

# Findings of Fact | Parking Conditional Use Permit

## City of Portsmouth Planning Board

Date: July 20, 2023

Property Address: 933 US Route 1 Bypass

Application #: LU-23-76

Decision:  Approve     Deny     Approve with Conditions

### Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

### Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	<b>Parking Conditional Use Permit 10.1112.14 Requirements</b>	<b>Finding (Meets Criteria/Requirement)</b>	<b>Supporting Information (provided by applicant)</b>
<b>1</b>	10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.	<b>Meets</b>  <b>Does Not Meet</b>	Data for check-in to the gym from the current location has been provided. The first quarter 2023 breakdown demonstrates, consistent with industry experience, that the peak usage of this facility are Mondays and Tuesdays from 5pm to 6pm. A random sampling of Mondays and Tuesdays indicates such peak usage to be between 18 and 26 check ins. The peak usage times, in the early evening, are also likely to require less parking usage from the office uses on the site. <sup>3</sup> The number of off-street parking spaces supplied at this site is adequate for this use.
<b>2</b>	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of	<b>Meets</b>  <b>Does Not Meet</b>	The operation involves no staff on site and keyed entry by the health club members every time they utilize the facility. This provides the applicant with the ability to produce perfectly accurate data on the demand at the facility at any time, which can be made available for periodic review. In the event peak demand

	<b>Parking Conditional Use Permit 10.1112.14 Requirements</b>	<b>Finding</b> (Meets Criteria/Requirement)	<b>Supporting Information</b> (provided by applicant)
	rideshare/microtransit services or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.		numbers indicate the need for additional parking, the applicant is discussing the possibility of acquiring overflow parking rights at the Motorbikes Plus site across Emery Street at 650 Maplewood Avenue. That facility closed on Mondays.
<b>3</b>	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	<b>Meets</b> <b>Does Not Meet</b>	The number of spaces is adequate and appropriate for the proposed use of the property given the factors enumerated above.
<b>4</b>	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	<b>Meets</b> <b>Does Not Meet</b>	
<b>5</b>	<b><u>Other Board Findings:</u></b>		
<b>6</b>	<b><u>Additional Conditions of Approval:</u></b>		



**John K. Bosen**  
Admitted in NH & MA

**Christopher P. Mulligan**  
Admitted in NH & ME

**Molly C. Ferrara**  
Admitted in NH & ME

**Austin Mikolaities**  
Admitted in NH

**Bernard W. Pelech**  
1949 - 2021

May 19, 2023

Mr. Rick Chellman, Chair  
Planning Board  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

***RE: 933 US Route One By-Pass, Tax Map 142, Lot 37  
REQUEST FOR CONDITIONAL USE PERMIT***

Dear Mr. Chellman:

This office represents CJA Corporation dba Vanguard Key Clubs. The applicant seeks to relocate the Vanguard Key Club gym from its current location on Raynes Avenue to a vacant space in the former Portsmouth Paper building located at 933 US Route One By-Pass. Please accept this correspondence as our request for a Conditional Use Permit pursuant to 10.1112.14 provide less than the minimum number of off-street parking spaces otherwise required under Section 10.1112.30 relative to the proposed partial change in use at the above location. The proposed change of use will be the conversion of 12,000 square feet of warehouse space into a health club.

Submitted herewith are site plan,<sup>1</sup> floor plan, parking calculation and the applicant's usage data. The Vanguard Key Club is an unstaffed, premium gym facility which experiences lower usage volumes than typical, mass-marketed gyms. The applicant has operated such facilities for over thirty years and is very confident in its parking requirements.

The parking configuration on site as it presently exists consists of 83 spaces. For the combined uses on the site, should this use be approved,<sup>2</sup> the ordinance would otherwise require 114 spaces.

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<sup>1</sup> The Ambit site plan includes a parking calculation based on a prior version of the ordinance and markings in amber that are unrelated to this project and should be disregarded.

<sup>2</sup> In addition to the parking CUP, the applicant will require a special exception from the Board of Adjustment.

