



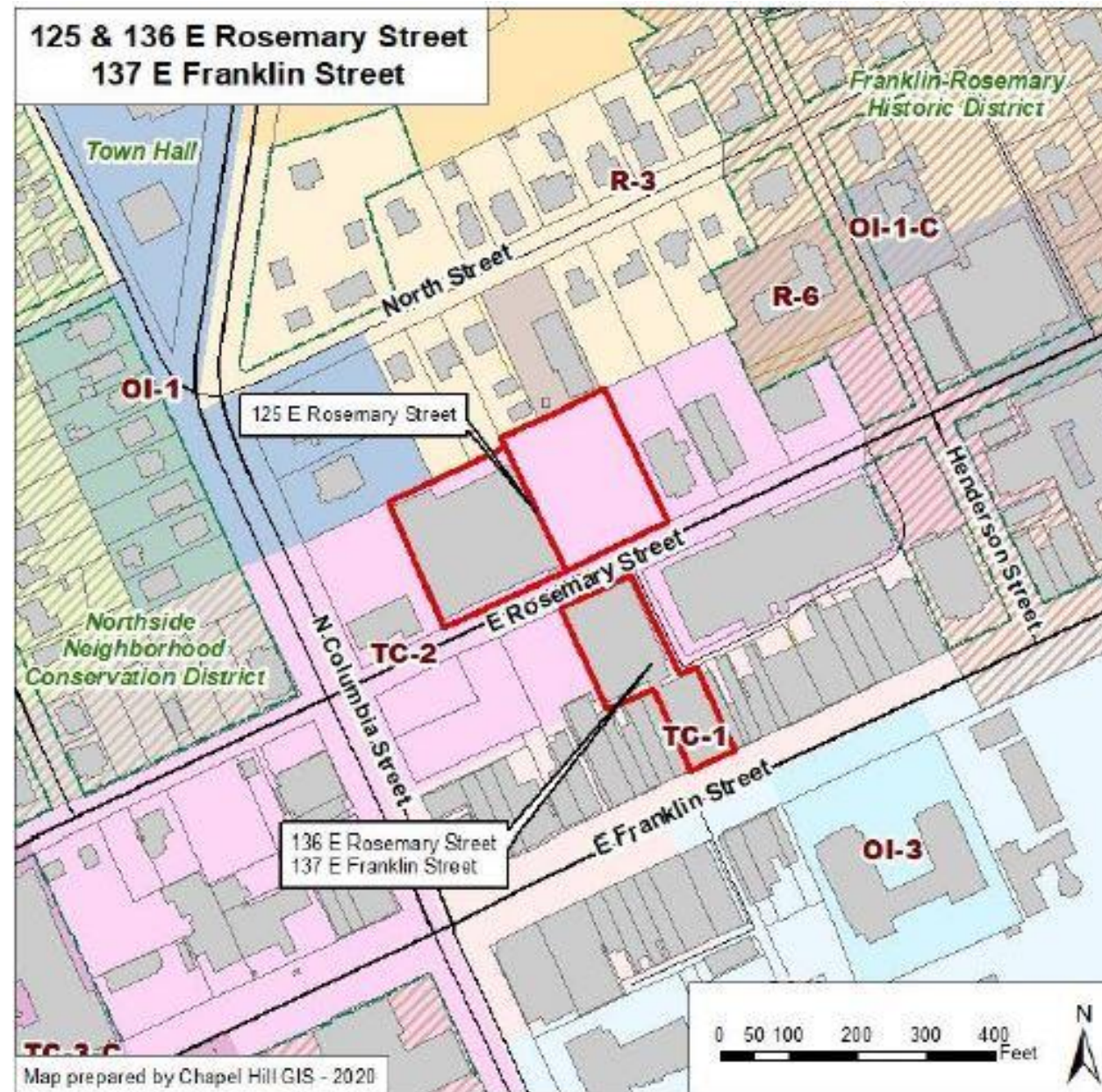
Application for Special Use Permit

Rosemary Street Parking Deck

125 E. Rosemary Street

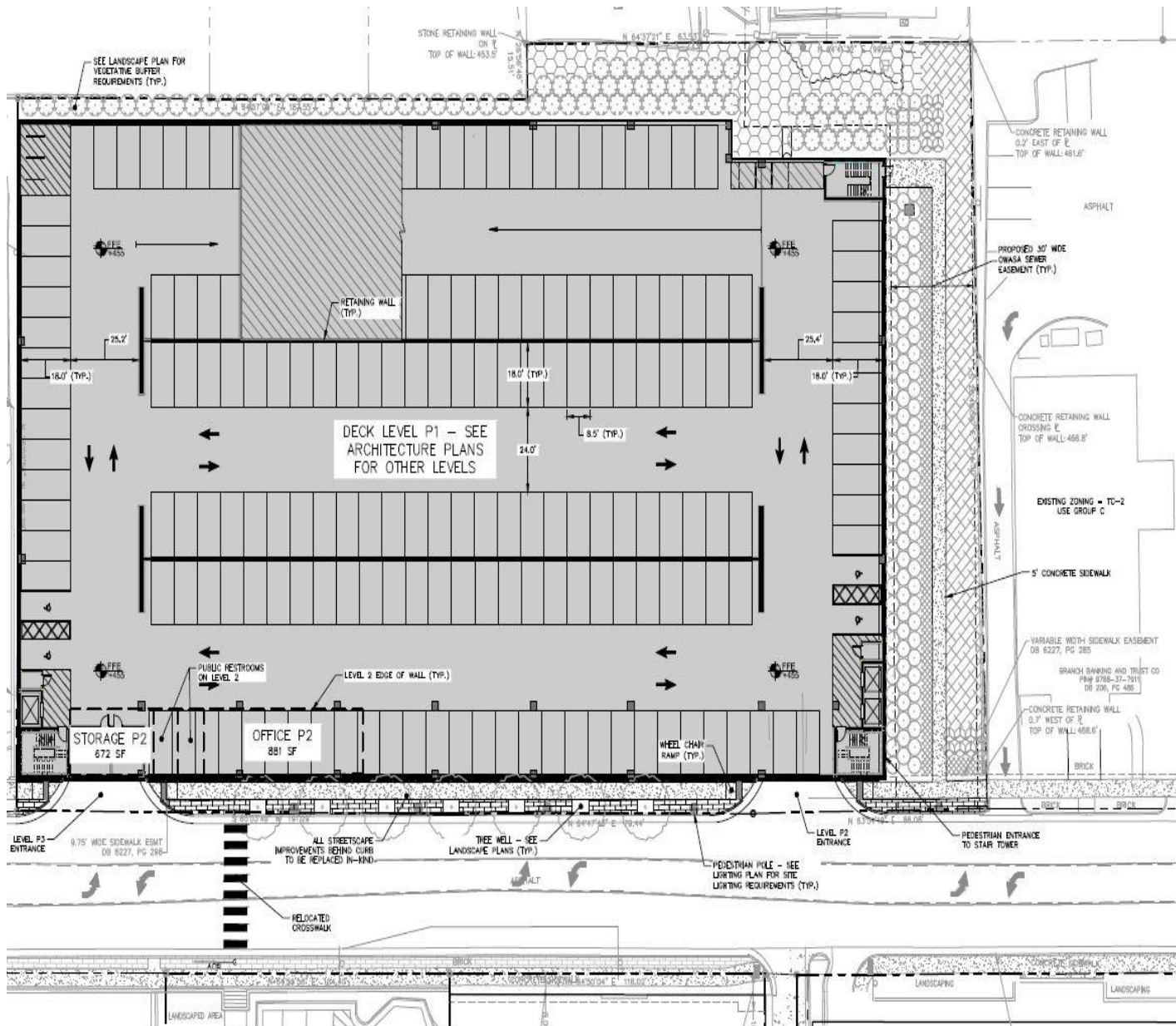
Transportation and Connectivity Advisory Board

