

32-5061-002
August 18, 2021

Mr. Leland R. Wilson, CCIM
Wilson Properties I, LLC
43 Danbury Road
Wilton, CT 06897

Re: **Revised Kent Center Parking Study**
35-39 Danbury Road
Wilton, Connecticut

Dear Mr. Wilson:

Tighe & Bond conducted the following parking study (the "Study") related to the proposed change in building uses in the rear building (37 Danbury Road) at Kent Center in Wilton (the "Site"). This Study was prepared to review the existing on-site parking demand, estimate the future parking demand associated with the proposed uses and assess the ability of the existing on-site parking supply to accommodate the future parking demand. The following analyses are based upon previous parking requirement, supply, and demand analyses presented in prior approvals for the Site conducted by Tighe & Bond in 2014 and 2019. The results of the analysis show that the Site contains adequate parking supply to support the expected parking demand of the existing and proposed uses and that a waiver to provide 40 less parking spaces than required per the Town of Wilton Zoning Regulations is justified.

Existing Conditions & Previous Approvals

As detailed in Table 1 attached, Kent Center contains a total of 62,890 square feet spread across two buildings, a 36,390 square foot front building with an upper and lower level and a 26,500 square foot, single level rear building. The front building contains approximately 24,220 square feet of food service, retail, storage, residential, and production space, and there is approximately 12,170 square feet of retail and storage space that was vacant in 2019 but has since been occupied. The rear building consists of approximately 9,790 square feet of approved warehouse space that is currently occupied by Sport PerformanceU, 9,600 square feet of the approved health and fitness space that is occupied by Burn Boot Camp/ Espinosa Baseball, 3,675 square feet of the approved health and fitness space that was recently vacated by Sport PerformanceU, and approximately 3,435 square feet of approved health and fitness space that is currently occupied by Palace Oriental Rugs as a storage use.

The parking supply, parking requirements, and parking waivers have been previously approved for the Site based on previous parking studies by Tighe & Bond under the following special permits:

- **Special Permit #387, Resolution #0114-1P, January 2014:**
178 spaces required – 160 spaces provided = 18 parking space waiver
- **Special Permit #223D, Resolution #0706-5P, July 2019:**
190 spaces required – 165 spaces provided = 25 parking space waiver

As shown in Figure 1 of the attached Parking Study prepared for Special Permit (SP) #223D, Kent Center contains 165 parking spaces spread around the front and rear buildings.



Proposed Conditions

Under this application, the proposed changes are limited to revisions in the rear building with the recent relocation of Sport PerformanceU from the existing 3,675 square foot space to the 9,790 square foot space that was previously approved as warehouse space, with the existing 3,675 and 3,435 square foot spaces remaining as health and fitness uses to be occupied in the future. The parking supply for Kent Center will remain 165 spaces under the proposed conditions.

Parking Regulations, Demand, & Parking Waiver

The parking analyses presented in the Parking Study for SP #223D prepared in 2019 have been updated for the proposed uses. The analyses are based upon parking occupancy surveys conducted in June 2019 with adjustments for all vacancies and new uses as described below. Parking surveys were not conducted at the current time as they are likely to be impacted by the pandemic. Table 1 details the proposed parking requirements for the proposed uses, while Table 2 summarizes the estimated parking demand and calculation of and justification for the parking waiver.

As shown in Table 1, the proposed relocation of Sport PerformanceU will result in an increase in parking requirement from the previous 1 space per 1,000 square feet for the warehouse to the 2.5 spaces per 1,000 square feet rate that was approved for Sport PerformanceU under SP#223D. The increased rate results in a parking requirement of 25 spaces for the 9,790 sf space, an increase of 15 spaces from the previous requirement of 10 spaces for the warehouse use. The parking requirement 3,675 square foot space vacated by Sport PerformanceU remains at 10 spaces as a similar health and fitness use is expected in the future. With the proposed changes, the proposed future uses on the site result in a parking requirement of 205 parking spaces, a 15 space increase from the previous requirement of 190 spaces.

