

# Parking Policies

Supporting Healthy Communities

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# Parking impacts things we care about!

Finding a parking space/ paying tickets

Affordable housing/ Zoning

Congestion & Sustainable Transportation

Public space

Equity



# Show of hands..

Do we have a parking problem?

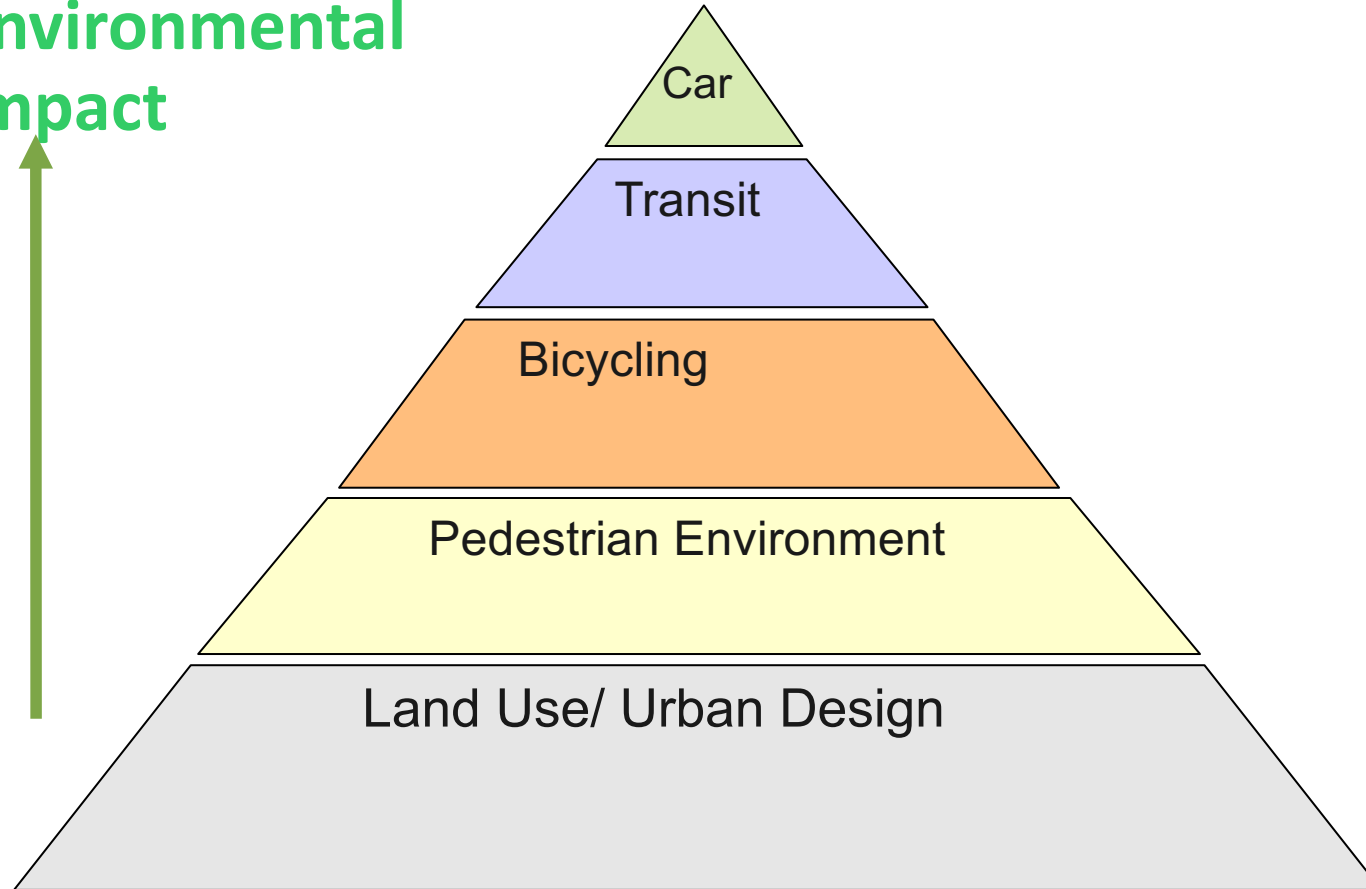
Too much or too little?





