



February 9, 2015

Steve Medlin, AICP, Planning Director  
 Durham City/County Planning Dept.  
 101 City Hall Plaza  
 Durham, NC 27701

**RE: *Parking Assessment for Independent / Assisted Living Facilities***

Dear Mr. Medlin,

It is our understanding that Durham Unified Development Ordinance (UDO) does not currently provide a specific parking ratio for Independent/Assisted Living Facilities and instead requires a ratio that is based on multi-family dwelling units. In conjunction with the proposed UDO text amendment, Kimley Horn and Associates has completed a parking assessment for Independent/Assisted living facilities. Our investigation considers three sources of information.

- Parking ratios from other local municipalities
- Parking demand data provided by the Institute of Transportation Engineers (ITE)
- Parking demand observations for two similar facilities in Durham

The table below summarizes the minimum parking requirement for similar facilities in other local municipalities.

<b>Municipality</b>	<b>Land Use</b>	<b>Minimum Parking Requirement</b>
Raleigh	Congregate Care, Nursing Home	1 space per 3 units + 1 per 400 SF of Admin, employee and staff work area
	Life Care Community	1 space per 3 units + 1 per 400 SF of Admin, employee and staff work area
Greensboro	Assisted Living Facilities	1 per 2 dwelling units or rooming units
	Nursing Home	1 per 3 beds
Winston - Salem	Group Care Facility	1 space per 4 residents
	Nursing Care	1 space per 3 beds
Fayetteville	Assisted Living	1 space per 3 beds
	Nursing Home	1 space per 3 beds
Wilmington	Assisted Living	1 per 4 beds + 1 per supervisor and staff person
	Nursing Home	1 per 4 beds + 1 per supervisor and staff person

Given the base parking ratios, and considering supplemental employee accommodations, the data suggests an average effective parking ratio of approximately 0.33 to 0.40 spaces per bed/unit.

The Institute for Transportation Engineers (ITE) *Parking Generation* Manual, 4<sup>th</sup> Edition, is a compilation of parking demand data for numerous land uses across the United States. Land use code 254, Assisted Living Facility, includes data from 33 sites with an average size of 84 dwelling units. The average peak period parking demand is 0.41 vehicles per unit. The 85<sup>th</sup> percentile is 0.54 vehicles per dwelling unit. The 95<sup>th</sup> percentile confidence interval is 0.37 to 0.46 vehicles per unit. ITE offers no specific data for Life Care Facilities, nor does it distinguish between Independent Care Facilities and Assisted Living Facilities

Bartlett Reserve is a similar type facility except that it is more “independent living” in nature, and 20 of the 99 available units are two bedroom suites, allowing double occupancy. The facility currently has 58 occupied units with 69 total guests in residence. There are 123 available parking spaces on site. Records indicate that 25 of the 69 current guests have vehicles on site. Parking demand was observed at five times during the day of November 19, 2014. These results are reflected below.

**Project Name:** Bartlett Reserve Parking Study  
**Date:** Wednesday, November 19, 2014  
**Total Spaces Provided:** 123  
**Current Occupied Units:** 58  
**Parking Demand Ratio:** Occupied Spaces / Occupied Units

Count Time:	Occupied Spaces	Parking Demand Ratio
7:00 AM	33	0.57
10:00 AM	38	0.66
1:00 PM	43	0.74
5:30 PM	42	0.72
7:45 PM	37	0.64
Average Rate:		0.67
85th Percentile Rate:		0.731

Based on this information, Bartlett Reserve has more than sufficient parking to accommodate the maximum parking demand for all 99 available units.

**Local Findings, Summary & Recommendations**

In addition to reviewing the definitions and parking ratios of other North Carolina municipalities, we have reviewed the unit count and available parking at the Durham Regent on Pickett Road, a well-established, successful Independent/Assisted Living Facility that was duly permitted prior to the adoption of the UDO. Our research found that the Durham Regent has approximately 120 units and approximately 72 on-site and on-street parking spaces, reflecting a 0.6 parking ratio.

The average effective parking ratios of other municipalities (0.33 to 0.40 spaces per unit) and the 95<sup>th</sup> confidence interval of the ITE Parking Generation data (0.37 to 0.46 spaces per unit) are quite similar. The parking demand rate for the Bartlett Reserve facility (85<sup>th</sup> percentile rate of 0.731 spaces per unit) is noticeably higher due to the fact that it is more of a senior independent living facility and offers suites. The Durham Regent's parking ratio of 0.6 appears to strike a balance between what other municipalities employ and what was found at Bartlett Reserve.

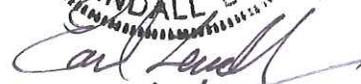
It is important to understand that minimum parking ratios should not be established in a manner that would always accommodate the worst case demand of all potential land use variations. Doing so would result in an overabundance of parking and unintended adverse impacts. Based on the information presented herein, a minimum parking ratio of 0.6 spaces per unit is recommended for Independent/Assisted Living Facilities which addresses the potential variations within this land use category. We understand that a new Independent/Assisted Living Facility that cannot meet the 0.6 parking ratio may pursue a minor special use permit from the City-County Board of Adjustment to allow for a lower parking ratio. Please contact me at (919) 653-5874 or [earl.lewellyn@kimley-horn.com](mailto:earl.lewellyn@kimley-horn.com) if you have additional questions.

Sincerely,

Kimely Horn and Associates, Inc.  
NC License #F-0102



Earl Lewellyn, P.E.  
Associate



2/9/2015