The applicant maintains that the approval criteria set forth in Section 10.1112.14 are met:

10.1112.141. The applicant has provided check-in breakdown data from its Raynes Avenue facility. The first quarter 2023 breakdown demonstrates, consistent with industry experience, that the peak usage of this facility are Mondays and Tuesdays from 5pm to 6pm. A random sampling of Mondays and Tuesdays indicates such peak usage to be between 18 and 26 check ins. The peak usage times, in the early evening, are also likely to require less parking usage from the office uses on the site.<sup>3</sup> The number of off-street parking spaces supplied at this site is adequate for this use.

10.1112.142. The applicant's operation involves no staff on site and keyed entry by the health club members every time they utilize the facility. This provides the applicant with the ability to produce perfectly accurate data on the demand at the facility at any time, which can be made available for periodic review. In the event peak demand numbers indicate the need for additional parking, the applicant is discussing the possibility of acquiring overflow parking rights at the Motorbikes Plus site across Emery Street at 650 Maplewood Avenue. That facility closed on Mondays and after 5pm on Tuesdays, which have historically been the applicants' busiest times.

10.1112.143. The number of spaces is adequate and appropriate for the proposed use of the property given the factors enumerated above.

Thank you for your attention.

Sincerely,

*John K. Bosen*

John K. Bosen

JKB/

Enclosures

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<sup>3</sup> Although Recreational Uses, such as health clubs, do not benefit from the shared parking table in 10.1112.60, it should be noted that evening parking requirements for Office/Industrial uses are 20% of what is otherwise required.

J:\JOBS\JN700s\Jn775\2010 Site Plan\Plans & Specs\Site\775wd02.dwg, C3\_PROPOSED\_PARKING PLAN



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road, Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARKING CALCULATION  
 EXISTING STRUCTURE: 59,590 S.F.  
 62,086 TOTAL G.S.F. INCLUDING MEZZANINES  
 PROPOSED USE:  
 BUSINESS OFFICE: 7,540 S.F. x 1/250 S.F. = 30.2 SPACES  
 ADJACENT WAREHOUSE: 1,985 S.F. x 1/2000 S.F. = 1.0 SPACES  
 INDOOR RECREATION (7,184 S.F.) 50 USER x 0.5 = 25.0 SPACES  
 WAREHOUSE: 44,367 S.F. x 1/2000 S.F. = 22.2 SPACES  
 BUSINESS OFFICE: 1,000 S.F. X 1/250 S.F. = 4.0 SPACES  
 TOTAL REQUIRED: 82 SPACES  
 TOTAL PROVIDED: 82 SPACES

2) THE PURPOSE OF THIS PLAN IS TO SHOW AN UPDATED USE OF A PORTION OF THE WAREHOUSE SPACE AT 933 U.S. ROUTE 1 BY-PASS.

**BUILDING RE-USE**  
**SARNIA PROPERTIES, INC.**  
**933 U.S. ROUTE 1 BYPASS**  
**PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
3	REVISED PARKING CALCULATION, ADDED NOTE 2	7/27/11
2	REVISED COUNT TO 6 NEW SPACES	6/15/11
1	ADDED MORE PARKING SPACES, NOTE 1	6/6/11
0	ADDED TO PLAN SET	11/10/10