# Transportation & Land Use Planning

**Cost /  
Environmental  
Impact**





Vehicles



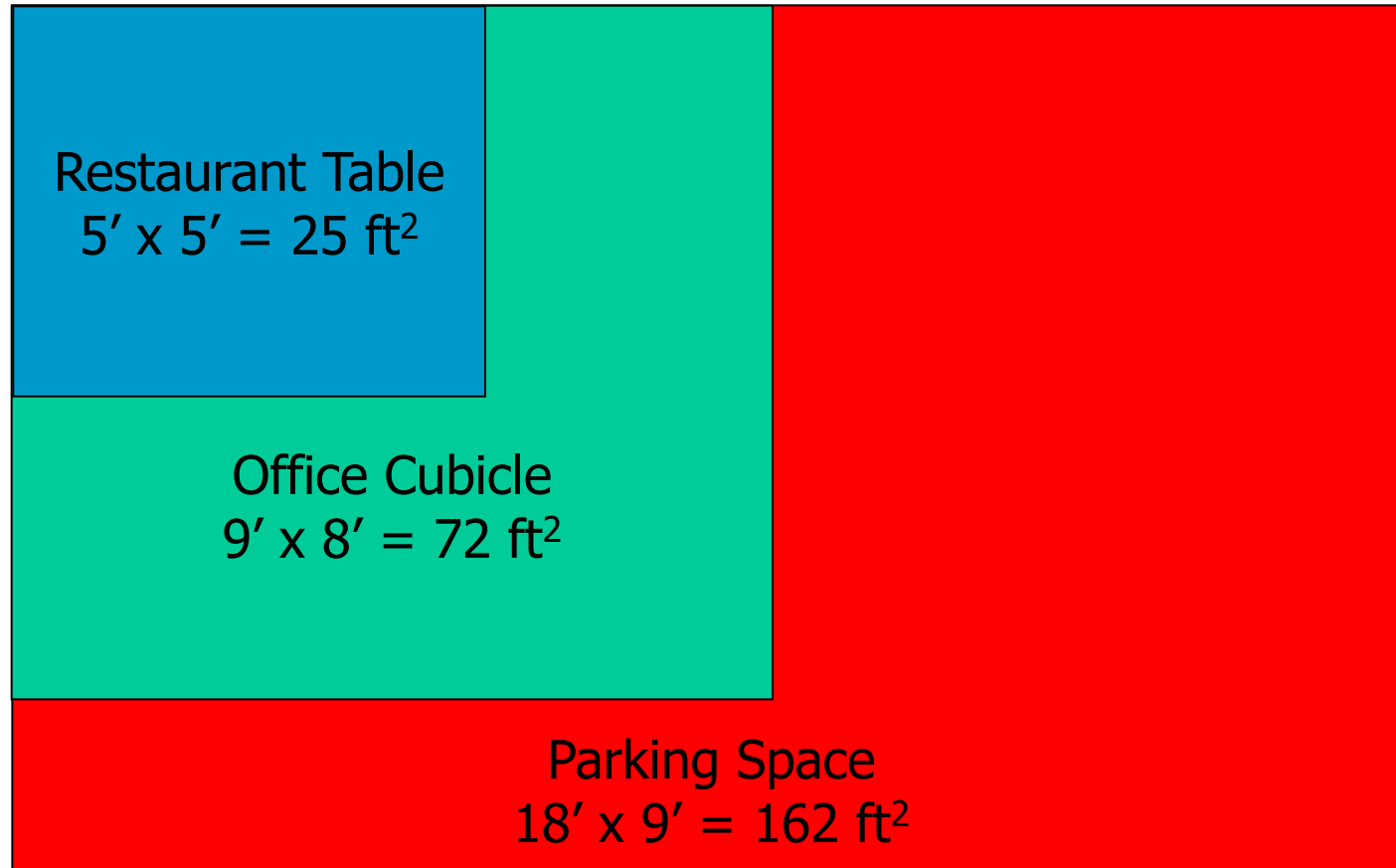
Networks



Places/ Terminals

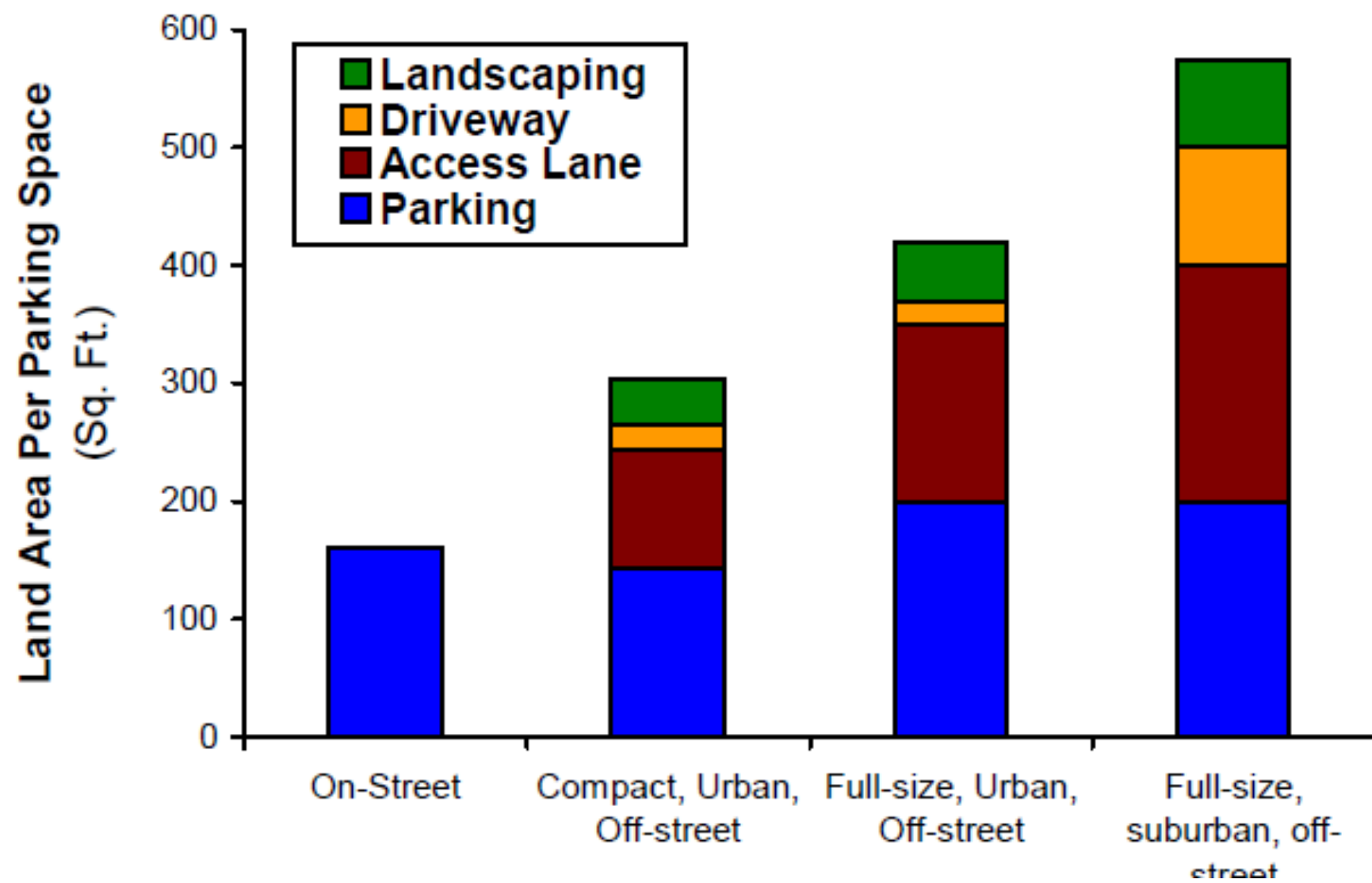


# The Land Use/ Parking Connection



**Figure 2**

**Typical Parking Facility Land Use (“Parking Evaluation,” VTPI, 2005)**







NEW YORK  
AVENUE

PRICE \$200

FREE



PARKING

LUCKY  
AVENUE

J.C.  
2/10/70

# Market Signals

Famine mentality

1989





Can we raise your parking prices?



Can we better manage parking?

## Choices...

1. Build new parking
2. Better manage existing resources
  - Shared parking
  - Pricing parking for optimal occupancy
  - Permits
  - Time Limits
3. Do nothing



