

2019

Gardiner Downtown Parking Study



12/4/2019

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Study Overview

In early May of 2019, the City of Gardiner approached the Kennebec Valley Council of Governments with a request to conduct a downtown parking study. Increased retail activity and potential residential development on Water Street, combined with the renovations to Johnson Hall, has prompted city officials to look into the potential shortcomings in their parking infrastructure.

Gardiner, located just 6 miles from downtown Augusta, has seen growing use of, and demand for, its public parking. Due to recent turnover in local positions, Gardiner currently finds itself unable to evaluate their current parking infrastructure and whether or not it will impact and deter both commercial and residential growth.

Gardiner last conducted a parking study in 1999. The analysis concluded that Water Street, between Bridge Street and Maine Avenue was properly served while Water Street on the library block was underserved. According to Maine DOT's most recent count, AADT on Water Street, just east of Bridge Street is 2,070. While that is a significant drop from 2001's 2,940 AADT, the number doesn't paint a definitive picture of Gardiner's current parking demands.

Although average traffic has decreased since the last study, local officials have indicated that the demand for parking along Water Street and throughout downtown Gardiner has increased in recent years due to the reestablishment of local businesses. Additionally, proposed residential development, the renovation and re-opening of Johnson Hall (a 400+ seat performing arts center on Water Street) and increased use of the town landing and riverfront park will also exacerbate current parking restraints. Local policies, like the prohibition of overnight parking in public spaces on Water Street, also act as potential barriers to development and need further consideration.

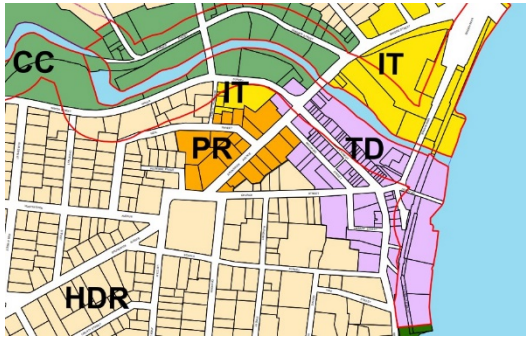
This parking study is the result of a collaborative effort between KVCOG, the Maine Department of Transportation, the City of Gardiner, and public and private stakeholders.

Parking Review

Parking in downtown Gardiner largely functions as a municipal parking system where local employees, merchants and customers park in municipal lots or in on-street spaces. The principal parking locations are along Water Street and the Arcade Lot. Water Street provides direct access to many of Gardiner's shops, businesses and offices, while the Arcade Lot provides an open, centralized parking location in close proximity to many of Gardiner's amenities.

Existing Parking Conditions:

The below table summarizes the current municipal/public parking supply in this study's downtown (TD) Gardiner area. Private parking locations within the study area are not included in this table. Trailer specific spaces in the riverfront park are also withheld from this table.



A total of 309 spaces, including handicapped spaces, are available in the study area. To determine theoretical municipal parking capacity, this study uses 85% of total parking capacity to find that Gardiner's downtown area's parking capacity is 262 spaces.

For purposes of parking planning, a practical, or ideal use, capacity is typically said to be 85% to 95% of the total parking spaces. This allows for natural turnover and prevents prospective parkers from spending a long time trying to locate parking. It also takes into consideration the fact that it is generally difficult to reach 100% occupancy in parking lots and parking garages that have complicated circulation systems. It is much more common for on-street parking spaces to reach 100% capacity. For this study, parking demand and supply calculations are based on the theoretical capacity of 85%. However, we will refer to the practical capacity at critical conclusion points and also when we project future shortages.

Existing Parking Capacity

Parking Area	Current Capacity
Aracde Lot*	96
Water Street- West	52
Water Street- East	22
Mechanic Street	24
Library	8
Municipal Cluster	14
Municipal 30 Minute	17
Church Street	4
Bridge Street*	16
Waterfront Park- South	29
Waterfront Park- North	27
Total Spaces Available	309
Theoretical Capacity (85%)	263

*Capacity for both Bridge Street and the Arcade lot are subject to change. Presented capacities reflect parking availability at the time of the study which coincided with major construction in this

area. The 1999 parking study identified 156 parking spaces in the Arcade Lot.

Public Opinion of Existing Parking Conditions:

Public opinion and input is valued in the planning process. Therefore, as a part of this study, The Maine Department of Transportation developed a public opinion survey that ran for two weeks in October and was promoted through the City's website and numerous official social media accounts.

The survey consisted of 7 questions:

1. How would you classify (resident, visitor, etc.) yourself?
2. In general, what activities are you using the parking for?
3. How often do you park downtown?
4. How easy is it to find a parking spot?
5. On average, how long does it take to find a parking spot?
6. Where do you typically park downtown?
7. Do you have any additional comments regarding parking in Gardiner?

Both question 1 and question 7 provided an opportunity for the respondent to provide comment.

In total, 205 responses were received, with most respondents (65%) being Gardiner residents. The majority of the respondents (85%) visit town to shop, dine or for entertainment. In terms of ease of parking, 64% of the survey responses indicated that locating a parking spot is very easy or moderately easy.

While the majority of responses seem to indicate that parking in Gardiner's downtown is adequate, there is a strong opposition, particularly with regard to Water Street parking. Many individual comments express frustration with Water Street. Limited availability on the eastern/southern side, lack of time limit enforcement, and obstructions are some of the many complaints.

The full survey, including all individual comments, can be found in the appendix.