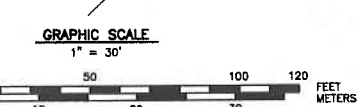
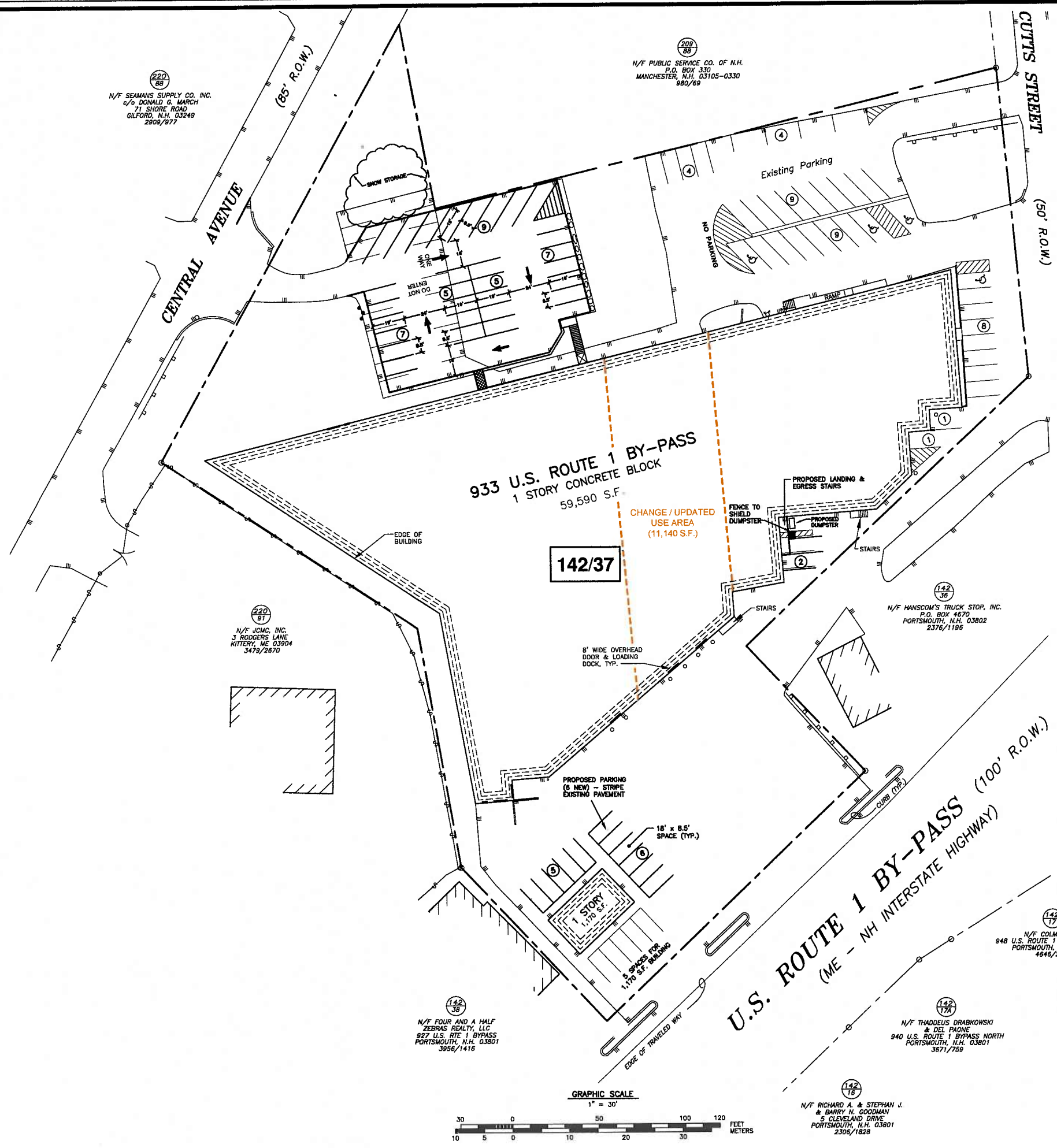
**REVISIONS**

