

MEMO:

Monte’s Fine Foods

From: Thomas Nosal, EI;

Peer Review: John Mahoney, PE

Date: March 13, 2018

RE: Trip Generation and Parking Requirements

Trip Generation

The 9th edition of the OTE Trip Generation Manual was used to estimate the number of trips that will be generated by the proposed development. While Land Use 933 – Fast-Food Restaurant without Drive-Through Window may be somewhat more applicable to the proposed developed, the lack of data (only 1 – 2 sites surveyed) lead to the selection of Land use 932 – High Turnover (Sit-Down) Restaurant. The estimated number of vehicle trip ends on a weekday is 460. The estimated number of vehicle trip ends in the AM and PM peak hours of adjacent street traffic are 39 and 36, respectively.

The estimated trips are below the number of trips that would necessitate a traffic movement permit and a traffic study.

Parking Requirements

The retail and restaurant space, associated parking requirements, and calculated number of required parking spaces are summarized in the table below. Note that the restaurant space not used for bulk food storage or preparation includes the office, bathroom, and outdoor patio space that will be used for additional seating. Seven parking spaces are required; however, the owner will be providing a total 19 spaces, 1 of which will be accessible. In accordance with the Technical Manual, 4 bike parking spaces will be provided (2 for every 10 motor vehicle spaces).

Use	Total Area (SF)	Parking Requirement	Number of Parking Spaces Required
Retail not used for Storage	893	One space per 200 SF of first floor area in excess of 2000 SF	0
Restaurant space not used for bulk food storage or preparation	1,088	One space per 150 SF	7

There is a total of six compact spaces. However, three of those spaces are employee parking only. Of the sixteen remaining publicly accessible parking spaces, three are compact, which is less than 20%, as stipulated in the Technical Manual.

Note that the aisle width is 22.5’ in order to provide a 6’ wide planting buffer between the public sidewalk and surface parking.