

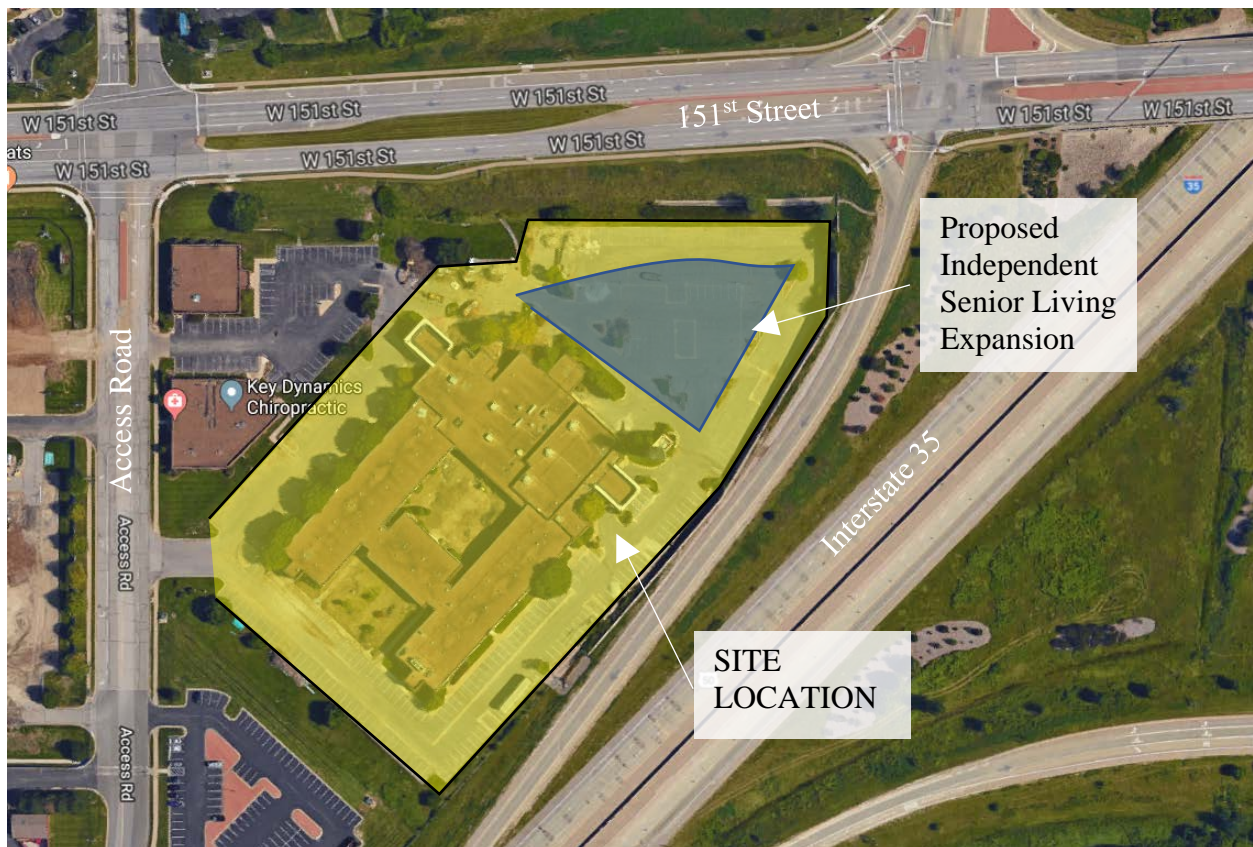


PLANNING  
ENGINEERING  
IMPLEMENTATION

Date: December 21, 2018  
To: Dan Fernandez, City of Olathe  
From: Nathan Hladky, P.E., PTOE, ENV SP  
Phelps Engineering, Inc.  
Re: Parking Memorandum  
CA Senior Living  
PEI # 181023

### Introduction

The purpose of this study is analyze the projected parking requirements for a future senior living facility located in the City of Olathe. The proposed development is located at approximately 151<sup>st</sup> and Access Road, located in the southwest quadrant of the 151<sup>st</sup> Street and Interstate 35 interchange. **Figure 1** depicts the site location in Olathe.



