

2015 Downtown Parking Analysis

Determining Parking Need

- The Assessing Database was used to determine the square footage for each type of use in each building in the Down Town Commercial Zoning District.

- The number of parking spaces required to support each use in each building was determined based on the parking standards set forth in Section 245-32 of the zoning ordinance as follows:

- Restaurant (Re): 7 spaces per 1000 sqft
- Office, Bank, Medical (O): 3 spaces per 1000 sqft
- Retail (R): 2 spaces per 1000 sqft
- Residential (D): 2 spaces per unit
- Lodging (L): 1.2 spaces per room
- Assembly (A): 1 space per 3 seats
- Auto Service (S): 2 spaces per 1000 sqft

Assumptions

- Private spaces that are provided in excess of the spaces required for a building are generally not used to meet public parking needs or parking needs associated with other buildings or uses. Therefore these excess spaces are not used to offset the calculation of "Additional Public Parking Currently Needed". The only exception to this assumption is the private lot on the west side of Grove St. serving the Post Office, The dentists office building, and the Monadnock Center for History and Culture.
  - Most assembly spaces in town are used when office spaces are not in use, thereby offsetting the need for additional spaces associated with assembly uses. For the purpose of need calculations, the Library was the only exception to this assumption.
  - For most buildings, those portions of the building which are substandard or not currently suitable for more productive uses, are listed in the Assessing Database as "Storage". There is no parking requirement in the zoning ordinance for storage.
  - In some buildings the space listed as "Storage" may be suitable for redevelopment and conversion to more productive uses. Buildings with this type of redevelopment potential include the Granite Block, The Anderson Building, and the GAR Hall.
- Additional parking spaces will be needed to accomodate this type of redevelopment.

			2015	Public Assembly Uses	2015 Zoning	2015 Total	2015 Private	2015 Net Public	2015 Public
Parcel ID	Street Address	2015 Assessing Identifier	Uses	SEATS	Spaces Required	Spaces Provided	Excess Spaces	Spaces Needed	Spaces Available
U017-004-000	2 MAIN ST	LAKE SUNAPEE BANK	O		17	5		-12	
U017-005-000	10 MAIN ST	BELLOWS NICHOLS	R		6			-6	
U017-006-000	14 MAIN ST	MAGGIES FOOD STORE	R		6			-6	
U017-007-000	18 MAIN ST	ROY'S MARKET + residential units	R/D		11	18	7		
U017-009-000	4 DEPOT ST	LITTLE ROY'S	O/R		4			-4	
U017-010-000	12 DEPOT ST	TOADSTOOL BOOKSHOP + 3 smaller Units	Re/O/R		36	54	18		
U017-010-001	10 DEPOT ST	PETERBOROUGH DINER	Re		9			-9	
U017-010-002	- DEPOT ST	TOWN PARKING LOT			0	52			52
U017-012-004	- DEPOT ST	NH INSTITUTE FOR THE ARTS	Re		11			-11	
U017-012-005	- DEPOT ST	Depot Square offices and Shops	Re/O/R		128	70		-58	
U017-015-000	26 GROVE ST	HARLOWS PUB + residential units	Re/D		27			-27	
U017-016-000	28 GROVE ST	NOONE'S. PETEB SHOE, CC STEVEN	Re/O/R		26			-26	
U017-018-000	32 GROVE ST	JOSEPHS COAT(RETAIL) 2010	R		2			-2	
U017-019-000	36 GROVE ST	SANDHILL BUILDING	R/D		17			-17	
U017-021-000	- GROVE ST	G.A.R. HALL - Uses to be Determined	TBD		0		0		
U017-022-000	42 GROVE ST	PETERSONS REAL ESTATE + residential unit	O/D		12	15	3		
U017-027-000	43 GROVE ST	GROVE VILLAGE SHOPS	O/R		18	35	17		
U017-045-000	39 GROVE ST	FAIRBANKS BUILDING	D		14	30	16		
U017-048-000	- GROVE ST	POST OFFICE	O/R		18		-18		
U017-049-000	21 GROVE ST	HEDSTROM & JANE DENTAL OFFICE	O		25	93	68		
U017-051-000	19 GROVE ST	MONADNOCK CENTER FOR HIST & CULTURE	O/R/A	200	33		-33		
U017-052-000	1 GROVE ST	TOWN HALL	O/A	600	58			-58	
U017-053-000	70 MAIN ST	GUERNSEY PROF BLDG	O		123	72		-51	
U017-054-000	76 MAIN ST	OLD FIRE STATION - RESIDENTIAL	D		6			-6	
U017-055-000	80 MAIN ST	OUR TOWN INN	L		8	10	2		
U017-068-000	6 SCHOOL ST	MARZONAS TRIOTTA., MOVIE THEATRE	Re/O/A	50	23			-23	
U017-069-000	10 SCHOOL ST	EUROPEAN ESTHETICS	Re/R		5			-5	
U017-070-000	11 DEPOT ST	RYMES - AUTO SERVICE (extra spaces needed)	S		2			-2	
U017-071-000	- DEPOT ST	TOWN PARKING LOT			0	73			73
U017-072-000	26 MAIN ST	MARIPOSA MUSEUM	O		16			-16	
U017-073-000	28 MAIN ST	MORGANS WAY	R/D		16			-16	
U017-074-000	40 MAIN ST	ANDERSON BUILDING - STEELES	R		11			-11	
U017-075-000	& GROVE STS	GRANITE BLOCK- CORNER LOT	O/R		22			-22	
U017-076-000	14 GROVE ST	FERNALD OFFICE BLDG	O		29			-29	
U017-077-000	20 GROVE ST	20 GROVE ST PROFESSIONAL BUILDING	O		51	25		-26	
U017-114-000	69 MAIN ST	WHITNEY BUILDING	O		11			-11	
U017-115-000	67 MAIN ST	RESIDENTIAL	D		4			-4	
U017-121-001	35 MAIN ST	PEOPLES UNITED BANK	O		48	44		-4	
U017-121-002	45 MAIN ST	GROVE'S END, LLC	O		49	49	0		
U017-122-000	25 MAIN ST	UNITARIAN CONGREGATIONAL CHURCH	O/A	336	9	13	4		
U017-138-000	3 MAIN ST	MORSE	O/R		26	31	5		
U017-139-000	2 CONCORD ST	Library	O/A	100	58	40		-58	40
U017-141-000	14 CONCORD ST	KEYE SAGE HOUSE	O		5			-5	
FIRE STATION PKG					0	16			16
STREET PKG (Main-67; Grove-43; School-33.)					0	143			143
Total Square Feet				1,186 Seats	1000	888	89	-525	324
				395		564	475		
				Public Assembly Spaces Needed off-peak (Library Excluded)	Does Not Include Public Assembly Spaces (Except for Library)	Total Private Spaces	Private Total - Excess	201 Add'l Public Spaces Currently Needed	300-350 Est. Public Spaces Needed With Redevelopment