

Staff Report Exhibit C: Parking Demand Study



TECHNICAL MEMORANDUM

TO: Cameron Ennis - Schmidt Nichols

FROM: Thuha Nguyen, P.E., PTOE - via planning, inc.

DATE: March 17, 2021

RE: Valerie's Place Assisted Living Facility - Parking demand study

via planning, inc. was retained by Schmidt Nichols to prepare a parking demand study for the proposed expansion of Valerie's Place Assisted Living Facility, located at 12450 Guilford Way, in the Village of Wellington. Currently, the facility has six (6) beds, and the proposal is to expand the facility to better serve clients with eleven (11) beds. The 5th edition of the Institute of Transportation Engineers' (ITE) *Parking Generation Manual* was used to aid with the parking demand determination. ITE Land Use Code (LUC) 254 - Assisted Living Facility was used. The parking demand summary is shown in the table below and an excerpt from the manual is included as Exhibit A.

Table 1: Parking Demand Summary

| Assisted Living Facility | Intensity | Peak Period (11am-3pm) Parking Rate | Peak Period Parking Demand | 85th-Percentile Peak Period Rate | 85th-Percentile Peak Period Demand |
|--------------------------|-----------|-------------------------------------|----------------------------|----------------------------------|------------------------------------|
| Existing Development | 6 beds | 0.39 | 3 | 0.58 | 4 |
| Proposed Development | 11 beds | 0.39 | 5 | 0.58 | 7 |

Similar to other assisted living facilities, Valerie's Place offers limited visiting hours and its residents would not have access to a vehicle during their stay. In addition to 24-hour shift staff members, an administrator may come occasionally to bring groceries and perform administrative tasks.

We believe that the proposed site plan provides adequate parking spaces to accommodate the expansion, and respectfully request for your acceptance of this parking demand study. Please contact me should you have any questions

Land Use: 254 Assisted Living

Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/suburban setting.

Assisted Living (254)

Peak Period Parking Demand vs: Beds

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.

Number of Studies: 10

Avg. Num. of Beds: 103

Peak Period Parking Demand per Bed

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|--------------|----------------|------------------------|-------------------------|--|
| 0.39 | 0.27 - 0.60 | 0.34 / 0.58 | *** | 0.11 (28%) |

Data Plot and Equation

