

MEMORANDUM

TO: City Planning Commission

FROM: Matt Kowalski AICP, City Planner

SUBJECT: **Lockwood of Ann Arbor Parking Documentation**

DATE: September 5, 2018

Planning staff received additional questions regarding the parking for the Lockwood project last week. In response to those questions, the petitioner has submitted additional background information. Attached is the information provided and the petitioner will be available at the meeting to answer any questions.

Kowalski, Matthew

From: Kowalski, Matthew
Sent: Friday, August 31, 2018 4:35 PM
To: 'Mark Korinek'
Cc: Lenart, Brett
Subject: Lockwood additional parking questions

Hello Mark,

I know you have provided the parking information I requested previously. We did get some additional questions regarding the parking for Lockwood. Please provide a response to the following questions and be prepared to discuss at the PC meeting:

Do you have a projection for the estimated RESIDENT(so not including guests or employees) vehicles? Do you have any experience you can speak to from other facilities on a per-unit basis?

What is your employee shift schedule? Overlap parking needs? Can you compare total anticipated employees with these shifts?

What is the contingency plan if the parking lot is full at a peak time, where will overflow parking go? Off-site parking, shuttle? How would accommodate such a peak demand?

Thank you

Matthew J. Kowalski AICP

*City Planner
City of Ann Arbor, MI
734.794.6265 General
ext 42612 Direct*

Visit the Planning webpage at: www.a2gov.org/planning

Kowalski, Matthew

From: Mark Korinek <mkorinek@Lockwoodcompanies.com>
Sent: Tuesday, September 04, 2018 3:38 PM
To: Kowalski, Matthew
Cc: Lenart, Brett
Subject: RE: Lockwood additional parking questions
Attachments: PARKING INDIRECT.xlsx; Excess parking area.pdf

Matt,

Here is some specifics on parking at our other senior sites. Hopefully you can interpret the shorthand used. But here is some brief explanation:

- Resident parking. Our multiple sites require residents to register their vehicles with us. Our % of residents with vehicles is 25% to 30%.
- Employee Parking. Although we have multiple shifts and FT and PT, there is some staggering and overlap. Peak parking for employees is about 2 employees less than our total number of employees for all shifts.
- At A2, employees or residents can use the bus. Also, some of our servers are young and might not have a vehicle. Some will get a ride from family. Bike will also be an option.

When I back into a parking ratio with this data, it's a little higher than averages for the industry. I think it is our small size for the kind of property. For example, we can't scale the staffing down in proportion to the size. Nevertheless, this analysis still indicates a 29% parking cushion above peak demand.

That is a sizable cushion. The industry data and 'in place' parking usage at like-properties provide good data and are a good barometer of how much we need. If anything, parking usage ratios have downward pressure on them. Planning for overflow seems like extreme caution in view of the data but I suppose it's good to be prepared for everything if possible. So here are some parking outlets if ever needed:

- Meijer is 2 miles due west on Jackson Ave. The Ride has a commuter lot and bus stop there. Our shuttle van can pick up people parked there, or they can use The Ride which stops near the subject property.
- Closer than that, there are a number of larger parking fields where we could get permission to park a number of vehicles. The movie theater and bowling lanes have superfluous amounts of parking if not at all times, then during the daytime when I imagine a need would be more likely to occur. When you look at an aerial map of Jackson Avenue, the options are many for 5 cars or something of that order. There are 50,000 cars that need to park for each U of M game and a real parking shortage; even it works out. So any parking matter on our site can surely be made to work.
- Finally, if there is a need to point to more 'permanent' spaces, the revisions to the SW corner of the site opened up some space. I can see 11 permanent or special occasion spaces there (see attached).

I have asked Washtenaw Engineering to look at it and confirm my estimate.

Give me a call or let me know if there is anything that you want to discuss.

Thanks,
Mark

**LOCKWOOD OF ANN ARBOR
PARKING DEMAND FACTORS**

		<u>PEAK USAGE</u>		
EMPLOYEES				
DIRECT - ALL SHIFTS, FT, PT	14			
DIRECT - PEAK		12		Peak is aro
HOME HEALTH		2		
TRANSPORTATION - OTHER THAN OWN VEHICLE	-10%	<u>-1</u>	13	
RESIDENTS	30% X	95	29	
VACANCY ADJUSTMENT		-5%	<u>-1</u>	<u>28</u>
				41
VISITORS/OTHER (PEAK -after brkfst or lunch)				<u>10</u>
TOTAL - PEAK				51
SPACES				65
SURPLUS				29%

EXHIBIT P2

**ANN ARBOR SENIOR LIVING
PARKING DEMAND**

PROPERTY	NUMBER OF ROOMS/BEDS	PARKING SPACES OCCUPIED Google Earth/ 4-8-18, 4-12-18	PARKING DEMAND PER ROOM / BED
American House Carpenter Road	102 I.L.	23, 23, 21	0.23, 0.23, 0.21
Brookhaven Manor 401 W. Oakbrook Dr.	139 I.L.	57, 52, 47	0.41, 0.37, 0.34
Silver Maples Chelsea, MI	135 77 I.L., 58 A.L.	22, 61, 51	0.16, 0.45, 0.38
Atria Park, Road	Plymouth 80 (est.) I.L., A.L.,M.C.	21, 20, 22	0.26, 0.25, 0.28

The above table represents the parking usage at other senior Ann Arbor area properties at 2 times in April 2018 (in person), and at random times in 2017 using Google Earth.