April 28, 2020



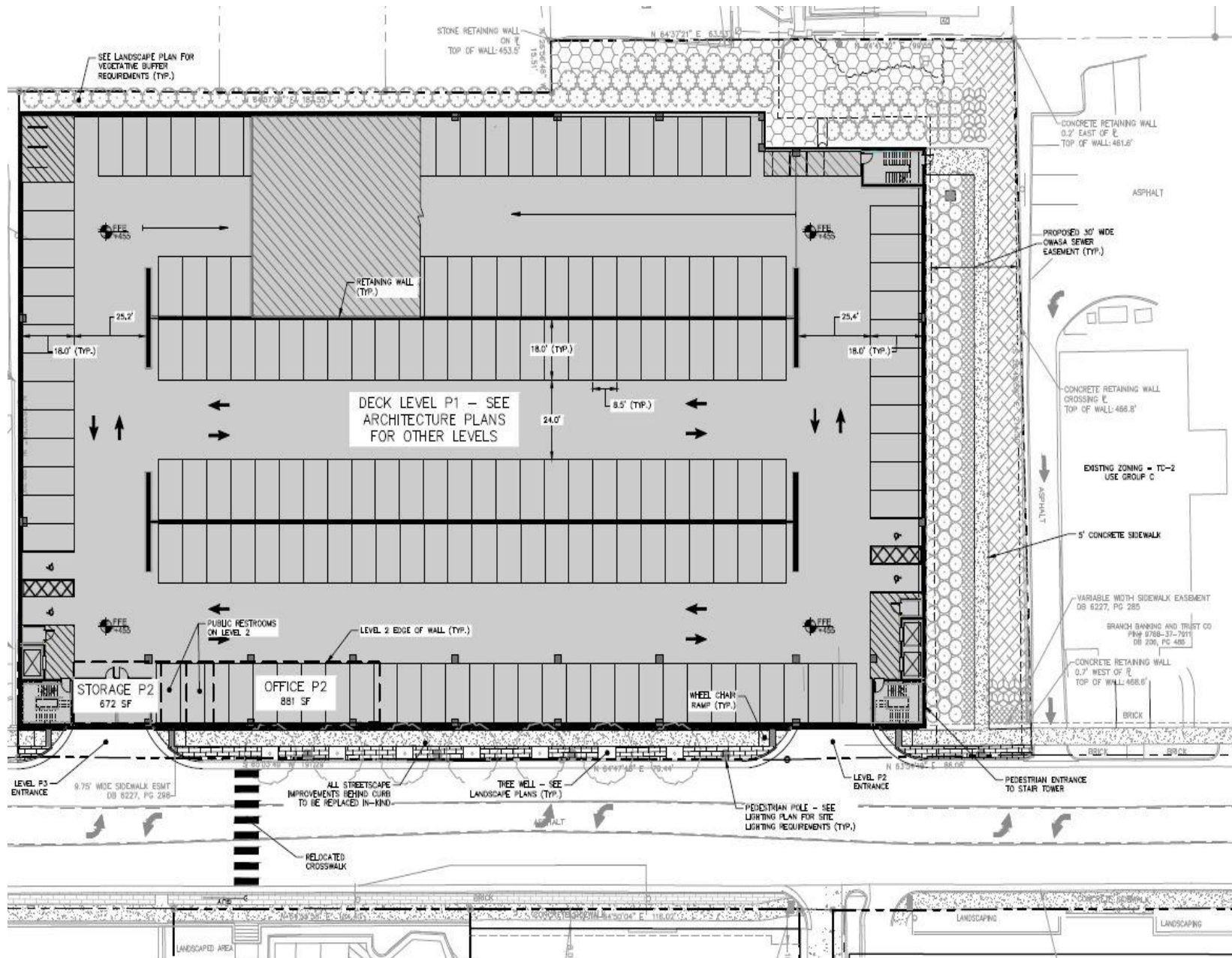
Overview

- Existing use:
 - Parking Deck
 - 276 spaces including gravel lot
- Existing Zone
 - 1.6 acres