NO.	DESCRIPTION	DATE

SCALE: 1" = 30' SEPTEMBER 2010

**PROPOSED PARKING PLAN**

**C3**



220 88  
N/F SEAMANS SUPPLY CO. INC.  
c/o DONALD G. MARCH  
71 SHORE ROAD  
GILFORD, N.H. 03249  
2809/977

209 89  
N/F PUBLIC SERVICE CO. OF N.H.  
P.O. BOX 330  
MANCHESTER, N.H. 03105-0330  
980/69

142 34  
N/F HANSCOM'S TRUCK STOP, INC.  
P.O. BOX 4670  
PORTSMOUTH, N.H. 03802  
2846/1744

220 81  
N/F JCMC, INC.  
3 RODGERS LANE  
KITTEERY, ME 03904  
3479/2670

142 35  
N/F HANSCOM'S TRUCK STOP, INC.  
P.O. BOX 4670  
PORTSMOUTH, N.H. 03802  
2376/1196

142 33  
N/F FOUR AND A HALF  
ZEBRAS REALTY, LLC  
927 U.S. RTE 1 BYPASS  
PORTSMOUTH, N.H. 03801  
3956/1416

142 17  
N/F GOLMAX, LLC  
& DEL FRANE  
948 U.S. ROUTE 1 BYPASS, UNIT F  
PORTSMOUTH, N.H. 03801  
4846/2335

142 17A  
N/F THADDEUS DRABKOWSKI  
& DEL FRANE  
940 U.S. ROUTE 1 BYPASS NORTH  
PORTSMOUTH, N.H. 03801  
3671/759

142 18  
N/F RICHARD A. & STEPHAN J.  
& BARRY N. GOODMAN  
5 CLEVELAND DRIVE  
PORTSMOUTH, N.H. 03801  
2306/1828



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

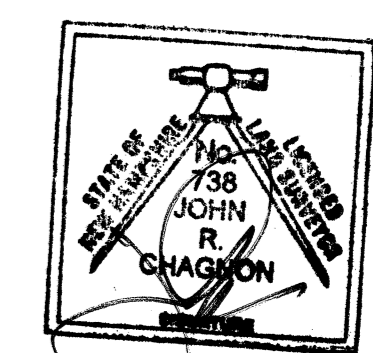
200 Griffin Road, Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

1) AREAS ARE CALCULATED FROM OUTSIDE FACE OF WALL TO CENTERLINE OF DEMISING WALL & FOR ZEN STONERWORKS, TO OUTSIDE FACE OF LEASE AREA PROPOSED WALLS.

**PORTSMOUTH PAPER  
BUILDING  
933 US ROUTE ONE  
BY-PASS  
4 CUTTS STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	7/5/12
REVISIONS		



