

Ref: 9221

April 19, 2024

Mr. Pascal Rettig, Chair
Amesbury Planning Board
City of Amesbury
62 Friend Street
Amesbury, MA 01913

Re: Parking Requirements
The Marina at Amesbury Point – 14 Merrimac Street
Amesbury, Massachusetts

Dear Chair Rettig and Members of the Planning Board:

Vanasse & Associates, Inc. (VAI) is providing information in support of the parking adequacy determination for The Marina at Amesbury Point located at 14 Merrimac Street in Amesbury, Massachusetts (hereafter referred to as the “Project”). As proposed, the Project will provide 79 parking spaces at 2 Merrimac Street (marina site) and 18 parking spaces across the street at 13 Merrimac Street for use by marina patrons only, to support the planned redevelopment that will include a marina with 96 boat slips and associated members club and marina operations building, and a restaurant with a seating capacity of 120 persons during seasonable weather (boating season) and 85 seats during the winter.

Section VIII, *Off-Street Parking and Loading Regulations*, of the City of Amesbury Zoning Ordinance¹ includes a Table of Off-Street Parking Regulations that requires that a marina with dockage for more than 80 boats provide 0.9 parking spaces per boat and that a restaurant use provide 1.0 parking spaces for four (4) seats of total seating capacity. Accordingly, the parking requirements for the Project pursuant to the Zoning Ordinance are as follows:

AMESBURY ZONING ORDINANCE PARKING REQUIREMENTS

Land Use	Size	Parking Ratio	Parking Required (Spaces)
<i>Marina</i>	96 slips/boats	0.9 parking spaces/boat	87
<i>Restaurant</i>	120 seats	1 parking space/4 seats	30
TOTAL:			117

Given that the Project will provide 97 parking spaces, the number of parking spaces that are provided will be 20 parking spaces below the requirements of the Zoning Ordinance.

¹City of Amesbury Massachusetts Zoning Ordinance and Map, Adopted April 12, 1971 with revisions through December 23, 2023.

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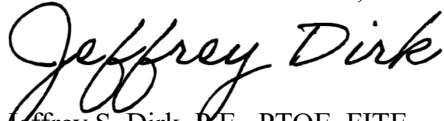
The Applicant has indicated that during the last two boating seasons with the marina operating at full capacity the number of vehicles parked within the Project site has not exceeded 30 vehicles. A review of parking demand data available from the Institute of Transportation Engineers (ITE)² for a marina use indicates that the average observed peak parking demand was found to be 0.27 parking spaces per berth, which is approximately 26 parking spaces based on 96 berths/slips and is consistent with the observed parking demands. Accordingly, based on the Applicant's observations and as affirmed by the ITE parking demand data, 30 parking spaces should be sufficient to support the continued operation of the marina vs. the 87 parking spaces that are required by the Zoning Ordinance.

It is important to note that the peak parking demands for the marina and the restaurant are not expected to coincide, with the peak parking demand for the marina occurring in the morning and the peak parking demand for the restaurant occurring after 6:00 PM. This allows for the available parking supply to be shared between the uses and accommodate the parking demands of both uses in an efficient manner.

If you should have any questions regarding this information, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI, and VA

JSD/jsd

²*Parking Generation*, 5th Edition; Institute of Transportation Engineers; Washington, D.C.; January 2019.