Comparing the existing parking supply to the zoning regulation requirement shows that the 165 existing spaces is 40 spaces below the 205 parking space requirement. However, the Zoning Regulations, under Section 29-8.B 2c., allow for reduced parking supply for developments with more than one use on a particular site should it be demonstrated that the maximum parking demand is satisfied by the parking supply by means of a parking study and provided that the reduction in parking is not more than 20% of the required parking per the Zoning Regulations. Therefore, a waiver of up to 41 spaces can be granted within the 20% maximum allowable parking waiver in the Zoning Regulations.

Table 2 summarizes the parking demand and parking requirement calculations for the Site. As shown in the table, the expected future parking demand of Kent Center is approximately 146 spaces based on the parking survey data collected for the 2019 parking study and using the parking requirements for vacant/ current occupied spaces. The parking demand includes the existing 55 space maximum parking demand observed during the parking survey, 22 spaces for the retail and storage space that was vacant in the front building at the time of the parking survey, 25 spaces for Burn Boot Camp/ Espinosa Baseball based on the approved parking requirement, 15 spaces for the proposed Sport PerformanceU, and 19 spaces for the future health and fitness uses. Therefore, the site parking supply of 165 spaces is sufficient to meet the current and estimated future demand of 146 parking spaces, with an estimated future parking surplus of 19 spaces. And, therefore, a waiver of 41 parking spaces is conservative and justified.

Conclusion

This Study verifies that Kent Center contains sufficient parking capacity to support the existing uses to remain, the relocated Sport PerformanceU, and the future health and wellness uses in the rear building. As shown in Table 2, a peak parking demand of approximately 146 spaces is expected with the existing tenants, the relocated Sport PerformanceU, and the approved health and wellness uses in the rear building. This estimated future parking demand is 19 spaces less than the 165 spaces currently provided on site. Therefore, a waiver of 41 parking spaces (20%) of the 205 space parking requirement is justified.

Sincerely,

TIGHE & BOND, INC.



Craig D. Yannes, PE, PTOE, RSP1
Project Manager



Christopher O. Granatini, PE
Vice President

Enclosures: Table 1 – Town of Wilton Parking Requirements Calculation
Table 2 – Parking Demand & Requirements Summary
Kent Center Parking Study (Dated 7.2.2019 for SP#223D, Resolution #0706-5P)

J:\W\W5061 Wilton Properties\002 Kent Center Parking\Report_Evaluation\2021_07-28 Kent Center Parking Statement.docx



TABLE 1

Town of Wilton Parking Requirement Calculation
 Kent Center
 35-39 Danbury Road
 Wilton, CT
 August 18, 2021