## Build our way out of it?



**Surface: +/- \$10,000 or \$50/ month**



**Garage:  
+/- \$40,000 or \$200/ month**

**Assumptions  
4% interest rate  
30 years**

**Underground: +/- \$120,000  
Or \$600/ month**



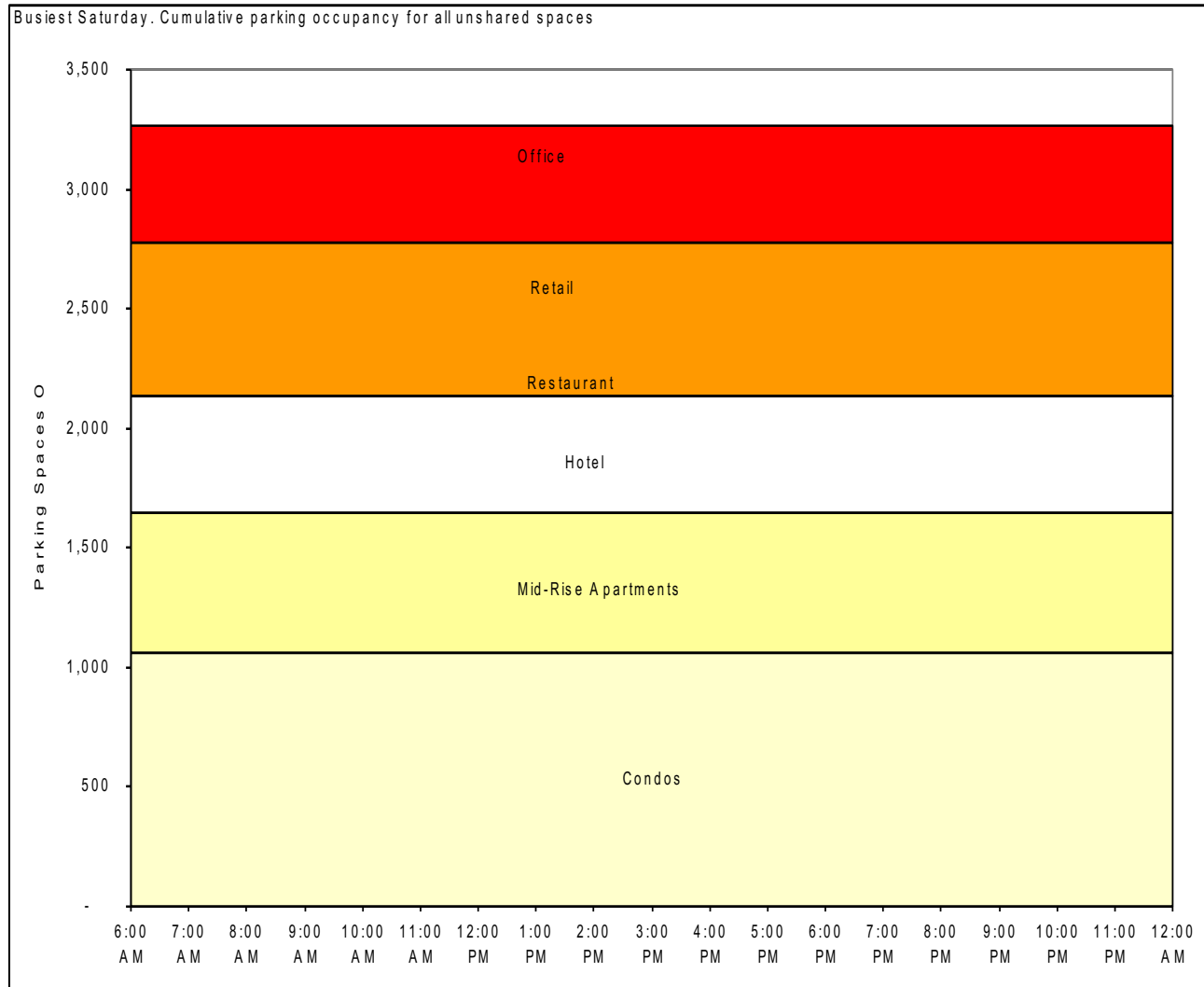


Parking supply/ congestion balance



# Shared Parking Analysis

3300 Spaces



Office

Retail/  
restaurant

Hotel

Apartments

Condos

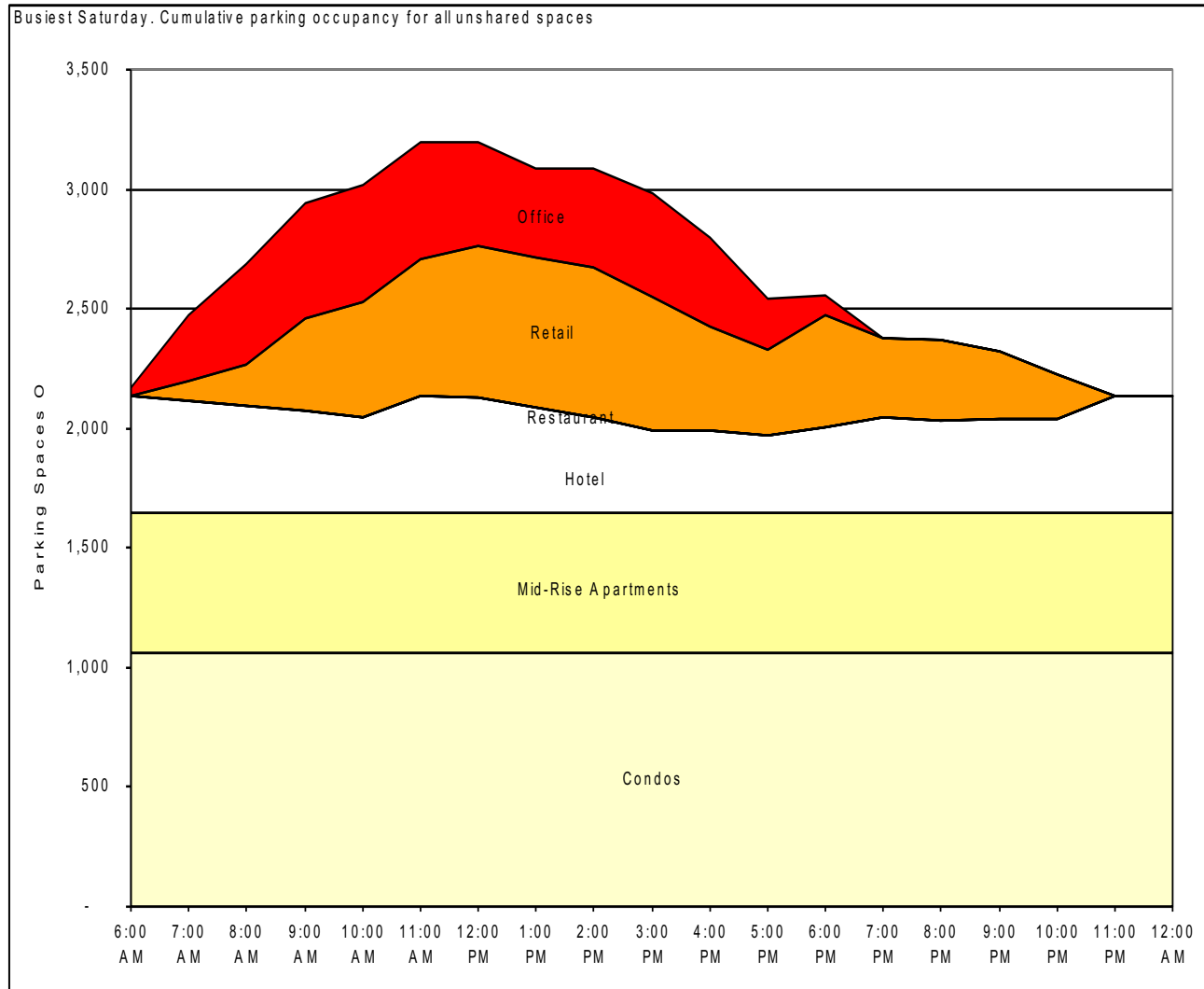
6AM

4PM

Midnight

# Shared Parking Analysis

3200 Spaces



Office

Retail/  
restaurant

Hotel

Apartments

Condos

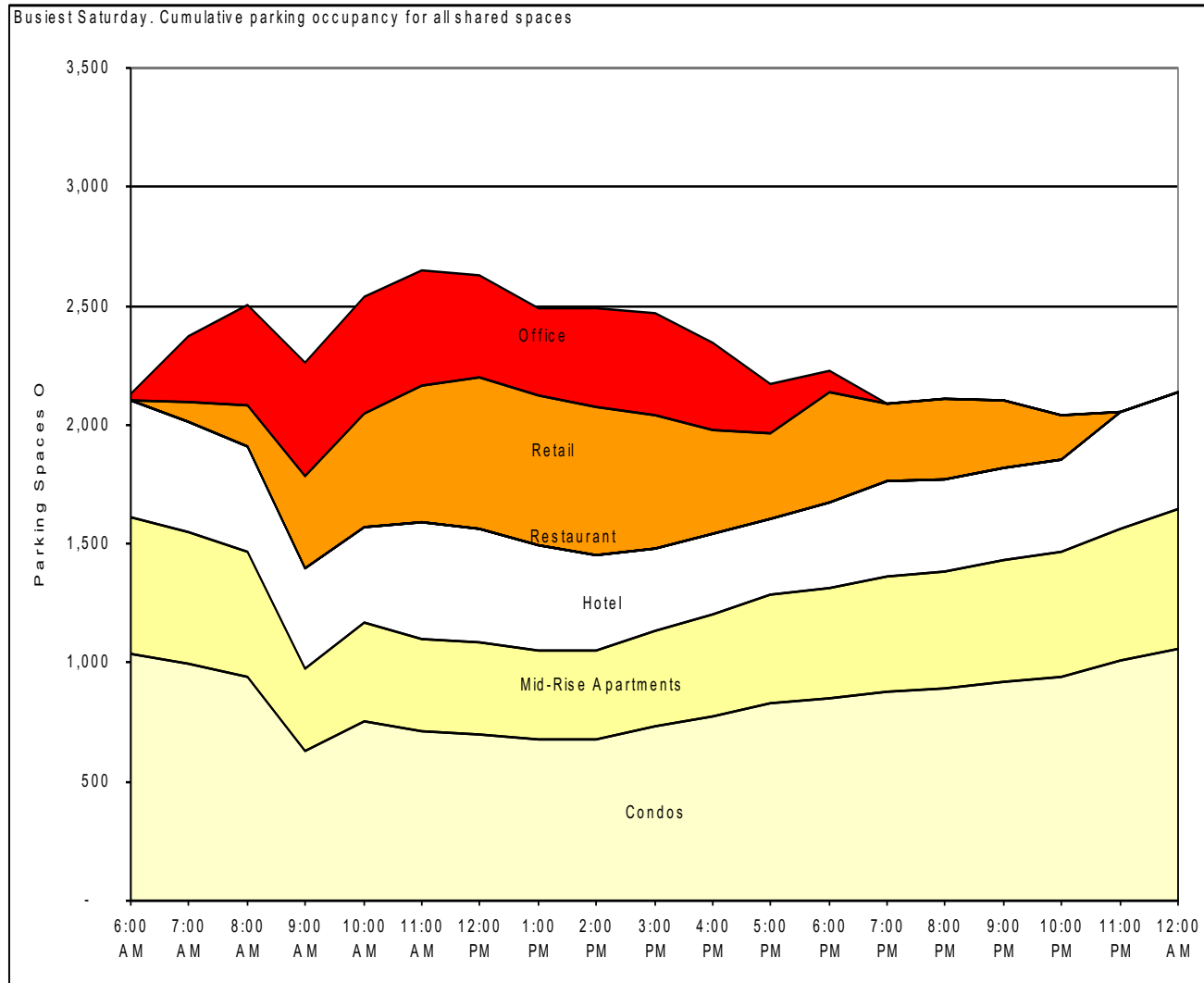
\$ 4 Million!

