

February 21, 2017

J. Marc Hendricks, President
Hendricks Communities LLC
7350 E. Progress Place, Suite 208
Greenwood Village, Colorado 80111

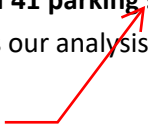
RE: Updated Parking Analysis for Water Works Senior Housing – Brighton, Colorado

Dear Mr. Hendricks:

The Fox Tuttle Hernandez Transportation Group, LLC has updated the parking analysis for the proposed Water Works Senior Apartments located in the City of Brighton, Colorado. The project proposes to develop up to 38 senior independent living apartments on the northwest corner of Bush Street and 6th Avenue with up to 41 parking spaces located off-street and on-street along Bush Street 6th Avenue. Parking generation analyses and comparison to similar properties was performed consistent with Institute of Transportation Engineers (ITE) criteria. **Based on these analyses, the proposed 41 parking spaces are sufficient to meet peak demand for this land use.** This memorandum summarizes our analysis and findings.

Project Description

Are the 39 spaces
sufficient?



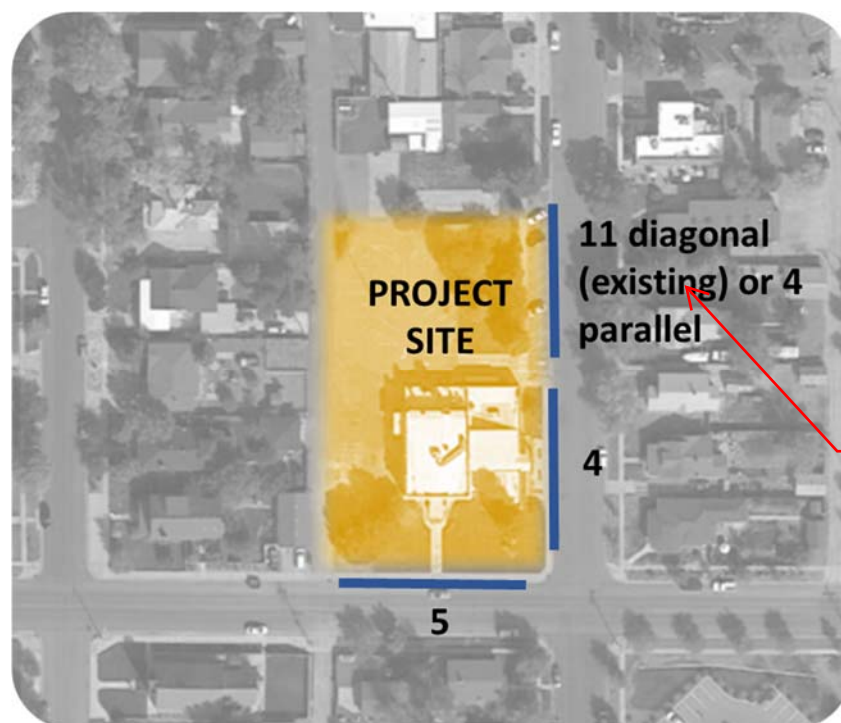
The Water Works Senior Apartments project proposes to redevelop the site previously utilized for the Brighton Senior Center. The original brick building will remain while the non-original additions and accessory building will be demolished to accommodate up to 38 affordable senior independent living units. This housing project will target seniors with annual household incomes between 30% and 60% of the Area Median Income (AMI). The brick building will be utilized for activities and meetings for the residents and will not provide services for the public. Access is proposed to the site near the north end of the property via a full-movement driveway along 6th Avenue and a driveway on the alley. On-street parking is permitted along Bush Street and 6th Avenue within the site vicinity.

The project site is located one block south of Bridge Street and two blocks east of 4th Avenue. These corridors provide access to RTD transit routes, including the 120, 145X, and R/RC/RX routes. Sidewalks are currently provided along Bush Street and 6th Avenue.

Existing On-Street Parking

An assessment of available on-street parking adjacent to the project property was completed. **Figure 1** maps the existing on-street parking.

Figure 1. Existing Available On-Street Parking



Since the conceptual plan indicates removal of the 11 diagonal spaces, this should reflect the 4 actual spaces planned at this location, which would result in 26 on-site and 13 off-site. Relocation of the diagonal spaces has not been approved and should not be assumed.

Curb lengths were divided by 25 feet, a conservative length per a parked vehicle, to determine the number of available on-street parking spaces. As shown above there are currently a total of 20 on-street parking spaces adjacent to the Water Works Senior Apartments property. If the 11 diagonal parking spaces that currently exist on 6th Avenue were to be relocated, then this on-street segment could provide four parallel parking spaces.

City Parking Requirements

We understand that the City of Brighton Land Use & Development Code has various definitions for senior housing developments that differ based on the services provided by the facility. **Table 1** summarizes the senior housing parking ratio that applies to the proposed project.