Parking Utilization

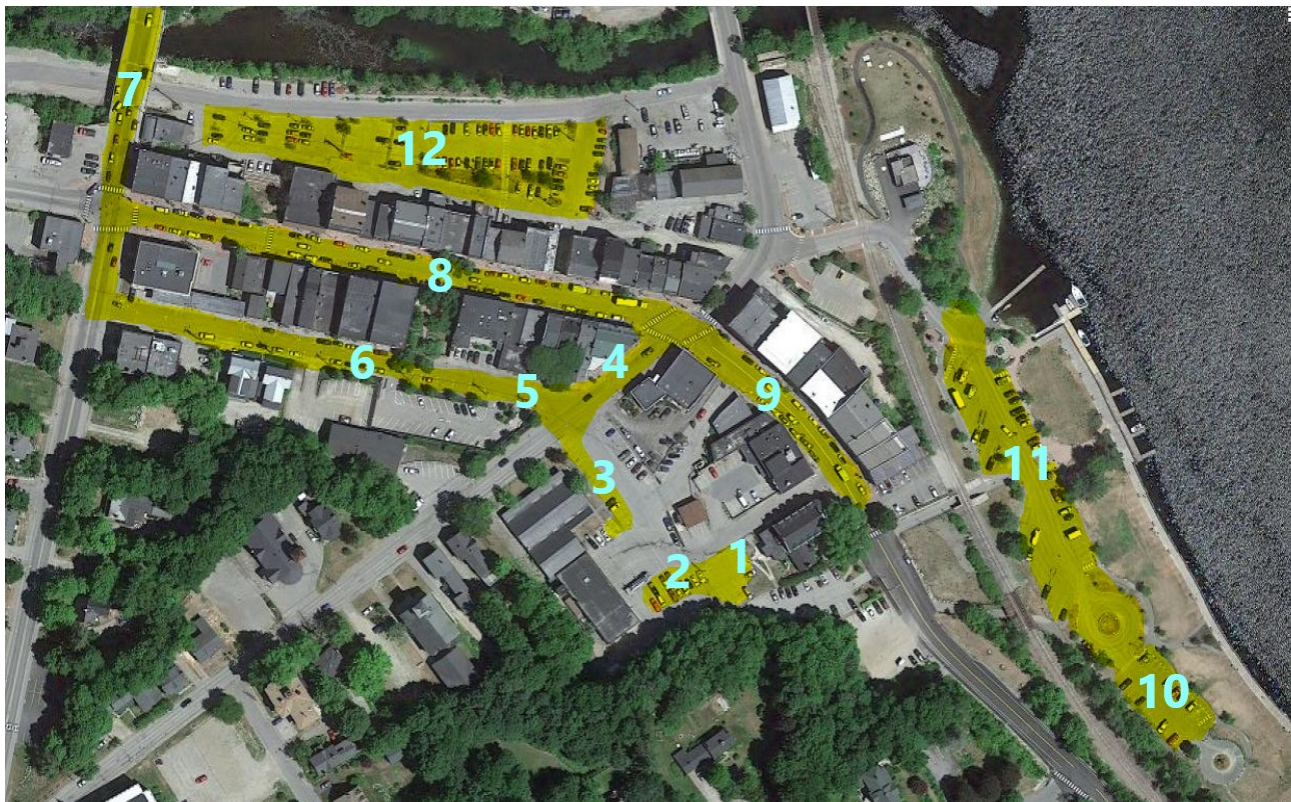
KVCOG undertook detailed parking occupancy surveys in August of 2019 to determine the current parking demand in downtown Gardiner. These surveys were undertaken during the peak season of the year: Saturday, August 24th and Wednesday, August 28, just before the Labor Day weekend. The temperature both days rose into the mid-to-upper 70's and both days had fairly cloudy skies with periods of prolonged sunshine.

Parking utilization counts were performed every hour, on the hour, from 9 a.m. to 6 p.m. The survey route began in the parking lot of City Hall, from there, the collector crossed

Church Street and walked west down Mechanic Street. At the intersection with Bridge Street, the collector turned north, until the intersection with Water Street. At Water Street the collector turned and then walked east, until they were able to walk under the railroad tracks and into the Waterfront Park lots. After leaving Waterfront Park, the collector crossed Maine Avenue and performed counts in the Arcade Lot. The count route followed, numerically, the locations identified below.

Survey Route

Location	Identifier	Capacity
1	Library	8
2	Municipal Cluster	14
3	Municipal- 30 Minute	17
4	Church Street	4
5	Mechanic Street- 2 Hour	7
6	Mechanic Street- 4 Hour	17
7	Bridge Street	16
8	Water Street- West	52
9	Water Street- East	22
10	Waterfront Park- South	29
11	Waterfront Park- North	27
12	Arcade Lot	96



Saturday, August 24, 2019:

The first series of parking utilization counts were performed on Saturday, August 24th, 2019, the week before the Labor Day Holiday weekend. Daytime temperatures were in the seventies and it was partly sunny with no precipitation. The following tables illustrate the availability of parking in each area as both a total number of spaces (TA) and a percentage of the total spaces (%A).

Maximum total parking occupancy occurred at 2 p.m. when 114 spaces were available, or 37%. Maximum vacancy occurred at 9 a.m. when 179 spaces were available, or 58%. Both the high occupancy and low occupancy marks exceed the theoretical capacity of 15% vacancy. In other words, when viewed collectively, at no point was there a shortage of available parking in downtown Gardiner.

However, total parking availability doesn't paint the entire picture. This study, as previously mentioned, collected parking inventory in unique locations. As such, it is possible to identify area-specific parking demand. The north side of Waterfront Park (location 11) experienced a parking shortage from 12 p.m. to 3 p.m. Further, the parking spaces for vehicles with boat trailers exceeded capacity from 9 a.m. to 3 p.m. Popularity of the park and its boat launch is evident in these results. Aside from the park, there was a parking shortage on the east side of Water Street at 4 p.m.