# Shared Parking Analysis

2600 Spaces

700 Spaces

\$28 Million



Office

Retail/  
restaurant

Hotel

Apartments

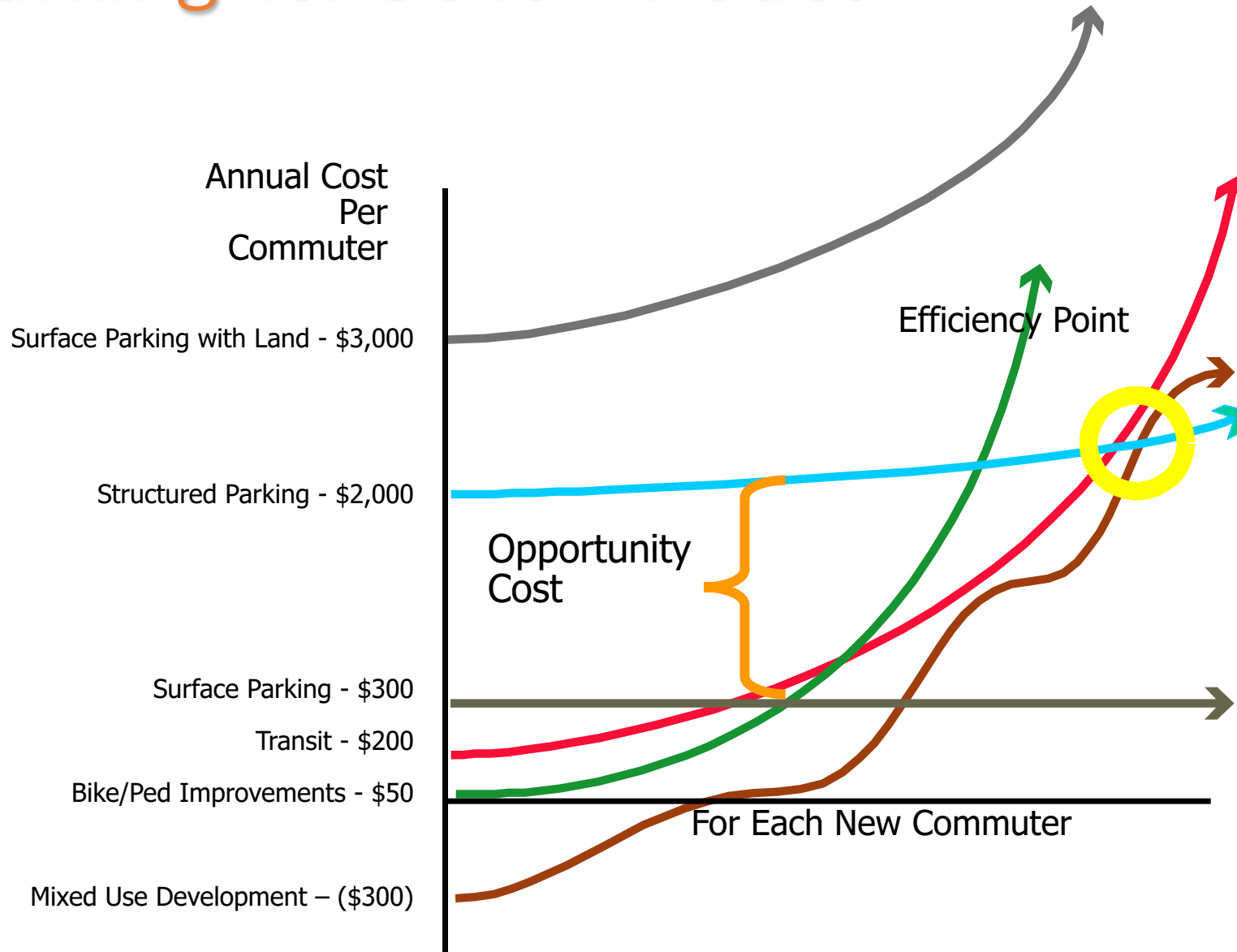
Condos

## How parking gets paid for...

- Tax-base subsidized
- Folded in to rent/ cost of ownership (**bundled**)
- Revenue from parking (**unbundling**)



# Parking vs. Other Modes



# the real downtown. OLD PASADENA™

- City wanted to raise parking rates/  
merchants refused
- Solution proposed to funnel portion of  
parking revenues back to Business  
Improvement District
- Rates set to manage parking availability/  
not generate revenue



- Outcomes
- Meters didn't begin charging until 11AM
- Ran until 8PM except weekends (Midnight)
- Meters charged \$1/ hour (currently \$1.25/ .75)
- Garage: first 90 minutes free, then \$2/hour & \$8 day



Each block of meters generated \$80,000  
revenue for BID/ PBD

Cycle of virtue

About 15% of parking is always available





If you charge for parking, what options does a driver have?

- Reduce duration of time parked
- Park further away for less and walk/ bike
- Park at a different time of day when rates are less
- Carpool and split the cost of parking
- Park off street
- Make trip on transit/ bicycle and walk



# A Model: Nashua, NH

- ❑ **Parking Revenues → General Fund**
- ❑ **If GT \$728,000 in meter revenue...**
- ❑ **Decided upon by the *Downtown Improvement Committee*.**

**2012: \$140,000**

**2013: \$120,000**



# Nashua



The once beautiful brick sidewalks pose a safety hazard to pedestrians and are in dire need of repair.

## Cultivating Vitality

A Strategy to Create a Thriving Downtown Nashua



# A great community based plan!



*Repair and Maintenance of Sidewalks*

*Traffic Calming Measures*

*Tree Maintenance & Lighting*

*Festivals and Special Events*

*Parking Management and Enforcement*

*Marketing and Branding*

*Directional Signs*

*Pedestrian-scale Lighting*

*Park and Public Space Enhancements*

## HOURS OF ENFORCEMENT & PARKING RATES

### 90 MINUTE TIME LIMIT



Monday through Saturday



9:00 a.m. to 7:00 p.m.

\$ 1.00 / Hour

### 2 HOUR TIME LIMIT



Monday through Friday



9:00 a.m. to 7:00 p.m.

\$ 0.75 / Hour

### NO TIME LIMIT



Monday through Friday



9:00 a.m. to 6:00 p.m.

\$ 0.50 / Hour

**Free Parking on Saturdays**

**At all City Off-street Lots and Garages**

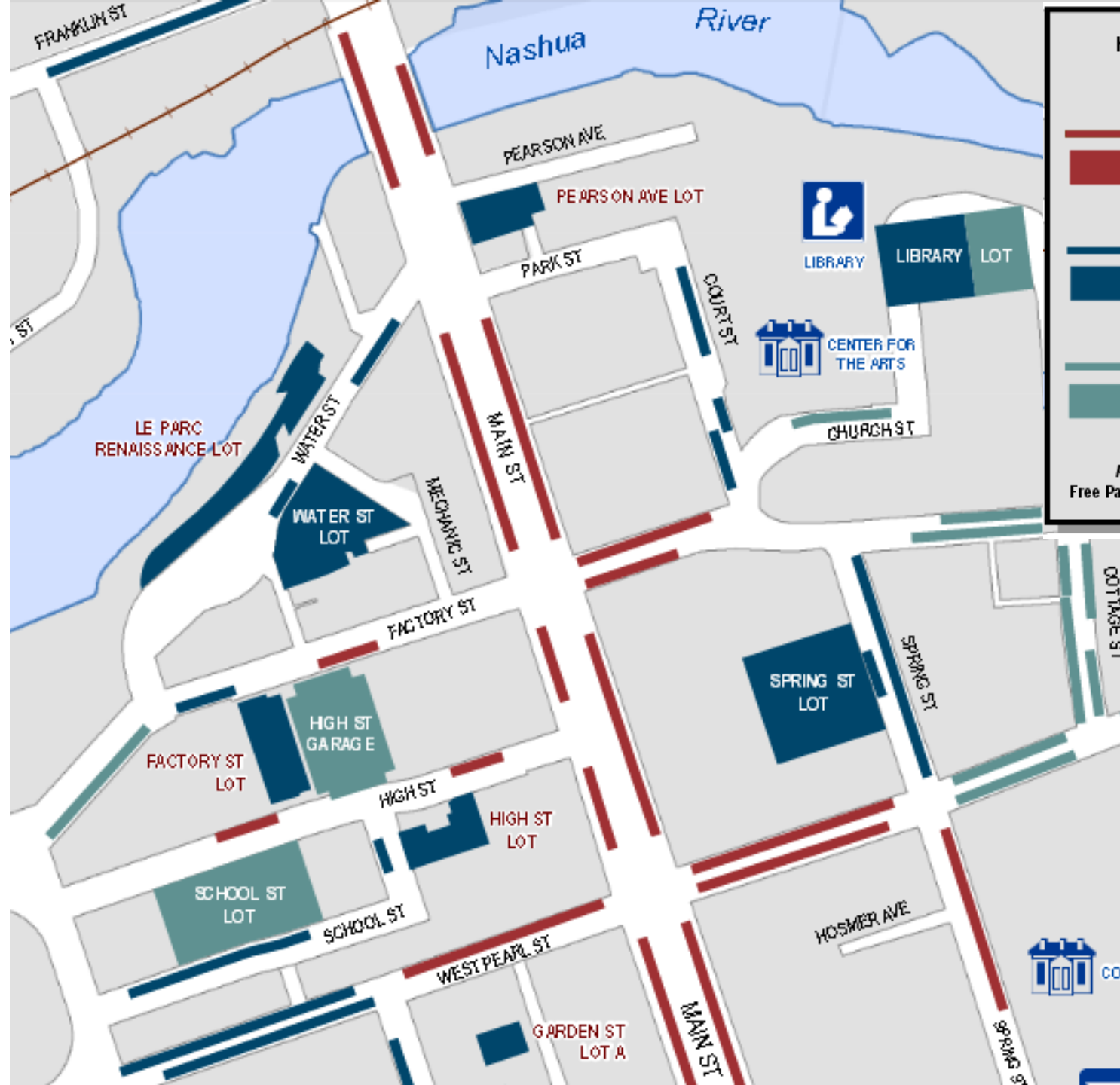
**Free Parking Everywhere on Sundays and Holidays**

Lease Parking Rates:

Covered Garage \$45/mo.

Uncovered Garage (Roof) \$30/mo.

Surface Lot \$50/mo.



### HOURS OF ENFORCEMENT & PARKING RATES

- 90 MINUTE TIME LIMIT**  
 Monday through Saturday  
 9:00 a.m. to 7:00 p.m.  
 \$ 1.00 / Hour
- 2 HOUR TIME LIMIT**  
 Monday through Friday  
 9:00 a.m. to 7:00 p.m.  
 \$ 0.75 / Hour
- NO TIME LIMIT**  
 Monday through Friday  
 9:00 a.m. to 6:00 p.m.  
 \$ 0.50 / Hour

Free Parking on Saturdays  
 At all City Off-street Lots and Garages  
 Free Parking Everywhere on Sundays and Holidays



# The Telegraph

NASHUA – Brian Regan heard customers marvel over the sudden profusion of parking spaces.