Table 1. City of Brighton Parking Ratios for Senior Housing¹

Specific Land Use	Parking Ratio	Water Works Parking Requirement
Single-Family Attached: Elderly (60 years old or over)	1 space per dwelling unit	38 spaces

Water Works will be affordable apartments for seniors without medical services and is considered attached single-family living with two part-time employees (manager and maintenance). The City's Code will require 38 off-street parking spaces. Per discussions with City staff, all on-street parking spaces that are located adjacent to the project site will be credited to meet the minimum off-street parking requirement.

Water Works Senior Apartments propose to provide the majority of parking on-site and utilize the existing on-street parking spaces to meet the City requirements. The project proposes to relocate the 11 existing diagonal parking spaces on 6th Avenue to the property frontage on Bush Street and increase to 13 diagonal spaces. This will allow the off-street parking to be maximized and provide additional parking for the church and neighbors as needed. If the diagonal parking on 6th Avenue is approved to be relocated, then the design will be included in the final site development plan and will comply with City standards.

Comparison to Similar Projects

Hendricks Communities LLC has constructed and currently manages three other senior apartment developments that are similar to the proposed Water Works Senior Apartments project and also are located in the City of Brighton. **Table 2** summarizes the number of dwelling units and parking spaces for each of the senior housing properties.

Table 2. Comparable Senior Apartments

Existing Senior Living in Brighton	Number of Dwelling Units	Number of Parking Spaces	Existing Parking Ratio
Brighton Village 199 W. Southern Street	60	60 parking spaces + 6 garage spaces	1.1 space per unit
Brighton Village II 197 W. Southern Street	63	63 parking spaces + 10 garage spaces	1.2 space per unit
Libretto 575 S. 8th Avenue	28	41 parking spaces	1.5 space per unit

¹ Land Use & Development Code. Section 17-20-90 (2). City of Brighton. November 2008.

On average, these existing properties provide 1.2 parking spaces per unit. The property management has observed that the provided parking supply is sufficient for the parking demand with available spaces even in peak periods. **If this rate were applied to the Water Works Senior Apartment project, then 41 parking spaces would be provided.**

Hendricks Communities LLC also provided data regarding the vehicle ownership of the senior tenants at these three properties. **Table 3** summarizes the vehicle ownership data.

Table 3. Vehicle Ownership of Similar Senior Apartments

Existing Senior Apartments in Brighton	Number of Dwelling Units	Number of Tenants Owning a Vehicle	Percent of Vehicle Ownership
Brighton Village 199 W. Southern Street	60	39	65%
Brighton Village II 197 W. Southern Street	63	45	71%
Libretto 575 S. 8th Avenue	28	6	21%

There is a correlation between the income levels of the residents and the vehicle ownership. The two Brighton Village properties have residents with household incomes of 40-60% of Area Median Income (AMI), while Libretto has residents with household incomes of 30% of AMI. **Table 3** indicates that the vehicle ownership ranges from 21% to 71% of the number of dwelling units, an average of 52%. **If this percentage were applied to the Water Works Senior Apartment project, then 20 residents will own a vehicle. If the proposed project were to have a similar vehicle ownership to Brighton Village II, then the maximum number of residents owning a vehicle is estimated to be 27 (equivalent to 0.7 vehicles per unit).**

Estimated Peak Parking Demand

It is generally agreed that affordable independent senior housing projects generate less automobile trips, and subsequent parking demand, than most other residential sites. This observation is supported by various field studies that have been conducted nationally, field studies that we have conducted in the region for other projects, and parking demand at similar projects in the Brighton areas.

ITE publishes a *Parking Generation* report (4th Edition) that summarizes data obtained from research and experience by transportation engineering and planning professionals. This publication contains peak parking demand data and parking rates based on field studies at specific land use categories. The *Parking*

Generation report provides parking demand for “Senior Adult Housing – Attached” use. The “Senior Adult Housing – Attached” land use is described as:

Attached independent living developments, including retirement communities, age-restricted housing and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.

The ITE report for “Senior Adult Housing – Attached” data was based on three sites which had an average parking supply of one space per dwelling unit. The average weekday peak period parking demand is 0.59 vehicles per dwelling unit. This national rate correlates to the vehicle ownership data for the three existing senior apartment properties in the City of Brighton as described in the previous section.

Applying the ITE average rate of **P = 0.59x** for this land use, **the Water Works Senior Apartments would be anticipated to generate a peak parking demand of 23 parking spaces for 38 apartment units.** This corresponds to 0.6 parking spaces per dwelling unit. **It is recommended that Water Works Senior Apartment project provide a minimum of 0.6 parking spaces per dwelling unit.**

Based on the ITE Parking Generation data for this type of use and data for similar sites provided by Hendricks Communities LLC, **it is determined that the proposed 41 parking spaces for the Water Works Senior Apartments project is sufficient to meet the estimated peak parking demand and vehicle ownership.** These data sources support the proposed parking provisions for this project and proposed reductions from the City of Brighton Land Use & Development Code.

I hope the contents of this memorandum are helpful to you. If you have any questions, please feel free to give me a call.

Sincerely,

FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP, LLC



Cassie Slade, P.E.
Senior Transportation Engineer



Attachments:

ITE Parking Generation 4th Edition – “Senior Adult Housing - Attached” Data