 - TC -2



Overview (continued)

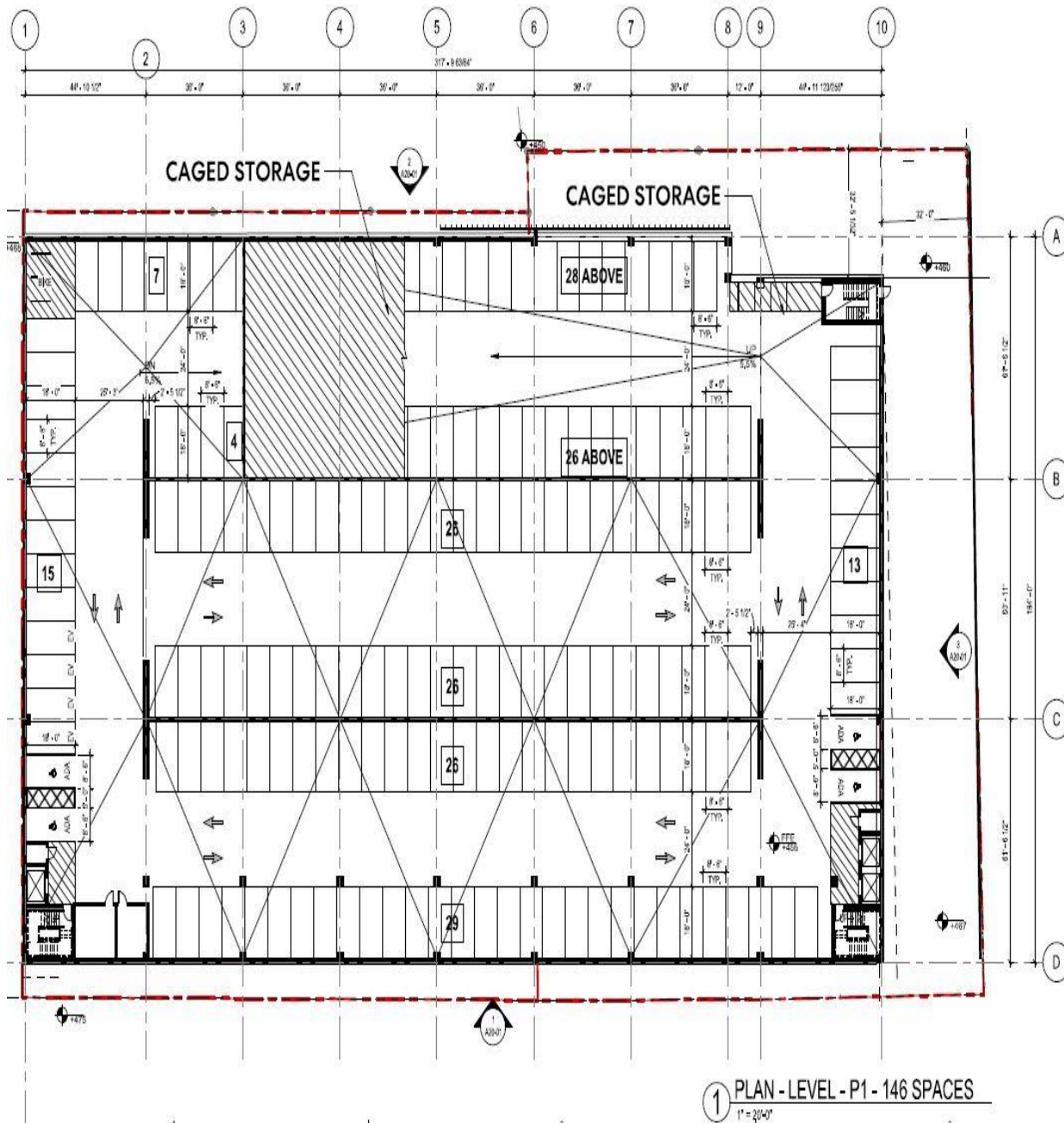
- Proposed use:
 - Redevelopment
 - 1,160 spaces
 - Includes:
 - ‘Retail Porch’
 - Office Space