“It was like winning the lottery,” exuberant customers would tell Regan, a salesman at Alec’s Shoes on Main Street.

“It used to be so hard for us to find a space,” Regan heard customers say.

March 13, 2014 7:31PM



# Nashua merchants not sold on free parking proposal

By KIMBERLY HOUGHTON  
Union Leader Correspondent

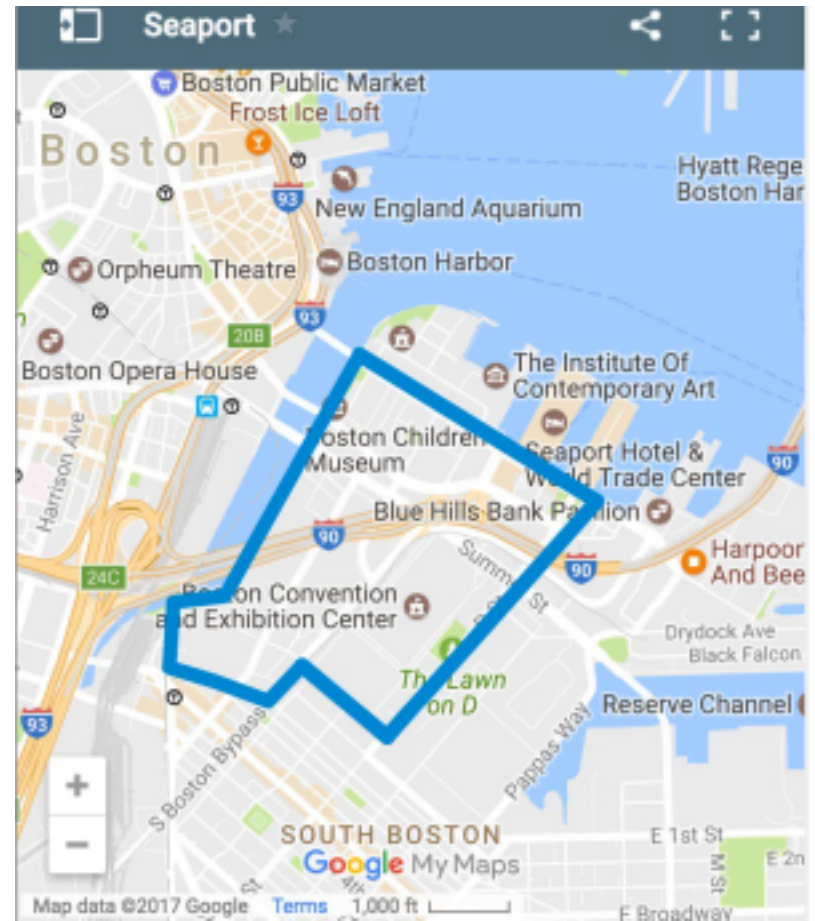
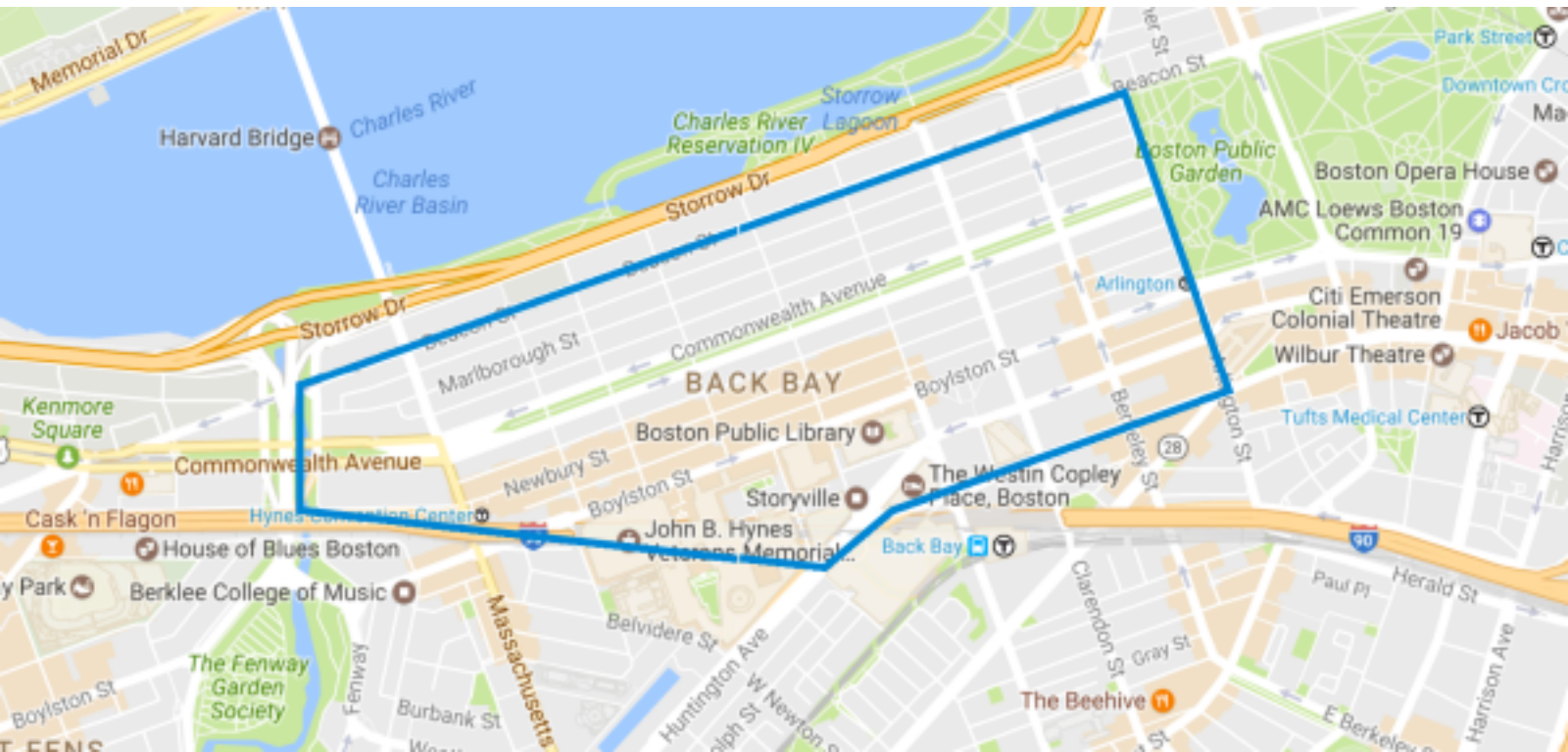
NASHUA — A proposal to allow free parking on Main Street during holidays is receiving negative feedback from downtown merchants.

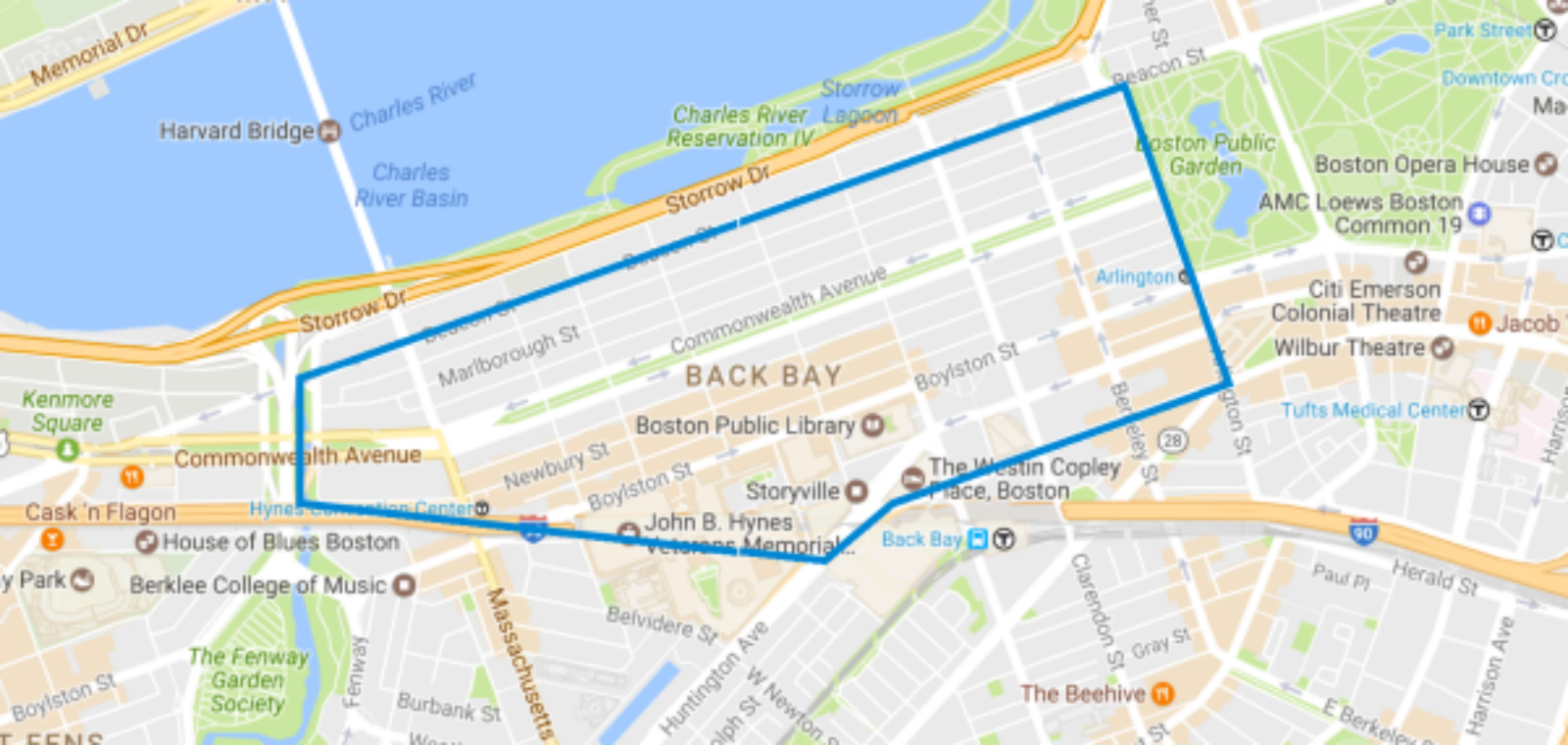
While several business owners say they appreciate the gesture by elected officials, they stressed that free parking in December could be detrimental to their sales since vehicles will remain parked in prime spots for hours on end.