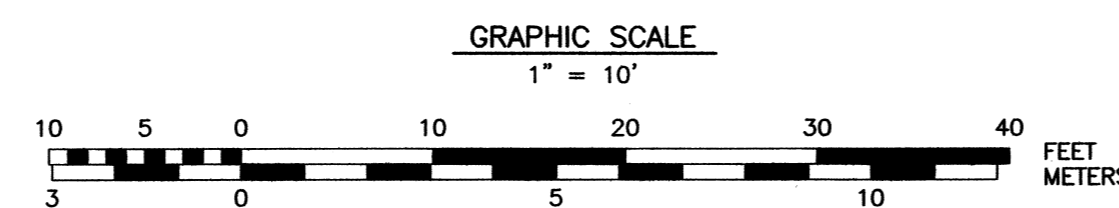
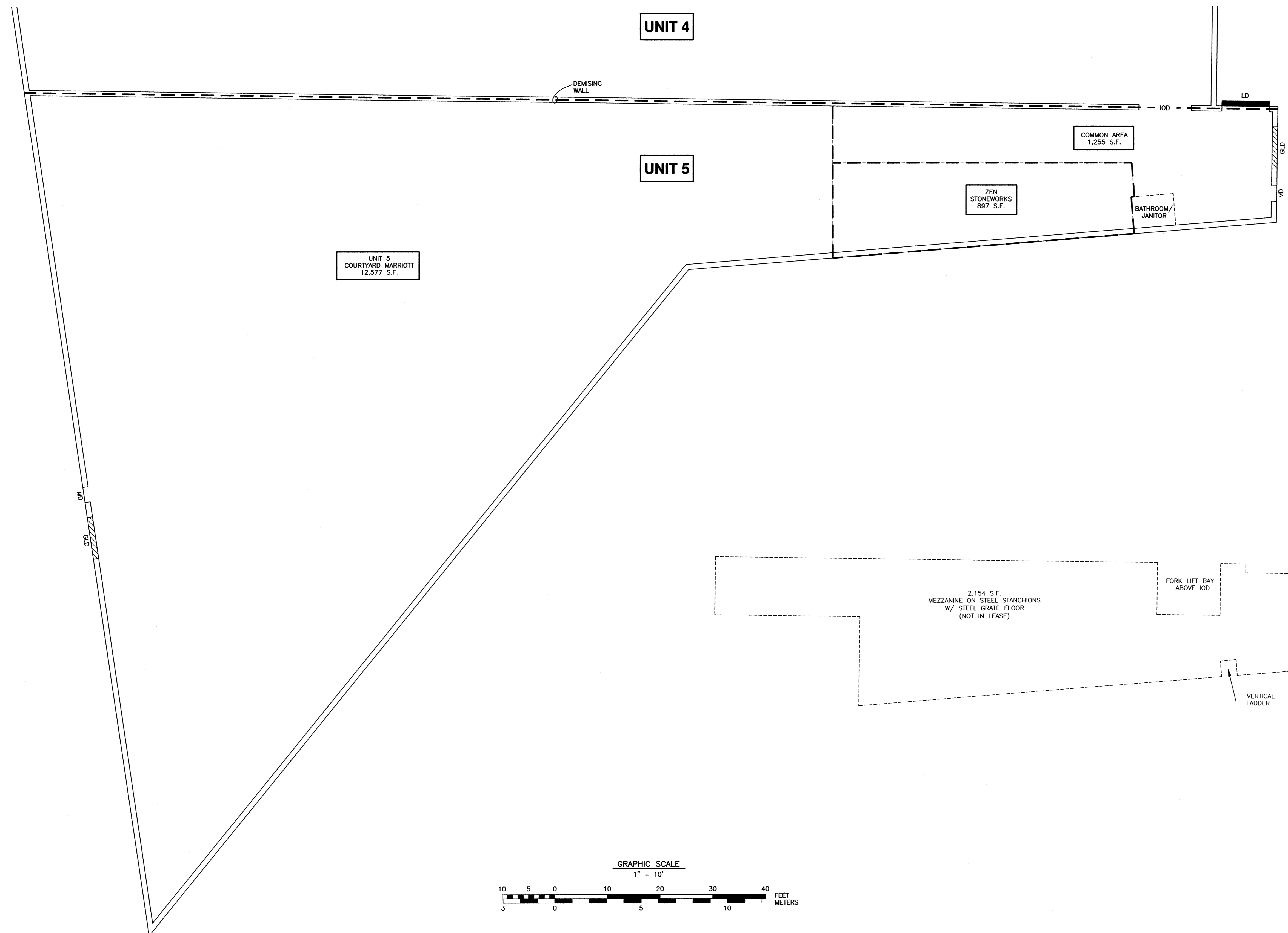
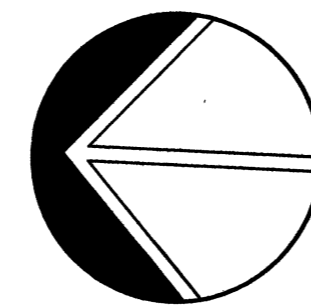
SCALE: 1" = 10' JULY 2012

**UNIT 5 SUB-LEASE  
AREA PLAN**

**C1**

**LEGEND:**

- GLD GROUND LEVEL OVERHEAD GARAGE DOOR
- LD LOADING DOCK
- MD MAN DOOR
- IOD INTERIOR OVERHEAD DOOR
- UNIT/SUB-LEASE BOUNDARY



PARKING CALC – 933 US RT 1 BP

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	1/200	14	
	20.10	Storage:	Courtcon	15,220 SF	N/A	0	
	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