Wednesday, August 28, 2019:

The second series of parking utilization counts were performed on Wednesday, August 28th, 2019, the week approaching the Labor Day Holiday weekend. Daytime temperatures were also in the seventies and what began as a fairly cloudy day ended with mostly sunny skies.

Maximum total parking occupancy occurred at both 1 p.m. when 133 spaces were available, or 43%. Maximum vacancy occurred at 9 a.m. when 187 spaces were available, or 61%. Both the high occupancy and low occupancy marks exceed the theoretical capacity of 15% vacancy. As was the case with the August 24th counts, when viewed collectively, at no point was there a shortage of available parking in downtown Gardiner.

However, individual locations did experience parking shortages throughout the day. The cluster of parking in front of the fire station (location 2) experienced shortages at 10 a.m., 11 a.m., 2 p.m., 3 p.m. and 4 p.m. Mechanic Street also experienced parking shortages at multiple times of the day. Parking shortages were noted at 11 a.m., 12 p.m., and 2 p.m. in the 2 hour parking area of Mechanic Street while the 4-hour parking area exceeded capacity at 12 p.m. The library also saw a shortage at 3 p.m.

**Parking Availability: Saturday August 24,
2019**

	9am		10am		11am		12pm		1pm		2pm		3pm		4pm		5pm		6pm	
	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A
Library	8	100%	6	75%	6	75%	6	75%	6	75%	6	75%	8	100%	8	100%	8	100%	8	100%
Municipal- Cluster	10	71%	9	64%	10	71%	8	57%	9	64%	9	64%	9	64%	11	79%	11	79%	11	79%
Municipal- 30 Minute	15	88%	15	88%	14	82%	14	82%	13	76%	13	76%	13	76%	13	76%	12	71%	10	59%
Church Street	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%	4	100%
Mechanic Street- 2 Hour	7	100%	7	100%	7	100%	5	71%	3	43%	3	43%	3	43%	4	57%	4	57%	4	57%
Mechanic Street- 4 Hour	10	59%	10	59%	12	71%	12	71%	13	76%	13	76%	14	82%	16	94%	16	94%	17	100%
Bridge Street	14	88%	11	69%	8	50%	10	63%	12	75%	8	50%	11	69%	18	113%	14	88%	14	88%
Water Street- West	26	50%	19	37%	15	29%	14	27%	17	33%	15	29%	18	35%	22	42%	24	46%	14	27%
Water Street- East	13	59%	8	36%	6	27%	9	41%	4	18%	7	32%	5	23%	2	9%	8	36%	8	36%
Waterfront Park- South	26	90%	21	72%	17	59%	12	41%	7	24%	7	24%	6	21%	8	28%	18	62%	21	72%
Waterfront Park- North	8	30%	7	26%	7	26%	3	11%	1	4%	1	4%	0	0%	10	37%	11	41%	11	41%
Arcade Lot	38	40%	35	36%	34	35%	40	42%	33	34%	28	29%	33	34%	33	34%	46	48%	44	46%
Total Available Spaces	179	58%	152	49%	140	45%	137	44%	122	39%	114	37%	124	40%	149	48%	176	57%	166	54%
Percent Available	58%		49%		45%		44%		39%		37%		40%		48%		57%		54%	
Waterfront Park- Trailer	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	5%	8	38%	11	52%	13	62%



Less than 15% Availability



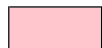
Between 15% and 40% Availability



Greater than 40% Availability

**Parking Availability: Wednesday August 28,
2019**

	9am		10am		11am		12pm		1pm		2pm		3pm		4pm		5pm		6pm	
	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A	TA	%A
Library	8	100%	7	88%	6	75%	6	75%	6	75%	4	50%	1	13%	7	88%	7	88%	7	88%
Municipal- Cluster	3	21%	2	14%	2	14%	5	36%	3	21%	2	14%	1	7%	2	14%	4	29%	7	50%
Municipal- 30 Minute	13	76%	11	65%	7	41%	12	71%	11	65%	11	65%	10	59%	13	76%	13	76%	11	65%
Church Street	4	100%	4	100%	4	100%	3	75%	4	100%	4	100%	4	100%	3	75%	4	100%	4	100%
Mechanic Street- 2 Hour	4	57%	4	57%	1	14%	0	0%	2	29%	1	14%	3	43%	4	57%	4	57%	4	57%
Mechanic Street- 4 Hour	5	29%	4	24%	4	24%	2	12%	6	35%	6	35%	5	29%	9	53%	15	88%	13	76%
Bridge Street	11	69%	14	88%	17	106%	15	94%	13	81%	12	75%	13	81%	18	113%	18	113%	16	100%
Water Street- West	39	75%	24	46%	22	42%	19	37%	15	29%	27	52%	19	37%	21	40%	18	35%	16	31%
Water Street- East	12	55%	14	64%	15	68%	8	36%	10	45%	8	36%	13	59%	9	41%	5	23%	10	45%
Waterfront Park- South	27	93%	28	97%	24	83%	24	83%	20	69%	21	72%	20	69%	27	93%	28	97%	26	90%
Waterfront Park- North	18	67%	17	63%	24	89%	21	78%	20	74%	19	70%	20	74%	24	89%	24	89%	21	78%
Arcade Lot	43	45%	39	41%	33	34%	29	30%	23	24%	30	31%	34	35%	39	41%	44	46%	24	25%
Total Available Spaces	187	61%	168	54%	159	51%	144	47%	133	43%	145	47%	143	46%	176	57%	184	60%	159	51%
Percent Available	61%		54%		51%		47%		43%		47%		46%		57%		60%		51%	
Waterfront Park- Trailer	19	86%	18	82%	12	55%	18	82%	17	77%	16	73%	15	68%	16	73%	18	82%	18	82%



