

July 24, 2023

RE: Parking Counts at The Driftless Proposed River Point District Development

Dear La Crosse Redevelopment Authority Members,

The purpose of this letter is to explain our approach to determining the amount of parking provided at our proposed development.

Our development consists of two components: a 100-unit senior affordable apartment building and 20 3-bedroom townhomes for families. The development is located near a bus line and also has 20% of the units set aside for individuals at or below 30% of County Median Income.

In our experience of developing and managing many senior affordable housing developments, we expect to see a maximum parking ratio utilized by our senior tenants of 0.65 to 0.75 parking stalls for every 1 apartment unit. For this 100-unit building, that implies the total maximum parking stalls needed to be around 65 to 75 stalls. We would expect the first few years to be at the upper end of this range, but to then trend down toward the lower end over time as residents age in place.

For the townhomes, we expect a ratio of a 1.25 to 1.5 parking stalls used for each 3-bedroom townhome. This means that for the 20 townhome units, we'd expect a need for 25-30 total stalls.

Taking the above two, we would expect a total resident parking demand of $65-75 + 25-30 = 90 - 105$ total stalls.

We are currently proposing the following parking on our site:

- 65 Structured Parking Stalls in the ground floor of the 100-unit senior building.
- 12 Single Garages within the 3-bedroom townhomes.
- 31 Surface Parking Stalls
- 108 Total Parking Stalls

To summarize, we expect a demand of 90 to 105 stalls and will be providing 108 total stalls.

We appreciate the RDA's support and look forward to our continued work together to bring this project to fruition and help address some of the City's affordable housing needs.

Best regards,



Mark Hammond

Vice President of Development