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:15 PM

**Date Interval:** 01/01/2023 - 03/31/2023

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
Total (24)	6622	11008	10774	10822	10176	9370	7029	65801
12:00am - 12:59am	23	17	18	24	27	21	28	158
01:00am - 01:59am	9	10	22	21	18	17	12	109
02:00am - 02:59am	4	15	14	19	22	16	8	98
03:00am - 03:59am	22	100	108	98	101	79	30	538
04:00am - 04:59am	57	258	332	338	275	282	89	1631
05:00am - 05:59am	104	408	541	518	471	501	162	2705
06:00am - 06:59am	178	467	586	587	531	536	240	3125
07:00am - 07:59am	282	543	589	574	554	577	365	3484
08:00am - 08:59am	514	578	543	560	550	591	559	3895
09:00am - 09:59am	626	561	467	528	466	522	629	3799
10:00am - 10:59am	612	660	535	557	541	586	686	4177
11:00am - 11:59am	591	596	528	533	508	554	617	3927
12:00pm - 12:59pm	604	574	529	548	551	521	558	3885
01:00pm - 01:59pm	476	571	503	476	437	530	511	3504
02:00pm - 02:59pm	479	620	637	603	580	558	443	3920
03:00pm - 03:59pm	386	865	808	768	798	702	439	4766
04:00pm - 04:59pm	370	1066	1018	1002	939	751	399	5545
05:00pm - 05:59pm	337	1078	1039	1060	965	643	360	5482
06:00pm - 06:59pm	317	746	729	741	704	479	258	3974
07:00pm - 07:59pm	252	564	543	550	484	375	225	2993
08:00pm - 08:59pm	181	344	341	358	296	220	153	1893



<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	111	211	173	193	213	165	137	1203
10:00pm - 10:59pm	58	123	131	121	116	103	82	734
11:00pm - 11:44pm	29	33	40	45	29	41	39	256
Total (24)	6622	11008	10774	10822	10176	9370	7029	65801

> [Reports](#) > [Check-In Breakdown Report](#)

Generated on: 05/16/2023 @ 8:23 PM

**Date Interval:** 01/16/2023 - 01/16/2023

**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	164	0	0	0	0	0	164
12:00am - 12:59am	0	0	0	0	0	0	0	0
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	1	0	0	0	0	0	1
03:00am - 03:59am	0	0	0	0	0	0	0	0
04:00am - 04:59am	0	2	0	0	0	0	0	2
05:00am - 05:59am	0	4	0	0	0	0	0	4
06:00am - 06:59am	0	5	0	0	0	0	0	5
07:00am - 07:59am	0	9	0	0	0	0	0	9
08:00am - 08:59am	0	5	0	0	0	0	0	5
09:00am - 09:59am	0	7	0	0	0	0	0	7
10:00am - 10:59am	0	12	0	0	0	0	0	12
11:00am - 11:59am	0	11	0	0	0	0	0	11
12:00pm - 12:59pm	0	10	0	0	0	0	0	10
01:00pm - 01:59pm	0	15	0	0	0	0	0	15
02:00pm - 02:59pm	0	10	0	0	0	0	0	10
03:00pm - 03:59pm	0	10	0	0	0	0	0	10
04:00pm - 04:59pm	0	15	0	0	0	0	0	15
05:00pm - 05:59pm	0	18	0	0	0	0	0	18
06:00pm - 06:59pm	0	11	0	0	0	0	0	11
07:00pm - 07:59pm	0	6	0	0	0	0	0	6
08:00pm - 08:59pm	0	10	0	0	0	0	0	10

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	3	0	0	0	0	0	3
10:00pm - 10:59pm	0	0	0	0	0	0	0	0
11:00pm - 11:44pm	0	0	0	0	0	0	0	0
<b>Total (24)</b>	0	164	0	0	0	0	0	164

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:23 PM

**Date Interval:** 01/31/2023 - 01/31/2023**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	0	187	0	0	0	0	187
12:00am - 12:59am	0	0	0	0	0	0	0	0
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	0	0	0	0	0	0	0
03:00am - 03:59am	0	0	1	0	0	0	0	1
04:00am - 04:59am	0	0	7	0	0	0	0	7
05:00am - 05:59am	0	0	13	0	0	0	0	13
06:00am - 06:59am	0	0	8	0	0	0	0	8
07:00am - 07:59am	0	0	8	0	0	0	0	8
08:00am - 08:59am	0	0	5	0	0	0	0	5
09:00am - 09:59am	0	0	7	0	0	0	0	7
10:00am - 10:59am	0	0	9	0	0	0	0	9
11:00am - 11:59am	0	0	2	0	0	0	0	2
12:00pm - 12:59pm	0	0	11	0	0	0	0	11
01:00pm - 01:59pm	0	0	7	0	0	0	0	7
02:00pm - 02:59pm	0	0	11	0	0	0	0	11
03:00pm - 03:59pm	0	0	13	0	0	0	0	13
04:00pm - 04:59pm	0	0	18	0	0	0	0	18
05:00pm - 05:59pm	0	0	26	0	0	0	0	26
06:00pm - 06:59pm	0	0	17	0	0	0	0	17
07:00pm - 07:59pm	0	0	9	0	0	0	0	9
08:00pm - 08:59pm	0	0	8	0	0	0	0	8

