

Parking / Traffic Analysis

We are proposing twenty-five (25) shared use parking spaces across the PUD, which meets or exceeds the anticipated peak parking demand. The combined parcels have two historic use categories, which we will utilize for purposes of this analysis.

For purposes of this analysis, we will call Use Category 1 the “Dental Office Lot Use” and Use Category 2 the “Hungerford Terrace Lots Use”. Each of these two use categories has its peak parking demand at the time when the other use category has its minimum parking demand. Thus, the parking demand profiles substantially off-set and generate a lower parking demand when parking resource is shared as in the proposed PUD.

Based on the foregoing, the Project proposes a shared parking arrangement across the four involved parcels. All uses across the 4 parcels within the PUD will share all parking equally.

Use Category 1 The Dental Office Lot Use

The dental office lot at 273 Pearl Street supports dental operations which operate 4 weekdays per week from 8 am to 5pm plus a one bedroom apartment use. The peak parking generated by the existing dentist office, (which has two dentists plus 3 other employees), during the four days of operations is set out below in narrative format. The parking and traffic demand from the current Dental Office Lot Use is not changed by the proposed Project.

The dentist office during the 4 days of operations generates maximum employee parking demand of 5 parking spaces plus a customer demand at the rate of 2-3 parking spaces throughout daytime hours of operation Monday to Thursday. (Parking spaces for patients turn over hourly, representing a sustained demand of 2-3 parking spaces for the current use of this portion of the combined site plus). The one-bedroom apartment has always had one tenant that historically has always driven to work. So, no parking demand is anticipated from the apartment during dental office hours. But traffic and up to one (1) space of parking demand is anticipated on nights, Fridays and weekends when the dental office generates demand of zero parking spaces.

Summary Result:

Dental Office Lot Use Category Peak Anticipated Parking Demand = 7.5 parking spaces.

Use Category 2 Hungerford Terrace Lots Use Parking Demand.

Based on annual surveys of our tenants, the vast majority of tenants walk to work or school. This is due to the proximity of our apartments to employers and the institutions. The same is anticipated here given the location of the subject Project mid-way between downtown and the institutions. Our tenant surveys over the past 3 years indicate that parking demand generated by our apartments, all similarly located, when employing our TDM strategies outlined in our

parking management plan attached, results in a maximum parking demand at any given time equal to just under 0.9 parking space per dwelling unit. This peak demand occurs evenings (defined as after 5pm), weekends and holidays. During weekday hours between 8 am and 5pm, the demand drops by just under 25% to .72 spaces per unit.¹ Based on the foregoing, we anticipate a peak parking demand for the Category 2 Hungerford Terrace Lots Use equal to 16.2 parking spaces during peak evening, weekend and holiday hours (0.9 pk x 18) and 13 (0.72x18) parking spaces during weekday hours.

The foregoing combined results for each Use Category are summarized in the table below:

- **Summary Table**
- **Combined Peak Parking Demand - 21 Parking Spaces**

	Category 1	Category 2	
	<u>Dental Office</u>	<u>Hung. Terrace Lots</u>	<u>Total Spaces</u>
Evening Weekend Holiday Parking Demand	1	16.2	17.2
Weekday Peak Parking Demand	7.5	13	<u>20.5</u>

The Project proposes 25 parking spaces. Thus, the on-site parking proposed meets anticipated parking demand.

¹ . It is interesting to note that the parking demand is dependent on the tenant. Based on our tenant surveys, those tenants that tend to drive from our lots and vacate parking spaces are almost exclusively workers employed outside Burlington and collegiate athletes. These tenant groups represent the vast majority of tenants that drive their cars from our parking areas during the daytime hours to other locations, leaving them vacant during the weekday hours.