

BENNINGTON HIGH PARKING DEMAND ESTIMATE



EXECUTIVE SUMMARY

We project there will be enough parking at all times of day for tenants, employees, and patrons either in the parking lot on-site or on Main Street within 400 feet of the building. Parking within 400 feet of a destination is considered best or ideal for outdoor parking accessible by sidewalk.

This report estimates a range of parking demand (high and low) based on the building's uses. The low demand estimate projects that there will be enough parking on-site for all building users at all times of day. The high demand estimate projects that there are times when the on-site parking may be at capacity, but that there is more than enough public parking on Main St. within 400 feet of the building to handle overflow. We project parking demand to be highest between 6 a.m. and 8 a.m.

PARKING DEMAND

There will be 65 parking spaces on-site, and peak parking demand will shift between uses. Tenant parking demand will be highest overnight between 9 p.m. and 8 a.m. and will dip in the middle of the day. The Senior Center and Meals on Wheels parking demand will peak between 10 a.m. and 2 p.m. The Y estimates their parking demand will remain constant with a dip in the middle of the day.

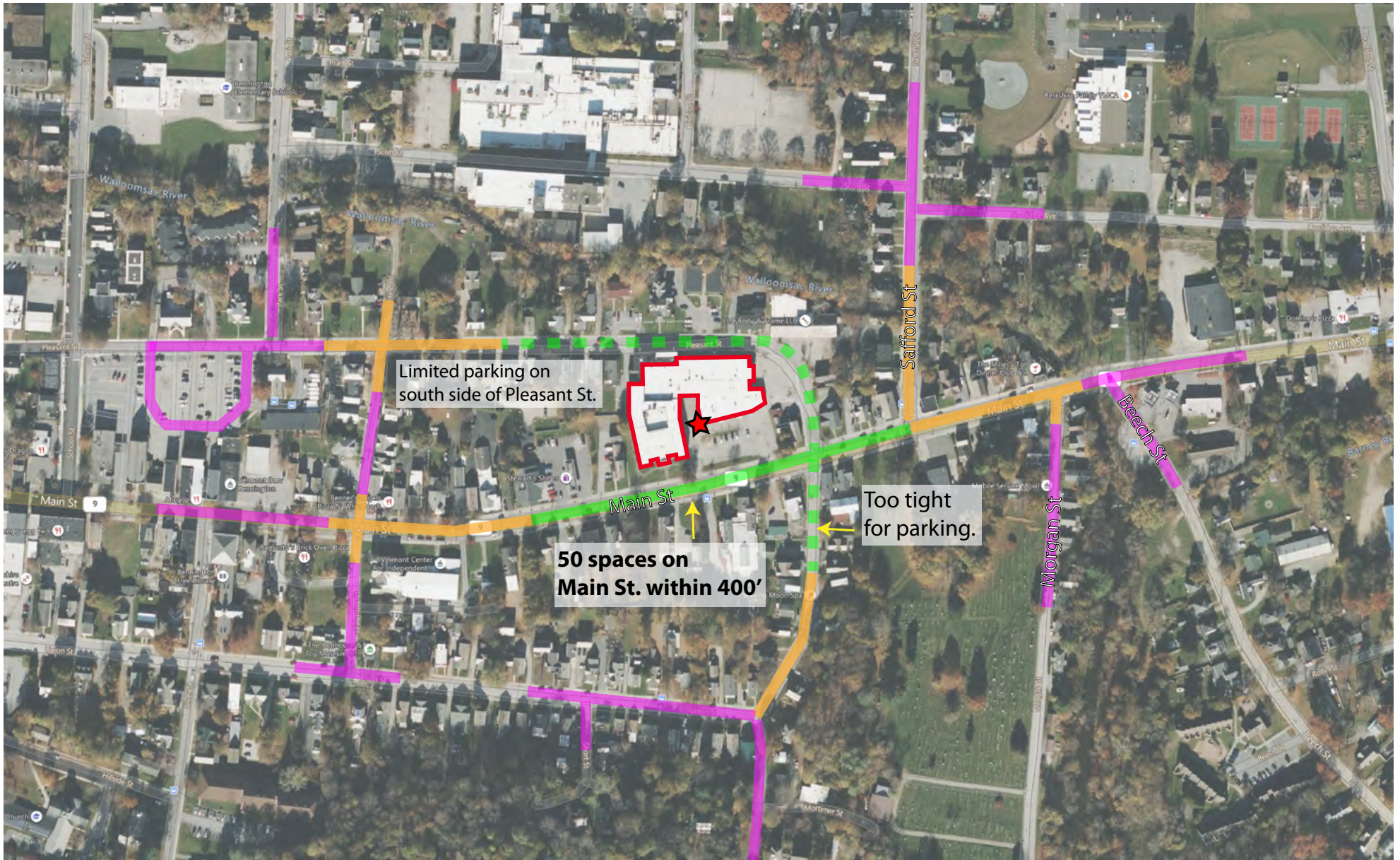
The highest demand on-site will occur in the early morning between 6 a.m. and 8 a.m. while most tenants are parked and after the Y opens at 6 a.m. and the childcare facility opens at 6:30 a.m. Demand will drop after 8 a.m. when some tenants leave for work.

