MEMORANDUM

To: PABC Board of Directors

From: Francis Burnszynski, Parking Planning Manager

Date: March 26, 2024

RE: Harbor East & Harbor Point Demand-Based Parking Meter Rate Setting Recommendations Round 4

Approval Request

PABC staff request PABC Board of Directors' approval of the following recommendation:

1. Adjustments of on-street parking meter rates in the Harbor East and Harbor Point area (defined here as the area bounded by Eastern Avenue on the north; Point Street on the south; Jones Falls tributary on the west and S. Caroline Street on the east) as outlined in this memo:
    - Parking meter rates on any block may be adjusted up or down only in 25¢/hour increments and no more than once every 6 months.
        - If occupancy is higher than 85% in a particular block, then the parking meter rate may be adjusted upwards in 25 cent increments until occupancy hits 85%.
        - If occupancy is lower than 75% in a particular block, then the parking meter rate may be adjusted downward in 25 cent increments until occupancy hits 75%.
        - If occupancy is between 75% and 85%, then the parking meter rate will not be adjusted.
    - Each parking meter rate adjustment within the Harbor East and Harbor Point area will be reviewed and approved by the Board of Directors of the Parking Authority prior to the implementation.
    - Notice of each parking meter rate adjustment within the area will be sent to the District 1 Council Member at least one month prior to implementation.

Background

The goal of parking meters is to create on-street parking availability, so that customers of stores, restaurants, and attractions can easily find a parking space near their destination. This goal is achieved through setting parking meters at the lowest rate that results in one or two available parking spaces on each blockface (about *15% - 25%* availability, or about *75% - 85%* utilization). When meter rates are too low, demand for parking goes up and a block may be overparked. When meter rates are too high, fewer drivers are willing to pay the rate and a block may be underutilized. Effective metering that results in one or two available spaces per block reduces the number of cars circling to find parking. That means drivers benefit from greater convenience, but the whole City benefits from reduced congestion, lower emissions, and less unnecessary fossil fuel usage.

Determining the most optimal meter rates that result in one or two available spaces is an iterative process based on collecting and analyzing data and altering rates incrementally. To determine the correct meter rates, the Parking Authority of Baltimore City (PABC) collects and analyzes parking utilization data no more than twice per year in the Harbor East and Harbor Point area. Rates are adjusted in ***$0.25*** increments after each parking demand study. If on-street parking occupancy is higher than ***85%*** on a blockface, the rate generally increases. If on-street parking occupancy is lower than ***75%*** on a blockface, the rate generally decreases. If on-street parking occupancy is between ***75%*** and ***85%*** on a blockface, the rate generally is maintained.

Data from Round 4 of the PABC's Harbor East and Harbor Point demand-based parking meter rate adjustments study was collected in February and March 2024. PABC first determined the parking capacity of each blockface included in the study area. Then the number of cars parked was counted at different times of the day and evening, for both weekdays and weekends. The data was compiled and analyzed to determine a utilization rate (average percentage of the block's capacity that is parked).

The parking utilization data from the first two rounds were likely to have been impacted by COVID-19 restrictions. Round 3 started to show regular parking occupancy data. Round 4 showed the highest occupancy data. With the availability of several vaccines and a decrease in COVID cases, and City restrictions lifted, the PABC will continue to observe changes in parking utilization during future data collection rounds. PABC cannot assume that past data collection will be indicative of future parking patterns.

Study Findings

Compared to the previous three rounds, this round is the first to show high parking utilization in both the daytime and evening. This may be a result of restaurants and other uses generating demand and construction affecting parking activity throughout the day. The needs of the area are always changing. The lifting of COVID restrictions has shown an increase in demand for parking. Updated regulations on outdoor dining such as requiring businesses to provide a permitting fee partially based on the amount of linear space designated may have reduced alternative demand on the street parking lane and as a result increased the on-street parking supply. Other regulations include businesses not permitted to participate in outdoor seating arrangements if located on a block with Residential Permit Parking (RPP) has likely reduced competing demands on the curb lane. PABC will continue to observe these parking patterns for future rounds.

For the fourth round, the analysis indicates that during the daytime, an average of ***66%*** of blockfaces in the study area are over-parked (with fewer than one free space available), while ***10%*** are under-parked (with more than two spaces available). During evening hours, an average of ***72%*** of blockfaces are over-parked, while ***4%*** are under-parked.

Recommendations

New Meter Rates

Of the 64 metered blockfaces studied, 58 blockfaces are currently parkable with accessible metering[1]. During the day, 38 blockfaces' (***66%***) meter rates will increase by ***$0.25***, 14 blockfaces' (***24%***) meter rates will maintain, and 6 blockfaces' (***10%***) meter rates will decrease by ***$0.25***. During the evening, 37 blockfaces' (***72%***) meter rates will increase, 12 blockfaces' (***24%***) meter rates will maintain, and 2 blockfaces' (***4%***) meter rates will decrease. There are 20 blockfaces (***34%***) overall that will either maintain or decrease their current meter rates during the day while 14 blockfaces (***28%)*** will either maintain or decrease their current meter rates during the evening.

