

933 Route One By-Pass
 Supplement to CUP Application
 LU-23-76

The applicant currently operates the Vanguard Key Club at its present location at 1 Raynes Avenue, which has a total of 41 spaces servicing 14 separate suites. That gym facility is 12,000 square feet, the same size as the applicant proposes to utilize at 933 US Route One By-Pass. Thus, usage levels should be expected to be consistent for both sites.

1 Raynes Avenue is in the Downtown Overlay District and has no off street parking requirements except for the residential uses. A parking analysis for 1 Raynes Ave if it were in the Business zone, as the proposed new location is, is set forth below:

Suite	Tenant	SF	spaces req
Suite 100	Vanguard Key Clubs	12,000	48
Suite 101	Apartment	1,500	1.3
Suite 102	Office	80	1
Suite 201	Apartment	1,750	1.3
Suite 202A	Office	100	1
Suite 202B	Office	100	1
Suite 202C	Office	100	1
Suite 202D	Office	180	1
Suite 203A	Fitness Studio	2500	10
Suite 203B	Fitness Studio	1700	6.8
Suite 204	Office	200	1
Suite 205	Office	450	1.3
Suite 206	Office	100	1
Suite 207	Studio/Office	1500	4.3-6 depending on use.
Total			80-81 spaces required.

The facility has been operating without parking shortages and despite having to "share" parking with its neighbors as it is currently constituted for 20 years with approximately half the spaces the city

would presently require in the Business Zone. The existing facility is also subcontracted to Unified Parking Partners to provide private off street parking for off site users. The observations of Brian Slovenski of United Parking are attached. It is clear that the operation of the applicant's gym does not result in parking scarcity in its current location. The Vanguard Key Club is a franchise whose business model is to provide a high quality, lower volume fitness facility. There is no onsite staff, and classes are prohibited. The applicant and its principal, Craig Annis, operate Vanguard Key Club facilities in Portsmouth, Dover, North Hampton, Kingston, Newburyport and York. None experience parking shortages.

With regard to the Parking Calc provided for 933 US Rt. 1 By-Pass, the On Target Gym's parking requirement is 27.6 spaces, based on its square footage. However, that facility's business model also suggests that the requirement is far in excess of what it actually uses. On Target holds classes that are limited to six students at a time. <https://ontargetfit.com/classes/Personal-Training>

If we conservatively allocate 14 spaces to On Target, the remaining uses leave 30 spaces on site available for Vanguard. Our peak usage data demonstrates that this is more than sufficient, as 26 spaces is what would be required at times of peak demand. Our experience in a much denser neighborhood demonstrates conclusively that this is more than sufficient. We can periodically produce intake data as necessary to confirm there is no parking shortage associated with this use.

If additional parking proves to be necessary, a number of spaces could be created out of the section of pavement that leads to the loading dock door. This is a wide paved area where parking could be added as the applicant does no active loading. This would still leave loading dock door accessible. Finally, in the event peak demand numbers indicate the need for additional parking, the applicant believes that overflow parking rights at the Motorbikes Plus site across Emery Street at 650 Maplewood Avenue will be available. That facility is closed on Mondays and after 5pm on Tuesdays, which have historically been the applicant's busiest times. The applicant is in discussions with the owners regarding this possibility.

From: Brian Slovanski <bslovanski@uppglobal.com>
Sent: Tuesday, May 30, 2023 8:56:25 AM
To: Craig Annis <craig@vanguardkeyclubs.com>
Subject: 1 Raynes Ave

Hi, my name is Brian Slovanski, I work for Unified Parking Partners in Portsmouth New Hampshire. We have had a parking management arrangement with Craig and his property located at 1 Raynes avenue, for the past 5 years.

My observations of the parking lot at 1 Raynes are as follows;

1. The parking lot is primarily used by vehicles and patrons who are visiting the 1 Raynes ave facility. The parking lot does see parking use for nearby locations such as 3S Art space, Barrio Taqueria, The AC hotel, and the Envio Restaurant.
2. There is most often plenty of available parking onsite for parking for both onsite use and off-site use. The only exception to this is a few early weekday evenings in January and February between 5pm and 7pm when the lot is very busy.

My overall observation is that the current parking lot space of 40 spaces is more than an adequate parking supply for the 1 Raynes Ave buildings current use.

Thank you

LU-23-76

PARKING CALC – 933 US RT 1 BP (REV'D 5-30-23)

City	Use #	Type	Tenant	Usage SF	spaces / SF	required	
	5.10	Office:	Taurus offices (normally 4 or 5 people in)	2,900 SF	1/350	8.3	
	5.10	Office:	Souther NH services offices	3,460 SF	1/350	9.8	
	20.10	Storage:	Sarnia storage (no employees)	3,000 SF	N/A	0	
	4.40	Gym: (small group training)	On Target Gym (personal training)	6,908 SF	1/250	27.6	
	13.40	Warehouse:	Craft Beer currently	28,000 SF Partially vacant at this time	1/2000	14	
	5.10	Office:	Connected Office	2,082 SF	1/350	5.9	
	4.40	Warehouse/Gym proposed	PROPOSED VANGUARD KC	12000 SF Plus demised Warehouse space approx. 3000 SF	1/250	48	=114 required of 82 provided

NOTE: The Parking Calculation originally submitted included the current use (storage) of the space the applicant proposes to use. The remaining discrepancy in square footage from the above table and the submitted site plan is due to mezzanine square footage in one of the units. The parking calculation shown on the submitted site plan is from 2008 and should be disregarded.