

DRAFT MEMORANDUM

DATE: April 3, 2023

TO: Justin Malley, Executive Director
Economic and Community Development
City of Bristol

FROM: Timothy Tracy

RE: **Hope Street Parking Garage**

The City of Bristol has requested DESMAN review the planned developments in the Center Square area to assist in the sizing of the City's planned Hope Street Parking Garage. The City provided the proposed development plans for five projects in the immediate area of the garage site to forecast demands against the planned parking that will be included with each proposal. This analysis provides information for the City to assess the expected shortfalls versus requests being made to the City for additional parking needs. The determination of the minimum parking requirement for the projects was based on the individual uses planned as part of each development using the parking ratios included in the City Zoning Ordinance. The attached Table suggests that the Hope Street Parking Garage should be sized on the Low End at 180 spaces and 200 spaces on the high end.

Given the variety of the land uses planned in the Center Square/Hope Street Development area, and the differing peak parking activities of these uses, there is an expectation that during certain periods of the day and week the accumulated parking requirements of the individual components may not be reached. This is more commonly known as "shared parking" whereby differing land uses can take advantage of variations in peak demands to share the use of the parking allocations. A shared parking approach for this neighborhood would be appropriately to pursue, which would potentially permit a lower total number of parking spaces be constructed, or needed, than would be required if parking were determined separately for each use.

Utilizing the principles of shared use parking, with the planned project land uses and expected parking occupancies, would suggest that peak parking demands of this district's projects, as presented in the attached table, could be 10% lower during the weekday daytime period, 40% less on weeknights and 50% on weekends. These values in combination with existing and planned municipal street parking and Wheeler Clinic's pledge to allow its available parking to be used by the public from 5pm to 8am, provide a high level of confidence that the Hope Street Garage sizing of 180 to 200 spaces will be more than adequate to accommodate the required parking needs.

HOPE STREET GARAGE PRELIMINARY PARKING STUDY

Bristol CT

April 3, 2023



	<u>SIZE</u>	<u>Parking Standard</u>	<u>Parking Required</u>
Existing Municipal Parking Lot			77 spaces
Existing Esitimated Parking Need/Demand			30 spaces

Wheeler Clinic

48,800 SF Medical Office

Parking Required 48,800 3.5 per 1000sf 171 spaces

Parking Provided 122 spaces

Parking Short Fall 49 spaces

Parking Requested from City 63 spaces

Center Sq Village (Carrier)

104 Residential Units

5,170 SF Retail

10,408 SF Resturant

Residential Parking Required 104 1.5 per unit 156 spaces

Retail Parking Required 5,170 3 per 1000sf 16 spaces

Resturant Parking Required 10,408 5 per 1000sf 52 spaces

TOTAL 224 spaces

Parking Provided 187 spaces

Parking Short Fall 37 spaces

Parking Requested from City 40 spaces

North Main Parcel 3

30,000 SF Office/Retail

Parking Required 30,000 3 per 1000sf 90 spaces

Parking Provided 30 spaces

Parking Short Fall 60 spaces

Bristol Hospital ACC

61,475 SF Medical Office

Parking Required 61,475 3.5 per 1000sf 215 spaces

Parking Provided 225 spaces

Parking Short Fall 0 spaces

181, 191 & 201 Main Street

12 Residential Units

964 SF Office

2,956 SF Resturant

Residential Parking Required 12 1.5 per unit 18 spaces

Office Parking Required 964 2 per 1000sf 2 spaces

Resturant Parking Required 2,956 5 per 1000sf 15 spaces

TOTAL 35 spaces

Parking Provided 32 spaces

Parking Short Fall 3 spaces

HOPE STREET GARAGE SIZING

LOW END 178 spaces

HIGH END 196 spaces