Daytime

Increase: **38 blockfaces** (66%)
Maintain: **14 blockfaces** (24%)
Decrease: **6 blockfaces** (10%)

Evening

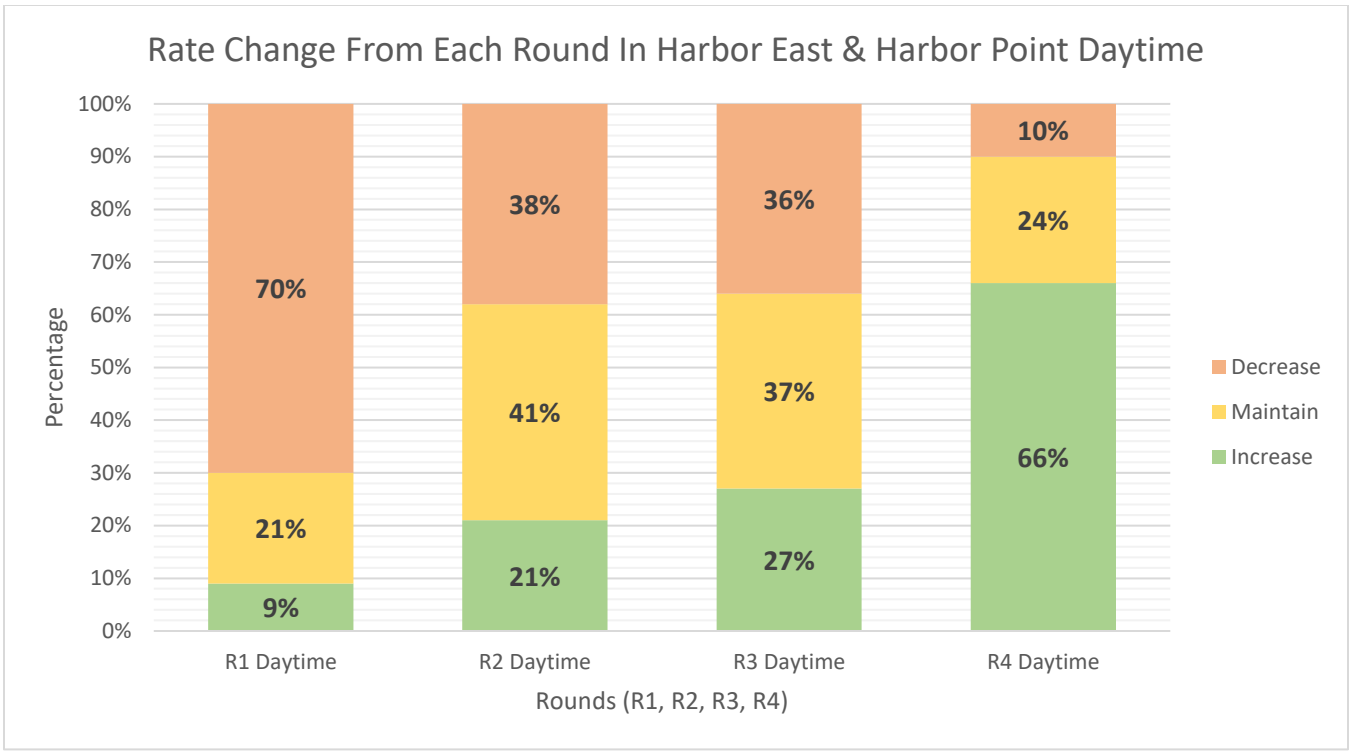
Increase: **37 blockfaces** (72%)
Maintain: **12 blockfaces** (24%)
Decrease: **2 blockfaces** (4%)