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	0	2	0	0	0	0	2
10:00pm - 10:59pm	0	0	3	0	0	0	0	3
11:00pm - 11:44pm	0	0	2	0	0	0	0	2
<b>Total (24)</b>	0	0	187	0	0	0	0	187

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:24 PM

**Date Interval:** 02/06/2023 - 02/06/2023**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	189	0	0	0	0	0	189
12:00am - 12:59am	0	1	0	0	0	0	0	1
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	0	0	0	0	0	0	0
03:00am - 03:59am	0	0	0	0	0	0	0	0
04:00am - 04:59am	0	7	0	0	0	0	0	7
05:00am - 05:59am	0	7	0	0	0	0	0	7
06:00am - 06:59am	0	7	0	0	0	0	0	7
07:00am - 07:59am	0	9	0	0	0	0	0	9
08:00am - 08:59am	0	9	0	0	0	0	0	9
09:00am - 09:59am	0	8	0	0	0	0	0	8
10:00am - 10:59am	0	9	0	0	0	0	0	9
11:00am - 11:59am	0	11	0	0	0	0	0	11
12:00pm - 12:59pm	0	13	0	0	0	0	0	13
01:00pm - 01:59pm	0	6	0	0	0	0	0	6
02:00pm - 02:59pm	0	7	0	0	0	0	0	7
03:00pm - 03:59pm	0	15	0	0	0	0	0	15
04:00pm - 04:59pm	0	20	0	0	0	0	0	20
05:00pm - 05:59pm	0	26	0	0	0	0	0	26
06:00pm - 06:59pm	0	13	0	0	0	0	0	13
07:00pm - 07:59pm	0	8	0	0	0	0	0	8
08:00pm - 08:59pm	0	3	0	0	0	0	0	3

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	4	0	0	0	0	0	4
10:00pm - 10:59pm	0	4	0	0	0	0	0	4
11:00pm - 11:44pm	0	2	0	0	0	0	0	2
<b>Total (24)</b>	0	189	0	0	0	0	0	189

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:25 PM

**Date Interval:** 02/21/2023 - 02/21/2023**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	0	177	0	0	0	0	177
12:00am - 12:59am	0	0	0	0	0	0	0	0
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	0	1	0	0	0	0	1
03:00am - 03:59am	0	0	1	0	0	0	0	1
04:00am - 04:59am	0	0	4	0	0	0	0	4
05:00am - 05:59am	0	0	13	0	0	0	0	13
06:00am - 06:59am	0	0	7	0	0	0	0	7
07:00am - 07:59am	0	0	7	0	0	0	0	7
08:00am - 08:59am	0	0	6	0	0	0	0	6
09:00am - 09:59am	0	0	4	0	0	0	0	4
10:00am - 10:59am	0	0	12	0	0	0	0	12
11:00am - 11:59am	0	0	10	0	0	0	0	10
12:00pm - 12:59pm	0	0	9	0	0	0	0	9
01:00pm - 01:59pm	0	0	11	0	0	0	0	11
02:00pm - 02:59pm	0	0	6	0	0	0	0	6
03:00pm - 03:59pm	0	0	10	0	0	0	0	10
04:00pm - 04:59pm	0	0	21	0	0	0	0	21
05:00pm - 05:59pm	0	0	22	0	0	0	0	22
06:00pm - 06:59pm	0	0	15	0	0	0	0	15
07:00pm - 07:59pm	0	0	10	0	0	0	0	10
08:00pm - 08:59pm	0	0	5	0	0	0	0	5



<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	0	1	0	0	0	0	1
10:00pm - 10:59pm	0	0	1	0	0	0	0	1
11:00pm - 11:44pm	0	0	1	0	0	0	0	1
<b>Total (24)</b>	0	0	177	0	0	0	0	177