Less than 15% Availability



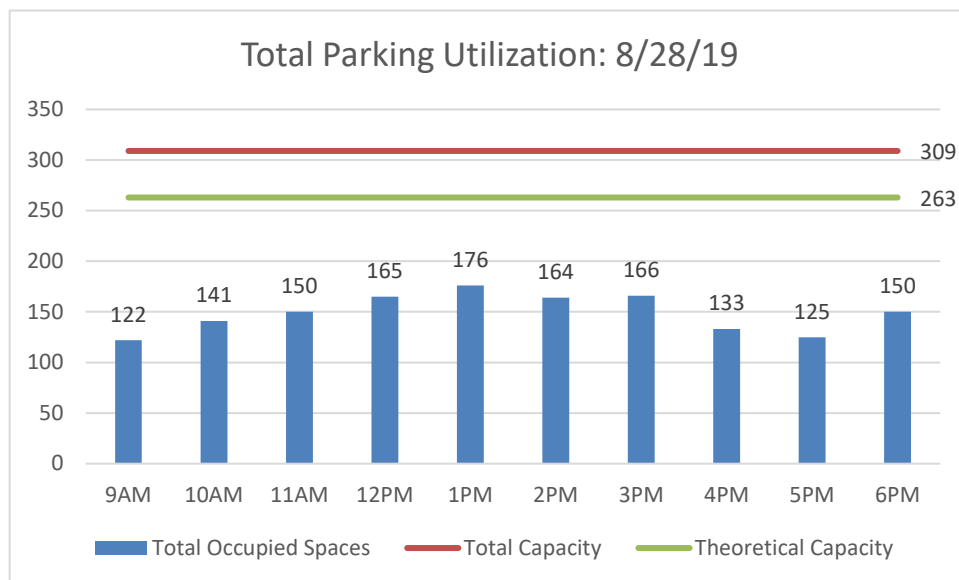
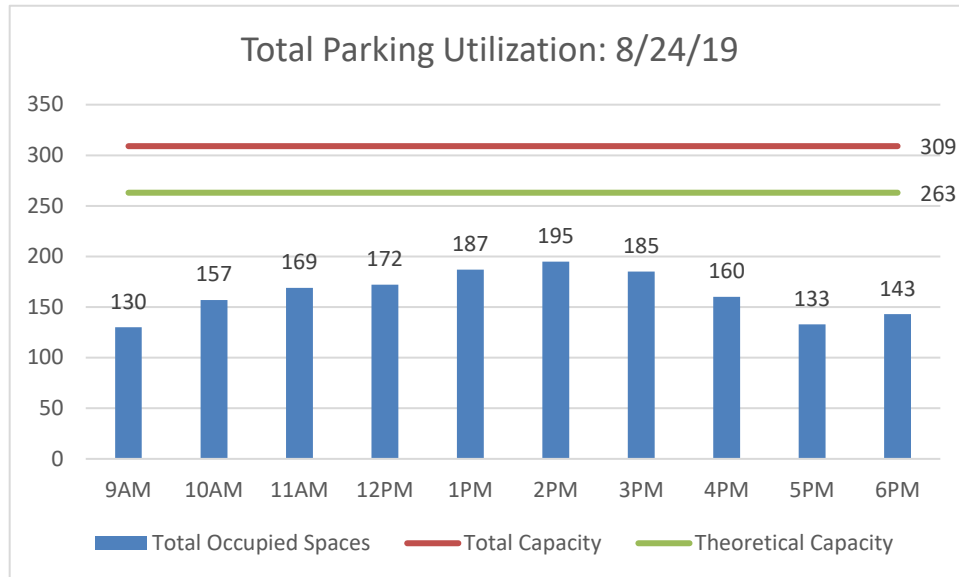
Between 15% and 40% Availability



Greater than 40% Availability

Total Parking Utilization:

To better display the overall utilization of Gardiner's downtown parking inventory, the following charts are provided. They show the total utilization every hour as a whole, and that relationship to both the theoretical capacity and the total capacity.



The visual picture paints us a story. On both Saturday, the 24th and Wednesday, the 28th, parking demand slowly increases in the morning until reaching a high during lunchtime/early afternoon. Demand then decreases steadily until experiencing an uptick as the dinner time approaches. This trend seems illustrates the nature of visits to downtown Gardiner. As identified in the survey, visits typically center on major retail, dining, and entertainment activities. This explains why demand for parking is at its greatest during

the lunch period and dinner period.

Even at the survey's busiest parking hour, from a total demand perspective, there were still 68 spaces available. It appears as though Gardiner has sufficient parking to meet its current demand.

Parking Recommendations for Downtown Gardiner

Downtown Gardiner is experiencing a period of development and revival that is boosting the City's health, attractiveness and overall livability. Future development may result in the conversion of downtown parking into other uses, of which the impacts are two-fold, direct loss of parking due to the development, and also the development's effect on the demand for parking. Efficient management of the current parking infrastructure will allow Gardiner to continue to thrive. If sustained development occurs, Gardiner may need to eventually add more parking.

Managing the Current Parking Capacity and Demand:

In order to best manage the current parking capacity, the City should consider implementation of the following strategies.

- Gardiner's current municipal parking system relies heavily on a shared use/municipal platform. This structure can efficiently provide parking to visitors, residents, and local employees. Gardiner should consider the continual offering of municipal parking.
- The municipal parking system provides parking in certain/specific locations. Therefore, by design, it can encourage park-and-walk behavior. Many positive benefits are associated with active pedestrian behavior in city centers. They create safe, healthy, and economically active environments.
- Gardiner should work to create a unique event parking plan. In certain situations, like concerts or festivals, where abnormally high parking demand occurs, the City should have a strategy to meet that demand. For example, Gardiner could collaborate with private parking lot owners to secure conditional use of their parking lots.
- The City should ensure all parking stalls are visually marked to promote efficient use of space.
- Gardiner should evaluate its current parking time limits and designate the most

attractive parking spaces for short-term parking. In order for time limits to be successful, they must be enforced regularly.