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Site Details (continued)

- Road improvements:
 - Remove western deck access point
 - Provide adequate internal queue storage for entry

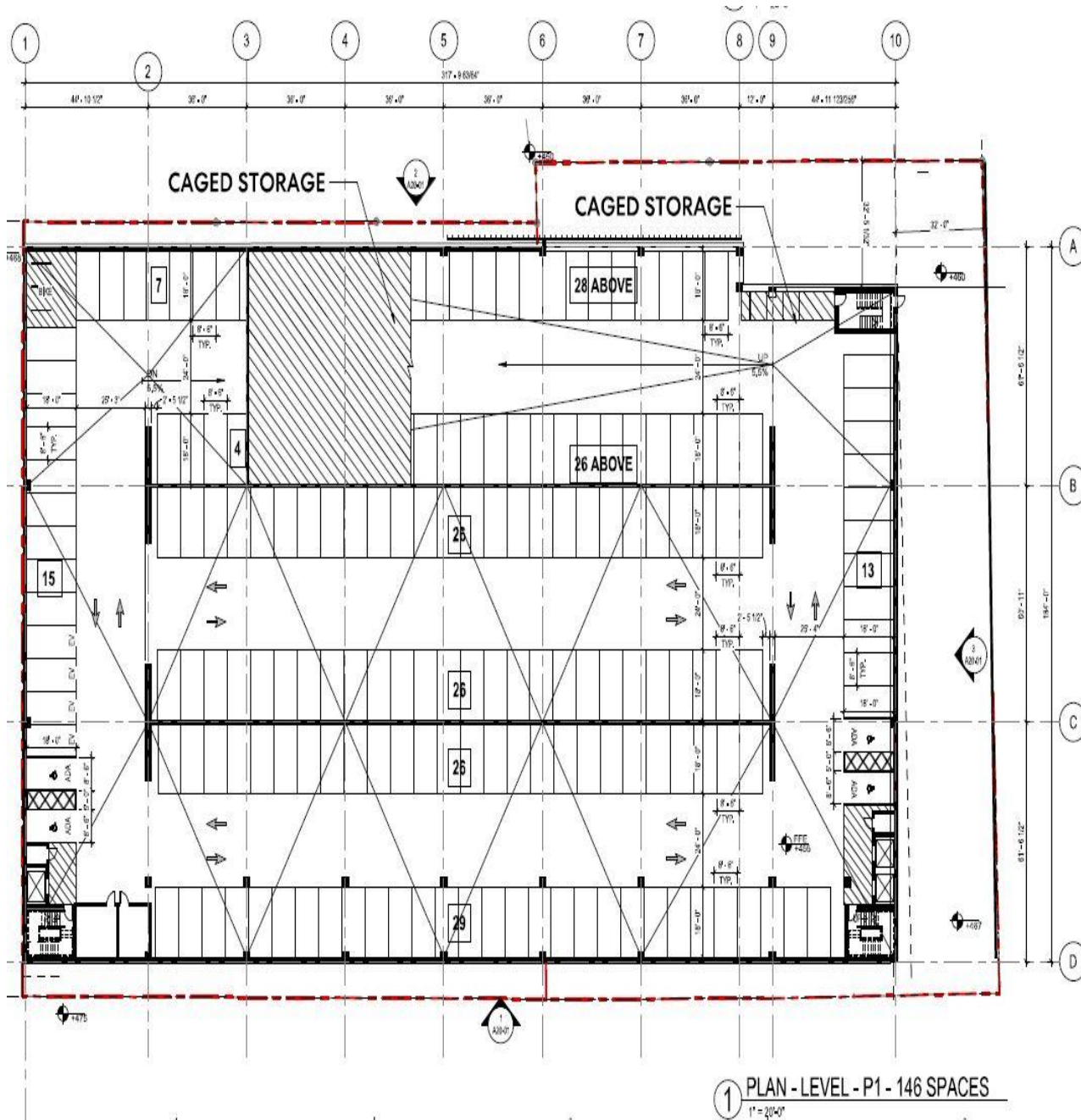


| Level | Parking Type | Number |
|-------|------------------------|------------|
| P1 | ACCESSIBLE SPACE (STD) | 2 |
| P1 | ACCESSIBLE SPACE (VAN) | 2 |
| P1 | BI FOLDING VEHICLE | 2 |
| P1 | STANDARD SPACE | 138 |
| | TOTAL | 146 |