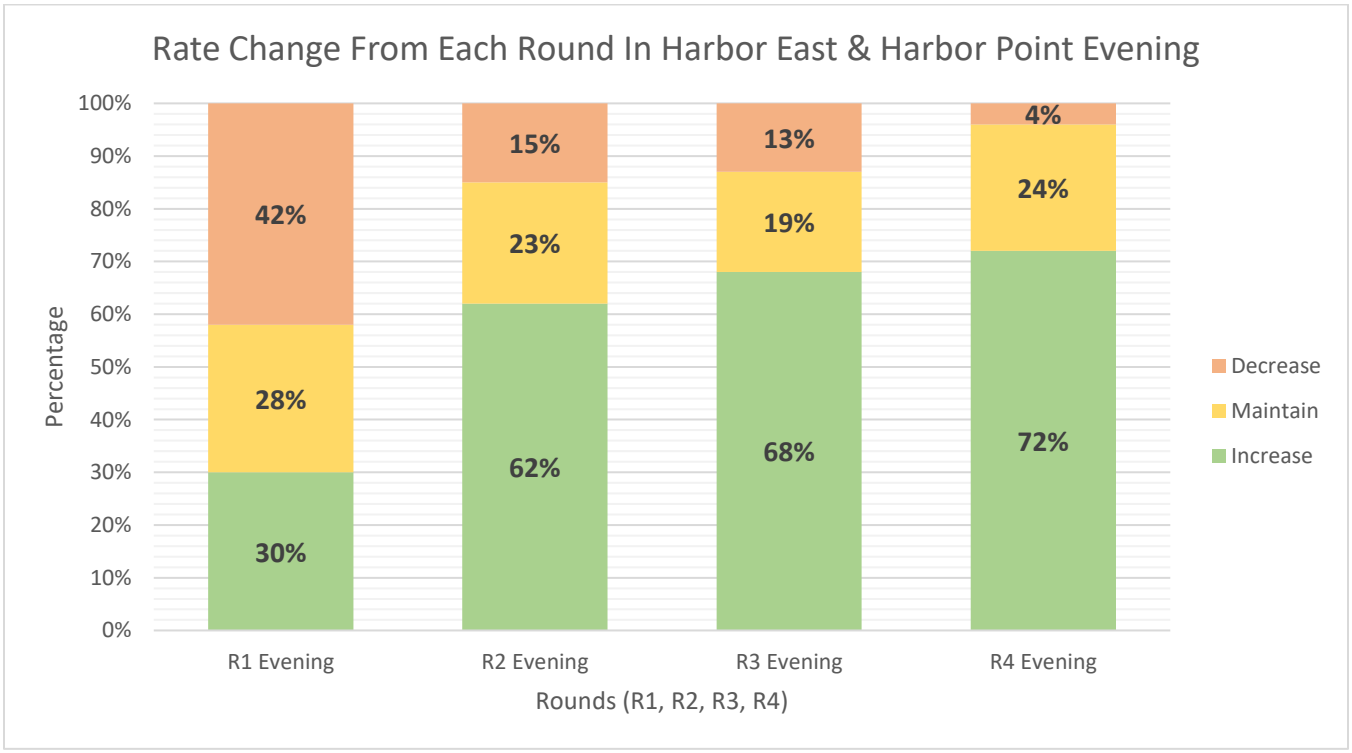
[1] Some metered blockfaces are unparkable or the meter is inaccessible due to construction. PABC will continue to monitor these blockfaces as construction clears.

New Meter Rates					
Daytime Rate Per Hour	**# of Blockfaces Daytime**	**% of Total Daytime**	**Evening Rate Per Hour**	**# of Blockfaces Evening**	**% of Total Evening**
$3.00	0	0%	$3.00	9	18%
$2.75	2	3%	$2.75	4	8%
$2.50	9	16%	$2.50	13	25%
$2.25	6	10%	$2.25	7	14%
$2.00	8	14%	$2.00	7	14%
$1.75	9	16%	$1.75	3	6%
$1.50	8	14%	$1.50	6	12%
$1.25	7	12%	$1.25	0	0%
$1.00	4	7%	$1.00	2	4%
$0.75	0	0%	$0.75	0	0%
$0.50	5	8%	$0.50	0	0%

For Round 4, there will be 9 daytime meter rates (***$0.50, $1.00, $1.25, $1.50, $1.75, $2.00, $2.25, $2.50, $2.75***) and 8 evening meter rates (***$1.00, $1.50, $1.75, $2.00, $2.25, $2.50, $2.75, $3.00***) throughout the area. The table above shows the number of blockfaces with each rate. During the daytime, five blockfaces (***9%***) were already at $0.50 and due to low demand are indicating a meter rate decrease. This would result in a review of the regulation of the block with consideration of removal of the meter, but due to on-going construction in Harbor East, it is recommended the meter rates to be maintained and reviewed later when the area is studied again.

