

Old North End Community Center
20 Allen St.
Parking Plan
January 2018

Background:

The Old North End Community Center in the former St. Joseph's School at 20 Allen St. serves the need for indoor gathering and recreation space in the Old North End as well as program space for local non-profits including Robin's Nest Daycare Center, AALV and the Janet Munt Family Room. The Community Center has a variety of activities happening throughout the week including weekends and during the day and into the night mostly serving residents of the surrounding neighborhood. The building has three floors with the following programs:

First Floor:

Robins' Nest Daycare Center – providing daycare to 50 children M-F 7 am – 6 pm

Janet Munt Family Room – providing a morning preschool three days a week; family playtime two mornings a week; other parenting groups and classes at various times including an evening fathers group.

Event Hall – space for meetings and social/cultural gatherings mostly in the evenings including the monthly NPA meetings.

Second Floor:

Burlington Parks and Waterfront Department offers gym-related recreational games days and evenings, a senior center providing activities and daily lunch for seniors, Very Merry Theater providing drama and theater opportunities for children with occasional public theater productions, the Hindu Temple with daily gatherings, a teen center with after school into the evening hours.

Third Floor:

Association of Africans Living in Vermont (AALV) provides services to New Americans and space for a number of different programs including a regular church gathering, citizenship classes, English language classes, mental health counseling, a social sewing group and job training.

Required Parking:

A Community Center requires 2.5 parking spaces per 1,000 sf. The building is 52,000 sf, so a total of 130 parking spots are required.

The Ordinance requires 3 short-term bike parking spots per 5,000 SF – 31.2 spaces; and requires 1 long-term bike parking space per 20,000 sf – 3 spaces.

Proposed Parking:

The proposed site plan includes 65 parking spots with 4 meeting ADA requirements – 50% of the required car parking.

The proposed site plan includes 32 short-term bike parking spots and 3 long-term bike parking spots in the building. No waiver of the required bike parking is needed.

Parking Need:

The Old North End Community Center provides a variety of programs seven days a week during the day and night, but parking demand is variable. While occupancy is constant, it is not always heavy because programs are spread out throughout the full week and during the evening as well as daytime. There are two spaces that have high capacity for larger groups – the first floor Event Hall and the second floor gym/theater - but they cannot both be simultaneously occupied due to noise transfer between them. There is a master calendar for the building that assures that programs with high parking demand are not scheduled simultaneously. Large occupancy events include public theater performances approximately 24 weekend evenings per year; social gatherings in the Event Hall most weekends when no theater events are scheduled; monthly NPA dinners/meetings. These events can have parking demand in excess of the 65 available parking spots.

Most of the programs offered in the building have a high number of participants from the surrounding neighborhood, especially the teen center, Family Room programs, AALV programs and the recreational programs of Parks, Recreation and Waterfront. Many people are able to walk or bike to the building from their Old North End homes. The SSTA buses provide transportation for mobility impaired seniors who participate in Senior Center activities with a drop-off at the elevator lobby on Allen St. The building is easily accessible by the GMT buses which stop on North St. and Elmwood Ave. The Riverside/Winooski bus stops on Elmwood Ave allowing participants from Winooski to get to the Center without the need for a bus transfer.

There is demand for approximately 30 staff parking spots during weekdays. This includes:

Robin's Nest – 8

AALV – 10

Parks, Recreation and Waterfront – 7

Janet Munt Family Room – 5

The staff parking demand for evenings and weekends depends on the schedule of various programs, but is not higher than the weekday demand.

The Old North End Community Center has an agreement with the St. Joseph Co-Cathedral to allow parishioners to park in the Community Center lot for their high parking demand events including High Holy Days, Sunday Mass, Ordinations/Jubilee for Priests and Seminarians and large funerals. These events are captured on the building calendar so that other programs know not to schedule high-parking demand events during those times. In exchange, Community

Center staff are allowed to use 16 parking spots in the Co-Cathedral parking lot on the south side of Allen St. These 16 staff spots reduce the daily staff parking demand on the Community Center lot to 14 spots.

Parking Plan:

Shared parking with the Co-Cathedral reduces the staff parking need in the Community Center parking lot by 16. Community Center staff have permit stickers so that they can be identified as authorized parkers.

A building calendar is maintained to avoid scheduling multiple events with high parking demand. This calendar includes St. Joseph Co-Cathedral events that need the Community Center parking.

Every effort is made to encourage Community Center staff and participants to use transportation modes other than private vehicles to get to the building. Bike parking will be convenient and plentiful; there are multiple bus stops conveniently located to the Center including a stop for the Winooski bus on Elmwood Ave. Because the building predominantly serves the Old North End neighborhood many participants are able to walk to the building.

The parking lot is monitored daily to discourage parking by people not visiting the Community Center including shoppers at North St. stores or neighborhood residents for over-night parking. An on-site Manager/ Maintenance Technician checks the parking lot through-out the day and issues notices to cars parked over-night.

Parking on Allen St. has been reviewed with the Department of Public Works to assure it has appropriate parking for the uses. This includes four 15-minute spaces for parents to drop-off children for daycare; a large handicap space in front of the elevator lobby for the drop-off of mobility impaired seniors by car and SSTA bus; and four-hour parking spaces Monday-Fridays 7:30 am - 4:30 pm to allow for program participants parking during the week, but discourage downtown employee parking.

There may occasionally be events that require more parking than is provided on-site. This has historically been an issue on Allen St. due to parking demand at the Co-Cathedral for religious events. There is public street parking available on North St. and Elmwood Avenue. There are also two large parking lots within 2-3 blocks of the building including the City-owned lot on Elmwood Avenue and the Sustainability Academy lot on No. Champlain St. with pedestrian access through the drive on Murray St. These lots are available during evenings and weekends when any overflow parking would more likely be needed for a large event at the Center.