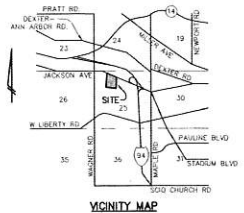
WASHTENAW COUNTY, MICHIGAN
 LOCKWOOD COMPANIES, INC.
 277 STATE 1410 RD
 SCOTTSDALE, AZ 85260
 TEL: 480-343-7100
 WWW.LOCKWOODCOMPANIES.COM



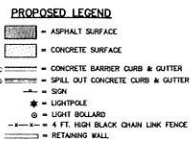
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DIMENSIONAL SITE PLAN

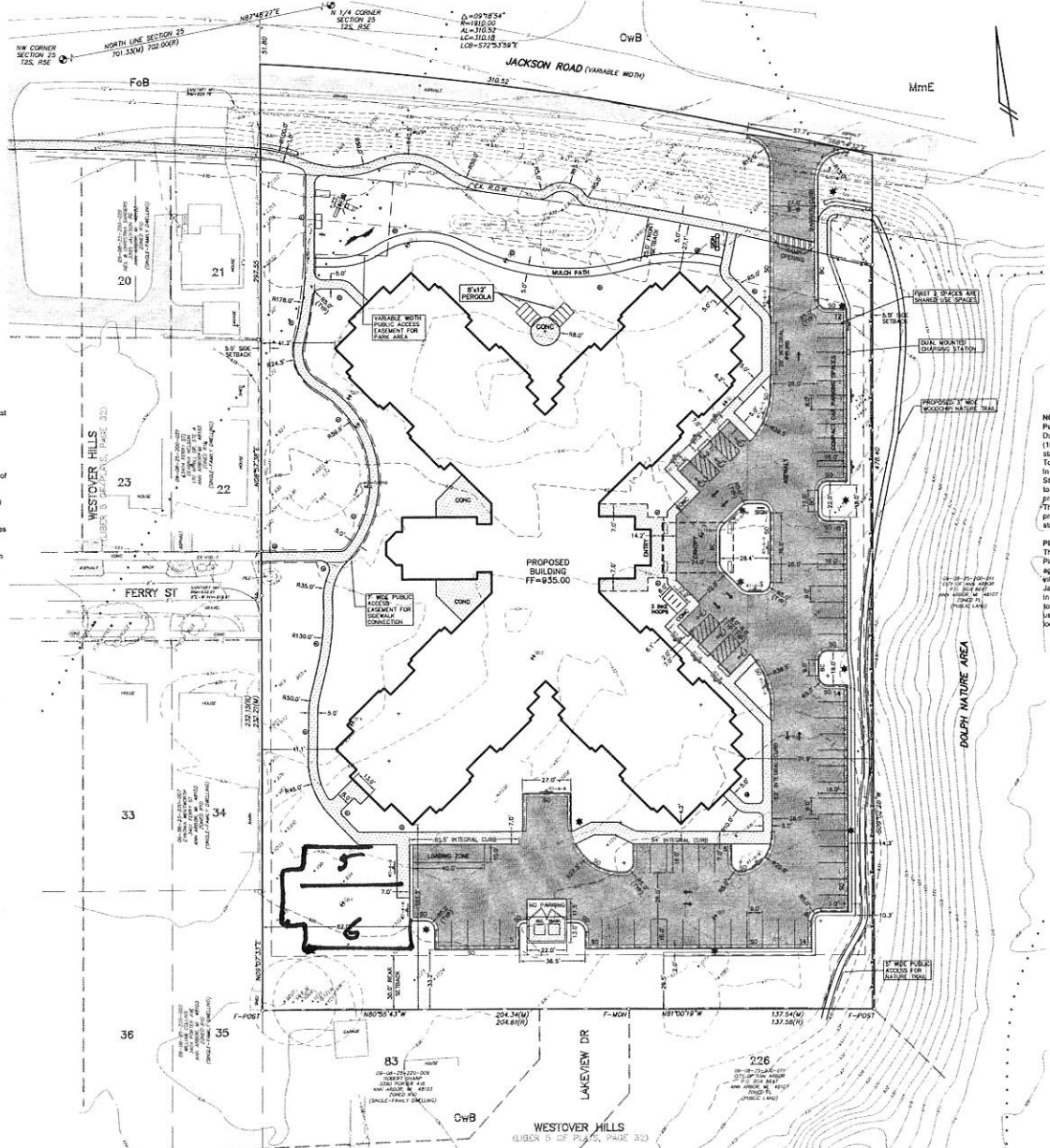
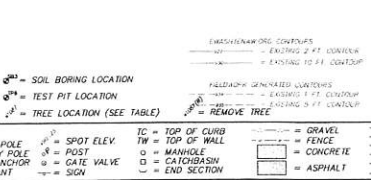
LOCKWOOD OF ANN ARBOR