OVERALL PARKING TOTAL: 1,179 SPACES

Site Details (continued)

- Road improvements:
 - Optimize traffic signal timing at E. Rosemary & N. Columbia
 - Inbound access & outbound exist



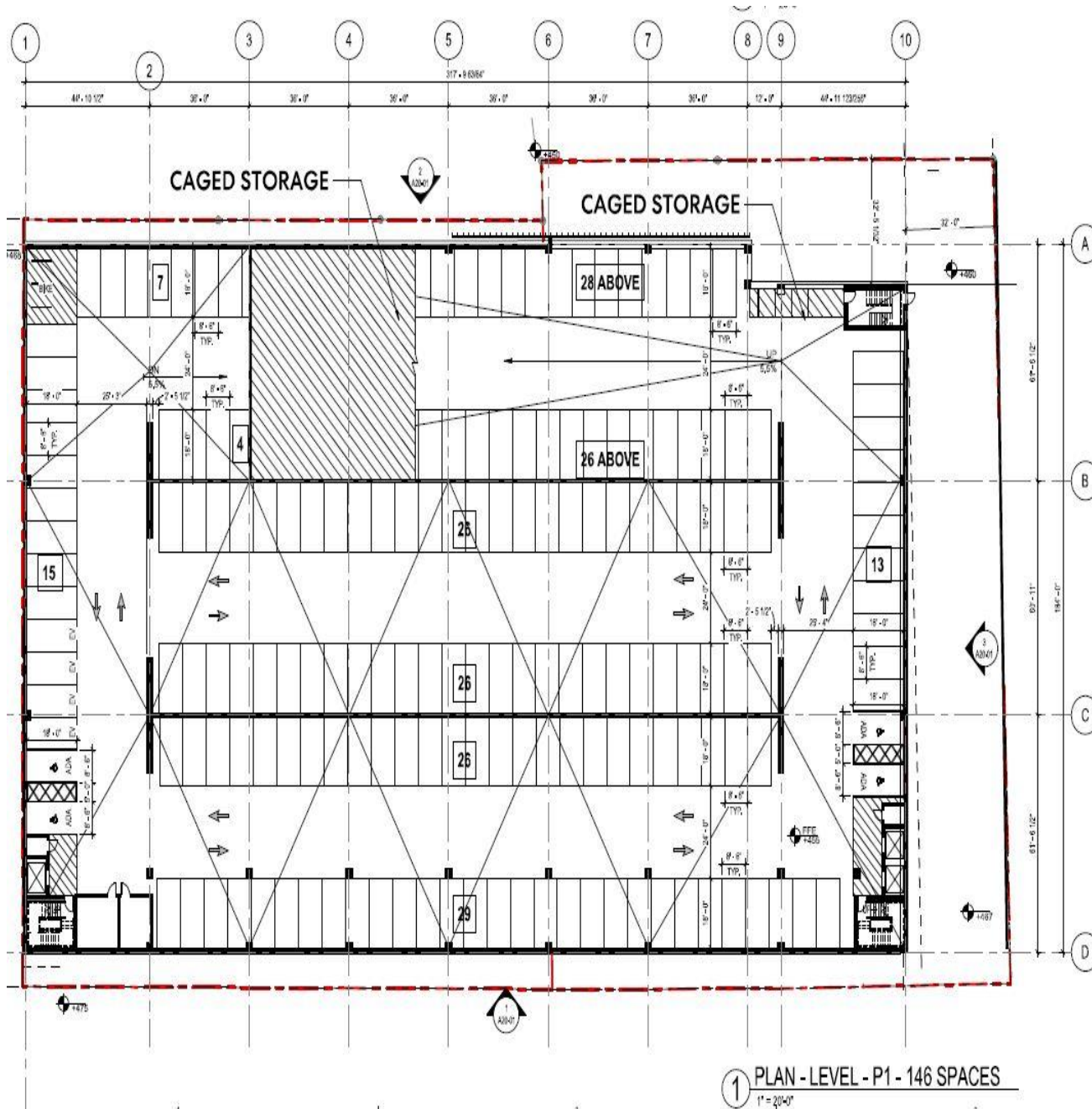
| Level | Parking Type | Number |
|-------|-----------------------|------------|
| P1 | ACCESSIBLE SPACE (ST) | 4 |
| P1 | ACCESSIBLE SPACE (VM) | 0 |
| P1 | ELECTRIC VEHICLE | 4 |
| P1 | STANDARD SPACE | 138 |
| | TOTAL | 146 |