# CITY of BOSTON

# PERFORMANCE PARKING PILOT





Back Bay: Goal to encourage use of parking garages for long term parking

Previously: \$1.25

Now: \$3.75

Too much or too little?

# Boston Parking - Find. Compare. Save.

This map displays parking prices in the Back Bay area of Boston, Massachusetts. The map includes street names such as Storrow Dr, Beacon St, Marlborough St, Commonwealth Avenue, Boylston St, and St James Ave. Parking prices are indicated by callout boxes with dollar amounts. A red 'no parking' sign is visible on Beacon St. The Charles River Basin is shown to the north, and the Hynes Convention Center is marked in the southwest. A 'Share' button is located in the top right corner, and a 'Feedback' button is on the right edge. A sidebar on the left contains navigation icons.

Location	Price
Public Alley 414	\$24
Public Alley 429	\$32
Public Alley 430	\$25
Public Alley 433	\$33
Public Alley 441	\$34
Public Alley 440	\$38
Public Alley 425	\$42
Public Alley 426	\$30
Public Alley 427	\$40
Public Alley 428	\$18
Public Alley 429	\$36
Public Alley 430	\$22
Public Alley 431	\$25
Public Alley 432	\$34
Public Alley 433	\$33
Public Alley 434	\$29
Public Alley 435	\$38
Public Alley 436	\$23
Public Alley 437	\$34
Public Alley 438	\$22
Public Alley 439	\$23
Public Alley 440	\$38
Public Alley 441	\$34
Public Alley 442	\$29
Public Alley 443	\$34
Public Alley 444	\$29
Public Alley 445	\$34
Public Alley 446	\$29
Public Alley 447	\$34
Public Alley 448	\$29
Public Alley 449	\$34
Public Alley 450	\$29
Public Alley 451	\$34
Public Alley 452	\$29
Public Alley 453	\$34
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Public Alley 487	\$34
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Public Alley 489	\$34
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Public Alley 491	\$34
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Public Alley 493	\$34
Public Alley 494	\$29
Public Alley 495	\$34
Public Alley 496	\$29
Public Alley 497	\$34
Public Alley 498	\$29
Public Alley 499	\$34
Public Alley 500	\$29

Seaport \$1.50

Four time bands

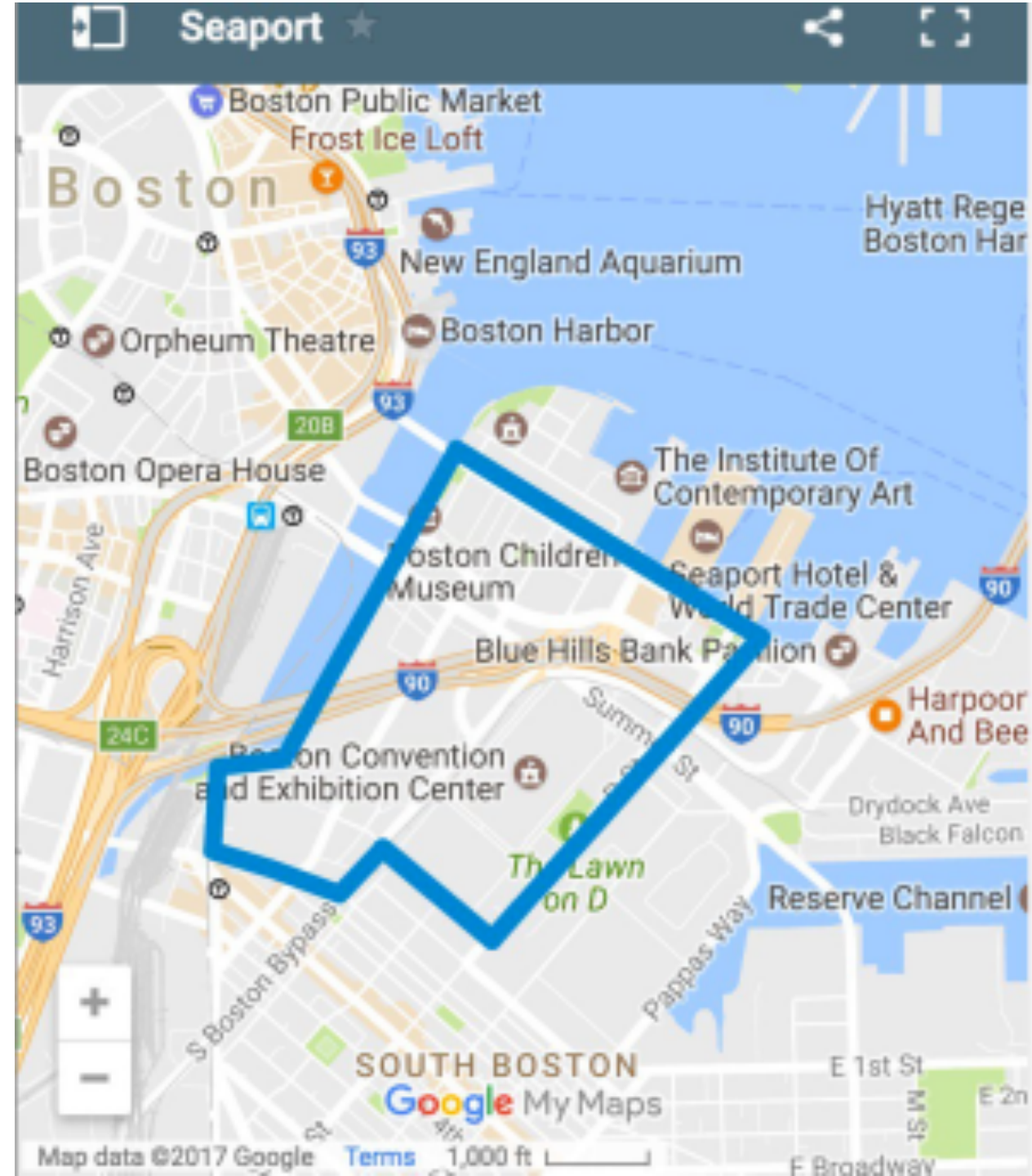
- Weekdays 8 a.m. - 12 p.m.;
- 12 p.m. - 5 p.m.;
- 5 p.m. - 8 p.m. and
- All day Saturday).