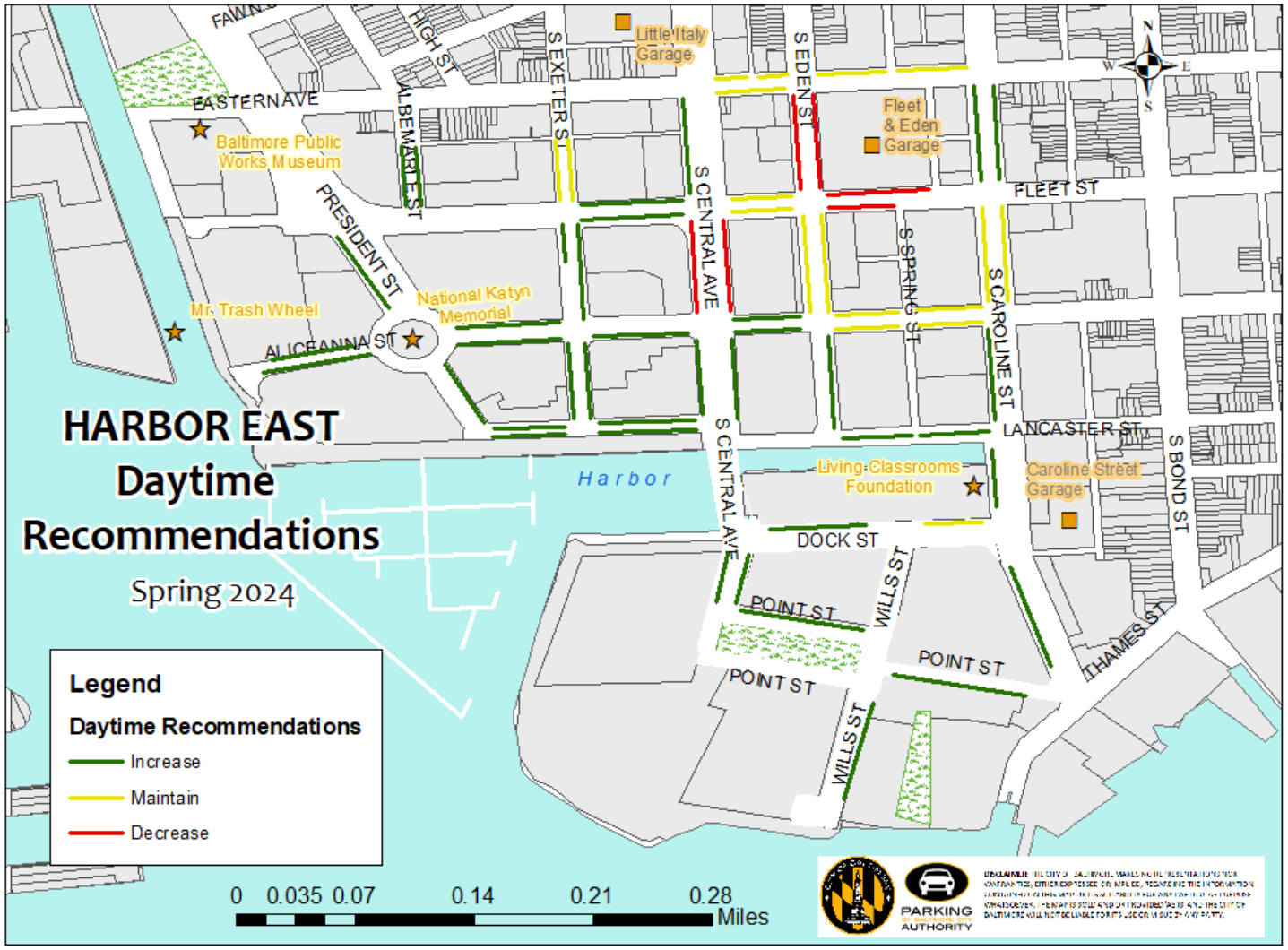
The first round of demand-based parking studies in Harbor East showed that 10 (***21%***) blockfaces arrived at the target utilization of 75% - 85% during the day and 13 (***28%***) blockfaces during the evening. The second round of the parking study showed 19 (***41%***) blockfaces reaching target utilization during the day but showed a small decrease with 9 blockfaces (***23%***) during the evening. The third round of the parking study which included Harbor Point showed 21 (***37%***) blockfaces during the day and 9 (***19%***) blockfaces during the evening reaching the target utilization. The fourth round of the parking study showed 14 (***24%***) blockfaces during the day and 12 (***24%***) blockfaces during the evening reaching the target utilization (See graph on next page for rate change percentages). With the fourth round completed, we are seeing a lower percentage indication for decreasing the meter rates, but parking occupancy reaching the target utilization has dropped. Still, despite this reduction in blockfaces reaching the target utilization rates, we anticipate that the percentage of blockfaces achieving the target parking utilization rate will increase with future reviews. This would signify an improvement in parking availability as well as distribute the parking demand more evenly throughout Harbor East and Harbor Point. The following pages include a spreadsheet with new daytime and evening meter rates along with maps which depict the data as well as recommendations.