**Figure 1: Site Location**

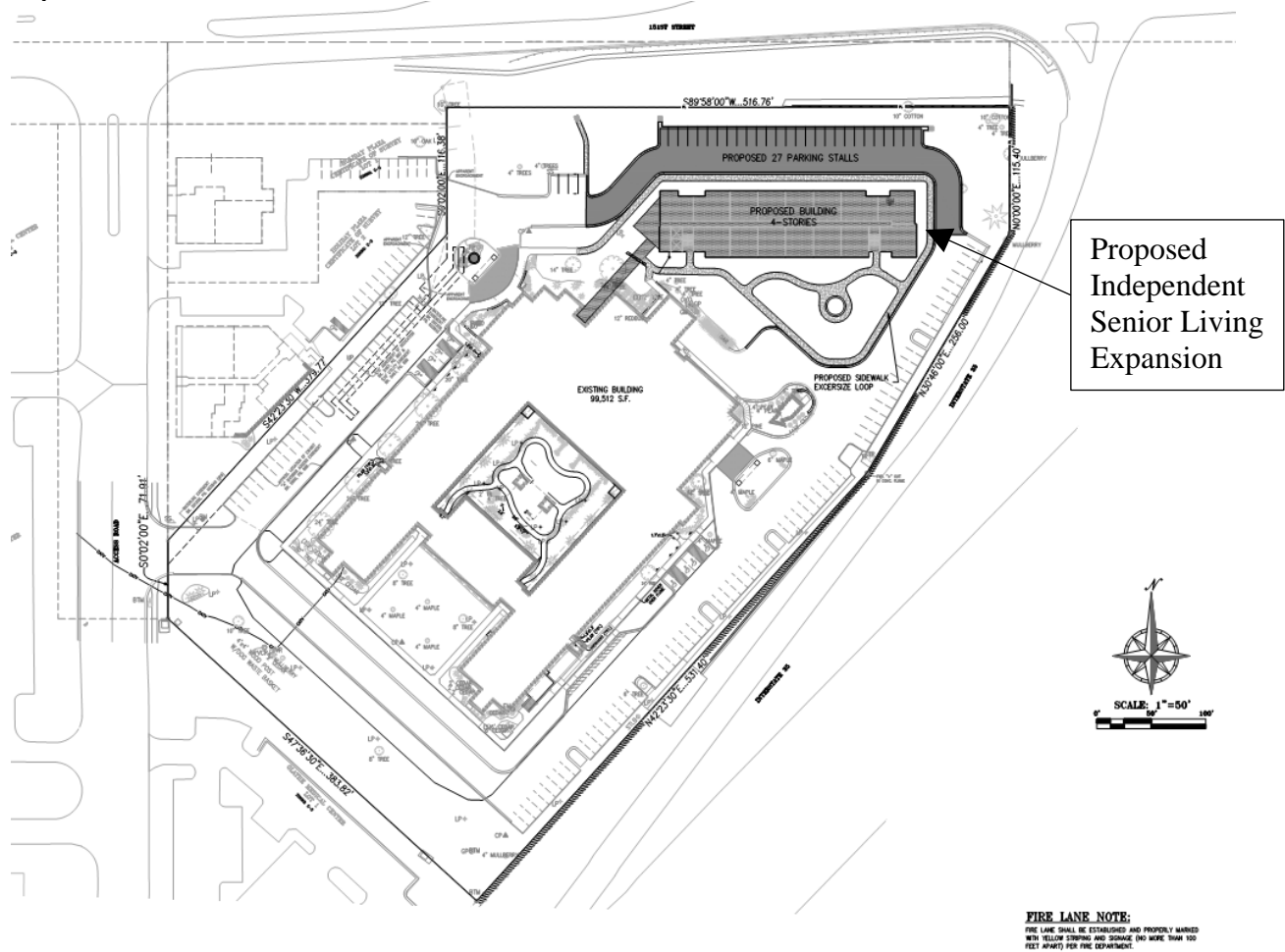
PHELPS ENGINEERING, INC.

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### Proposed Site Characteristics

The site currently includes senior adult living apartment units that provides assistance to both patients with memory care needs (28 units) and various levels assisted living needs (68 units). The proposed independent living expansion will add 60 independent living units to the site.

**Figure 2** shows the overall site plan for the site, showing the existing structure and the proposed expansion.



**Figure 2: Proposed Site Development Plan**

### Parking Requirements

The industry standard that recommends the amount of parking to provide based on development type is produced by the Urban Land Institute (ULI). The document is titled *The Dimensions of Parking, 5<sup>th</sup> Edition*. This resource has been used to predict parking demand and recommend the amount of parking provided to adequately service the site once the independent living units are constructed.

**Table 1** depicts the parking spaces provided by the proposed plan and compares them with the parking recommended by ULI and the City of Olathe UDO.

<b>Table 1 – Parking Space Requirements/Provided Summary</b>			
Parking Use	ULI Parking Recommendations	City of Olathe Requirements (UDO Requirements)	Proposed Parking
Independent Living Quarters (60 Units)	30 spaces (0.5 spaces per unit)	60 spaces (1.0 spaces per unit)	30 spaces (0.5 spaces per unit)
Memory Care Living (28 Units)	10 spaces (0.35 spaces per unit)	28 spaces (1.0 spaces per unit)	10 spaces (0.35 spaces per unit)
Assisted Living Care (68 Units)	24 spaces (0.35 spaces per unit)	68 spaces (1.0 spaces per unit)	24 spaces (0.35 spaces per unit)
Total	64 spaces	156 spaces	64 spaces

