

575 Bush Street Parking Analysis

At the October 2016 Neighborhood Meeting, many neighbors expressed concerns over the parking situation in the area due to the existing businesses, residents and the churches, which create parking issues on Sundays.

The applicant requested two uses, Senior living facility, independent and (senior) Single Family, Attached. The Land Use and Development code has a parking ratio for Senior living facility, independent which is 1 space per 1 bedroom and 1.5 spaces per 2 or larger bedroom units, plus one space per 5 units for guest parking, plus 1 space per employee. There is no parking ratio for Senior Single Family, attached in the Land Use and Development Code.

With this information, a parking study was requested by staff to analyze the potential the parking demands for this project. The Housing Authority asserted that senior affordable projects require less parking due to lower driving rates and lower income levels of residents. Staff requested that the parking study look at parking demands and vehicle ownership rates compared to the percentage of area median income that the project serves and to look at the 3 senior projects in Brighton as part of the study to ensure that the comparable data was local.

Once the study, that was signed and sealed by Professional Engineer, was received during the review period in conjunction with the PUD, Planning staff, Community Development Engineering staff and Streets and Fleet staff reviewed the study. The City's professional staff including Professional Engineers and Professional Planners reviewed the study using the data provided in the study and the Institute of Transportation Engineer's Parking Generation. Staff also looked at other affordable housing and parking studies. Parking Generation is standard for parking studies and parking data that is used nationwide for parking standards for projects, codes and studies.

The study concluded that a parking ratio of 0.6 spaces per unit would be sufficient to meet the demand for Water Works Senior Apartments and staff agreed with that conclusion. The study proved that lower income senior housing has less parking demand than typical multi-family and typical Senior Independent Living facilities. The applicant wanted to ensure that more than adequate parking was provided and asked to be held to the standard in the PUD of 1 space per unit for the project, which would provide more parking than the study indicated the project would need. The parking study provided by the applicant and reviewed by City Staff is attached.