Use	Square Footage	Parking Space Requirement Regulation Section ¹	Per 1000 SF
First Level - Front Building			
Food Service	2,800	29-8.B 5b. (7)	10
Food Service	1,400	29-8.B 5b. (7)	10
Retail	1,400	29-8.B 5b. (2)	5
Retail	1,400	29-8.B 5b. (2)	5
Retail	1,400	29-8.B 5b. (2)	5
Retail	1,400	29-8.B 5b. (2)	5
Retail	1,200	29-8.B 5b. (2)	5
Retail (Vacant in 2019)	2,270	29-8.B 5b. (2)	5
Retail	1,300	29-8.B 5b. (2)	5
Retail	3,000	29-8.B 5b. (2)	5
Storage	520	29-8.B 5d. (5)	1
SUBTOTAL	18,090		
Second Level - Front Building			
Residential (1 Unit)	600	29-8.B 5a. (1)	2 per Unit + 0.5 Visitor
Residential (1 Unit)	700	29-8.B 5a. (1)	2 per Unit + 0.5 Visitor
SUBTOTAL	1,300		
Rear Lower Level - Front Building			
Storage (vacant in 2019)	1,400	29-8.B 5d. (5)	1
Storage (vacant in 2019)	1,400	29-8.B 5d. (5)	1
Production	2,800	29-8.B 5d. (1)	2.5
Storage (vacant in 2019)	1,400	29-8.B 5d. (5)	1
Storage (vacant in 2019)	1,400	29-8.B 5d. (5)	1
Storage	1,300	29-8.B 5d. (5)	1
Storage	3,000	29-8.B 5d. (5)	1
Storage (vacant in 2019)	1,300	29-8.B 5d. (5)	1
Storage (vacant in 2019)	3,000	29-8.B 5d. (5)	1
SUBTOTAL	17,000		
Rear Building			
Sport PerformanceU [formerly Warehouse]	9,790	29-8B. 5e. (Proposed)	2.5 [formerly 1]
Burn Boot Camp/ Espinosa Baseball	9,600	29-8B. 5e. (Previously Approved)	2.6
Vacant Health and Fitness (TBD) [formerly Sport PerformanceU]	3,675	29-8B. 5e. (Previously Approved)	2.5
Health and Fitness (TBD) [currently Palace Rug Storage]	3,435	29-8B. 5e. (Previously Approved)	2.5
SUBTOTAL	26,500		
TOTALS			
Use	Square Footage	Parking Required	
Food Service	4,200	42	
Retail	13,370	67	
Storage	14,720	15	
Residential	1,300	5	
Production	2,800	7	
Sport PerformanceU	9,790	25 [formerly 10]	
Burn Boot Camp/ Espinosa Baseball	9,600	25	
Health and Fitness (TBD)	3,675	10	
Health and Fitness (TBD)	3,435	9	
TOTAL REQUIRED PARKING		205 [formerly 190]	

Note:

1. Zoning Regulations of The Town of Wilton, Connecticut Revised June 30, 2021.

2. [###] denotes previously approved values.

TABLE 2

Parking Demand & Requirements Summary
 Kent Center
 35-39 Danbury Road
 Wilton, Connecticut
 August 18, 2021

Parking Requirements/Calculations	Size	Parking Spaces
Site Parking Supply:		
Existing Kent Center Parking Spaces	62,890 SF	165
Previously Approved Parking Waiver	62,890 SF	25
Parking Requirements:		
Wilton Regulations	62,890 SF	205
Future Parking Demand Estimate:		
Existing Peak Parking Demand	24,220 SF	55
Retail (vacant in 2019)	2,270 SF	12
Storage (vacant in 2019)	9,900 SF	10
Burn Boot Camp/ Espinosa Baseball	9,600 SF	25
Health and Fitness Unit (TBD - currently Palace Rug Storage)	3,435 SF	9
Health and Fitness Unit (TBD - vacated by Sport PerformanceU)	3,675 SF	10
Relocated Sport PerformanceU - In Previous Warehouse Space	9,790 SF	25
Estimated Future Parking Demand	62,890 SF	146
Estimated Future Parking Surplus = Parking Supply - Estimated Future Parking Demand		19
Parking Waiver = 20% of Parking Requirement		41

Calculation References:

Existing Kent Center Spaces & Demand (Occupied Uses) - Field observation conducted on June 15, 2019 and June 18, 2019

Previously Approved Waiver (SP #223D, Resolution #0706-SP)

Parking Demand (Vacant Uses) - Wilton Zoning Regulations Section 29-8.B.

Parking Demand (Burn Boot Camp/Espinosa Baseball/Health and Fitness) - Previously Approved Parking Requirement SP#223D

Parking Demand (Relocated Sport PerformanceU) - Previously Approved Parking Requirement SP#223D

Tighe&Bond

32-5061-001
July 2, 2019

Mr. Leland R. Wilson, CCIM
Wilson Properties I, LLC
43 Danbury Road
Building H
Wilton, CT 06897

Re: **Kent Center Parking Study**
35-39 Danbury Road
Wilton, Connecticut

Dear Mr. Wilson:

Tighe & Bond conducted the following parking study (the "**Study**") related to the proposed Wilton Sportsplex at Kent Center in Wilton (the "**Site**"). We prepared this study to verify current on-site parking supply, review the existing on-site parking demand, estimate the future parking demand associated with the proposed uses and assess the ability of the existing on-site parking supply to accommodate the additional future parking demand. The results of the analysis show that the site contains adequate parking supply to support the expected parking demand of the existing and proposed uses and that a waiver to provide 25 less parking spaces than required per the Town of Wilton Zoning Regulations is justified.