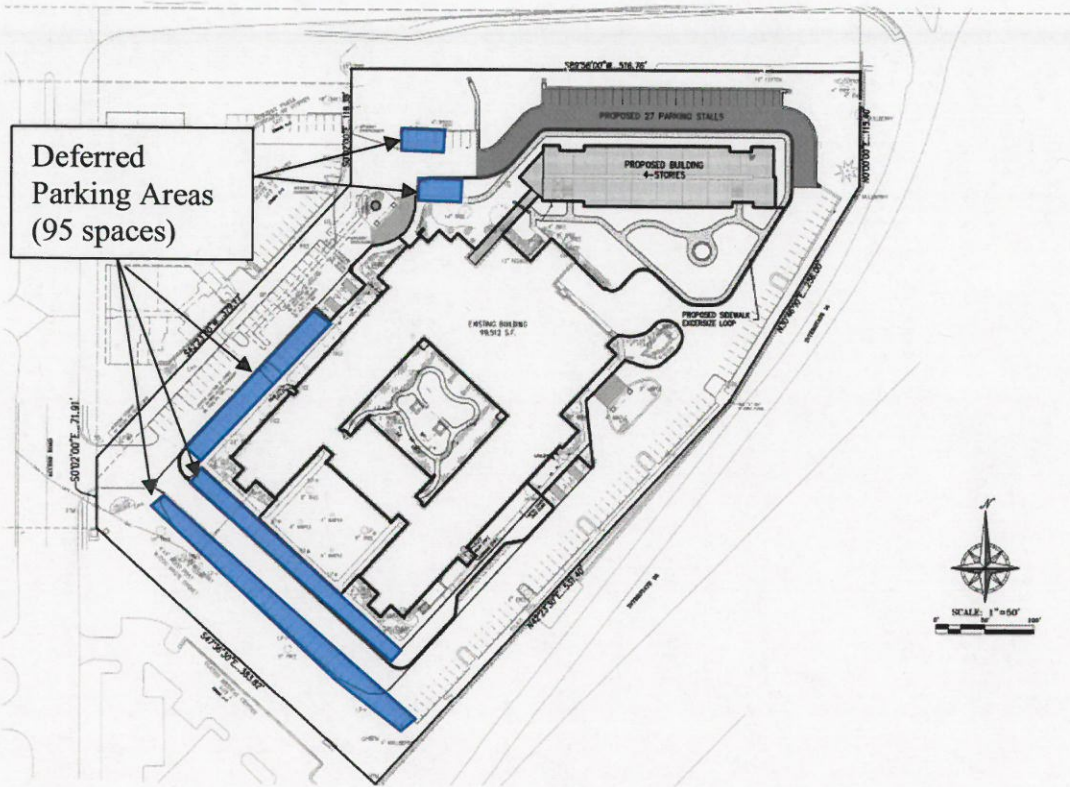
**Table 1** reflects that the current amount of proposed parking spaces does not meet the City’s requirements for senior housing facilities. It is our belief that the City’s parking over-estimates the needed parking by seniors, as indicated by several factors. A trend nation-wide is that seniors are downsizing and moving to senior living communities, and generally have one vehicle per family. For senior living, ULI’s recommendation is to provide 0.5 spaces per dwelling unit for independent living. For assisted living or congregate care, it is recommended to provide 0.35 spaces per dwelling unit. The 0.35 spaces per dwelling unit for assisted living/memory care is primarily for visitors, as the residents in these types of dwelling units would likely not be driving. Based on ULI recommendations for parking space ratios, the proposed site provides adequate parking.

It should be noted that the previous version of Olathe’s Unified Development Ordinances (UDO) had a land-use type for this facility. That version of the UDO had a land-use titled “Hospitals, Nursing or convalescent homes, or congregate care facilities.” The definition of congregate care facilities includes all levels of care within the same facility, that includes assisted living, skilled nursing or Alzheimer (memory) care. The parking requirement for that land use designation per that UDO was 1 space per 4 beds, or 0.25 spaces per unit. The current edition of the UDO does not have congregate care facilities listed as an applicable type of land use and has the “Senior living” land uses. Based on that definition, the land use most closely aligns with the recommendations made by ULI, which is 0.5 for senior living and 0.35 for congregate care (Memory Care and Assisted Living).

### **Deferred Parking**

The owner of the site believes that the proposed site plan will provide adequate parking based on their experience with parking demands at other senior living facilities. If the parking demand exceeds the proposed amount of parking spaces, there are several areas that provides opportunity to construct future parking as the demand warrants. If fully constructed, the deferred parking will provide 95 more parking spaces. **Figure 3** shows the location of this deferred parking.





**Figure 3: Deferred Parking Areas**

If the deferred parking were fully constructed, the proposed site would provide a total of 231 spaces. This would provide 1 space for all types of senior living on the site.

### Summary and Conclusions

Based upon the recommendations by ULI, the proposed site plan provides adequate parking for the independent living expansion. If actual parking demands do exceed the proposed amount of provided parking, an additional 95 spaces could be constructed on the site. This would provide 231 spaces, compared to the City UDO requirements of 228 spaces required.