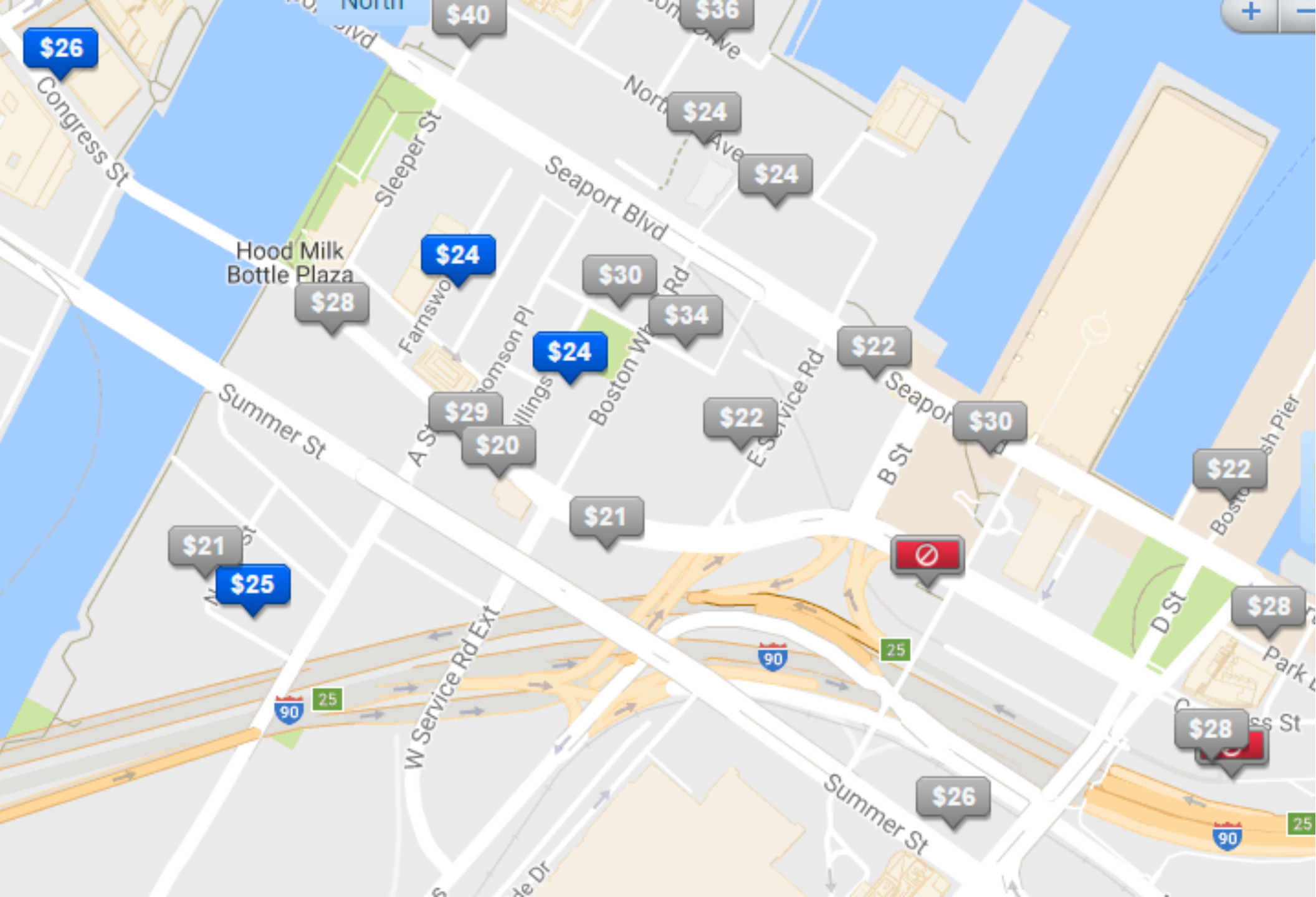
Price adjusted every 2 months

Add 50 cents when utilization GT 90%

Subtract 50 cents when LT 70%

Min of \$1/ Max of \$4





# Parking Benefit Districts

Tangible community improvements

Community control of revenues



# Parking Benefit Districts

San Diego

Austin

Houston

Washington DC

Ventura, CA

Redwood City, CA

Nashua, NH



# 2016 Municipal Modernization Act

## **Parking Meter Local Acceptance (Sections 25, 28-29)**

Amends MGL c. 40, sec. 22A, sec. 22B, sec. 22C which allows revenue generated from parking meters to revert to the city's or town's general fund, unless specifically accepted by the city or town to be accounted for in a separate fund.

## **Parking Meter Revenue Use (Sections 26-27, 30)**

These sections expand the allowable use of parking meter funds and allow for rates to be set for the purpose of managing the parking supply. They also allow for the establishment of Parking Benefit Districts, a geographically defined area in which parking revenue collected therein may be designated in whole or in part for use in that district through a dedicated fund.





## Residential Parking in Boston...

[PUBLIC NOTICES](#)

[PAY AND APPLY](#)

[FEEDBACK](#)

[TRANSLATE](#)

# HOW TO GET A RESIDENT PARKING PERMIT

*There are a number of options when applying for a permit sticker through the Resident Permit Parking Program.*

[NEW RESIDENTS](#)

[RENEW YOUR PERMIT](#)

[UPDATE YOUR PERMIT](#)

[RENTAL CAR PERMITS](#)

# Residential Parking in Boston...



## parking & storage

- search titles only
- has image
- posted today
- bundle duplicates
- include nearby areas

### MILES FROM ZIP

### PRICE

### FT<sup>2</sup>

### AVAILABILITY

▼

[reset](#)

## << Allston

☰ list ▼

<<

< prev

1 to 100 of 101

next >

- ★ Mar 1 [BOSTON PARKING SOLUTIONS: ALLSTON LISTINGS](#) \$125 (ALLSTON,MA) [map](#)
- ★ Mar 1 [BOSTON PARKING SOLUTIONS: ALLSTON LISTINGS](#) \$125 (ALLSTON,MA) [map](#)
- ★ Feb 28 [Allston-Private Parking on Greylock Rd-off Glenville Ave & Allston St. \(Allston\)](#) [map](#)
- ★ Feb 28 [Private Space Between Griggs St. and Allston St. Ava. March 1st.](#) \$150 (Allston, MA.) [map](#)
- ★ Feb 28 [BOSTON PARKING SOLUTIONS: ALLSTON LISTINGS](#) \$125 (ALLSTON,MA) [map](#)
- ★ Feb 28 [ALLSTON ST. SINGLE PARKING SPACE AVAILABLE NOW](#) \$175 (254 Allston St.) [map](#)
- ★ Feb 28 [ALLSTON ST. SINGLE PARKING SPACE AVAILABLE NOW](#) \$175 (254 Allston St.) [map](#)
- ★ Feb 28 [Garage available in Allston for storage or parking \(Allston Boston\)](#) [pic](#) [map](#)
- ★ Feb 28 [ALLSTON ST. SINGLE PARKING SPACE AVAILABLE NOW](#) \$175 (254 Allston St.) [map](#)
- ★ Feb 27 [24/7 Parking Spots in Allston, Brighton & Brookline](#) \$150 (Allston - Brookline) [map](#)
- ★ Feb 27 [Winter is not over yet! Great private parking spot on Allston St. \\$100](#) (Allston) [map](#)

dorchester


list


<<

< prev

1 to 9

next >

★ Feb 28 [Off street parking spot in Dorchester, month to month, no fee](#) \$75 (1 Carmen St, Boston) [pic](#) [map](#) 


★ Feb 27 [Off street parking \(Dorchester\)](#) \$100 [map](#) 


★ Feb 22 [One car parking space at Quincy St, Dorchester, MA](#) \$100 (Dorchester) [map](#) 


★ Mar 1 [Outdoor Parking](#) \$250 [map](#) 

★ Mar 1 [Outdoor Parking Spot](#) \$250 [map](#) 

★ Mar 1 [Large Contractor Yard available with Workshop](#) \$3000 12000ft<sup>2</sup> - (Hyde Park Avenue) [pic](#) [map](#) 

★ Feb 23 [Indoor Parking Space - Available April 1](#) \$350 (150 Dorchester Ave.) [pic](#) [map](#) 

★ Feb 28 [Storage Yard and Warehouse Close to Downtown and Rt 95](#) (Dorchester) [map](#) 

★ Feb 27 [Storage Yard and Warehouse Close to Downtown and Rt 95](#) (Dorchester) [map](#) 

☰ list ▼

<< < prev 1 to 23 next >

- ★ Mar 1 [2 Tandem Parking Spaces for Lease - South End](#) \$600 (Boston) [map](#)
- ★ Feb 28 [South-End Boston PARKING SPACE Near Boston University Medical Center](#) \$185 220ft<sup>2</sup> - (E Ave&Albany) [pic](#) [map](#)
- ★ Feb 27 [Off-street parking on E Springfield in South End](#) \$200 [map](#)
- ★ Feb 24 [South-End Boston Parking Space Near Boston University Medical Center](#) \$189 220ft<sup>2</sup> - (E. Bro
- ★ Feb 23 [\\$200/month-24/7 private parking spot in premium South End location](#) (Back Bay, Boston, South
- ★ Feb 22 [Parking - South End Back Bay - avail March 1 - No fee](#) \$325 (West Canton Street) [map](#)
- ★ Feb 22 [Parking - Back Bay South End - avail March 1 - No fee](#) \$325 (West Canton Street) [map](#)
- ★ Feb 22 [Parking - South End Back Bay - avail March 1 - No fee](#) \$325 (West Canton Street) [map](#)
- ★ Feb 27 [Tandem Parking Spot in South End/Back Bay - Closer to Pru!](#) \$200 (South End) [map](#)
- ★ Feb 28 [South End Single Parking Space](#) \$300 (Worcester Street) [map](#)
- ★ Feb 27 [Discount Garage Parking South End/Back Bay](#) \$200 (801 Tremont Street) [map](#)