Existing Conditions

Kent Center contains a total of 62,890 square feet spread across two buildings of retail, food service, storage and warehousing, and residential space including 36,390-square-feet in the front building and 26,500-square-feet in the rear building. The front building contains approximately 24,200 square feet of occupied space including food service, retail, storage, residential, and production space; there is approximately 12,170 square feet of unoccupied space comprised of retail and storage space. The rear building is composed of approximately 9,790 square feet of occupied warehouse space and approximately 16,710 square feet of unoccupied space.

A site visit was conducted in June 2019 to determine the existing parking supply of the site. Based on the observations, the Site currently contains 165 striped parking spaces, including 6 handicapped parking spaces. A map showing existing parking spaces on the Site is provided in Figure 1.

To assess the existing parking demand at Kent Center, a parking occupancy survey was conducted on a typical weekend day, Saturday, June 15, from 9:00 a.m. to 4:00 p.m. and on a typical weekday, Tuesday, June 18, from 8:00 a.m. to 8:00 p.m. The number of parked vehicles were recorded every hour during these time periods. Tables 1 and 2 summarize the results of the parking survey in terms of number of utilized parking spaces, available spaces, and the overall percent utilized. As shown in Table 1, the maximum parking occupancy of the site occurred at 1:00 p.m. on Saturday when 55 vehicles were parked on-site, leaving 110 unoccupied parking spaces, which equates to a peak parking utilization of approximately 33%. As shown in Table 2, the maximum parking occupancy of the site on Tuesday was slightly lower than that observed on Saturday, occurring at both 1:00 p.m. and 2:00 p.m. when 53 vehicles were parked on-site, leaving 112 unoccupied parking spaces, which relates to a peak parking utilization of 32% on Tuesday.



Proposed Conditions & Parking Regulations

Part of the Wilton Sportsplex, the proposed Sport PerformanceU training facility will occupy a 3,675-square-foot space in the rear building. The training facility specializes in private/semi-private sports-related training. There is no specific parking requirement for this health and fitness use per Zoning Regulations and Section 29-8.B 5. e. of the Regulations allows the Planning and Zoning Commission to set the parking requirements for uses not listed. Based on a review of the proposed business plan, it is anticipated that the Sports PerformanceU facility will have up to 2 employees and 4 clients at any one time. In addition, a majority of the clients will be dropped off, as three quarters are under the age of 16 years old. Based on this proposed business plan, a parking requirement of 1 space per 400 square feet is requested resulting in 10 required parking spaces for this use, which is sufficient, as the anticipated demand is 6 parking spaces with 4 additional spaces assuming there could be a potential overlap in the drop-off and pick-up operations between sessions. The 1 space per 400 square foot requirement matches that of the recently approved 9,600 square foot Burn Boot Camp/Espinosa Baseball facility, which required 25 parking spaces or 1 space per 384 square feet. In addition, the proposed 1 space per 400 square foot requirement also matches the Zoning Regulation 29-8.B 5. b. for "*studios of dance, photography, graphic design or similar artistic endeavors.*", which has a similar operational characteristics to the proposed use. Similarly, this 1 space per 400 square foot requirement is also proposed for the vacant 3,435-square-foot space in the rear building, resulting in 9 required parking spaces, as the space is planned to be future health and fitness space. Possible uses for this space include sports training, personal training, physical fitness, or related health and fitness use.

