

Queset Commons
40R Smart Growth Project - Easton
(Corresponds to Plans revised October 23, 2007)

PARKING CALCULATIONS

Building Use and Size	Parking Spaces Required by Easton Zoning By-Law	Proposed Parking Spaces ¹	Loading Spaces Required by Easton Zoning By-Law	Proposed Loading Spaces
Residential Condominiums 60 residential units	60 units x 2 sp / unit = 120 sp	80 underground <u>39 surface</u> 119 spaces		
Mixed-Use Building A 120 residential units (80 assisted) ² 22,000 sf retail/commercial	120 units x 2 sp / unit = 240 sp <u>22,000 sf x 1 sp / 150 sf = 147 sp</u> Total = 387 sp	120 underground <u>142 surface</u> 262 spaces	22,000 sf x 1 sp / 20,000 sf = 1 sp	1 space
Mixed-Use Building B 100 residential units 38,000 sf retail/commercial	100 units x 2 sp / unit = 200 sp <u>38,000 sf x 1 sp / 150 sf = 253 sp</u> Total = 453 sp	104 underground <u>232 surface</u> 336 spaces	38,000 sf x 1 sp / 20,000 sf = 2 sp	2 spaces
Conference Center 16,000 sf	16,000 sf x 1 sp / 150 sf = 107 sp	60 spaces	16,000 sf x 1 sp / 75,000 sf = 1 sp	1 space
Food Market 15,000 sf	15,000 sf x 1 sp / 150 sf = 100 sp	100 spaces	15,000 sf x 1 sp / 20,000 sf = 1 sp	1 space
Office Building 11,000 sf	11,000 sf x 1 sp / 150 sf = 73 sp	33 surface spaces 304 underground 606 surface	11,000 sf x 1 sp / 75,000 sf = 1 sp	1 space
Total ³	1,240 parking spaces	910 parking spaces	6 loading spaces	6 loading spaces

¹ As a mixed-used project, it is anticipated that surface parking spaces will be shared by residents and employees and customers of the retail/commercial businesses and that all underground parking will be dedicated to building residents.

² Experience shows that the actual parking space requirements at assisted living developments is less than the required 2 spaces per dwelling unit (per Easton Zoning By-Law), as evidenced by Queset on the Pond located on the adjacent property. Surplus parking for residents of the proposed Mixed-Use Building A will be available at the abutting Queset on the Pond surface parking lot.

³ The Handicap Parking Regulations, as stated by the Massachusetts Office on Disability, requires that 2% of the total spaces shall be accessible for projects with 501-1000 total spaces and that one in eight handicapped spaces should be van accessible. Location of handicap spaces are yet to be determined.