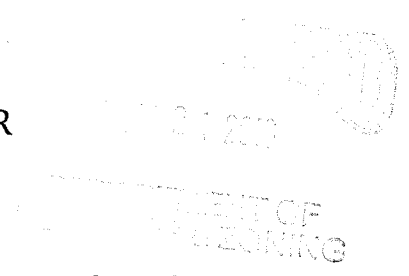


PARKING MANAGEMENT PLAN

**ADDITION TO THE CHABAD JEWISH COMMUNITY CENTER
57 SOUTH WILLIAMS STREET
BURLINGTON, VERMONT**



57 South Williams Street is a historic single family home that was converted to a fraternity by the addition of a 3 story, 5400sf addition. Chabad uses it as a community center, including a preschool, synagogue, offices and apartments. The building also supports student and adult education.

The addition, which will consist of a larger synagogue, additional offices, accessibility space, a library and some alternate meeting space will not substantially alter the current use of the building. The addition is not internally connected to the existing building.

The breakdown of the current use and the new use is as follows, with explanations:

CURRENT USE	SIZE	NEW USE	SIZE
<u>Preschool</u>	4683sf	<u>Preschool</u>	4683sf

The preschool currently uses the entire lower level of the building, except for mechanical spaces, circulation areas, and a laundry. It will continue to occupy the same space.

<u>Synagogue</u>	40 occupants/663sf	<u>Synagogue</u>	80 occupants/3175sf
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The new synagogue space includes a larger worship area, storage, bathrooms, a small kitchen, and an area for communal eating.

<u>Offices</u>	438sf	<u>Offices</u>	956sf
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There are currently 4 small offices in the original single family home, all on the 1st floor. They will remain as office. There will be 2 new offices, totaling 518sf on the 1st floor of the addition.

<u>Apartments</u>	8 apartments/4464sf	<u>Apartments</u>	8 apartments/4464sf
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The 2nd and 3rd floors of the original single family home have been converted to apartments. No changes are planned.

<u>Education</u>	1638sf	<u>Education</u>	1638sf
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The current education space is used once or twice per week for classes, either after school or in the evening. It occupies the 2nd floor of the addition. No changes are planned.

CURRENT USE	SIZE	NEW USE	SIZE
<u>Library</u>	0sf	<u>Library</u>	485sf

The library is currently in the synagogue. It will have a stand alone space on the 1st floor of the addition.

<u>Daily Chapel</u>	0sf	<u>Daily Chapel</u>	785sf
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Twice weekly congregants gather to pray together. Currently they meet in the synagogue. The Chapel area will be on the 1st floor.

Multi purpose room	0sf	Multi purpose room	663sf
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The existing synagogue space will be used seasonally for summer programs and special workshops.

A) CALCULATION OF PARKING SPACES REQUIRED

CURRENT REQUIREMENTS

Use	Number/use	Spaces required/use	Total
Apartments	8	2	16
Office	less than 1000sf	2 per 1000sf	2
Preschool	33 children	1, plus 1 per 5 children	8
Synagogue	40 seats	1 per 4 seats	10
Total current parking spaces required			34

NEW REQUIREMENTS

Use	Number/use	Spaces required/use	Total
Apartments	8	2	16
Office	956sf	2 per 1000sf	2
Preschool	33 children	1, plus 1 per 5 children	8
Synagogue	80 seats	1 per 4 seats	20
Library	1.3	1.3	1
Total new parking spaces required			52 51 per RM

*Though the Office requirement is based on 1000sf/2 people, they have 5 offices.

**In discussions with the Preschool staff they indicated 10 was a normal number of staff on duty during the day.

B) PARKING USE NARRATIVE

The apartments require their parking spaces to be available at all times. All other events at the community center occur at specific times:

- The preschool operates weekdays from 8am to 5pm. It has no evening, weekend, holiday, or special event functions
- The Rabbi and his staff have weekday hours from 9am to 4pm, excluding Saturday, the Sabbath Day.
- The weekly Sabbath brings the whole congregation together for worship. However, according to Orthodox Sabbath Laws, the members of this synagogue walk to the building rather than drive their cars.
- Special events such as adult education classes are held in the afternoon or evenings, generally from 7pm to 8:30pm.

The new site plan shows ^{36 - pm}~~37~~ onsite parking spaces but ^{51 - pm}~~52~~ spaces are required.

C) ANALYSIS OF ANTICIPATED PARKING DEMAND

The statutory parking requirements do not take into account that the community center is used by different groups at different times. The building is used on a daily basis by the people living in the apartments. It is used during weekday hours by the preschool and their employees and the office staff. Some weekday mornings people gather briefly for prayer. Weeknights and weekends, when the preschool staff and office employees are not on site, other activities take place.

Weekends, particularly the Sabbath, when the members of the synagogue gather, do not have the parking requirements normally associated with a place of worship because attendees walk to Chabad. This allows the parking lot to serve all the needs of those permitted to park on site.

There is also a very substantial amount of parking available directly across the street from Chabad, within 200' of their building. The UHC (part of the University of Vermont Medical Center) parking area is available for neighborhood use. UHC parking is very busy from 7am to 5pm weekdays but virtually deserted at all other times. UHC security has given written permission to Chabad to use the available parking anytime except during weekday business hours.

D) STRATEGIES TO REDUCE PARKING IN THE FUTURE

Chabad's parking needs will not grow substantially in the future. If there is an increase in the number of Sabbath attendees, they will still be walking to the synagogue. UHC has more parking available during potentially peak meeting times than can be utilized by Chabad.

CCTA public transportation also serves this area. The closest bus stop to Chabad is at Pearl and Williams Street, about 600' from the building. It is served by bus routes 2 and 9.

Bicycle parking is included on the site plan. Increased bicycle parking is possible in the green spaces adjacent to the parking areas. (See Bicycle Rack Study SK-10)