

PARKING DEMAND ANALYSIS AND REPORT
19-23 Ocean Avenue, Portland, Maine

TO: Helen Donaldson, City of Portland Planning Division

FROM: Steven E. Cope, 23 Ocean Avenue Associates, LLC

RE: Parking Demand Analysis - 19 Ocean Avenue Condominium (19-23 Ocean Avenue, Portland, Maine)

DATE: May 21, 2020

Nell: I am providing the following analysis of parking demand at the above referenced condominium development project in accordance with the terms of the Portland Planning Authority approved of the amended site plan for 23 Ocean Avenue dated August 31, 2018 (Project ID 228-2018).

The project consists of a newly constructed multi-use building located at 19 Ocean Avenue with 4 residential units and 1 commercial unit and a separate existing commercial use building located at 23 Ocean Avenue. A certificate of Occupancy was issued for the new building on November 6, 2018. The last of the residential units was sold in June, 2019 and the new commercial space was leased to an engineering firm with occupancy commencing March 1, 2019. There are 3-4 employees in this commercial space; however, much of their work involves spending time in the field out of state.

The existing building at 23 Ocean Avenue has 7 commercial offices and has had a number of tenants including Cope Law Firm. Since the issuance of the CofO, a maximum of 6 offices have been rented with the average being 5. Currently, Cope Law Firm occupies 2 of the offices though at present, I am the only person working at the office. I infrequently have clients coming to the office. Of the remaining offices, 3 are rented to single occupants who use their offices on a part time basis and have occasional client visits, one is rented to a small company which has 1-2 employees in the building and occasional short term visitors/employees and one of the offices is vacant. The commercial tenants generally do not start their day prior to 8AM and are done for

the day by 6PM. The current use is representative of the use of the building since the development was completed in the fall of 2018. 23 Ocean Avenue Associates, LLC has selected tenants whose parking impact and use of the premises is limited.

All residential unit owners and all commercial tenants have been informed of the requirements of the Parking Management Plan revised as of August 28, 2018.

There are 9 on-site parking spaces. Four have been dedicated to residential use, one has been dedicated by lease to the commercial unit in the new building and one space is reserved for handicapped use. There are 15 parking spaces leased with the Woodfords Club at 179 Woodford Street.

As the principal of Cope Law Firm with my office located at 23 Ocean Avenue, I am on the premises daily and this Analysis is based on my personal observations.

At any given time throughout the work week (8AM to 5PM) , there are 0-5 cars parked on Hersey Street related to the use the buildings and 0-3 cars using the on-site parking spaces available for commercial use. It is extremely rare for all the available on-site parking spaces to be fully used. Likewise, rarely are there more than 2-4 cars associated with the building parked on Hersey Street. There is regularly available on-street parking contiguous to the project and within one adjacent house beyond the project on either side of Hersey Street; brief on-street parking for USPS, FEDEX and UPS delivery vehicles is routinely available. With respect to the residential use, there are 4-6 cars regularly parking in the lot. All but one of these cars is driven off the premises for work, returning in the evening. The residential unit owners may park in commercial spaces during non-business hours though the use by residential unit does not occupy all available spaces.

The parking use has not been adversely affected by the COVID-19 pandemic; most of the commercial tenants qualify as essential businesses.

I have not observed nor been informed of any parking congestion on Hersey Street related to the use of the building. I have had no complaints from or issues with any of the residents or tenants of the project regarding parking availability or congestion nor have I observed any deviation from the parking plan by any of the residential owners or commercial tenants. The shared parking arrangements of the parking plan as actually used adequately serves the residential and commercial demand without conflict. All those using the on-site parking lot have cooperated in snow removal. I have received no comments or complaints from any neighborhood resident regarding parking or congestion. I have not observed or been informed of any adverse impact on the neighborhood under the current parking use related to the project.

I am not aware of any use of the Woodford Club parking lot. Likewise, the handicapped parking space is seldom used.

Between the part time parking use by the commercial tenants, the limited client visits, residential work schedules and regular turnover of those who do visit the property, there parking demand is adequate met for both commercial and residential use under the existing parking plan.

I am attaching a number of photographs which are representative of the parking demand and use since the fall of 2018.