

September 7, 2022

Ms. Carissa Savant, VP of Development
Oakmont Management Group
Park IV Group, LLC
3 Park Plaza, Suite 550
Irvine, CA 92614

RE: PARKING DEMAND ANALYSIS FOR THE IVY AT BLUE OAKS SENIOR CARE FACILITY, ROSEVILLE, CA

Dear Ms. Savant:

Thank you for contacting KD Anderson & Associates regarding the parking requirements for The Ivy at Blue Oaks Senior Care Facility you propose in Roseville. As we have discussed, the project will provide 70 assisted living and 30 memory care residential units catering to the needs of Roseville residents. The facility will be accompanied by 57 parking spaces for employees, residents and guests, as noted in Figure 1. While we understand that the number of spaces is less than the requirement under the City's zoning code, you believe that supply will be adequate based on your experience with similar facilities elsewhere in Roseville. City staff have indicated that a comprehensive parking utilization analysis based on observation of a similar facility is needed to support your request for a parking variance. This report summarizes that analysis.

Analysis Approach / Scope

Our work program is based on City of Roseville requirements for parking utilization studies. Those requirements include identification of current parking demand at a similar facility and identification of peak parking demand rates (i.e., occupied spaces per residential unit) that can be applied to the proposed project. You identified Oakmont at Westpark as being very similar to the proposed project. Figure 2 locates 60 existing parking spaces and 7 guest garages that are available at Oakmont at Westpark. We next conducted hourly parking utilization surveys for the hours from 8:00 a.m. to 7:00 p.m. over a seven-day period to determine the number of parking spaces that were occupied, as well as the number of vacant spaces. Those weekday survey results were averaged to identify the number of occupied parking spaces per residential unit throughout the day. That rate was then applied to the residential unit inventory at The Ivy at Blue Oaks to calculate that project's probable hourly parking demand. Those demands were then compared to the 57 parking spaces that will be available to determine the adequacy of your proposal.

Background Information

Table 1 compares applicable information relating to the existing Oakmont at Westpark and the proposed The Ivy at Blues Oaks. The number of employees on-site will be similar. The Ivy at Blue Oaks will have 100 residential units, or 13 more units than Oakmont at Westpark.

TABLE 1 COMPARISON OF EXISTING AND PROPOSED SITES		
Parameter	Oakmont at Westpark	The Ivy at Blue Oaks
# of assisted living units	64	70
# of memory care units	23	30
Total Residential Units	87	100
Employees per weekday shift	15-20	15-20
Employees per weekend shift	10	10
Parking Spaces	67 ¹	57
Registered resident vehicles reported to be parked on-site	13	unknown
¹ total includes 7 resident garages that were not monitored but are reported to be fully occupied		

Observed Parking Utilization at Oakmont at Westpark

Parking Supply. Figure 3 locates the Oakmont at Westpark site at the Pleasant Grove Blvd / Village Center Drive intersection. The site has 7 enclosed resident parking garages and 60 marked parking spaces for a total capacity for 67 vehicles for employees, residents and guests. On-street parking is permitted along both sides of Village Center Drive and on Ribbon Grove along the north side of the site. Single-family residences exist along both streets opposite Oakmont at Westpark, and the Nela Luken Park at the Village Center is located immediately east of the site.

Parking Utilization Survey Results. The number of occupied parking spaces was observed hourly for each of the seven survey days, and the results are shown in Table 2.

As indicated, on-site parking utilization at the Oakmont at Westpark was highest on weekdays but some spaces were always empty. Typically, the number of employees on-site is less on weekends than on weekdays, but more guests visit residents on weekends. The greatest number of observed parked vehicles was 57 on three different occasions.

