 visitor spaces during the day and all 111 parking spaces on nights/weekends.
- This would provide Visitor Parking in a location where most visitors want to park.

### 2) Move One Pay Machine from P4304 to P4302.

- This will give P4302 two pay machines which will be a benefit for visitors.

**P4302**

**28 FRANKLIN**  
(MONTHLY)

## PREMIUM RECOMMENDATIONS:

- 1) Suggestion: Place Monthly Subscriptions from P4302 into near empty P4304 (Washington/Jefferson Streets, behind Post Office) and P4305 (Foss Street).**
  - Only 4 active monthly subscriptions in P4304 with 27 empty parking spaces.
  - Option: only 14 active monthly subscriptions for P4305, with 29 empty parking spaces (however: this is a popular visitors lot for Banded, ThinkTank, etc – could be better to suggest partnerships with those businesses to get customers to reserve hourly parking?)
  - 4305 accommodates both monthly and hourly visitors

**P4304**

**75 WASHINGTON**  
(HOURLY/MONTHLY)

# PREMIUM RECOMMENDATIONS:

## Recommendation: Start Charging for On-Street Parking:

- 1) **Most people are not going to pay for surface lot parking when free in surrounding on-street.**
  - On-Street parking is rarely enforced, equals free parking for anyone who wants it.
  - Tested by myself and staff on many occasions for 6-8+ hours and received no violations.
- 2) **No Current On-Street Parking Management is still Parking Management by not having any.**
  - Little to no enforcement for parking regulations equals huge amounts of noncompliance.
  - Person finds out on-street is free and rarely enforced; lost them to paying in surface lots.

# ACTIONS



## Downtown Committee

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Meeting Date: February 26, 2024

Meeting Time: 6:00 PM

Agenda Item No: 4.c.

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

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

Figure 1 – 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.

Detailed Review:

This item dovetails with Item 4.b. on the agenda. If there is support for implementing some or all of the recommendations by Premium Parking the current street layout and access point for the various lots in the area if Jefferson, Washington, and Franklin should be evaluated to maximize available parking and ensure ease of access given the traffic issues in the area.

As a starting point for the discussion Figure 1 depicts the current parking layout. An initial concern is the 1<sup>st</sup> two hour free parking in lot in P4303 (Yellow Lot) and the 2-hr on-street parking 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 undermines and immediately adjacent pay-per-use spaces.

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.

Suggestions for consideration are depicted on Figure 2 and 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 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.

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. 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.

Figure 1 – Existing Conditions

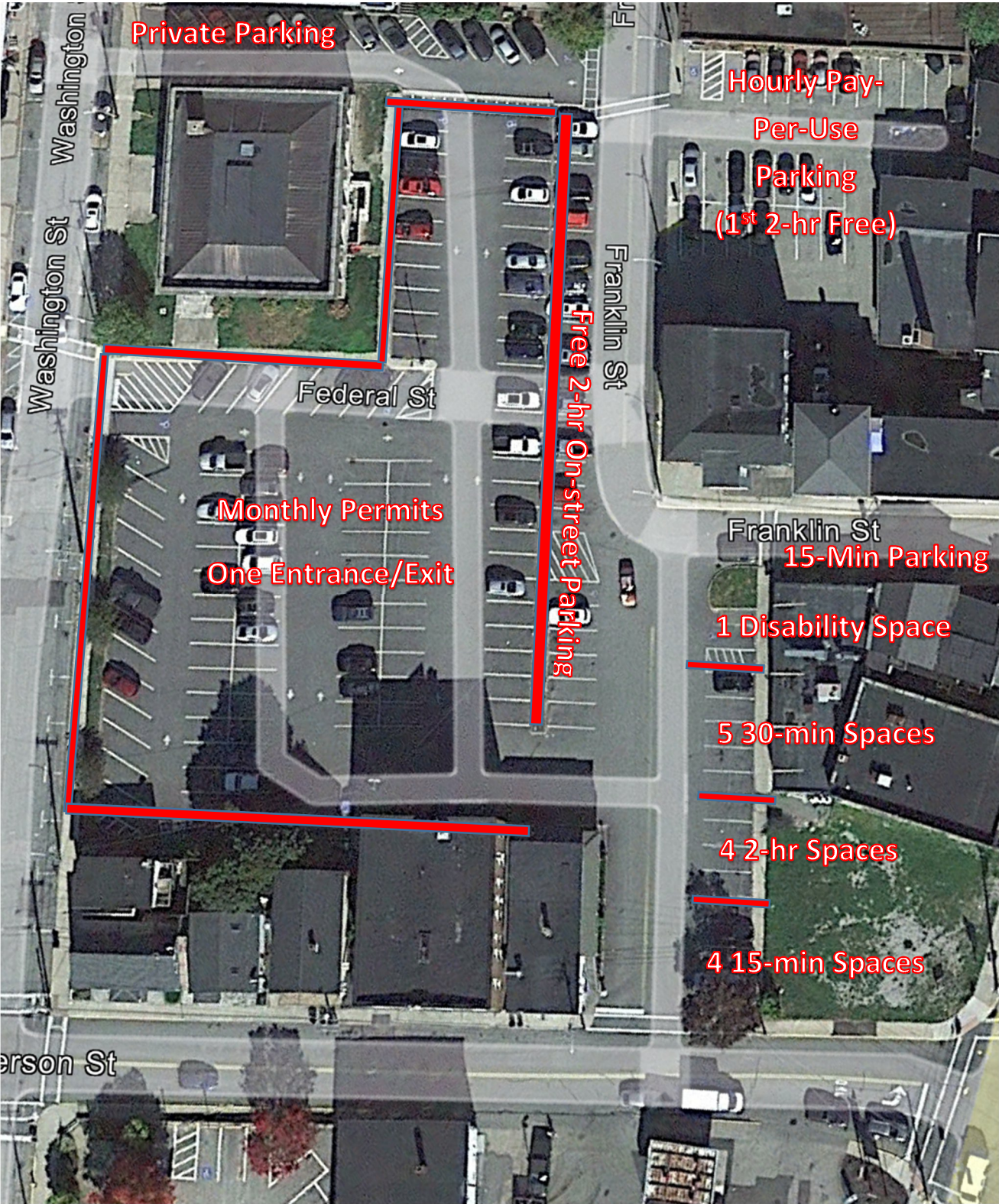


Figure 2 – Proposed Parking Options (Yellow indicates removal of curb)

