

Sara Holbrook Center
66 North Avenue
Burlington, VT 05401

June 29, 2018

PARKING MANAGEMENT PLAN

CALCULATION OF PARKING REQUIREMENT

The total parking requirement calculation is based upon segregation of uses, applying the appropriate parking requirement per use, and totaling each amount to achieve the total parking requirement.

USE	TABLE 8.1.8-1 CALCULATION	REQUIRED SPACES
Preschool/child care/after school (daytime)	1/2 employees + 1/5 children	13 employees (6.5), 59 children (11.8) 18.3
School, post-secondary (daytime and nights/weekends)	2/1000 SF	1068 SF x 2 = 2.14 spaces
Community center (nights/weekends)	3.3/1000 SF	2200 SF @ 3.3/1000 SF = 7.26

TOTAL PARKING REQUIRED

$18.3 + 2.14 = 20.44$ daytime (8-5) and 7.26 nights/weekends (6-11 evenings, afternoons/evenings on weekends). Since the uses do not overlap, the maximum parking requirement is the daytime use of **20** spaces (rounded down from 20.44). This number is slightly less than the original application, because total staffing for childcare will be 13, not 14 as previously thought, and total children being served will be 59, not 60, due to state licensing requirements.

TOTAL PARKING PROVIDED

As per the Site Plan, there are 15 parking spaces provided, two of which are compact spaces. Therefore, a variance of only 25% (5 spaces) is being requested.

PARKING VARIANCE RATIONALE

Background: Because the Sara Holbrook Center serves a client base that is very localized to the Old North End, it has been historically consistent in attracting staff and clients that are within walking distance of the site; in fact, the students from nearby Sustainability Academy at Barnes are escorted daily by adults to attend afterschool at the Center. While having the majority of SHC's users being walkers is not an absolute situation, it has proven to be consistent over many years.

Operation: The Center has been part of Burlington since 1937, serving over 1300 people annually. SHC is small, but mighty, and has increasingly offered a variety of services and programs with very little resources. SHC is bursting at the seams, and it isn't a lack of parking that prevents more operational effectiveness. Every morning until 12:30pm, preschool children use the current parking lot as their playground when they aren't in the classroom. Every day at 12:30pm, the preschool furniture and supplies are put into storage, and the room is set up for our older, after-school students. They, too, use the small parking lot as a playground. At any given time Monday through Friday during the academic year or summer at the Sara Holbrook Center, there are no more than three cars parked in our lot. These folks park along the side of the building, rather than in the back where the children play.

Current usage: Our current in-house staff at 66 North Avenue is comprised of nine people—the Executive Director, Associate Director, Development Associate, Preschool Director, Preschool Teacher, Preschool Assistant, After-School Director and two Afterschool Assistants. Five out of nine of these staff members walk to work. Even if there are available spots in the current lot, two out of four of the remaining staff park off-site, leaving two cars that consistently park at 66 North Avenue, Monday through Friday. One of these two staff members, especially in inclement weather, will sporadically use public transportation. There are an additional two teachers working with ELL adults through Vermont Adult Learning, who have historically parked off-site. The Preschool Director works until 3pm, while the Preschool Teacher and Assistant work until 1pm. The two Afterschool Assistants arrive at 3 PM, so the afterschool staff replaces any preschool staff parking needs.

Future usage: With expansion will come additional six staff members. Including the four of the staff who currently drive to the Old North End for work, plus the two ELL teachers who consistently park off-site, and these additional six staff members, we arrive at a need for a maximum of 12 staff parking spots. This is a high estimate, assuming the six new staff will be driving single-passenger automobiles to our site every day, which has not been the trend. What SHC has been doing has worked for decades, and the only complaint about parking is during preschool pick-up, which will be alleviated by our dedicated pick-up and drop-off area. Any on-site evening and weekend programs will not increase any needs for parking, as the slots for daytime, weekday programs will be available.

Alternative transportation options: The Sara Holbrook Center has some inherent features that reduce or manage the demand for parking currently and into the future. For instance, Green Mountain Transit operates the highest level of bus service found anywhere in their operating system on this section of North Ave. On 15-minute intervals, the North Ave bus #5 goes both northbound and southbound directly in front of the Center, and the City Loop route passes the Center at 10 minutes before the hour throughout the GMT system operating period. Finally, the Shared-Use Parking District is located adjacent to the Center both to the west and to the north, which confirms that the site has opportunities to share parking demand between related nearby land uses, and that travel to and between these uses are not be strictly single-occupancy automobile dependent.

Monitoring: The SHC agrees to monitor usage of its parking lot for a one year period after occupancy, for two times per week at random times every week to understand the various patterns of use that the lot receives. This data will be shared with P&Z after one year. The purpose of this monitoring will be to prove that this Parking Management Plan is successful; in the event there are problems, the SHC will employ alternate means to alleviate those problems, including employee incentives to use the bus or commit to year-round biking, paying for parking at the Elmwood Avenue lot, etc.

Conclusion: For all of the above reasons, the SHC has a high level of confidence, given the manner in which the Center has operated for 80 years, that the 15 spaces being proposed will satisfy the regular parking needs of staff and visitors. It is neither consistent with the mission of the Sara Holbrook Center nor good use of its limited resources to require more parking at the expense of less program space for those we serve. Staff, volunteers and visitors care deeply about the Center and its services, understanding it is operated with very limited resources and a dependence on friends and neighbors who donate time, money, food and supplies. The pattern of our parking lot usage tells us that what matters most is a space for children to play and learn, and those involved in creating that space are willing to walk miles to support the healthy development of the children being served.