OVERALL PARKING TOTAL: 1,179 SPACES

① PLAN - LEVEL - P1 - 146 SPACES
1" = 20'-0"

Site Details (continued)

- Road improvements:
 - Additional signage
 - Pedestrian overpass
 - Mid-block pedestrian crosswalk

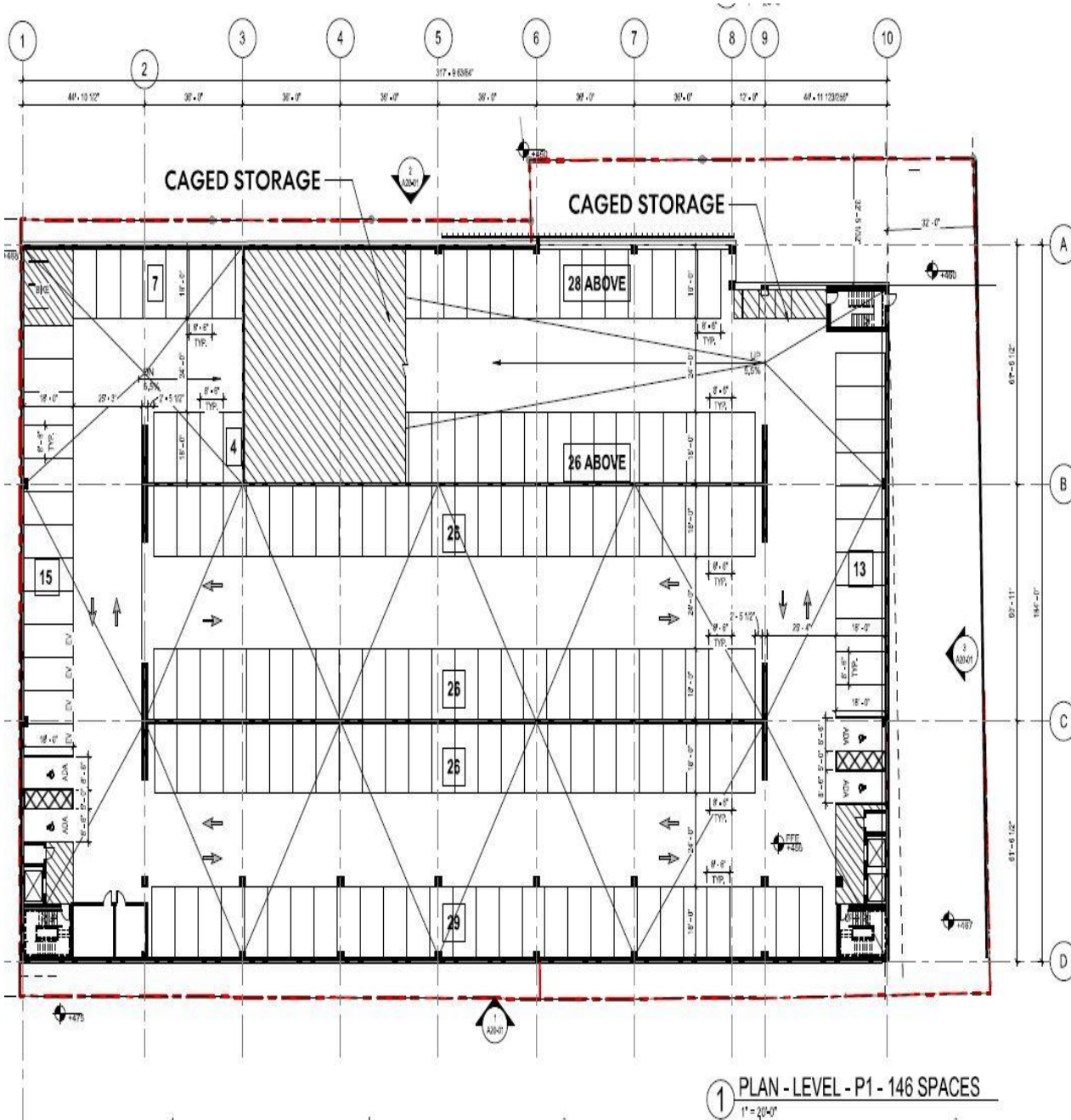


| Level | Parking Type | Number |
|-------|------------------------|------------|
| P1 | ACCESSIBLE SPACE (STD) | 2 |
| P1 | ACCESSIBLE SPACE (NRM) | 2 |
| P1 | ELECTRIC VEHICLE | 2 |
| P1 | STANDARD SPACE | 138 |
| | TOTAL | 146 |

