

Parking per Code

Hotel	129
Restaurant	45
Residential	400
Café/Retail	23
Marina	25
Total Spots	622

Parking needed for Operations

Hotel	114
Restaurant	45
Residential	300
Café/Retail	23
Marina	18
Total spots	499

Commentary:

Calculation based on experience from hotel operator plus estimated event space use

Calculation based on code requirement

Calculation is 1.5 spaces per unit per Active Adult architect; see letter from Arrive

Calculation based on code requirement

Calculation is 70% of code; it is anticipated that 30% of marina renters will be Active Adult residents

Parking Provided

Site Surface	227
Hotel Podium	55
Residential Podium	200
Residential Garage	18
Total Spots	500

August 2, 2022

**RE: La Rive Active Adult Community
Mandeville, LA
Parking Reduction Justification**

Dear Mr. Cheezem,

Our firm has designed and administered construction on 40 plus age-restricted, Active Adult communities in our 24 years as a firm. We have designed and built hundreds of traditional Independent Living and Assisted Living and Memory Care communities. I also serve on the National American Institute of Architects Design for Aging Knowledge Community Board. We are experts in this field.

Currently we have nine clients that build Active Adult Communities across the country. Most of our projects are in suburban markets that require the use of a car for transportation. On average, we have found the parking ratio of 1.2 to 1.3 per unit is sufficient for this type of project.

Many communities have in place a senior retirement center type parking requirement ranging from 1 space per unit to 1.5 per unit. In communities that do not have this category, we request and are granted 100% of the time a parking reduction as part of our zoning and entitlement work.

Reasons for Reduced Parking Levels:

1. Nearly 50% of our residents will be single and have one car. Even in married couples a large percentage will have one car.
2. The vast majority of Active Adult residents have adult children nearby. These children provide some of the residents transportation needs.
3. The advent of Uber and Lyft have had an effect on parking in Active Adult communities, providing residents more options than driving themselves.
4. The community will provide transportation either by owning a community bus or renting one for events and some scheduled transportation. This varies by community.
5. Guests are allowed to stay a maximum time of one week per operational policy. This is part of the lease documents signed by the residents.
6. Staffing levels are lower in Active Adult than traditional Independent Living. Typically at peak hours a staff of 4-8 versus 20-30.
7. Visitors are lower in Active Adult communities since residents are still very involved in their communities and families. They come and go like others in the neighborhood.



ARCHITECTURE GROUP

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P: 817.514.0584 ArriveAG.com

We have provided on the following pages a list of some of our Active Adult Communities, their # of units and respective parking counts.

Please let me know if you need any additional information on this issue.

Sincerely,

J. Marc Tolson, AIA, NCARB
Founder/Managing Partner

COMPARABLE PROJECT PARKING TOTALS:

Active Adult – 55+ Facilities Designed and Built by Arrive

The Luxe at Cedar Hill

Cedar Hill, TX

140 Active Adult Units

203 Spaces = 1.45 per Unit

92 One Bedroom Units

34 Two Bedroom Units

14 Two Bedroom Cottages

Anabelle on Main

Duluth, GA

180 Active Adult Units

198 Spaces = 1.1 per Unit

91 One Bedroom Units

89 Two Bedroom Units

Harper's Station at Dothan

Dothan, AL

104 Active Adult Units

172 Spaces – 1.65 per Unit

56 Two Bedroom Cottages

48 Three Bedroom Cottages

[Under Construction]

Watermere at Woodland Lakes

Conroe, TX

230 Active Adult Units

284 Spaces = 1.23 per Unit

116 One Bedroom Units

93 Two Bedroom Units

3 Three Bedroom Units

8 Cottages

Chateau Elan

Hoschton, GA

152 Active Adult Units

199 Spaces – 1.3 per Unit

89 One Bedroom Units

63 Two Bedroom Units

[Under Construction]



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Discovery Village at Sandhill

Columbia, SC

186 Active Adult Units

198 Spaces = 1.06 per Unit

107 One Bedroom Units

79 Two Bedroom Units

The Lakes at Grand Prairie

Grand Prairie, TX

137 Active Adult Units

208 Spaces – 1.52 per Unit

89 One Bedroom Units

48 Two Bedroom Units