

Freedom House Parking Summary

October 15, 2006

SUMMARY:

The proposed parking spaces are based on the square footage of the facility. As mentioned by staff, this facility is not specifically addressed in the parking regulations in Article 5.9. This facility has office uses, clinical uses (Detox facility) and assembly uses. There are residential uses as well but none of the residents drive. The residential uses will be excluded from the calculations.

We based the total future spaces on the square footage of the proposed buildings. The types of uses will not change with the new buildings. The services are expanding so the number of spaces should expand based on the same spaces per square footage for the existing facility. We will compute the existing facility and extrapolate the spaces for the future expansion. Spaces have been reduced from the original submittal. We now have a total of 54 spaces existing and proposed.

Existing Facility (excluding residential)	= 3,100+2,575	= <u>5,675 sf</u>
Existing Parking Spaces	= 24	
Square feet of building per parking space	= 236	
New Facility (excluding residential + old detox)	= 3,100+7,700+6,400+4,200	= <u>21,400 sf</u>
Proposed Parking Spaces (total)	= 54	
Square feet of building per parking space	= 396	

On the surface it appears that the proposed facility is under parked. Some consideration is given to the fact that facilities are currently cramped and the new facility will give existing staff better facilities. If Town staff believes we need to add the parking back to the application, the owner is willing to discuss this with the Town.