OVERALL PARKING TOTAL: 1,179 SPACES

Site Details (continued)

- Vehicular parking
 - 1,160 spaces (proposed)
 - 24 EV spaces (proposed)
- Bicycle parking
 - 24 spaces (proposed)

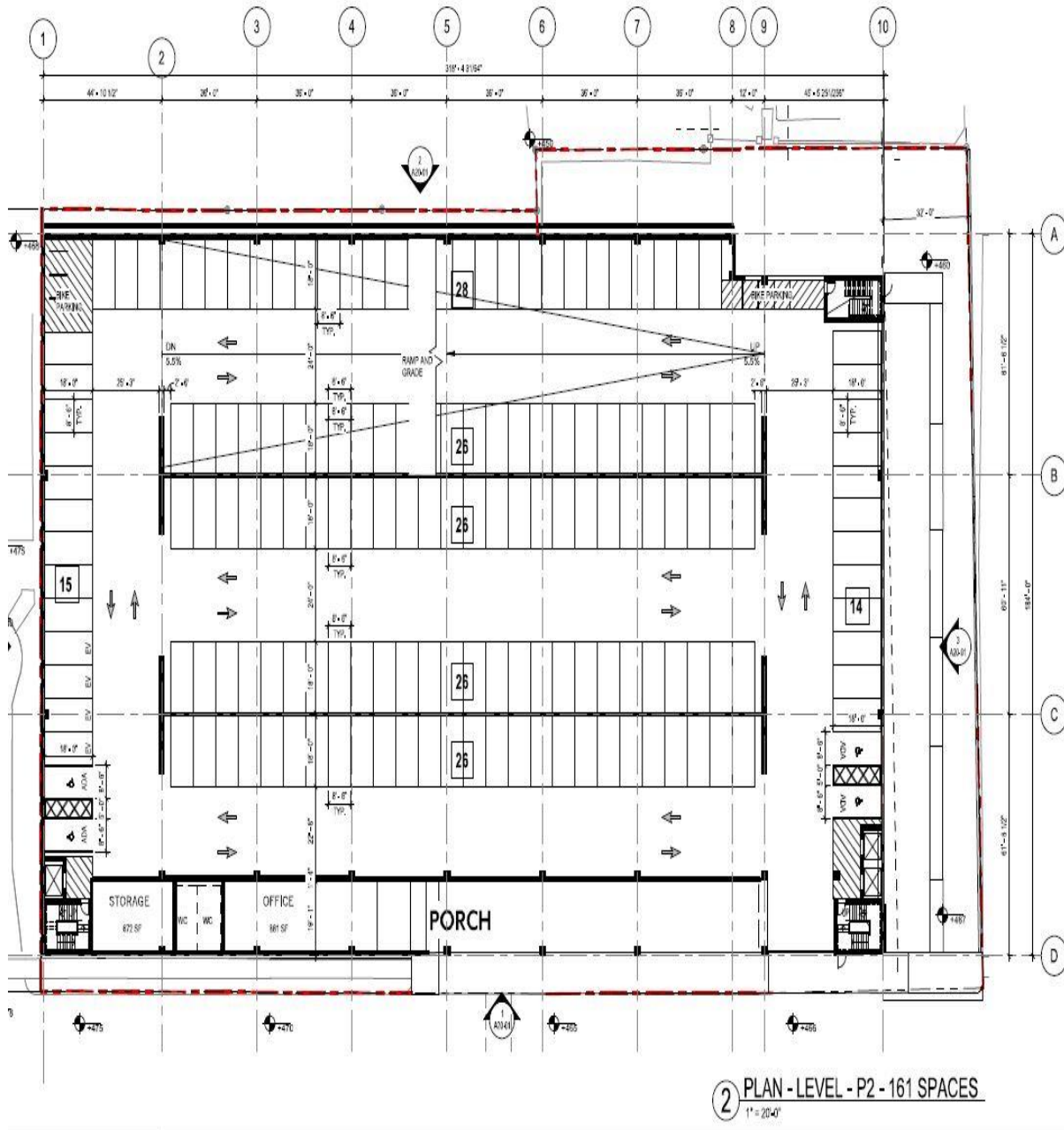


| Level | Parking Type | Number |
|-------|------------------------|------------|
| P1 | ACCESSIBLE SPACE (STD) | 6 |
| P1 | ACCESSIBLE SPACE (VAN) | 0 |
| P1 | ELECTRIC VEHICLE | 0 |
| P1 | STANDARD SPACE | 138 |
| | TOTAL | 146 |

