

To: Village of New Paltz Planning Board

7 Jan 2018

From: Zero Place team, David Shepler

**Subject: Zero Place Special Use Calculator Proposal**

1. **Overview.** The Zero Place team has put together the following special use calculator (“Calculator”) in response to Chairman Zierler’s proposal to develop a procedure to expedite the approval of specific retail uses for Zero Place. It is a Microsoft Excel spreadsheet that is built off of the parking analysis we performed. It has been fully reviewed and adjusted by Maser Consulting (Dr. Phil Grealy and team) to reflect reasonable assumptions for parking factors, hourly distributions across weekdays and Saturdays, and use categorization.

We recommend that the appropriate authority use the calculator to determine the predicted parking demand for each use as they begin to accumulate at Zero Place. So long as a use is permitted as a Special Use and the total parking demand does not exceed parking supply, the use will be presumed authorized. Where parking demand exceeds supply based on the calculator, the Planning Board will consider the use for approval through a normal special use review. (Should this be an absolute rule or can the Building Inspector or appropriate decision authority approve marginal cases such as parking supply exceeded by 1 space during 1 hour?)

2. **Uses.** From the Use Schedule in Chapter 212: Zoning of the Village code ([212 Attachment 1, Schedule A](#)), we listed all uses that are allowable by special use permit in the NBR and grouped them into 11 super categories. Please see the “Uses & Factors” tab of the Calculator for details. **Note:** There are two uses that we included in the calculator that are not currently allowable in the NBR as special use: day care and bank with no drive-up window. We decided to include them anyway to cover the contingency that they are added by the ongoing adjustments to the NBR code.

3. **Factors.** For the different use categories, we based the parking demand factors and distribution of hours on what we had previously used in the parking analysis dated 28 Dec 2016. From that analysis, we adopted the more conservative factor of 3 parking spaces for every 1,000 sqft retail. For the restaurant and café uses, we chose a factor of 13 spaces per 1,000 sqft, which was a balance of the original factor of 10.6 and the extreme factor of 15 analyzed in the parking study. As in our original analyses, we relied on industry norms (ULI and ITE) for a mixed-use development near a village center with significant provision of public transportation (bus stop) and foot and bicycle options (Rail Trail). We also consulted the factors listed in Village Code (Schedule C Off-Street Parking Guidelines).

4. **Residential Parking.** As in the original parking analysis, we hold one parking space for every residential unit at peak hours (total demand of 46). The distribution of demand for residential parking during off-peak hours is identical to the original analysis as well, based on observations of Mulberry Square Apartments.

5. **Calculator Guidance.** The calculator is relatively self-explanatory. One selects from the various use categories and enters the number of square feet devoted to that use. The calculator will pull from the appropriate factors and demand distributions by hour and sum the totals across all hours and days. When the demand exceeds available supply for any given hour, the appropriate cell in the “Total Demand” column will turn red. We encourage board members to play with the calculator to understand how it’s used and to validate its inferences. We are also available any time to demonstrate and instruct.

**Note:** The calculator is initially loaded with one example that includes 6 different uses.

A handwritten signature in cursive script that reads "David R. Shepler".

David R. Shepler  
Net-Zero Development LLC