- Paid parking should be considered for Water Street. Modern payment methods, like smartphone apps, when used in conjunction with a central payment meter, provide fast and efficient monetary collection.
- Reconsider the parking time allocation for the Arcade Lot. For example, spaces located close to the buildings (south side) could be used for shorter-term parking while spaces close to Messalonskee Stream (north side) could be used for daily parking.
- Promote parking at underutilized locations during off times. For example, the 30-minute parking spaces in front of City Hall remain largely unoccupied during the weekends and after hours during the week.
- Gardiner should consider allowing overnight parking on Water Street. Restrictions could be put in place that would allow for adequate routine maintenance (snow removal, street cleaning, etc.). For example, Gardiner could restrict parking to one side of the street two nights a week, alternating the restricted side each night.
- Gardiner should overhaul its parking signage and wayfinding infrastructure to evenly distribute parking and educate downtown visitors on parking availability. For example, the previously mentioned 30 minute parking spaces at City Hall should note that longer parking is allowed outside of the City's operating hours. Wayfinding signage could be greatly improved to direct visitors to underutilized areas.
- Lighting needs should be addressed in certain areas. The Arcade Lot is often identified as being dark and this darkness can create a dangerous perception preventing people from using the lot at night time.
- Continued parking utilization surveys. The City should evaluate, when appropriate (annually, after major development, etc.), whether the current parking infrastructure meets the City's needs.

Future Parking Conditions

Much of the demand for a parking study concentrated on future development in Gardiner's downtown zone. Once vacant buildings are springing to life as restaurants, breweries, and residential units.

As it currently stands, Gardiner should have adequate parking to allow for increased development in the short-term. Some of the development contains private, on premise parking. Where it doesn't, there is some leeway built into the current infrastructure.

Managing the Future Parking Capacity and Demand:

In order to best manage the current parking capacity, the City should consider implementation of the following strategies. As Gardiner continues to grow and develop, there may be a need to increase its parking capacity to meet a growing demand.

The following strategies should be considered by the City to meet a greater demand:

- The City should identify potential parking areas that aren't currently used as parking. There is opportunity for increased parking capacity throughout town. For example, Church Street could provide more on-street parking.
- The City may wish to develop new parking infrastructure in specific locations. Certain areas of Gardiner may be suitable for new parking infrastructure, including the lot to the south of the Dingley Block.
- The City may wish to purchase existing parking infrastructure from private corporations. There are many suitable and underutilized private parking lots in downtown Gardiner.
- The City should propose a partnership with the owners of private parking lots to allow for off-hours parking in exchange for services or payment.
- Improve bicycle and walking infrastructure in downtown. Improvement of multi-modal infrastructure will reduce the demand for parking citywide. The new multi-use bridge over Messalonskee Stream will promote walking and cycling in Gardiner. Sidewalk improvements, bicycle lanes, and more trail building shall be considered to further promote multi-modal transportation.

Appendix

Results by Question

Session Name

Gardiner Parking Survey

Date Created

Monday, October 14, 2019
10:00:00 AM

Active Participants

205

Total Participants

205

Average Score

0.00%

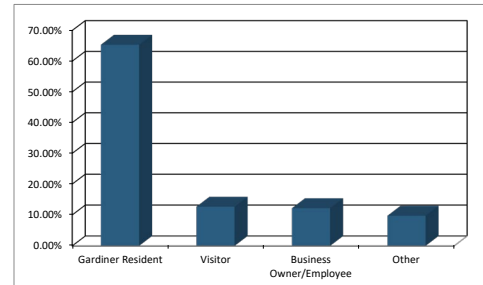
Question Count

7

1. How would you classify yourself?

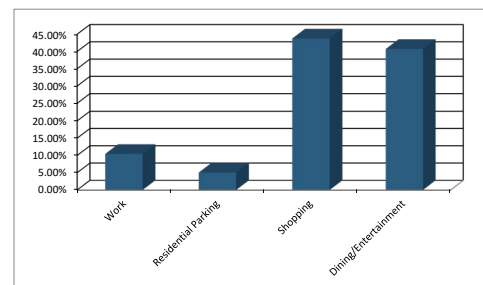
Responses		
	Percent	Count
Gardiner Resident	65.37%	134
Visitor	12.68%	26
Business Owner/Employee	12.20%	25
Other	9.76%	20
Totals	100%	205
Total Correct Responders	0%	0
Total Responders	100%	188

If Other, please explain.	
See comments	



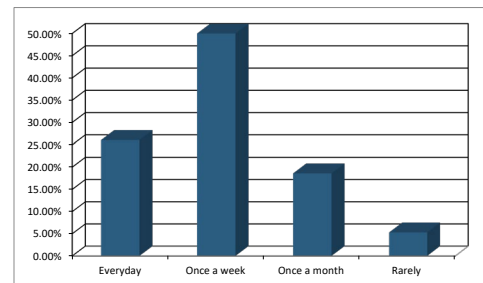
2. In general, what activities are you using the parking in downtown for?

Responses		
	Percent	Count
Work	10.44%	31
Residential Parking	5.05%	15
Shopping	43.77%	130
Dining/Entertainment	40.74%	121
Totals	100%	297
Total Correct Responders	0%	0
Total Responders	100%	186



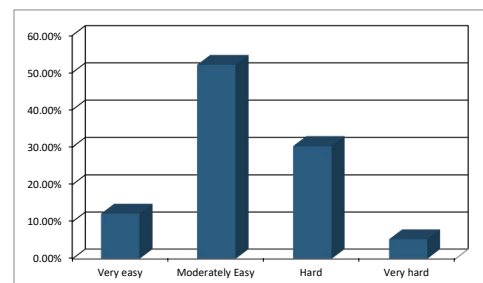
3. How often do you park downtown?