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:26 PM

**Date Interval:** 03/13/2023 - 03/13/2023**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	192	0	0	0	0	0	192
12:00am - 12:59am	0	0	0	0	0	0	0	0
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	0	0	0	0	0	0	0
03:00am - 03:59am	0	0	0	0	0	0	0	0
04:00am - 04:59am	0	4	0	0	0	0	0	4
05:00am - 05:59am	0	8	0	0	0	0	0	8
06:00am - 06:59am	0	5	0	0	0	0	0	5
07:00am - 07:59am	0	12	0	0	0	0	0	12
08:00am - 08:59am	0	4	0	0	0	0	0	4
09:00am - 09:59am	0	6	0	0	0	0	0	6
10:00am - 10:59am	0	12	0	0	0	0	0	12
11:00am - 11:59am	0	10	0	0	0	0	0	10
12:00pm - 12:59pm	0	8	0	0	0	0	0	8
01:00pm - 01:59pm	0	10	0	0	0	0	0	10
02:00pm - 02:59pm	0	10	0	0	0	0	0	10
03:00pm - 03:59pm	0	16	0	0	0	0	0	16
04:00pm - 04:59pm	0	17	0	0	0	0	0	17
05:00pm - 05:59pm	0	21	0	0	0	0	0	21
06:00pm - 06:59pm	0	15	0	0	0	0	0	15
07:00pm - 07:59pm	0	16	0	0	0	0	0	16
08:00pm - 08:59pm	0	10	0	0	0	0	0	10

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	5	0	0	0	0	0	5
10:00pm - 10:59pm	0	0	0	0	0	0	0	0
11:00pm - 11:44pm	0	3	0	0	0	0	0	3
<b>Total (24)</b>	0	192	0	0	0	0	0	192

**> Reports > Check-In Breakdown Report**

Generated on: 05/16/2023 @ 8:26 PM

**Date Interval:** 03/28/2023 - 03/28/2023**Home club:** Portsmouth

Time Of Day	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Totals
Total (24)	0	0	184	0	0	0	0	184
12:00am - 12:59am	0	0	0	0	0	0	0	0
01:00am - 01:59am	0	0	0	0	0	0	0	0
02:00am - 02:59am	0	0	0	0	0	0	0	0
03:00am - 03:59am	0	0	2	0	0	0	0	2
04:00am - 04:59am	0	0	7	0	0	0	0	7
05:00am - 05:59am	0	0	8	0	0	0	0	8
06:00am - 06:59am	0	0	13	0	0	0	0	13
07:00am - 07:59am	0	0	11	0	0	0	0	11
08:00am - 08:59am	0	0	8	0	0	0	0	8
09:00am - 09:59am	0	0	8	0	0	0	0	8
10:00am - 10:59am	0	0	9	0	0	0	0	9
11:00am - 11:59am	0	0	7	0	0	0	0	7
12:00pm - 12:59pm	0	0	6	0	0	0	0	6
01:00pm - 01:59pm	0	0	8	0	0	0	0	8
02:00pm - 02:59pm	0	0	6	0	0	0	0	6
03:00pm - 03:59pm	0	0	16	0	0	0	0	16
04:00pm - 04:59pm	0	0	18	0	0	0	0	18
05:00pm - 05:59pm	0	0	20	0	0	0	0	20
06:00pm - 06:59pm	0	0	9	0	0	0	0	9
07:00pm - 07:59pm	0	0	16	0	0	0	0	16
08:00pm - 08:59pm	0	0	6	0	0	0	0	6

<b>Time Of Day</b>	<b>Sunday</b>	<b>Monday</b>	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>	<b>Friday</b>	<b>Saturday</b>	<b>Totals</b>
09:00pm - 09:59pm	0	0	2	0	0	0	0	2
10:00pm - 10:59pm	0	0	2	0	0	0	0	2
11:00pm - 11:44pm	0	0	2	0	0	0	0	2
<b>Total (24)</b>	0	0	184	0	0	0	0	184

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.

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**From:** Brian Slovenski <bslovenski@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 Slovenski, 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	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.