Based on the zoning code parking requirements for the mix of existing and proposed uses, the Site requires 190 parking spaces (See Table 3), including existing tenants, the recently approved 9,600-square-foot Burn Boot Camp/ Espinosa Baseball facility, the proposed 3,675-square-foot Sport PerformanceU training facility, the leasing of the vacant 3,435-square-foot space for health and fitness use, and the leasing of remaining vacant retail and storage spaces in the front building. The existing 165-space site parking supply is 25 spaces below the 190 parking space zoning requirement. However, the Zoning Regulations allow for reduced parking supply for more than one use on a particular site (Section 29-8.B. 2. c.) should it be demonstrated that the maximum parking demand is satisfied by the parking supply by means of a parking study and provided that the reduction in parking is not more than 20% of the required parking per the Zoning Regulations. Therefore, a waiver of 25 spaces is required based on the total current parking supply of 165 spaces. The 25 parking space waiver, a 13.2% waiver, is within the 20% maximum allowable parking waiver in the Zoning Regulations. It should also be noted that based on Resolution #0619-10P (previously Resolution #0706-5P), the site has already received an 18 parking space waiver for the site based on previous parking studies prepared by Tighe & Bond.

Table 4 summarizes the parking demand calculations and parking requirement calculations for the Site. As shown in the table, the expected future parking demand of Kent Center is approximately 121 spaces based on the parking survey data collected and using the parking requirements for vacant/ soon to be occupied spaces. This demand includes the existing 55 space parking demand observed during the survey, 12 spaces for the currently vacant front building retail space based on the parking requirements, 10 for a vacant storage unit based on the parking requirements, 25 spaces for Burn Boot Camp/ Espinosa Baseball based on the recently approved parking requirement, 10 spaces for the proposed Sport PerformanceU, and 9 spaces for a future health and fitness use. Therefore, the site parking supply of 165 spaces is sufficient to meet the current and estimated future demand of 121 parking spaces, with an estimated future parking surplus of 44 spaces. Therefore, a waiver of 25 parking spaces is conservative and justified. Additionally, ample parking will be available for the proposed uses due to the large number of vacant parking spaces in the

rear portion of the site observed during the parking survey. Much of the existing parking demand is located in the front of the site where the current occupancy rate is higher and parking demand and parking turnover is more frequent.

Conclusion

This Study verifies that Kent Center contains sufficient parking capacity to support the existing uses to remain, the proposed Sport PerformanceU and future health and wellness use as part of the proposed Wilton Sportsplex in the rear building. As shown in Table 3, a total demand of approximately 121 parking spaces is expected with the existing tenants, the proposed Sport PerformanceU, the future health and wellness use in the rear building, and the future leasing of existing vacant retail and storage spaces. This estimated future parking demand is 44 spaces less than the 165 spaces currently provided on site. As such, a waiver of 25 parking spaces (13.2%) of the 190 space parking requirement is justified.

Sincerely,

TIGHE & BOND, INC.