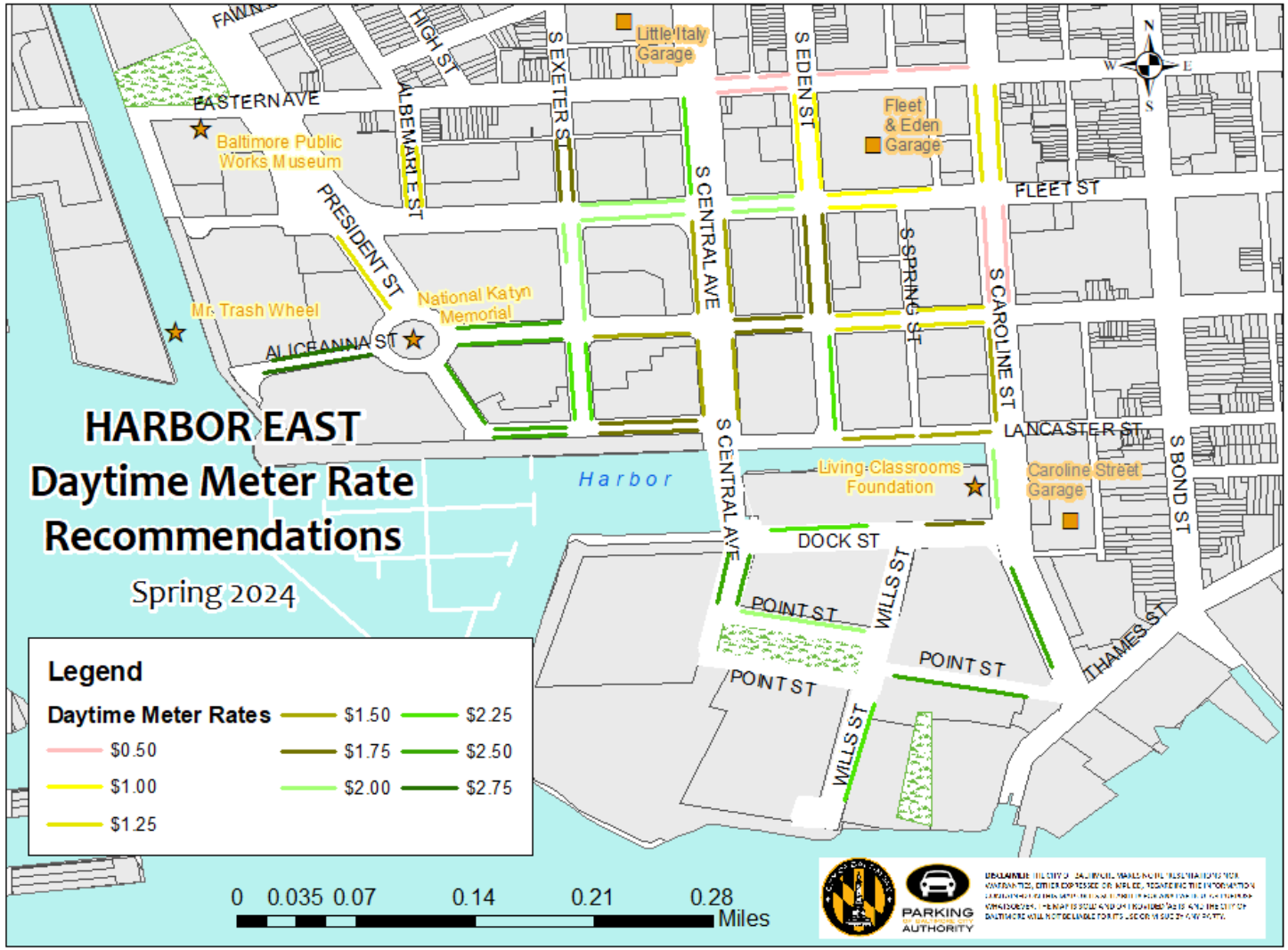

Rate Change From Each Round In Harbor East & Harbor Point Daytime
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Percentage
70%
21%
9%
38%
41%
21%
36%
37%
27%
10%
24%
66%
R1 Daytime
R2 Daytime
R3 Daytime
R4 Daytime
Rounds (R1, R2, R3, R4)
Decrease
Maintain
Increase


Rate Change From Each Round In Harbor East & Harbor Point Evening
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Percentage
42%
28%
30%
15%
23%
62%
13%
19%
68%
4%
24%
72%
R1 Evening
R2 Evening
R3 Evening
R4 Evening
Rounds (R1, R2, R3, R4)
Decrease
Maintain
Increase

