

Attachment E

Parking Study

It is our understanding that our parking needs may differ from that of the city code. The following information is meant to show how New Perspective views its parking needs as it relates to its operations. The below calculations were given to the architect when we began our site planning process.

The building program is proposed to include residents who are Independent, who might need assistance and those who may need assisted living and have some form of dementia. 53 of the units are anticipated to be Independent Living and 60 of the units would be Assisted Living. The balance would be memory care.

The current plans indicate 66 surface parking stalls and 29 enclosed parking stalls for a total of 95. New Perspective Senior Living has consistently applied the below formulas for its parking needs, and it has proved successful in their last 6 communities.

Resident Parking

- Independent Living typically requires .85 stalls per unit (.85 Stalls / Unit * 53 Units = 45 Parks)
- Assisted Living typically requires .25 stalls per unit (.25 Stalls / Unit * 60 Units = 15 Parks)
- Memory Care requires no parking for residents (Zero Parks Required)

Total Resident Parks Required: 60 Parks

Staff Parking

We calculate our staff parking by taking our busiest shift, which will have approximately 26 employees, and 50% of our next shift 16 for staff transitions. (26+8=34 Staff Parks)

Total Staff Parks: 34 Parks

Visitor Parking

We have typically allocated 1 stall per 10 units in our buildings. (140 Units / 10 Units Per stall = 14)

Parking Summary:

	NPSL Program Requirement	Proposed Per Plan	Delta
Resident	60		
Staff	34		
Visitor	14		
Total Parks	108	95	-13

The chart below compares the parking at similar New Perspective properties.

New Perspective Senior Living

	Elgin	Franklin	Waukesha	West Fargo	Howard	North Shore
NPSL Last 6 Projects						
IL	55	53	55	40	40	51
AL	52	50	39	30	45	50
MC	33	48	47	47	47	48
Total Units	140	151	141	117	132	149

Elgin						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	55	52	33	34	14	
Parks / Unit	0.85	0.25	0.00	1.00	1.00	
Total Parks	46.75	13	0	34	14	108

Franklin						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	53	50	55	34	15.8	
Parking / Unit	1.00	0.25	0.00	1.00	1.00	
Total Parks	53	12.5	0	34	15.8	115

Waukesha						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	55	39	47	34	14.1	
Parking / Unit	1.00	0.25		1.00	1.00	
Total Parks	55	9.75	0	34	14.1	113

West Fargo						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	40	30	47	34	11.7	
Parking / Unit	1.00	0.25		1.00	1.00	
Total Parks	40	7.5	0	34	11.7	93

Howard						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	40	45	47	34	13.2	
Parking / Unit	1.00	0.25		1.00	1.00	
Total Parks	40	11.25	0	34	13.2	98

North Shore						
	Independent Living	Assisted Living	Memory Care	Staff	Visitor	Parks Required
Resident Units	51	50	48	34	14.9	
Parking / Unit	1.00	0.25		1.00	1.00	
Total Parks	51	12.5	0	34	14.9	112