

**Parking Summary – Aegis Living 1203 Lincoln San Rafael**

**How was the proposed parking need (or demand) calculated?**

Estimating future parking demands for new development are typically based on parking studies of similar land uses. The *Parking Generation Manual* is the most robust and widely used source of parking data that is published by the Institute of Transportation Engineers (ITE). This manual provides data and information collected for a variety of land uses and is a trusted resource within the transportation industry.

Transpo Group has completed many transportation studies for Aegis Living facilities throughout the region and have found that they have similar transportation characteristics to the ITE Nursing Home land use. These facilities have skilled nurses and staff present 24 hours a day and residents generally do not drive or own a vehicle. The ITE data set presents peak parking demand rates for nursing homes located within suburban areas based on the number of beds within the facility.

**What is the estimated peak parking need for the proposal?**

Table 1 provides a summary of the parking need for the current proposal and the previously approved project.

| Land Use          | Size           | Weekday           |                   | Weekend             |                   |
|-------------------|----------------|-------------------|-------------------|---------------------|-------------------|
|                   |                | Rate <sup>1</sup> | Demand            | Rate <sup>1,2</sup> | Demand            |
| Current Proposal  | 105 beds       | 0.35 per bed      | 37 vehicles       | 0.26 per bed        | 27 vehicles       |
| Previous Approval | 88 beds        | 0.35 per bed      | 31 vehicles       | 0.26 per bed        | 23 vehicles       |
| <i>Difference</i> | <i>17 beds</i> |                   | <i>6 vehicles</i> |                     | <i>4 vehicles</i> |

1. Based on the peak weekday parking demand rate for nursing home land use (#620) in the ITE Parking Generation (4th Edition, 2010) consistent with the May 2018 and February 2021 traffic studies.  
2. The weekend trip rate was based off the highest parking demand rate for Saturday or Sunday for nursing home land use from ITE *Parking Generation*.

The peak parking demand for the current proposal is 37 vehicles and would occur during the weekday.

**Is there enough parking to meet the peak demands?**

The proposed project is providing 40 parking spaces, which will accommodate the anticipated peak parking demand of 37 vehicles.

**Why is the calculated parking needs reasonable?**

- Maximum of 34 staff are anticipated per shift
- If all staff drive alone to the site there would be 6 spaces for visitors
- Aegis is required to have a transportation management program (TMP) to encourage staff to not drive alone to work so parking needs will be reduced
- Visitors are spread throughout the day and visits are typically less than 1 hour
- Not all residents have visitors every day (similar to a nursing home)