

MCDOWELL POINT PARKING ANALYSIS

I. INTRODUCTION

The proposed McDowell Point project consists of a 55 and older age-restricted community along with on-site recreational amenities unique to this type of development. McDowell Point provides 304 parking spaces for a total of 174 senior living apartment units, resulting in a parking ratio of 1.75 spaces per unit which significantly exceeds the actual parking demand given the age-restricted nature of this development.

II. MCDOWELL POINT PROVIDES A HIGHER PARKING RATIO THAN THE RECENTLY APPROVED AVENIDA PROJECT LOCATED ON MILL STREET NORTH OF BAUER ROAD.

The City of Naperville (the “City”) recently approved the Avenida age-restricted apartment community which included a parking variance request from 2.0 spaces per unit to a ratio of 1.55 parking spaces per unit. Avenida is a senior apartment community for independent adults age 55 and older and consists of 146 units. Similarly, McDowell Point is an age restricted senior apartment community for independent seniors age 55 and older consisting of 174 units. Avenida was approved to install 227 parking spaces for 146 units, which equates to a parking ratio of 1.55 spaces per unit. McDowell Point is proposing a total of 304 parking spaces for 174 units, which equates to a parking ratio of 1.75 spaces per unit.

Table 1

Avenida		McDowell Point
Demographic	Age 55+ Independent Seniors	Age 55+ Independent Seniors
Type of Community	Age restricted rental apartments	Age restricted rental apartments
Units	146	174
# Parking Spaces	227	304
Parking Variance Requested	From 2 per dwelling unit to 1.55 per dwelling unit	From 2 per dwelling unit to 1.75 per dwelling unit

III. INDUSTRY STANDARD PARKING REQUIREMENTS FOR SENIOR LIVING COMMUNITIES

According to the National Parking Association’s *Recommended Zoning Provisions* published in 2012, “Elderly Housing” is defined as multi-family dwellings occupied by 90% or more of persons roughly 60 years-old who live independently and require little or no medical assistance. Petitioner’s proposal falls within this category of “Elderly” or Senior Housing by restricting the minimum age to 55+ who live independently. The figures depicted in Table 2 below show a breakdown of the average parking ratio per dwelling unit required in senior living communities according to the National Parking Association, the Institute of Transportation Engineers (ITE), and The American Planning Association (APA).

Table 2

	The National Parking Association (2012)	ITE Fourth Edition of Parking Generation (2010)	The APA Planning and Urban Design Standards (2006)	McDowell Point
Parking space ratio per unit for attached senior housing	0.50 spaces per unit	1.0 spaces per unit	0.60 spaces per unit	1.75 spaces per unit
Average parked vehicle ratio during peak hours (11pm-5am)	No data provided	0.59 vehicles per unit	No Data Provided	No Data Provided

Petitioner’s proposed parking ratio of 1.75 parking spaces per unit exceeds all NPA, ITE and APA recommendations. According to the published recommendations provided by the sources listed in Table 2, attached senior housing generally only requires between 0.50 and 1.0 parking spaces per dwelling unit. This data indicates that McDowell Point’s parking of 1.75 spaces per unit significantly surpasses the parking needs of the average senior living community.

IV. PARKING REQUIREMENT PER CITY OF NAPERVILLE MUNICIPAL CODE & PARKING RATIO ANALYSIS COMPARISSON

A review of nearby communities parking requirements suggests that perhaps Naperville Code should include a sub-set for age restricted independent living. Here is a comparison of how nearby communities allocate parking requirements to developments of this nature.

Table 3 Senior Living Communities Parking Ratio

Municipality	Type of Facility	Parking Ratio
Village of St. Charles, IL	Independent Living Facility	0.5 /per unit
Village of Glenview, IL	Senior Citizen Housing Facility	0.3 /per unit
City of Yorkville, IL	Elderly Housing	0.5 /per unit
City of Elgin, IL	Elderly Housing	1 /per 2 units
Village of Hinsdale, IL	Senior Living Facilities	1 / per unit

Source: Municipal Codes and Ordinance in Illinois

V. CONCLUSION

In light of the foregoing, the parking requirements for an age-restricted rental community falls between 0.50 and 1.0 parking spaces per unit. The proposed McDowell Point community, McDowell Point will provide parking at a ratio of 1.75 spaces per unit. The requested variance from 2 parking spaces per dwelling unit to a ratio of 1.75 parking spaces per dwelling unit exceeds the parking needs of the average senior living community. Therefore, relief is appropriate.