

PARKING DEMAND ANALYSIS

33 Jewell Court

PORTSMOUTH, NH

LU-23-205

February 26, 2024

33 Jewell Court is part of a condominium association consisting of four stand-alone buildings with a mixture of residential and commercial uses.

The number of off street parking spaces required under the City of Portsmouth Zoning Ordinance is 242. The number of spaces provided is 205. A parking calculation has been submitted. The applicant and other members of the condominium association have never experienced a parking shortage despite this non-compliance with Section 10.1110 Off Street Parking requirements.

The applicant's property at 33 Jewell Court is allocated 28 parking spaces by the association. However, per the condominium agreement, all 205 spaces are available to all members on a first come first serve basis. This has historically been sufficient to more than meet its needs when the property was utilized exclusively as office space. The proposal to convert 3,800 square feet of space to event space, which would be utilized primarily on weekend evenings, is not expected to place greater demand on the existing parking.

A recent review of demand during the expected peak utilization periods, summarized below, demonstrates that there will be sufficient parking for this use on site, when coupled with the applicant's stated intention to contractually require clients to utilize valet and/or shuttle services to locate parking off site if the demand exceeds the 28 spaces allocated by the association.

| <u>Date</u> | <u>Time</u> | <u>Vacant parking spaces</u> |
|------------------|-------------|------------------------------|
| Friday 2-16-24 | 5pm | 66 out of 205 |
| Saturday 2-17-24 | 4-5pm | 79 out of 205 |
| Sunday 2-18-24 | 2pm | 96 out of 205 |
| Sunday 2-18-24 | 5pm | 87 out of 205 |

Thus, it is the applicant's position that the existing on-site parking will be more than adequate for the expected demand.

33 Jewell Court

Weekend Parking Snapshots

Below we've captured photos and parking vacancies in the parking lot of the Frank Jones buildings, on Friday, Saturday and Sunday, February 16, 17 & 18th, 2024

Friday, 2/16, 5PM

66 vacant parking spots out of 205 at 5PM

50m 2/16/24 Friday - Front

THORN CREAT

30+ / - Spruces



5pm 2/16/24 Pkwy Front Middle



5 pm 2/16/24 Friday Coppugue



15 of 17
Spurs am

Saturday, 2/17, 4PM & 5PM

79 vacant parking spots out of 205 at 5PM





4 yrs 2/17/24 Subsid.

COOP 10/11
MO 12/13
HC 9+1/9+1



5 PM 2/17/24 Saturday 17/17

Sunday, 2/18, 2PM

96 vacant parking spots out of 205

2 PM 2/11/24 Sunday Front





2pm 2/19/24 Sunday 17/17



2pm 2/19/24 Study

COOP 7/11
JFC 9+1/9+1
Middle 13/13

Sunday, 2/18, 5PM

87 of 205 vacant parking spots



SPM 2/19 Sunday Front



5pm 2/19/20 sunny 8/9