Craig Yannes, P.E.
Project Manager



Christopher Granatini, P.E.
Senior Project Manager

Enclosures: Figure 1 – Parking Survey Index Plan

Table 1 – Parking Occupancy Survey, Saturday, June 15, 2019, Wilton

Table 2 – Parking Occupancy Survey, Tuesday, June 18, 2019, Wilton

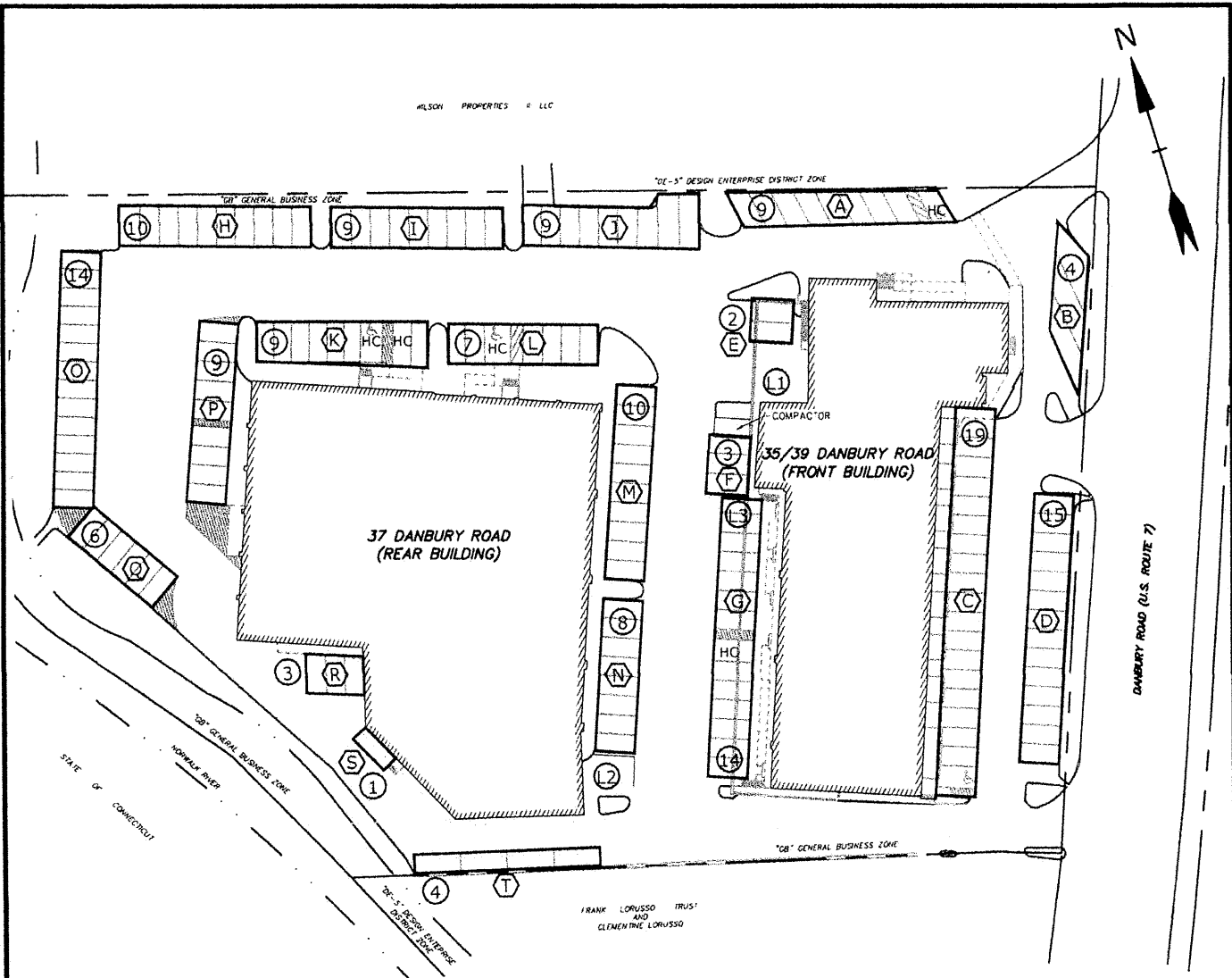
Table 3 – Town of Wilton Parking Requirements Calculation

Table 4 – Parking Demand & Requirements Calculation Summary

I hereby certify that the information contained in this report is true and correct to the best of my knowledge and belief.



Jun 27, 2019 9:31am Plotted By: CUP
 Tighe & Bond, Inc. J:\W\5081 Wilton Properties\001 Kent Center Parking\Drawings - Figures\Sheet\022061 - Figure 1.dwg



PARKING SUPPLY			
AREA	TOTAL SPACES (HANDICAPPED)	SECTION	TOTAL SPACES (HANDICAPPED)
A	9 (1)	K	9 (2)
B	4	L	7 (1)
C	19 (1)	M	10
D	15	N	8
E	2	O	14
F	3	P	9
G	14 (1)	Q	6
H	10	R	3
I	9	S	1
J	9	T	4
TOTAL			165 (6)

LEGEND

- ① - PARKING SPACE COUNT
- Ⓛ1 - LOADING SPACE
- HC - HANDICAP PARKING SPACE
- Ⓐ - PARKING AREA DESIGNATION

KENT CENTER PARKING SURVEY
WILTON, CT

PARKING SURVEY INDEX PLAN

DATE: 6/27/2019

SCALE: NO SCALE

FIGURE 1

Tighe & Bond
Engineers | Environmental Specialists

TABLE 1

Parking Occupancy Survey - Data Summary
 Kent Center
 35-39 Danbury Road
 Wilton, Connecticut