Responses		
	Percent	Count
Everyday	26.06%	49
Once a week	50.00%	94
Once a month	18.62%	35
Rarely	5.32%	10
Totals	100%	188
Total Correct Responders	0%	0
Total Responders	100%	185



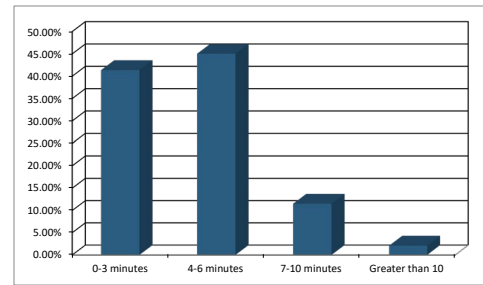
4. How easy is it to find a parking spot?

Responses		
	Percent	Count
Very easy	12.23%	23
Moderately Easy	52.13%	98
Hard	30.32%	57
Very hard	5.32%	10
Totals	100%	188



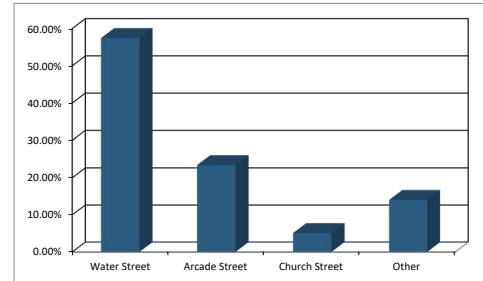
5. On average, how long does it take to find a parking spot?

Responses		
	Percent	Count
0-3 minutes	41.36%	79
4-6 minutes	45.03%	86
7-10 minutes	11.52%	22
Greater than 10	2.09%	4
Totals	100%	191
Total Correct Responders	0%	0
Total Responders	100%	184



6. Where do you typically park in downtown?

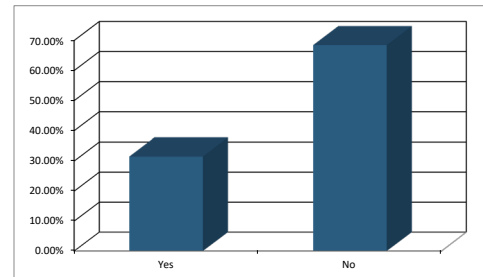
Responses		
	Percent	Count
Water Street	57.45%	135
Arcade Street	23.40%	55
Church Street	5.11%	12
Other	14.04%	33
Totals	100%	235
Total Correct Responders	0%	0
Total Responders	100%	186



7. Do you have any additional comments regarding parking in Gardiner?

Responses		
	Percent	Count
Yes	31.52%	52
No	68.48%	113
Totals	100%	165

If yes, please explain your comments/concerns.	
See comments	



[1. How would you classify yourself?](#)

If Other, please explain.		
Name	Answer	Comment
Anonymous	Visitor	I volunteer often for Johnson Hall.
Anonymous	Business Owner/Employee	I work in Gardiner and frequent downtown
Anonymous	Other	Pittston resident
Anonymous	Other	Gardiner area residents
Anonymous	Gardiner Resident Other	We're new to Gardiner at 223 Water Street and don't reside year-round yet. We recently bought a car and when we're in Gardiner, we park in the Arcade lot; and we move the car to our storage facility when we leave.
Anonymous	Visitor	West Gardiner
Anonymous	Other	former resident and employee
Anonymous	Gardiner Resident Business Owner/Employee	Both A and C
Anonymous	Visitor Other	I grew up in Gardiner and often visit
Anonymous	Other	Own property in Gardiner and work in Gardiner, but no longer reside in Gardiner.
Anonymous	Visitor	Worked at Gardiner savings
Anonymous	Other	I live in Chelsea and work in Gardiner so I am in Gardiner a lot.

Anonymous	Other	Randolph resident
Anonymous	Other	West Gardiner resident doing lots of business in Gardiner
Anonymous	Other	Randolph resident
Anonymous	Other	Live in Pittston, but frequent Gardiner shops and restaurants
Anonymous	Other	West Gardiner
Anonymous	Other	Resident and business owner
Anonymous	Other	Employee
Anonymous	Other	Resident of Randolph
Anonymous	Other	West Gardiner resident but very frequently in Gardiner

[Return to Results by Question report](#)

[7. Do you have any additional comments regarding parking in Gardiner?](#)

