

20 Colvin Ave – Development Plan Review - Addendum A

Potential Traffic Impacts

The change of use from a heavy commercial use to an office in this instance might lead to an incorrect perception. The area of space configured as an office is 32% of the total area of the building where 68% is used for coral cultivation and processing by the people who work in the offices. It is the same ratio as used by the previous tenant in the building, Star Roofing. However Star Roofing had a total of 17 vehicles accessing the site on a daily basis where at peak, CapitalCorals, Inc. may have no more than 4-5 vehicles on a daily basis.

Employees

The business currently operates with one full time employee and several part-time interns on different shifts during the week. At peak in 2-3 years, the expected employment might grow to 2 or 3 full time employees and four part-time interns, yet they will still be working shifts. The likelihood of all employees or interns being on site at one time is very low. The principal of CapitalCorals, Inc. lives only a few blocks away on Danker Ave and would normally be walking to work. Therefore, the current parking lot is more than sufficient to meet both short term and long-term needs.

Nevertheless, the principals of CapitalCorals attempted to get a two-year agreement to use two parking spaces in the existing lot at 16 Colvin. This went to the lot's attorney with no further action. Because the rear of 20 Colvin is paved and accessed by a driveway, CapitalCorals will use that space for any excess vehicles should the front spaces be filled.

CapitalCorals, Inc. is not open to the public. Its sells to stores and to companies that buy wholesale and sell live coral species to aquaria stores. It does conduct a small online business. In an average week it ships or receives no more packages than would typically fit on a UPS drivers hand truck. Every four months they receive a pallet of salt in a small box truck. Trucks involved in deliveries are typical USPS, UPS or FedEx vehicles on their usual routes. These are the same vehicles that currently deliver to the other businesses on Colvin Ave. The business is open from 10 am to 4 pm weekdays.

Visitors

On rare occasions, college students may be allowed to visit the coral propagation area as it may relate to their studies. However, these are tightly orchestrated events where the visits would typically last less than one hour. They would be held during the work week and would typically involve fewer than 10 students. These students generally do not have vehicles, instead relying on public transportation, carpooling, walking or cycling.