Block	Street	Side	Initial Rate	First Rate Change Morning Rate	First Rate Change Evening Rate	Second Rate Change Morning Rate	Second Rate Change Evening Rate	Third Rate Change Morning Rate	Third Rate Change Evening Rate	Fourth Rate Change Morning Rate	Fourth Rate Change Evening Rate	
800	Eastern	NS	$0.50	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	Meter Removed	Meter Removed	Increase
1300	Eastern	NS	$0.50	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	Maintain
1300	Eastern	SS	$0.50	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	Decrease
1400	Eastern	NS	$0.50	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	$0.50	No MIE	
500	S Caroline	ES	$1.00	$1.00	No MIE	$0.75	No MIE	$1.00	No MIE	$1.25	No MIE	
500	S Caroline	WS	$1.00	$1.00	No MIE	$0.75	No MIE	$1.00	No MIE	$1.25	No MIE	
600	S Caroline	ES	$1.00	$0.75	No MIE	$0.75	No MIE	$0.50	No MIE	$0.50	No MIE	
600	S Caroline	WS	$1.00	$0.75	No MIE	$0.75	No MIE	$0.50	No MIE	$0.50	No MIE	
700	S Caroline	WS	$2.00	$1.75	$2.00	$1.50	$1.75	$1.25	$1.75	$1.50	$2.00	
800	S Caroline	WS	$2.00	No Change	No Change	No Change	No Change	$1.75	$2.25	$2.00	$2.50	
900	S Caroline	WS	$2.00	No Change	No Change	No Change	No Change	$2.25	$1.75	$2.50	$1.50	
800/900	Lancaster	NS	$2.00	$1.75	$2.25	$2.00	$2.50	$2.25	$2.75	$2.50	$3.00	
800/900	Lancaster	SS	$2.00	$1.75	$2.25	$2.00	$2.50	$2.25	$2.75	$2.50	$3.00	
1000	Lancaster	NS	$2.00	$1.75	$2.25	$1.75	$2.50	$1.50	$2.75	$1.75	$3.00	
1000	Lancaster	SS	$2.00	$1.75	$2.25	$1.75	$2.50	$1.50	$2.75	$1.75	$3.00	
1300	Lancaster	SS	$2.00	$1.75	$2.25	$1.50	$2.50	$1.25	$2.75	$1.50	$3.00	
1400	Lancaster	SS	$2.00	$1.75	$2.25	$1.50	$2.50	$1.25	$2.75	$1.50	$3.00	
600	President	WS	$1.00	$1.00	$1.25	$0.75	$1.50	$1.00	$1.75	$1.25	$2.00	
700	President	ES	$2.00	$1.75	$2.25	$2.00	$2.50	$2.25	$2.75	$2.50	$3.00	
500	Albemarle	ES	$0.50	$0.50	$0.50	$0.75	$0.50	$1.00	$0.75	$1.25	$1.00	
500	Albemarle	WS	$0.50	RPP/Construction	RPP/Construction	RPP/Construction	RPP/Construction	RPP/Construction	RPP/Construction	$1.25	$1.00	
1000	Fleet	NS	$2.00	$1.75	$1.75	$1.75	$1.50	$1.75	$1.75	$2.00	$1.75	
1000	Fleet	SS	$2.00	$1.75	$1.75	$1.75	$1.50	$1.75	$1.75	$2.00	$1.75	
1300	Fleet	NS	$2.00	$1.75	$2.00	$2.00	$2.25	$2.00	$2.50	$2.00	$2.75	
1300	Fleet	SS	$2.00	No Parking	No Parking	No Parking	No Parking	$1.50 installed 2023	$1.75 installed 2023	$2.00	$2.75	
1400	Fleet	NS	$2.00	$1.75	$1.75	$1.50	$1.75	$1.25	$1.50	$1.00	$1.50	
1400	Fleet	SS	$2.00	No Parking	No Parking	No Parking	No Parking	No Parking	No Parking	$1.00	$1.50	
700	Aliceanna	NS	$2.00	$2.25	$2.25	$2.25	$2.50	$2.50	$2.75	$2.75	$3.00	
700	Aliceanna	SS	$2.00	$2.25	$2.25	$2.25	$2.50	$2.50	$2.75	$2.75	$3.00	
800	Aliceanna	NS	$2.00	$2.25	$2.25	$2.25	$2.00	$2.25	$2.25	$2.50	$2.50	
800	Aliceanna	SS	$2.00	$2.25	$2.25	$2.25	$2.00	$2.25	$2.25	$2.50	$2.50	
1000	Aliceanna	SS	$2.00	$1.75	$1.75	$1.50	$1.75	$1.25	$2.00	$1.50	$2.25	
1300	Aliceanna	NS	$0.00	$1.75	$1.75	$1.50	$1.75	$1.50	$2.00	$1.75	$2.25	
1300	Aliceanna	SS	$2.00	$1.75	$1.75	$1.50	$1.75	$1.50	$2.00	$1.75	$2.25	
1400	Aliceanna	NS	$2.00	$1.75	$1.75	$1.50	$1.50	$1.25	$1.50	$1.25	$1.50	
1400	Aliceanna	SS	$2.00	$1.75	$1.75	$1.50	$1.50	$1.25	$1.50	$1.25	$1.50	
500	S Exeter	ES	$2.00	$1.75	$2.25	$1.75	$2.25	$1.75	$2.25	$1.75	$2.50	
500	S Exeter	WS	$2.00	$1.75	$2.25	$1.75	$2.25	$1.75	$2.25	$1.75	$2.50	
600	S Exeter	ES	$2.00	$1.75	$1.75	$1.50	$2.00	$1.75	$2.25	$2.00	$2.50	
600	S Exeter	WS	$2.00	$1.75	$1.75	$1.50	$2.00	$1.75	$2.25	$2.00	$2.50	
700	S Exeter	ES	$2.00	$1.75	$1.75	$2.00	$2.00	$2.00	$2.25	$2.25	$2.50	
700	S Exeter	WS	$2.00	$1.75	$1.75	$2.00	$2.00	$2.00	$2.25	$2.25	$2.50	
500	S Central	WS	$2.00	$2.00	$2.00	$2.00	$1.75	$2.00	$1.75	$2.25	$2.00	
600	S Central	ES	$2.00	No Change/Parking	No Change/Parking	$2.00	$2.00	$1.75	$2.25	$1.50	$2.50	
600	S Central	WS	$2.00	$1.75	$1.75	$2.00	$2.00	$1.75	$2.25	$1.50	$2.50	
700	S Central	ES	$2.00	$1.75	$2.00	$1.50	$2.25	$1.25	$2.50	$1.50	$2.75	
700	S Central	WS	$2.00	$1.75	$2.00	$1.50	$2.25	$1.25	$2.50	$1.50	$2.75	
900	Central	ES	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$2.25	$1.75	$2.50	$2.00	
900	Central	WS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$2.25	$1.75	$2.50	$2.00	
500	S Eden	ES	$2.00	$1.75	$1.75	$1.50	$2.00	$1.25	$2.00	$1.00	$2.00	
500	S Eden	WS	$2.00	$1.75	$1.75	$1.50	$2.00	$1.25	$2.00	$1.00	$2.00	
600	S Eden	ES	$2.00	$1.75	$1.75	$1.75	$2.00	$1.75	$2.25	$1.75	$2.25	
600	S Eden	WS	$2.00	$1.75	$1.75	$1.75	$2.00	$1.75	$2.25	$1.75	$2.25	
700	S Eden	ES	$2.00	$1.75	$1.75	$2.00	$2.00	$2.00	$2.25	$2.25	$2.50	