If yes, please explain your comments/concerns.		
Name	Answer	Comment
Anonymous	Yes	I assume that someone has asked the City to produce more parking spaces. More parking lots come at the expense of other opportunities that would generate more tax revenue per acre for the City. Millennials don't seem to want to drive or own cars--they want us to leave them places that are interesting enough to invest their lives in, and not to destroy the environment by depleting its resources and polluting the earth with greenhouse gasses. Other families are reducing their carbon footprints, reducing their dependency on single-passenger car transportation, and looking for other ways to promote sustainability. Could it be that multi-modal transportation and an expanded bus service (KVCAP) including a route to the Brunswick bus station would be a better alternative to more hot, expensive, boring pavement?
Anonymous	Yes	Parking is horrible downtown. The parking limits are not enforced, some of the biggest offenders are people who live and work downtown. During the bridge replacements there has been construction vehicles taking up or blocking many spaces in the Arcade parking lot. There have also been many times when two or three vehicles have been taking up more than one space, because there are no lines painted on the pavement in some places anymore.
Anonymous	Yes	Please change the Main Ave/Church St intersection back to a normal traffic light. That will help everything.
Anonymous	Yes	If you want to bring more people to Gardiner, you definitely need to address the parking. People not familiar with the area may find it difficult to find all of the parking spots that locals are familiar with
Anonymous	Yes	I congratulate you for the survey. Hallowell has done many things right and should be a model. Hallowell has a good milieu of stores - not to mention a more upscale residential community. That won't change. Parking option is for a shuttle service to/from upper park where street parking exists, for example. I'm a management consultant and would volunteer to serve/advise on good initiatives such as the question you are asking. Email address is culturalfactr@aol.com.
Anonymous	Yes	As a Gardiner resident for over 40 years, it seems to me that if we want to attract viable retail businesses, more parking areas will need to be created.
Anonymous	Yes	Enforcement is needed on Water Street. Not for the TIME, but for those who refuse to park inside the lines of the biggest spaces in Maine! And for those who 'double park' and leave their vehicle, those who squeeze in at the end and block the hydrant and crosswalk.
Anonymous	Yes	I have limitations in walking especially if I have to do different grade levels. Even the bricks on Water Street make it difficult.
Anonymous	Yes	Quit taking away parking spots in the Arcade lot. Don't build the park that takes away 11 spots
Anonymous	Yes	Just enforce the parking ordinance
Anonymous	Yes	The Camden lots on Mechanic street would be a great place for a parking garage. Either that or perhaps that building that used to be a pool hall and has gone to seed could be demolished (eminent domain) to create more parking.

Anonymous	Yes	In the winter months, the two way part of water street (by Reny's) is very narrow difficult to get thru when there is snow. Could it ever be considered to only allow parking in one side for certain months of the year?
Anonymous	Yes	Too few handicap spots
Anonymous	Yes	We need to plan proactively for new business needs, for a rise in the number of apartments on Water Street, and a way to create a turn around near the library as the 'backing in and out' method is dangerous. Also, there are always a number of business owners/workers who park all day on Water Street and in the absence of a safety officer, they ignore the parking rules. One rule that should be changed is the 'no parking' overnight - we need to consider a limited permit system as not everyone can park in the Arcade lot and walk to distant apartments. Winter, groceries...many issues are involved in where downtown residents park. Please hire a safety officer next year to help with parking, dogs and smoking downtown.
Anonymous	Yes	City council needs to consider modern ideas to resolve the parking issues to include a parking garage or something similar
Anonymous	Yes	Have business owners park other than on Watwr St. I know they've been asked to but some don't. There are 2 businesses in particular with their business names on their license plates that are always on Water St. There probably are others we can't tell. It's very frustrating.
Anonymous	Yes	It is awful. Hate downtown parking. You want us to park in arcade lot but I have been trapped in there many times because both ends are closed by heavy equipment. Plus it is scary as hell down there in the evening. Too damn dark, not adequate lighting .
Anonymous	Yes	It would be amazing to have an alternative to all that parallel parking ... also to not have giant delivery trucks just parking in the street ... maybe a garage on the other side of the library???
Anonymous	Yes	I find it very frustrating that business owners and employees park on Water Street for the whole day. I recently tried shopping at Renys to find there was no parking nearby. There was even a car parked in front of the fire hydrant in front of Reny's. I'm very disappointed in the City and Police for not being more active in ticketing people.
Anonymous	Yes	The traffic should be two way like Augusta is now. Also, reverse the direction of the one way on mechanic st. With the bridge closed its impossible to make a left hand turn onto water st because of all the traffic coming off Mechanic st.
Anonymous	Yes	We don't have much experience with downtown parking, but think you have done a great job. We like that Water Street is one way and has 2 hour parking. The Arcade lot seems to always have an available spot so it hasn't been an issue; however, as downtown Gardiner continues to grow, there may be a need for additional parking.
Anonymous	Yes	Please bring in a bakery to park in front of.
Anonymous	Yes	I often park on Bridge Street by A-1 Diner which often is hard to find. The worst is Water St by Reny's which will worsen now because of Bintliff's restaurant.
Anonymous	Yes	Parking downtown is both a matter of convenience and timing. No issues sometimes and many issues many times. Regardless of where parking is needed it can be tough! Library, bank Reny's as difficult as anywhere else. I would be an asset to Water Street (200 block) if the arcade lot was restructured to accommodate spaces for more parking spots. It would also be nice if the Arcade lot was cared for caringly as the waterfront park is. Thank for asking and thanks for listening.