## Back Bay

list

<<

< prev

1 to

- ★ Mar 1 [BOSTON PARKING SOLUTIONS:BACK BAY](#) \$275 (BACK BAY-B)
- ★ Feb 28 [BOSTON PARKING SOLUTIONS:BACK BAY](#) \$275 (BACK BAY-B)
- ★ Feb 28 [Tandem Parking Spot! Prime Back Bay Location! Cars or Small SUV](#)
- ★ Feb 28 [BOSTON PARKING SOLUTIONS:BACK BAY](#) \$275 (BACK BAY-B)
- ★ Feb 28 [BACK BAY: BEACON AT EXETER, 350.00](#) \$350 (BEACON AT EX)
- ★ Feb 28 [BACK BAY: BEACON AT EXETER,NOW 375.00](#) \$375 (BEACON
- ★ Feb 24 [BACK BAY: BEACON AT EXETER, 350.00](#) \$350 (BEACON AT EX)
- ★ Feb 23 [BACK BAY: BEACON AT EXETER,NOW 375.00](#) \$375 (BEACON
- ★ Feb 22 [BACK BAY: BEACON AT EXETER,350.00](#) \$350 (BEACON AT EXE
- ★ Feb 22 [Parking - Back Bay South End - avail March 1 - No fee](#) \$325 (West
- ★ Feb 22 [Parking - South End Back Bay - avail March 1 - No fee](#) \$325 (West

<< "beacon hill"

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< prev

1 to 8

next >

★ Feb 28 [AMAZING BEACON HILL SINGLE PARKING SPACE AVAILABLE MAY 1](#) \$500 (170 Tremont St) n

★ Feb 27 [GREAT BEACON HILL/ DOWNTOWN AREA GARAGE SPACE AVAILABLE NOW](#) \$400 (130 Bow



★ Feb 23 [Perfect Parking Spot in Beacon Hill!](#) \$300 [map](#)

★ Feb 28 [Boston Parking Space in Kenmore Square near Boston University](#) \$300 (Kenmore Square - 39 Bay State R

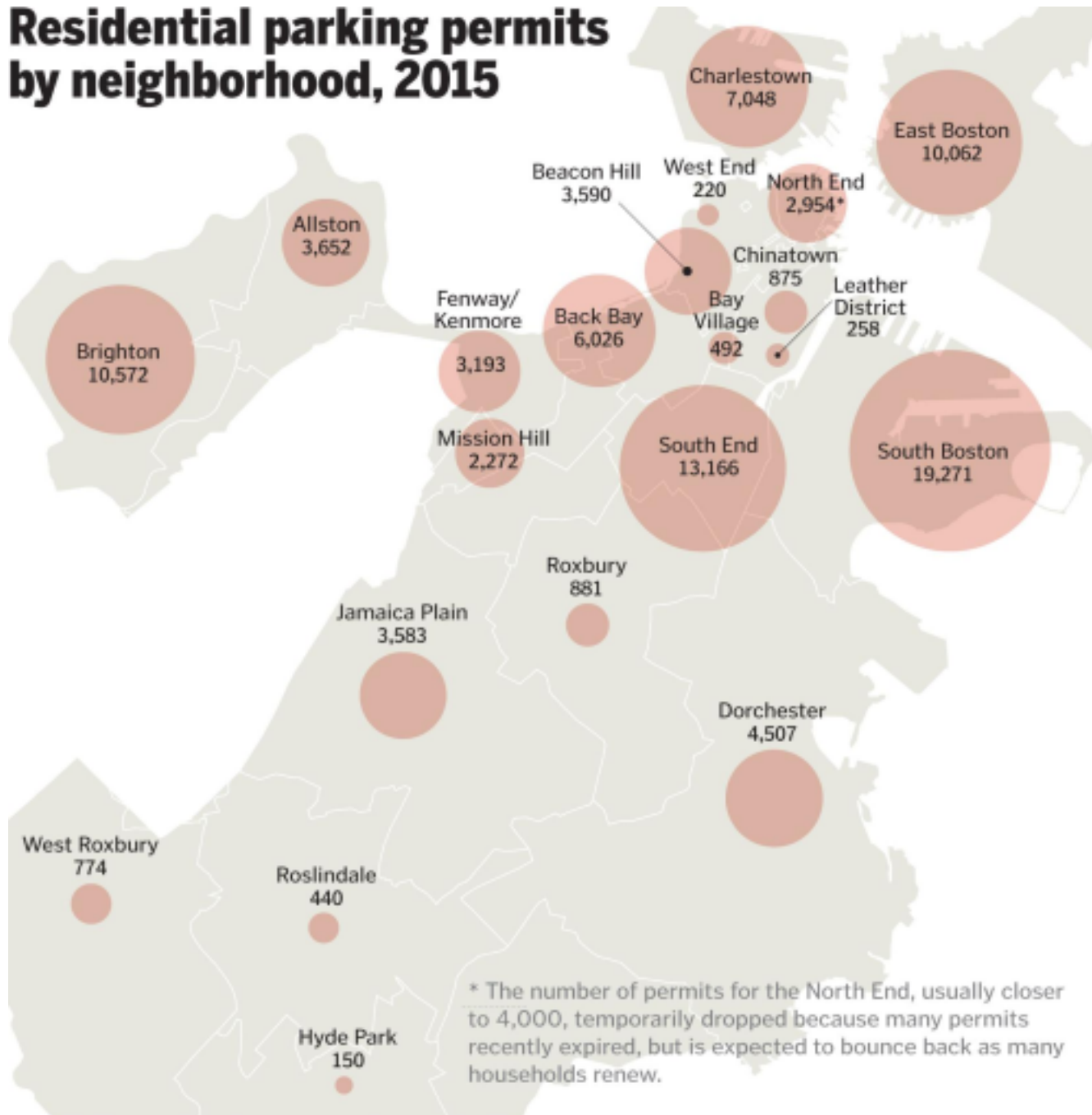
★ Feb 27 [Parking space in Mission Hill for September 1st / Boston](#) \$150 (Mission Hill at 44 Alleghany Street) [pic](#) [map](#)

★ Feb 26 [\\$80,000 - Valet Parking Space on Boston Common \(170 Tremont Street\)](#) [map](#)

★ Feb 25 [Parking space in front of Mission Hill](#) \$200 (Mission Hill - 170 Saint Alphonsus St) [pic](#) [map](#)

★ Feb 23 [Boston / Mission Hill 🏰 Parking Space, Orange Line / Brigham Circle](#) \$175 (Mission Hill - 820 Parker St)

# Residential parking permits by neighborhood, 2015



Consider a pilot?



## Neighborhood Imagination Fund

- **Community based**
- Design competition
- Spent in the community
- Celebrated!



# Boston Resident Permit Parking

Currently issues about 100,000 permits

Parking Cost/ Month	Revenue	50%
\$1	\$1,200,000	\$600,000
\$10	\$12,000,000	\$6,000,000
\$100	\$120,000,000	\$60,000,000



# 1. Managing Parking is about demand

Not revenue!

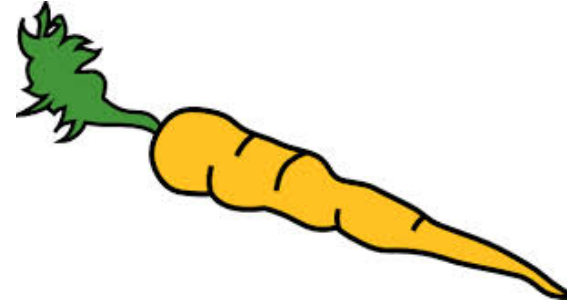


Lowest possible price!

OPEN  
DATA

To maintain a few available spaces

# 1. Parking can pay for things the community wants!



# And solve a lot of problems we care about!

Finding a parking space/ paying tickets

Affordable housing/ Zoning

Congestion & Sustainable Transportation

Public space

Equity



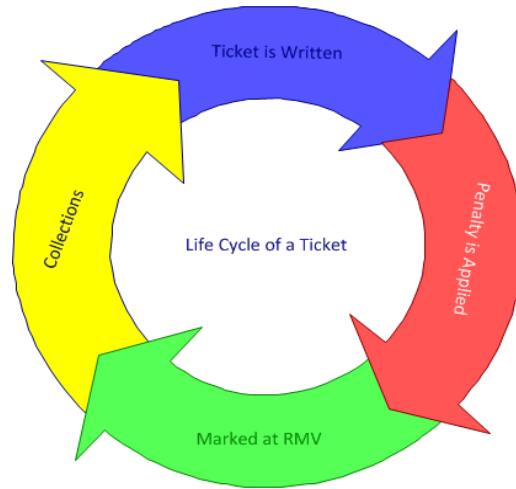


**Mark Chase**

[Mark.chase@tufts.edu](mailto:Mark.chase@tufts.edu)

# Boston Program

- The City of Boston issues approximately 1.4 million parking tickets annually, has over 8,000 metered parking spaces, issues over 92,000 residential parking permits annually, and parking revenue for the City was over 75 million dollars for FY14



Gina Fiandaca 2014 MAPC