

## **MEMO: Parking space size – 501 Pond St, Ashland MA**

The site plan has been modified so all head on parking spaces are now 9' x 18' (*versus the previous 8.5' x 16'*) and the north, south and west aisles are now all 24' (*versus the previous 22'*). The parallel parking spaces in the Woonerf are now mostly 9' x 22' – there are 5 parallel spaces that are 9' x 20', however they abut open areas on one side of the space, providing more entrance and exit room.

The total parking provided remains at 181 spaces – 180 are required based on the unit count and size of the commercial space.

There are no specific dimensional requirements for parking in either the underlying zoning or the PSMUOD; however the parking space definition for the town remains at 9' x 20'. Note, the town does not have a compact space definition or policy, or parallel parking space definition or policy.

However, it must be noted that recent planning and zoning decisions, along with common practice in town have most spaces at 18' deep versus 20' deep. The recent approval of the adjacent Residence at Valley Farm (369 pond St) parcel included all on-site parking spaces at 9' x 18'

In addition to the above, parking spaces at the Ashland Town Hall, and Ashland High School are 18' deep as well. Our interpretation of the common practice in Ashland is that an 18' space is both commonplace and previously accepted by the planning board. Also, with the aisle widths having been increased from 22' to 24', the turning area for vehicles has increased as well.

In additions, since all head on spaces abut landscape or sidewalks, there is an effective increase in parking space depth, as vehicles can extend over the space line 12"-18" into bed areas if needed.

Finally, although larger vehicles are not excluded – given the smaller nature of these rental units (versus the typical home) we have found residents typically have smaller vehicles, as opposed to larger multiple passenger SUV type vehicles or trucks.