1300	Dock	NS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$2.00	$2.25	$2.25	$2.25
1400	Dock	NS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$1.75	$1.75	$1.75	$1.75
1300	Point	NS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$1.75	$1.75	$2.00	$1.50
1300	Point	SS	$0.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	Construction	Construction	Construction	Construction
1400	Point	NS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	Construction	Construction	Construction	Construction
1400	Point	SS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$2.25	$2.25	$2.50	$2.50
900	Wills	ES	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	Construction	Construction	Construction	Construction
900	Wills	WS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	$1.75	$1.75	Construction	Construction
1200	Wills	ES	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	Construction	Construction	$2.25	$2.25
1200	Wills	WS	$2.00	Private/No Turnover	Private/No Turnover	Private/No Turnover	Private/No Turnover	Construction	Construction	Construction	Construction
*No MIE: No Meter-In-Effect, 800 Eastern NS meters were removed during construction. PABC will look to reinstall meters on this block.											


HARBOR EAST
Daytime
Recommendations
Spring 2024
Legend
Daytime Recommendations
Increase
Maintain
Decrease
0 0.035 0.07 0.14 0.21 0.28
Miles
Harbor
Little Italy Garage
Fleet & Eden Garage
Caroline Street Garage
Baltimore Public Works Museum
Mr. Trash Wheel
National Katyn Memorial
Living Classrooms Foundation
FAWN ST
HIGH ST
ALBEMARLE ST
S EXETER ST
S EDEN ST
EASTERN AVE
PRESIDENT ST
S CENTRAL AVE
S SPRING ST
S CAROLINE ST
FLEET ST
ALICEANNA ST
LANCASTER ST
S BOND ST
DOCK ST
POINT ST
WILLS ST
THAMES ST
PARKING AUTHORITY