OVERALL PARKING TOTAL: 1,178 SPACES

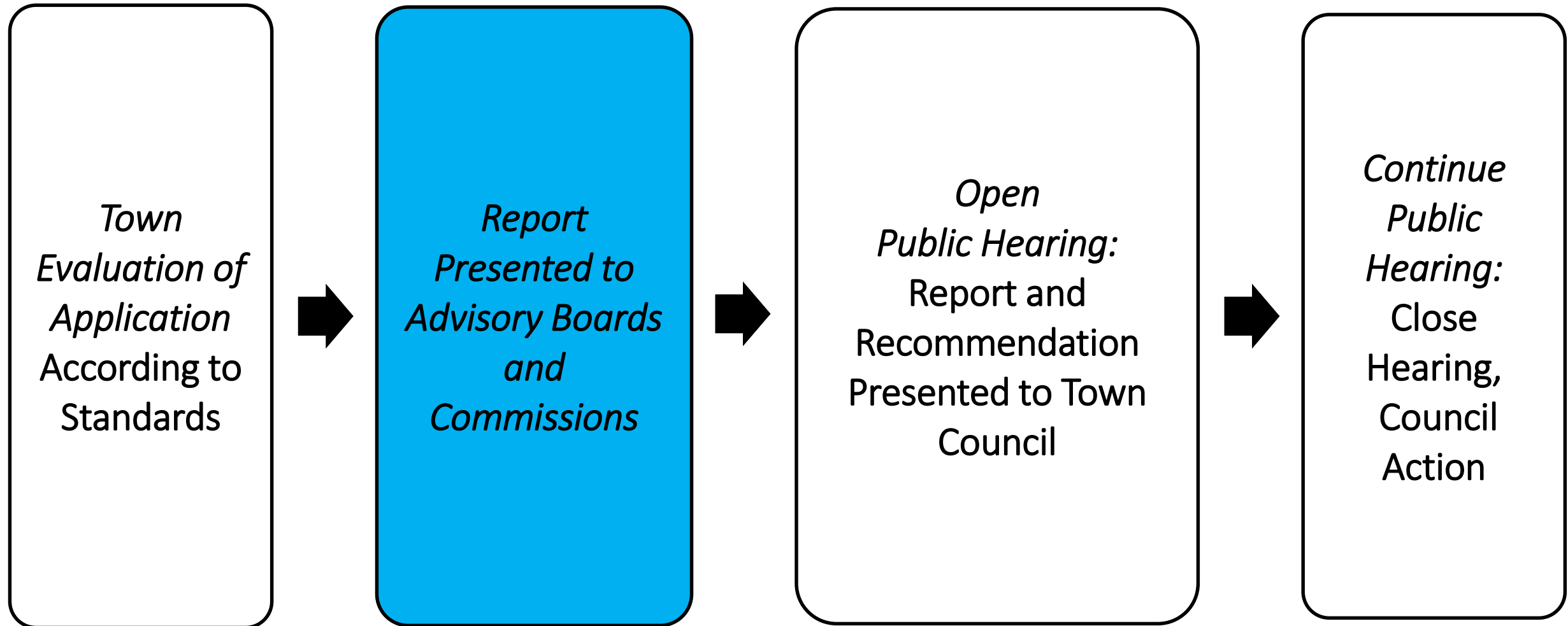
Site Details (continued)

- TIA
 - Required
 - Completed



| P2 PARKING SCHEDULE | | |
|---------------------|------------------------|--------|
| Level | Parking Type | Number |
| P2 | ACCESSIBLE SPACE (SD) | 4 |
| P2 | ACCESSIBLE SPACE (VAN) | 0 |
| P2 | ELECTRIC VEHICLE | 1 |
| P2 | STANDARD SPACE | 153 |
| | TOTAL | 161 |

Process



Site Overview: Access and Circulation

| Design/LUMO Standards | Comment | Status |
|---------------------------|---------------------------------------|--------|
| Sec 5.8 Road Improvements | Accordance with TIA Findings | ✓ |
| Sec 5.8 Vehicular Access | Access points from E. Rosemary Street | ✓ |

Site Overview: Access and Circulation (continued)

| Design/LUMO Standards | Comment | Status |
|---------------------------------|---|--------|
| Sec 5.8 Bicycle Improvements | Bike lanes along E. Rosemary (future project) | ✓ |
| Sec 5.8 Pedestrian Improvements | Streetscape improvements along E. Rosemary | ✓ |

Site Overview: Access and Circulation (continued)

| Design/LUMO Standards | Comment | Status |
|---------------------------------|---|--------|
| Sec 5.9 Vehicular Parking | 1,160 parking spaces (LUMO does not define parking deck use) | ✓ |
| Sec 5.9 Bicycle Parking | 24 bike parking spaces (LUMO does not define parking deck use). | ✓ |

Site Overview: Access and Circulation (continued)

| Design/LUMO Standards | Comment | Status |
|-------------------------------|-------------------------|--------|
| Sec 5.9 | TIA completed | ✓ |
| Sec 5.9 Parking Lot Standards | Built to Town Standards | ✓ |

Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial