GRANITE ENGINEERING, LLC
civil engineering ● land planning ● municipal services

PARKING UTILIZATION REPORT

To: City of Manchester

From: Jeffrey Merritt, P.E

Date: September 23, 2020

Re: Currier Museum of Art – Chandler House

The property located at 147 Walnut Street is owned by the Roman Catholic Bishop of Manchester and is currently developed with two existing buildings. On the north side of the property is a large Victorian building known as the "Chandler House," and on the south side of the property is St. Hedwig Parish. The Currier Museum intends to purchase the Chandler House and subdivide the property to create a separate stand-alone lot for the Chandler House. Post subdivision of the property, the Currier Museum will undertake the restoration and repurposing of the historical structure. The new use of the Chandler House will include a museum on the first floor, classroom space on the basement floor, and museum office space on the second and third floors.

Proposed civil site improvements on the property are limited to the construction of an ADA parking space, ADA access to the building, and new access to the basement floor. Parking that will support the proposed future use of the Chandler House will be provided by existing on-street public parking and existing off-street private parking owned by Currier Museum.

The purpose of this study is to understand and evaluate the on-street (public) parking demands generated by the mixture of uses within the Chandler House neighborhood, in conjunction with the future use of the Chandler House.

Study Area

The study area included all public on-street parking spaces within a 500-lf radius of the principal entrance of Chandler House. This area includes public parking on Ash Street, Beech Street, Walnut Street, Union Street, Prospect Street, Myrtle Street, Orange Street, and Pearl Street. In addition, the study includes those private parking spaces owned by Currier Museum within the same 500-lf radius of Chandler House. The attached Parking Exhibit illustrates the limits of the study area.

Parking Supply

Available on-street public parking and private off-street parking owned by Currier Museum within the study area include:

- 210 on-street parking spaces
- 14 weekend use on-street parking spaces
- 2 handicapped on-street parking spaces
- 49 private parking spaces (Currier Museum of Art parking lot)
- 13 private parking spaces (Kennard House parking lot owned by Currier Museum)

Study Period

Parking utilization data for the study area was collected on both weekdays and on the weekend. Data of available/utilized parking was collected Tuesday through Thursday from September 15, 2020 to September 17, 2020 and on Saturday, September 19, 2020.

Since the neighborhood contains a mix of residential and commercial uses, parking data was collected at different times of the day. Parking demands for commercial uses typically peak during the day whereas parking demands for residential uses peak in the evenings. Data collection was conducted throughout the day to capture the typical morning, midday, and evening parking demand. This approach allows for the documentation of actual utilization of the public on-street and private off-street parking during the anticipated operation hours of the Currier Museum.

Results

Counts of available on-street public parking and off-street private parking during the study period revealed the following data:

Available On-Street Parking												
	Tuesday			Wednesday			Thursday			Saturday		
	Used	Available	% Available	Used	Available	% Available	Used	Available	% Available	Used	Available	% Available
7 AM	--	--	--	48	164	77.36%	38	174	82.08%	--	--	--
10 AM	--	--	--	--	--	--	--	--	--	46	180	79.65%
12 PM	38	174	82.08%	55	157	74.06%	--	--	--	49	177	78.32%
5 PM	40	172	81.13%	--	--	--	61	151	71.22%	32	194	85.84%

Available Private Parking												
	Tuesday			Wednesday			Thursday			Saturday		
	Used	Available	% Available	Used	Available	% Available	Used	Available	% Available	Used	Available	% Available
7 AM	--	--	--	1	61	98.39%	1	61	98.39%	--	--	--
10 AM	--	--	--	--	--	--	--	--	--	3	59	95.16%
12 PM	0	62	100.00%	2	60	96.77%	--	--	--	11	51	82.26%
5 PM	13	49	79.03%	--	--	--	30	32	51.61%	1	61	98.39%

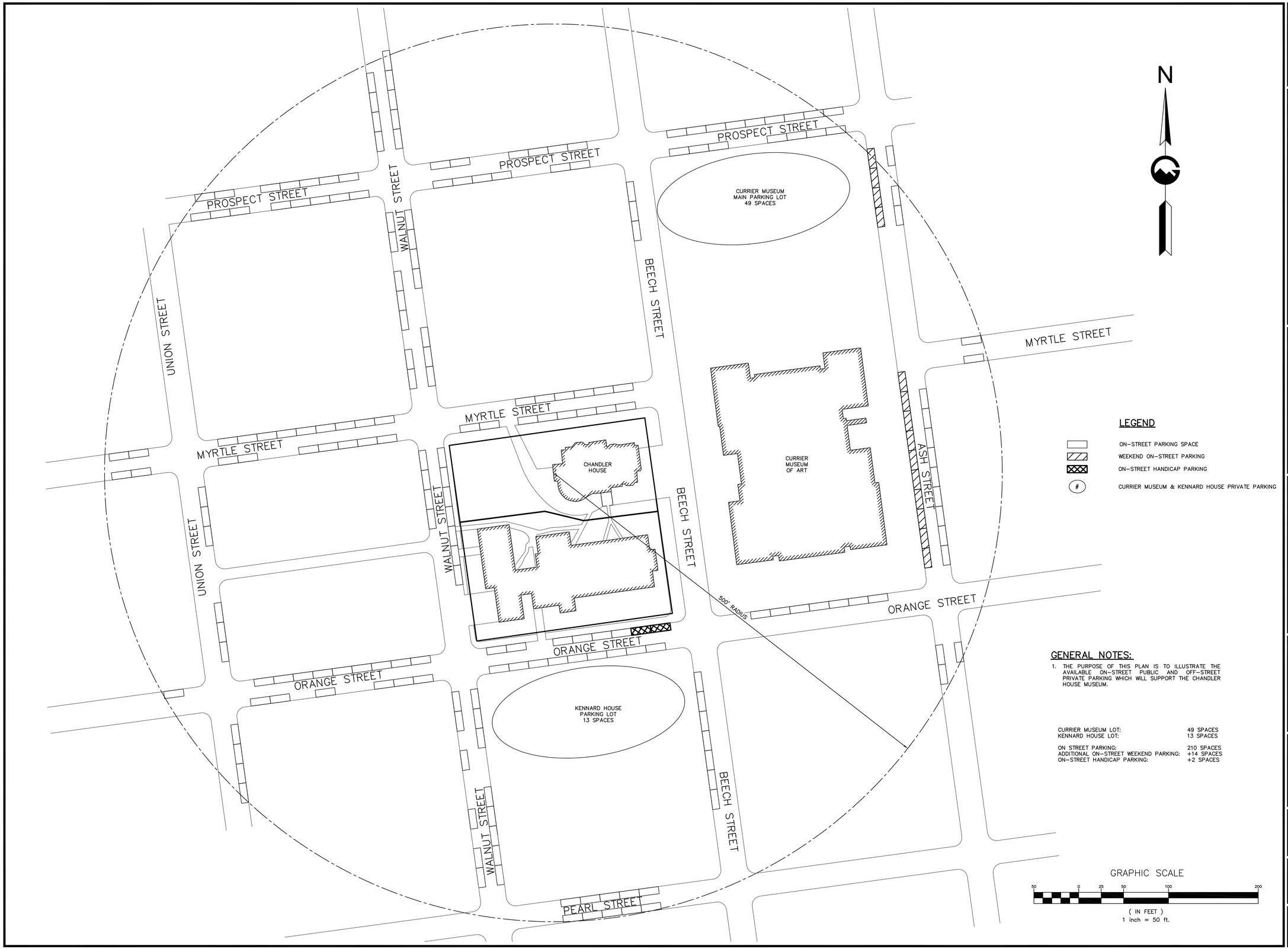
Conclusion

On-street public parking during the study period revealed between 71-82% (151 to 174 spaces) available parking during the weekday and 78-85% (177 to 194 spaces) available parking on Saturday.

Private off-street parking owned by Currier Museum revealed between 51-100% available parking during the weekday and 82-98% available parking on Saturday.

Based on the Manchester Zoning Ordinance the parking requirement for Chandler House is 46 spaces. While the Manchester Zoning Ordinance requires 46 spaces for the proposed use, the Currier Museum anticipates a maximum parking demand of 10-15 parking spaces.

The results of the parking utilization study confirm that available on-street public parking and private Currier Museum parking within the vicinity of Chandler House are sufficient in volume and availability to adequately serve the proposed use in combination with the other uses in the area.



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REVISIONS

No.	DATE	COMMENTS	BY
0	10/05/2020	PROJECT SUBMITTAL	JDM

OWNER:
ROMAN CATHOLIC BISHOP OF MANCHESTER
153 ASH STREET
MANCHESTER, NH 03104

APPLICANT:
CURRIER MUSEUM OF ART
150 ASH STREET
MANCHESTER, NH 03104

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STAMP:

LOCATION:
TAX MAP 18 LOT 23-1
147 WALNUT STREET
MANCHESTER, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

PROJECT:
CHANDLER HOUSE

TITLE:
PARKING EXHIBIT

PROJECT No.	DATE:	SCALE:
20-0731-1	OCTOBER 5, 2020	HORIZ. 1"=50'
SHEET: 1 OF 1		

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