HARBOR EAST
Daytime Meter Rate Recommendations
Spring 2024
Legend
Daytime Meter Rates
$0.50
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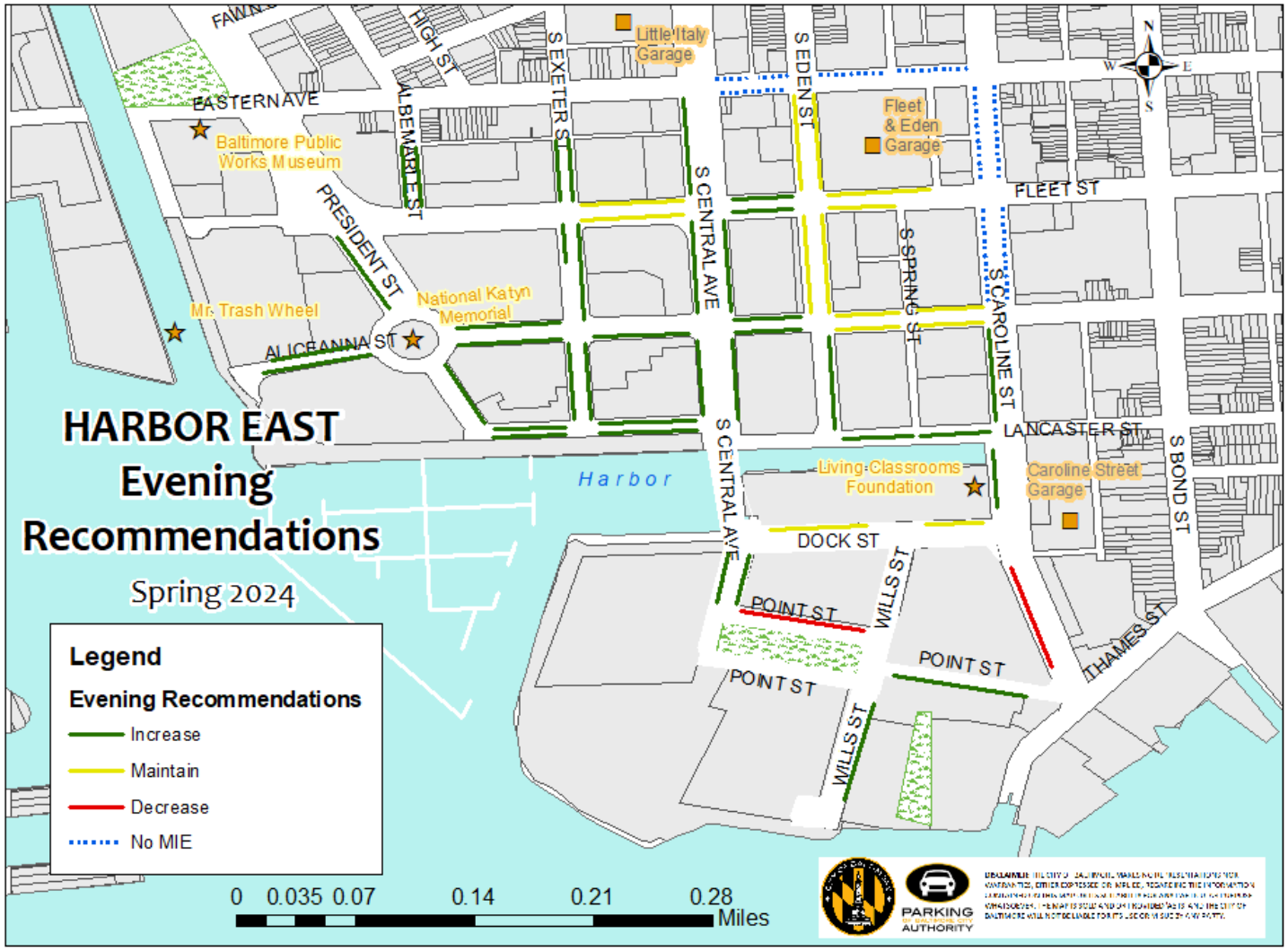
HARBOR EAST
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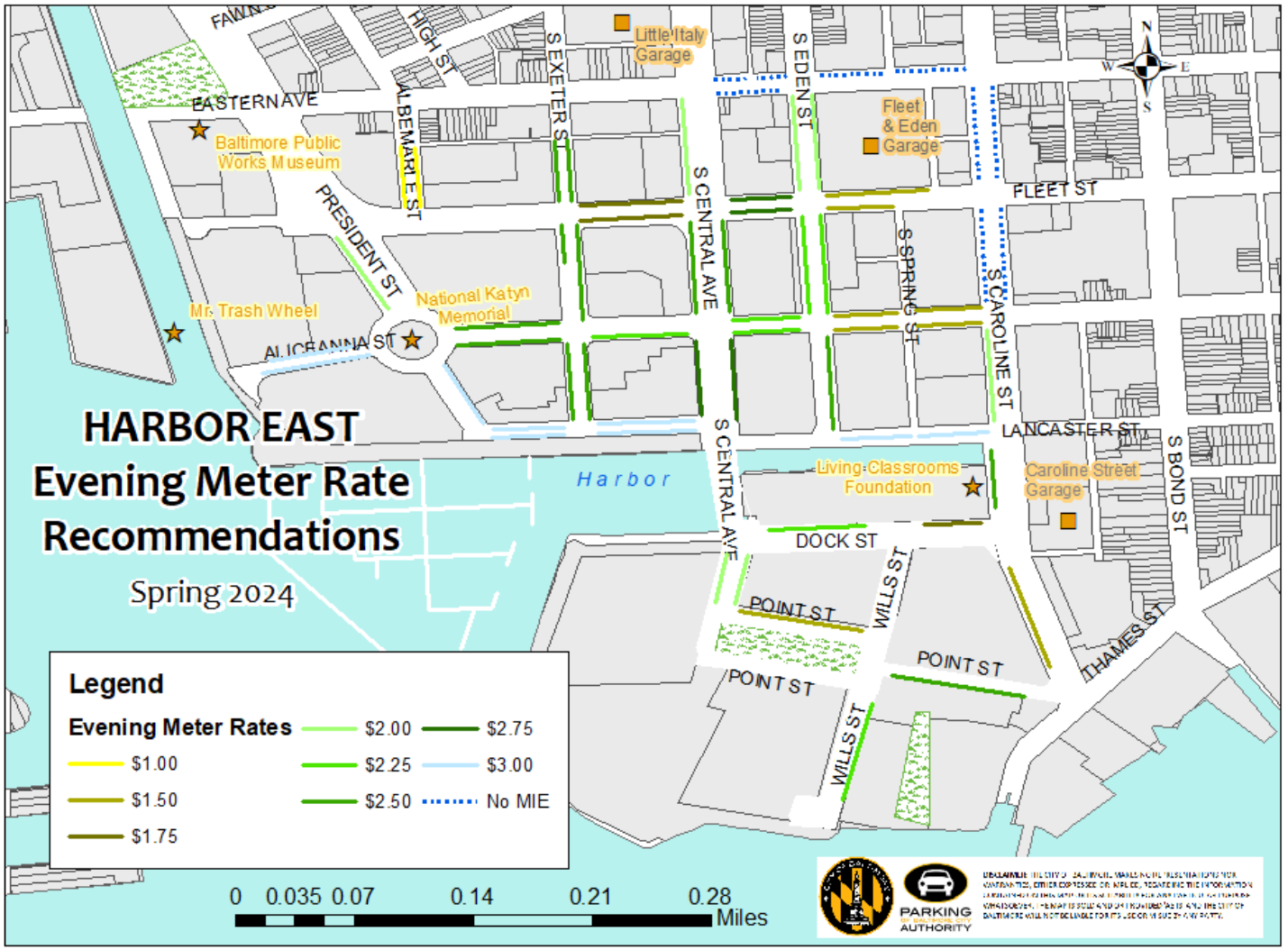
WILLS ST
THAMES ST
EASTERN AVE
PARKING AUTHORITY


HARBOR EAST
Evening Meter Rate
Recommendations
Spring 2024
Legend
Evening Meter Rates
$1.00
$1.50
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