

PARKING CALCULATION

NOTE: The exact mix of commercial tenants and the space which each would occupy is not established at this time. Consequently, the parking calculation for the commercial uses at the site is based on a projected mix of uses and associated space. This projection assumes a mix of uses with higher parking requirements, such as restaurants, a health club, and medical offices, than retail or non-medical office uses. In so doing, the projection is aimed at determining the highest parking requirements which might possibly come into play. In determining the projected number of seats for restaurants and the number of employees for restaurant and retail uses, the development team has made inquiries of design professionals and operators of similar businesses.

RESIDENTIAL

Residential Use:

Section 5.1.4.A allows 1.25 parking stalls per unit by Special Permit

160 proposed units

160 units x 1.25 parking stalls/unit = 200 parking stalls

Total Residential Parking Requirement: **200 parking stalls**

COMMERCIAL

(including retail sales, service establishment, restaurant, health club, medical office, and office/community uses; projected spaces shown on Proposed Site Plan (Sheet C3.1))

1. Retail Uses:

Section 5.1.4.A requires 1 parking stall per 300 square feet plus 1 stall per 3 employees

Commercial 1: 12,995 SF = 44 parking stalls (1/300 SF)
 Employees: 26 Employees = 9 parking stalls (1/3 employees)
 Total: 53 parking stalls

Commercial 6: 2,150 SF = 8 parking stalls (1/300 SF)
 Employees: 5 Employees = 2 parking stalls (1/3 employees)
 Total: 10 parking stalls

Total Retail Parking Requirement: **63 parking stalls**

2. Restaurant Uses:

Section 5.1.4.A requires 1 parking stall per 3 seats plus 1 parking stall per 3 employees

Commercial 2: 2,255 SF, 91 Seats = 31 parking stalls (1/3 seats)
 Employees: 7 = 3 parking stalls (1/3 employees)
 Total: 34 parking stalls

Commercial 4: 3,750 SF, 150 seats = 50 parking stalls (1/3 seats)
Employees: 15 = 5 parking stalls (1/3 employees)
Total: 55 parking stalls

Commercial 5: 4,900 SF, 196 seats = 66 parking stalls (1/3 seats)
Employees: 20 = 7 parking stalls (1/3 Employees)
Total: 73 parking stalls

Commercial 7: 2,150 SF, 86 seats = 29 parking stalls (1/3 seats)
Employees: 7 = 3 parking stalls (1/3 Employees)
Total: 32 parking stalls

Total Restaurant Parking Requirement: **194 parking stalls**

3. Health Club Use:

None

Section 5.1.4.A requires 1 parking stall per 150 square feet plus 1 parking stall for every 3 employees

Commercial 8: 11,000 SF = 74 parking stalls (1/150 SF)
Employees: 18 Employees = 6 parking stalls (1/3 employees)
Total: 80 parking stalls

Total Health Club Parking Requirement: **80 parking stalls**

4. Office/Community Use:

(second floor)

Section 5.1.4.A requires 1 parking stall per 250 square feet

2,030 square feet / 250 = 9 parking stalls

Total Office/Community Parking Requirement: **9 parking stalls**

5. Medical Office Use:

As shown on the Proposed Site Plan (Sheet C3.1):

Section 5.1.4.A requires 1 parking stall per 200 square feet, and 1 parking stall for every 3 employees in any lab or pharmacy

Commercial 3: 4,660 SF = 24 parking stalls (1/200 SF)
Employees: 6 Employees = 2 parking stalls (1/3 employees)
Total: 26 parking stalls

Total Medical Office Parking Requirement: **26 parking stalls**

Total Commercial Parking Requirement: **372 parking stalls**

1/3 reduction allowed by special permit pursuant to Section 5.1.4.C

$372 / 3 = 124$ parking stalls

Total Commercial Parking Requirement: **248 parking stalls**

Total Residential and Commercial Parking Requirement: 448 parking stalls

Total Parking Stalls Provided: 351 parking stalls

Total Parking Waiver Requested (pursuant to Section 5.1.13): 97 parking stalls