- Community Analysis
 October 10, 2017
- The impact of the proposed development on public schools
 - Lockwood is a senior independent living facility and will have no school age children. Although the development will not impact the numbers of children attending the local schools, it will add more to the tax revenues that benefit the Ann Arbor Public Schools.
 - The relationship of intended use to neighboring uses
 - The proposed development is situated along the outer edge of residences to the south and west. To the east is the City Dolph Nature Area. The project proposes to keep the building in the middle of the site to limit impact on residences and maintaining a wooded side and back yard.
 - Impact of adjacent users on the proposed development
 - The design of Lockwood will enhance the pedestrian experience along Jackson Road. The planned 5' sidewalk will complete a needed continuation of the sidewalk and connection from Ferry Street to the edge of the City's Dolph Nature Area.
 - Impact of the proposed development on the air and water quality, and on existing natural features of the site and neighboring sites
 - There are no wetlands on the property, only a few landmark trees and other tree areas that make up the site's natural features.
 - Historically, the site is totally pervious, and has been used in the past as farm land and had a small home on the property. Any rain that fell on it ran off in several directions as shown on sheet C-0. The proposed development will take storm water from the site and pre-treat then discharge into a underground infiltration system located on the property.
 - See sheet C-0 for information on existing site natural features
 - Impact of the proposed use on historic sites or structures which are located within an historic district or listed on the National Register of Historic Places
 - There are no sites or buildings of historical significance on the site.
 - The architecture and scale is consistent with neighboring homes and zoning.
 - Statement of interest in land
 - The petitioner is interested in developing the land as a Senior Independent Living Facility, with affordable rental housing included for some units.
 - Development Program
 - The land will be used as a Senior Independent Living Facility and will be completed in one phase.
 - All tree removals and clean up will be done during the first part of the project.
 - With a total project cost of completion of all work contained on these site plans is around \$20 million.



WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 FoB - FOR SANDY LOAM, 2 TO 6 PERCENT SLOPES
 MmE - MIAMI LOAM, 18 TO 25 PERCENT SLOPES
 CwB - OYSSO-MIAMI COMPLEX, 2 TO 6 PERCENT SLOPES
 - - - - - SOILS BOUNDARY
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHTENAW COUNTY.



NOTES:
Public Sidewalk Location
 Due to steep slopes within the Jackson Road R.O.W. and the existing 118' mature trees to be saved, the Petitioner has elected to site a standard pedestrian sidewalk within the Jackson Road Right of Way. To circulate around two trees located at the property line. In addition a pedestrian sidewalk is also planned, connecting the Ferry Street R.O.W. with the Jackson Road sidewalk. The Petitioner seeks to obtain a public easement for this pedestrian sidewalk through the property.
 The Petitioner has agreed to build a new 5' wide sidewalk from his property and extending west along Jackson Road to the existing bus stop near the corner of Jackson Road and Wagner Road.

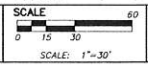
Play Scape Pergola / Bench Seating
 The Petitioner agrees to build and make available for Public use a Play Scape structure with (2) bench seats, designed for children of the ages of 3-6 years old. The Play Structure shall be located at the intersection of the two public walkways connecting Ferry Street and Jackson Road.
 In addition, the Petitioner has planned a Pergola with (2) bench seats to be built on the Petitioner's front yard. This structure is intended for use by Residents and the Public. All proposed Public Features located on private property will be created by a Public Easement.

PROPOSED ZONING PUD SET BACK TABLE

FRONT	25 FT
REAR	10 FT
SIDE	10 FT
BEAR	10 FT

DRIVE PARKING - 8 SPACES
TOTAL PARKING - 85 SPACES (INCLUDING 8 HD SPACES)
LOADING ZONE - 11 SPACE (10'X35')

NOTE
 PER CHAPTER 48, SECTION 4.06 "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO THE COMMENCEMENT OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.



PREPARED BY: *Joseph K. Maynard*
 JOSEPH K. MAYNARD P.E., MICH NO. 52559



Know what's below. Call before you dig.



SECTION 25 TOWN 2 SOUTH RANGE 3 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY - MICHIGAN
 JOB NO. 25244
 DATE: 8-29-17
 FIELD BOOK NAME:
 FILE NO. 10354
C-5.0
 SHEET

DATE PLOTTED: 10/27/2017 10:47:11 AM
 PLOTTER: HP DesignJet T1100e



**BROOKHAVEN MANOR
W. OAKBROOK DRIVE
ANN ARBOR, MI**

Number of Spaces:	143
Number of Apartments:	139
Peak Demand(Spaces):	57
Utilization:	39.9%
Usage Ratio Average:	0.37
Lockwood Proposed:	0.68
Cushion/Surplus @.40 demand:	70%