Anonymous	Yes	Gardiner should have invested in a parking garage on the lower lot. Where the stairs are from lower to Water St, if garage level there, would make it easy for everyone regardless of mobility to access/park.
Anonymous	Yes	With the new businesses going in on the south end of Water Street, and the popularity of the Waterfront Park and Reny's, a significant amount of parking is needed there. (Hopefully we'll get in good restaurant in that area) If Johnson Hall is to thrive, additional parking is needed in that area. (this is not a very good survey!)
Anonymous	Yes	The availability and time needed to find a spot depends on what else is going on in Gardiner at the time. Some times of day or days of the week, Water Street is near full, and the same can be true of the Arcade Lot, near The Depot.
Anonymous	Yes	As buildings are renovated and put to better use, the need for residential parking will continue to go up. It would be useful to have downtown parking permits so we can track how many cars are downtown residents. In the future we may decide we need more information about downtown residents parking needs (time of day/night, etc.).
Anonymous	Yes	Parking is very limited. Especially on Friday and weekends. A parking garage on Arcade Street or next to the Library for anyone parked more than an hour would be great. Expensive to build but great long term.
Anonymous	Yes	If Johnson Hall is having an event, it is usually impossible to find parking on Water Street. Once the JH renovations are done, and it can seat 200+ people, this is going to be a huge issue.
Anonymous	Yes	Signs suggesting where more parking can be found. Of course, some how making water street 2-way.
Anonymous	Yes	These questions assume a visitor always arrives by car. I sometimes arrive by bike, and would like to do so more frequently. Ample, free parking, encourages people to travel by car, which creates more of a parking problem, increases congestion and pollution, and makes it less safe for those who do bike or walk. Of course, some people must drive (likewise some people cannot drive due to disability, age, or other factors). Please consider placing parking lots on the outskirts of town to encourage a walkable center. Provide lots of truly accessible/ADA spots near popular destinations. Impose a cost on parking, whether through fees or at the minimum through timed limits so walking and biking remain competitive options with driving. And, generate revenue to expand pedestrian and bicycle infrastructure-or bus service around town. Thank you for considering my comments.
Anonymous	No	Fairly easy to find parking... at worst I circle once or twice
Anonymous	Yes	The bank bought up all the good parking areas. Why did you allow it when you are promoting the businesses of Gardiner
Anonymous	Yes	I think there needs to be a better flow over a traffic goes
Anonymous	Yes	It's a scary walk alone after dark to the arcade parking lot.
Anonymous	Yes	If Gardiner promoted its residential areas as easy access to Water Street, perhaps more would simply walk, beneficial for so many reasons. But no, Gardiner pays no attention whatsoever to its extraordinary stock of close-by residences, also a great tax base. Why does Gardiner totally ignore and not promote its magnificent stock of affordable residences, almost all within walking distance to Water Street?

Anonymous	Yes	I would like to see a limited number of parking spots in the Arcade lot reserved for Downtown residents and time-limited for those who are not residents. For example, if a select number of spots were given a 1-hour time limited for visitors and the usual 48 hour limit for Downtown residents with permits, it would be easier for those who actually live Downtown to find available parking during major events like Swine & Stein, trick-or-treating, etc. The 1-hour limit would still allow those who don't live Downtown to park briefly to shop.
Anonymous	Yes	Aligning the parking spaces at an angle like downtown Brunswick does would allow for more parking albeit keeping one lane and potentially losing the spots on one side of the street.
Anonymous	Yes	Employees who work in downtown businesses and residents of those buildings should not utilize the on-street parking. If I'm trying to run a quick errand, and have to park in the arcade lot, I'm probably going to skip it all together.
Anonymous	Yes	Depends on the day, time and events that are happening. How hard parking is
Anonymous	Yes	Parking on BOTH sides of Bridge Street needs to stop!! Very dangerous and impedes traffic flow.
Anonymous	Yes	I am heavily in favor of having a way to identify residents and resident parking to ensure that residents have the access to the parking they require.
Anonymous	Yes	We need more parking near the waterfront park, more parking for trucks with boat trailers, more parking near the Depot and the new brewery.
Anonymous	Yes	Parking challenges are more illusion than fact. Gardiner's downtown is not so large that you can get to your destination in less than 2 mins. walk. That said, employers and their employees should not use convenient retail parking spaces for extended parking.
Anonymous	Yes	The area in front of where Dominoes Pizza is (was) should not have parking on that side. Only the side with Reny's should have parking as the road is narrow. There is a green space where the entrance and exit to the waterfront is that should be turned into a parking lot and the parking area directly across from this green space should be replaced with parking lines out in place. Recently there was a post concerning people parking for longer than two hour durations and the ridiculous notion that one cannot simply move spaces in order to stay parked in the downtown area. If this is an issue then the thought of installing parking meters needs to be addressed. All in all parking is a nightmare in downtown, and if the town truly wants to attract sustained business, major changes need to be enacted when it comes to vehicle parking and accessibility. Build a parking structure where TW Dick was. Lots of options, just have to make some common sense decisions.
Anonymous	Yes	There should be no more bridge parking, it's dangerous and interrupts traffic flow
Anonymous	Yes	I am generally able to find a place in the Arcade parking lot or at the waterfront. I am healthy enough to walk. My only comment on parking on Water Street is regarding the folks who live, work or own property on Water Street and stay parked there too long.
Anonymous	Yes	Need to park where there are no stairs, so have to use Water St. Cannot use the arcade lot.
Anonymous	Yes	There is plenty of parking in Gardiner, it is simply under utilized. The arcade lot needs to be redesigned as the current layout does not maximize the space for vehicles. Additionally it is dark and uninviting. If layout was changed, lighting was improved and the access from arcade was renovated to make it appealing and allow people to feel safe then more people would use the arcade lot.

Anonymous	Yes	Store and business owners park on street.
Anonymous	Yes	It seems that the city is preoccupied with addressing existing parking solutions and less interested in expanding potential parking options. The existing parking option signs are inadequate, for openers. How many visitors even know that parking alternatives are available on Mechanic Street, or in the north side of Water Street, or under the A-1 diner bridge?
Anonymous	No Response	I see Camden National Bank as a "Dog in the manger" they own a huge amount of local parking with out a huge need.
Anonymous	No Response	Keeping parking free or at least having options of quick in and out is very helpful for shoppers. It would be great if there were lots that you can park all day in and not get a ticket as well
Anonymous	No Response	Please make handicapped parking a priority
Anonymous	No Response	I try to park somewhere other than on store front parking unless im shopping so parking is available for shoppers.
Anonymous	No Response	We need some permitted overnight parking on the street to accommodate new apartments. We need unloading zones. We need a dedicated safety officer and enforcement.
Anonymous	No Response	The Arcade Parking Lot parking spots were not plowed last winter and the lot was not swept this spring, it is a mess. Last winter the ice and snow piled up on the lot made it very difficult to park safely.
Anonymous	No Response	The City needs to get a Traffic Enforcement/Safety Officer hired and in place. Parking throughout downtown is out of control. No one pays any attention to time limits and this hurts the businesses they park in front of.

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