**TABLE 2
 OAKMONT AT WESTPARK PARKING UTILIZATION SURVEY RESULTS SUMMARY**

Time	Weekday												Weekend			
	Thursday		Friday		Monday		Tuesday		Wednesday		Average		Saturday		Sunday	
	8/25/2022		8/26/2022		8/29.2022		8/30/2022		8/31/2022		Weekday		8/27/2022		8/28/2022	
	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate	Occ	Occ Rate
8:00 am	32	48%	33	49%	34	51%	35	52%	36	54%	34	51%	32	48%	33	49%
9:00 am	37	55%	36	54%	36	54%	34	51%	43	64%	37	56%	35	52%	35	52%
10:00 am	38	57%	41	61%	41	61%	39	58%	46	69%	41	61%	36	54%	34	51%
11:00 am	49	73%	43	64%	38	57%	43	64%	37	55%	42	63%	38	57%	36	54%
12:00 noon	50	75%	53	79%	44	66%	47	70%	53	79%	49	74%	43	64%	44	66%
1:00 pm	50	75%	57	85%	42	63%	49	73%	52	78%	50	75%	41	61%	43	64%
2:00 pm	55	82%	46	69%	46	69%	57	85%	53	79%	51	77%	41	61%	42	63%
3:00 pm	52	78%	42	63%	45	67%	48	72%	52	78%	48	71%	37	55%	42	63%
4:00 pm	54	81%	40	60%	50	75%	50	75%	57	85%	50	75%	39	58%	41	61%
5:00 pm	47	70%	41	61%	44	66%	41	61%	37	55%	42	63%	37	55%	29	43%
6:00 pm	45	67%	33	49%	37	55%	37	55%	35	52%	37	56%	34	51%	40	60%
7:00 pm	40	60%	33	49%	40	60%	35	52%	33	49%	36	54%	31	46%	36	54%

Notes: *Occ* is occupied parking spaces. *Occ Rates* is occupied parking spaces divided by total parking supply. The total number of occupied spaces includes 7 vehicles parked in the garages. Occupancy rate is the occupied spaces divided by 60 parking spaces and 7 garages

Highest observed occupancy

KDA

**TABLE 3
 THE IVY AT BLUE OAKS PARKING DEMAND SUMMARY**

Time	Oakmont at Westpark			The Ivy at Blue Oaks		
	Occupied Spaces	Occupancy Rate	Occupied Spaces per Residential Unit	The Ivy at Blue Oaks Residential Units	Projected Occupied Spaces	Projected Vacant Spaces
8:00 am	34	51%	0.39	100	39	18
9:00 am	37	56%	0.43	100	43	14
10:00 am	41	61%	0.47	100	47	10
11:00 am	42	63%	0.48	100	48	9
12:00 noon	49	74%	0.57	100	57	0
1:00 pm	50	75%	0.57	100	57	0
2:00 pm	51	77%	0.59	100	59	-2
3:00 pm	48	71%	0.55	100	55	2
4:00 pm	50	75%	0.58	100	58	-1
5:00 pm	42	63%	0.48	100	48	9
6:00 pm	37	56%	0.43	100	43	14
7:00 pm	36	54%	0.42	100	42	15

KDA

Results

Parking Demand Rates. Table 3 presents the parking demand rate calculated for Oakmont at Westpark based on the average weekday occupancy survey result. As shown, these rates ranged from 0.39 occupied spaces per residential unit in the morning to 0.59 in the early afternoon.

Projected Parking Demands at The Ivy at Blue Oaks. The probable hourly parking demands at The Ivy at Blue Oaks can be determined by applying the calculated rates to the proposed residential unit count. As shown in Table 3, on average the number of parked vehicles at The Ivy at Blue Oaks is projected to range from 39 to 59 parked vehicles during various hours. As shown, the 57 parking spaces would be fully utilized for most of the hours from noon to 4:00 p.m.

A “worst case” condition was also created by applying a rate derived from the maximum number of parked vehicles observed at Oakmont at Westpark. The 57 observed vehicles are equivalent to 0.66 parked vehicles per residential unit. Applying that rate implies that The Ivy at Blue Oaks could occasionally generate 66 parked vehicles.

Conclusions / Recommendations

The results of this analysis indicated that the probable parking demands could approach or exceed the proposed parking supply. While operational strategies might be considered to decrease the project’s parking demand, development of additional parking is recommended.

Alternative Plan. In response to our preliminary discussion you have developed an alternative layout for The Ivy at Blue Oaks that increases the number of on-site parking spaces (attached). A total of 64 on-site spaces could be provided if that plan was implemented. That plan would accommodate the average peak demand within each weekday hour and would be very near to the ‘worst case’ demand that might occur occasionally.

Please feel free to contact me if you have any questions.

Sincerely yours,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
President

Attachments: Figures, Alternative Layout



OAKMONT AT WESTPARK