Field Survey: Saturday, June 15, 2019

Section	Capacity		Number of Occupied Parking Spaces							
	Total	HC	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM
A	9	1	2	2	0	3	3	2	1	2
B	4		2	1	2	1	4	1	0	1
C	19	1	14	13	17	17	19	17	10	15
D	15		10	8	13	14	15	13	4	5
E	2		0	0	0	0	0	0	0	0
F	3		0	0	0	0	0	0	0	0
G	14	1	4	4	5	5	4	3	3	4
H	10		6	0	0	0	1	2	1	0
I	9		3	3	3	1	1	1	0	0
J	9		1	1	1	2	2	1	0	0
K	9	2	1	0	0	0	1	1	0	0
L	7	1	0	0	1	0	0	0	0	0
M	10		2	2	3	2	2	3	3	3
N	8		3	3	3	3	3	3	2	1
O	14		0	0	0	0	0	0	0	0
P	9		0	0	0	0	0	0	0	0
Q	6		0	0	0	0	0	0	0	0
R	3		0	0	0	0	0	0	0	0
S	1		0	0	0	0	0	0	0	0
T	4		0	0	0	0	0	0	0	0
TOTALS	165	6	48	37	48	48	55	47	24	31
PERCENT FULL			29%	22%	29%	29%	33%	28%	15%	19%
OPEN SPACES			117	128	117	117	110	118	141	134

TABLE 2
 Parking Occupancy Survey - Data Summary
 Kent Center
 35-39 Danbury Road
 Wilton, Connecticut

Field Survey: Tuesday, June 18, 2019

Section	Capacity		Number of Occupied Parking Spaces												
	Total	HC	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
A	9	1	2	2	2	3	4	4	4	3	3	2	2	1	1
B	4		0	0	1	0	0	2	0	1	1	1	1	1	0
C	19	1	9	7	13	15	14	15	14	13	12	11	8	6	9
D	15		0	2	8	7	6	7	11	5	3	3	2	4	3
E	2		1	0	0	0	0	0	0	0	1	1	1	0	1
F	3		0	0	0	0	0	0	0	0	0	0	0	0	0
G	14	1	4	7	6	10	7	7	5	6	6	2	2	2	1
H	10		0	0	0	0	0	0	0	0	0	0	1	2	2
I	9		0	0	0	0	0	0	1	3	0	1	0	2	1
J	9		0	2	3	3	2	1	1	2	2	1	1	0	0
K	9	2	0	0	0	0	0	0	0	1	2	2	4	2	1
L	7	1	3	4	3	2	4	3	3	3	3	0	0	0	0
M	10		0	2	4	4	4	5	4	4	4	4	3	1	1
N	8		3	6	7	6	7	6	8	2	2	2	1	0	0
O	14		0	2	0	1	0	0	1	0	0	0	0	0	0
P	9		2	0	0	1	0	2	0	0	0	0	0	0	0
Q	6		0	0	0	0	0	0	0	0	0	0	0	0	0
R	3		0	0	0	0	0	0	0	0	0	0	0	0	0
S	3		0	0	0	0	0	0	0	0	0	0	0	0	0
T	4		0	1	1	1	2	1	1	1	1	0	0	0	0
TOTALS	165	6	24	35	48	53	50	53	53	44	40	30	26	21	20
PERCENT FULL			15%	21%	29%	32%	30%	32%	32%	27%	24%	18%	16%	13%	12%
OPEN SPACES			141	130	117	112	115	112	112	121	125	135	139	144	145

TABLE 3

Town of Wilton Parking Requirement Calculation
 Kent Center
 35-39 Danbury Road
 Wilton, CT