PUBLIC PARKING ON MAIN STREET

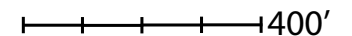
There are 50 public parking spaces on Main Street within 400 feet of the center of the Bennington High building. Five of those spaces will be reserved for pick-ups and drop-offs. We observed a range of 3 to 9 vehicles parked in the 50 spaces during business



Estimated Parking Demand												
Parking management : TENANTS, EMPLOYEES and PATRONS allowed anytime. No public parking.												
Use	6:00 AM - 8:00 AM		8:00 AM - 10:00 AM		10:00 AM - 2:00 PM		2:00 PM - 5:00 PM		5:00 PM - 9:00 PM		9:00 PM - 6:00 AM	
Demand estimate range	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Housing (37 units)	41	49	9	15	9	15	9	15	24	40	41	49
YMCA staff	2	4	4	6	4	6	4	6	2	4	0	0
YMCA patrons	9	22	9	22	5	13	9	22	9	22	0	0
Childcare facility	7	9	13	16	13	16	13	16	7	9	0	0
Meals on Wheels & Bennington Senior Center	0	0	10	15	25	25	10	15	0	0	0	0
UVM	0	0	2	2	2	2	2	2	0	0	0	0
Council on Aging	0	0	2	2	2	2	2	2	0	0	0	0
Parkers	59	85	49	78	60	79	49	78	43	75	41	49
Spaces on site	65	65	65	65	65	65	65	65	65	65	65	65
Site above/below capacity	6	-20	16	-13	5	-14	16	-13	22	-10	25	16
LOS A street parking avail.	42	34	42	34	42	34	42	34	42	34	42	34
Site + LOS A street parking above/below capacity	48	14	58	21	47	20	58	21	64	24	67	50



Assumes 100' of walking on Benn High site. Measured from edge of site.



Walking Distance

- █ 0-400' IDEAL (LOS A)
- █ 400'-800' GOOD (LOS B)
- █ 800'-1,200 AVERAGE (LOS C)



hours. We estimate there will typically be 34-42 parking spaces available on Main Street within 400 feet of the building.

A paper on the [Transportation Research Board's](#) website, "[How Far Should Parkers Have to Walk,](#)" by Mary Smith and Thomas Butcher, suggests using a Level of Service (LOS) approach to determining how far is a comfortable distance to walk from a parking spot to a destination. The Level of Service classification system is like the grading system used in schools. A is ideal, B is good, C is average, etc. Parking within 400 feet of a destination is considered best or ideal for outdoor parking accessible by sidewalk. To put these distances in perspective, the Bennington Walmart's parking lot extends 600 feet from the entrance.

Using this system, we have mapped the available parking spaces within the distances for Level of Service A – C for the conditions here, which are outdoor/uncovered.

CONCLUSION

We estimate there will be adequate parking for tenants, employees, and patrons on site or on Main Street within 400 feet of the Bennington High building.

APPENDIX

Assumptions & Methodology			
Parking demand range	Low	High	
Housing			
Apartments	37	37	studio, one-bedroom, & two-bedroom
Vehicles per household	1.2	1.4	Based on Vehicles per Household census data for Bennington. Low: households with 3 or more vehicles were eliminated from the average. High: households with 0 vehicles and 3 or more vehicles were eliminated from the average.
Total vehicles	45	52	38 households x 1.43 vehicles per household
At home percentage	0.90	0.95	Assumes a percentage of tenants will be away for 24 hours or longer
Parkers in 24-hour period	41	49	Total vehicles x away percentage
Demand by time of day	0.20	0.30	Percentage of tenant parkers staying between 8:00 AM - 5:00 PM
	0.60	0.80	Percentage of tenant parkers staying between 5:00 PM - 9:00 PM
YMCA			
Patrons	175	225	Estimated number of patrons per day
Parking percentage	0.6	0.75	Ratio of parked vehicles to patrons. Assumes some patrons ride more than 1 per vehicle, are dropped off, or walk or bike.
Parkers	105	169	Patrons x parking percentage rate = parkers
Average stay time	1	1.5	Average stay time in hours
Time slots	13	8.7	Y hours are 6:00 AM - 9:00 PM = 13 hours/average stay time = time slots
Parkers present	8.1	19.5	The number of patron vehicles parked at any given time during the day. Parkers/time slots = parkers present.
Demand by time of day	0.66	0.66	Rate in mid-day slow period (10-2)
	4.0	2.7	Slower time slots
	21.3	34.2	Parkers in slower time slots. Parkers present x slower time slots x 0.66
	5.3	12.9	The number of patron vehicles parked at any given time during slow time slots. Parkers in slower time slots/slower time slots
	9.0	6.0	Normal time slots
	84	135	Parkers in normal time slots
	9	22	The number of patron vehicles parked at any given time during normal time slots. Parkers in normal time slots/normal time slots
Childcare facility			
Employees	16		
Number of employees present	8		Assumes half of the employees will be present and parked at any one time
Meals on Wheels & Senior Center			
	25	25	10 AM - 2 PM - 25 spaces needed
	10	15	8 AM - 10 AM spaces needed
	10	15	2 PM - 5 PM spaces needed
Main St. public parking within 400'			
Total spaces	50	50	
Reserved for drop-offs	5	5	
Typical parkers now	3	11	Based on counts with 25% contingency added to high count
Projected available spaces	42	34	