

July 8, 2022

Re: Parking Summary for Hillview CBRF Conditional Use Permit

Parking Description

This site contains uses that merit an approach different to that described in the multifamily housing standards. The residential uses vary from Independent Living (ambulatory) to Skilled Nursing and CBRF (non-ambulatory). Non-ambulatory residents do not drive and do not have a need for permanent vehicle parking. Therefore, the following table provides a holistic parking approach that addresses all site needs. Accessible parking spaces will be provided at building entrances per the International Building Code.

Proposed parking metrics

Facility	Use	Occupant	Proposed Parking Metric	Parking Stalls
Carroll Heights	Independent Living	66 bedrooms	1:1 (bed)	66
Hillview Terrace	RCAC	34 bedrooms	1:2 (bed)	17
Health Center	SNF (non-ambulatory)	*45 bedrooms	1:3 (visitor)	15
Proposed CBRF	CBRF (non-ambulatory)	48 bedrooms	1:3 (visitor)	16
Overall Site Support	Staff	** 87	Max shift overlap	87
TOTAL				201

* Number of beds is based on new occupancy after completion of CBRF.

* Staff number shown is maximum shift overlap. Total staff is 94. Maximum shift is 65.

Number of Parking Stall Summary

Existing	250
Required (per table above)	201
Proposed (as shown on site plan)	212