Use	Square Footage	Parking Requirement	
		Section ¹	Per 1000 SF
First Level - Front Building			
Food Service	2,800	29-8B. 5b. (7)	10
Food Service	1,400	29-8B. 5b. (7)	10
Retail	1,400	29-8B. 5b. (2)	5
Retail	1,400	29-8B. 5b. (2)	5
Retail	1,400	29-8B. 5b. (2)	5
Retail	1,400	29-8B. 5b. (2)	5
Retail	1,200	29-8B. 5b. (2)	5
Retail (vacant)	2,270	29-8B. 5b. (2)	5
Retail	1,300	29-8B. 5b. (2)	5
Retail	3,000	29-8B. 5b. (2)	5
Storage	520	29-8B. 5d. (5)	1
SUBTOTAL	18,090		
Second Level - Front Building			
Residential (1 Unit)	600	29-8B. 5a. (1)	2 per Unit + 0.5 Visitor
Residential (1 Unit)	700	29-8B. 5a. (1)	2 per Unit + 0.5 Visitor
SUBTOTAL	1,300		
Rear Lower Level - Front Building			
Storage (vacant)	1,400	29-8B. 5d. (5)	1
Storage (vacant)	1,400	29-8B. 5d. (5)	1
Production	2,800	29-8B. 5d. (1)	2.5
Storage (vacant)	1,400	29-8B. 5d. (5)	1
Storage (vacant)	1,400	29-8B. 5d. (5)	1
Storage	1,300	29-8B. 5d. (5)	1
Storage	3,000	29-8B. 5d. (5)	1
Storage (vacant)	1,300	29-8B. 5d. (5)	1
Storage (vacant)	3,000	29-8B. 5d. (5)	1
SUBTOTAL	17,000		
Rear Building			
Warehouse	9,790	29-8B. 5d. (5)	1
Burn Boot Camp/ Espinosa Baseball	9,600	29-8B. e. (Recently Approved)	2.6
Sport PerformanceU	3,675	29-8B. e. (Proposed)	2.5
Vacant Health and Wellness (TBD)	3,435	29-8B. e. (Proposed)	2.5
SUBTOTAL	26,500		
TOTALS			
Use	Square Footage	Parking Required	
Food Service	4,200	42	
Retail	13,370	67	
Storage	14,720	15	
Residential	1,300	5	
Production	2,800	7	
Warehouse	9,790	10	
Burn Boot Camp/ Espinosa Baseball	9,600	25	
Sport PerformanceU	3,675	10	
Vacant Health and Wellness (TBD)	3,435	9	
TOTAL REQUIRED PARKING		190	

Note:

1. Zoning Regulations of The Town of Wilton, Connecticut Revised January 18, 2019.

TABLE 4

Parking Demand & Requirements Calculation Summary
 Kent Center
 35-39 Danbury Road
 Wilton, Connecticut
 June 20, 2019

Parking Requirements/Calculations	Size	Parking Spaces
Site Parking Supply:		
Existing Kent Center Parking Spaces	62,890 SF	165
Existing Parking Waiver	62,890 SF	18
Parking Requirements:		
Wilton Regulations	62,890 SF	190
Future Parking Demand Estimate:		
Existing Peak Parking Demand (Surveyed)	34,010 SF	55
Vacant Retail	2,270 SF	12
Vacant Storage	9,900 SF	10
Recently Approved Burn Boot Camp/ Espinosa Baseball	9,600 SF	25
Proposed Sport PerformanceU	3,675 SF	10
Proposed Health and Fitness 4,345-Square-Foot Unit (TBD)	3,435 SF	9
Estimated Future Parking Demand	62,890 SF	121
Estimated Future Parking Surplus = Parking Supply - Estimated Future Parking Demand		44
Required Parking Waiver = Parking Requirement - Parking Supply		25 (13.2%)

Calculation References:

Existing Kent Center Spaces - Field observation conducted on June 15, 2019 and June 18, 2019

Required Parking - Wilton Zoning Regulations Section 29-8.B.

Previously Approved Waiver (Permit #233D, Resolution #0706-5P, dated)

Proposed Sport PerformanceU & Vacant Health and Fitness Use - 1 space per 400 sf per business plan & comparable approved Regulations

Waiver per Wilton Zoning Regulations Section 29-8.B. 2.c.