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September 26, 2018

City of Mesa Planning and development
20 E. Main Street, Suite 130
Mesa, Arizona 85201

Re: Parking Demand Report for:
Olivia's Care
160 N. Power Road
Mesa, Arizona 85205

The following report provides our request for a variance on the required number of parking spaces for a 39 unit assisted living facility. In addition, this study list four various assisted living facilities in the area, the types of clients they serve and some of the services they provide. Each one also clearly shows that they operate their facilities with a much lower physical number of parking spaces than the standard regulations require.

Sincerely,

Joshua Oehler
President

Olivia's Care

160 N. Power Road
Mesa, AZ 85205
License is pending

Capacity 39 units
22,831 Square Feet
Parking Spaces 19 – 49%

This facility will consist of 39 units for assisted living. This site is located at 160 N Power Road, at the northwest corner of Power Road and Albany Street with a northern border of Akron Street. It will have a 21,075 SF first floor with a small second floor of 1,756 SF for a total of 22,831 SF.

This facility will bring many benefits to the citizens in the general area. Our population is aging and there is a growing demand for modern housing that specializes in care for adults who cannot or choose not to live independently. The focus is on providing a group living environment that gives the clients a sense of community, safety and well-being. The staff provide supervision or assistance with daily living activities. The clients are people who do not require the medical attention of a nursing home but are not able or desire to live independently in a retirement home. These clients will not have a personal vehicle at the site while being served as a client. The parking is for staff of and visitors. Experience shows that visitors stays are of relatively short durations and the number of guests is seldom substantial at any one time.

This Facility will provide resident shuttle transportation, 24-hour security system, medication management, and coordination with outside healthcare providers.

We are requesting that the standard number of 41 parking spaces be reduced to a total of 19. We will be providing 15 standard parking spaces, 3 compact parking spaces, and 1 ADA parking space. It is important to understand that the clients that we will serve do not drive. There will be no overnight guests allowed. Therefore the 19 spaces will be ample to accommodate our daily usage. There are several examples of care facilities that have been issued occupancy permits in Mesa that did not meet the standard parking requirements.

The following is an overview of our anticipated operating program:

Our normal shifts at Olivia's Care will be:

6:30 am to 3:00 pm
2:30 pm to 11:00 pm
10:30 pm to 6:00 am

There will be a 45-minute window for shift changes at 6:30am – 2:30 pm and 10:30 pm. Visiting hours will be from 8 am to 8 pm daily.

Normal staffing will be 5 staff and one manager for the morning and afternoon shift. There will be one shuttle driver from 9:00 to 5:30 pm. The overnight shift will be no more than 3 staff.

There could be a maximum of employees parking their car for a period of less than one hour at 2:30 in the afternoon. That could have an impact on parking. The shift changes at 6:30 in the morning and 10:30 at night will not have any impact as they are not during visitor hours. There is also a real possibility that one or more staff employees may be driven to work and not require a parking space.

The number of visitors, length of stay will vary. We would expect to have up to 8 vehicles between 8 am and 4 pm. Then there may be up to 12 (50% more) for the evening peak hours.

Weekends often will be the same as evening peak hours through out the day as well. (Up to 12 vehicles)

Major holidays could see an increase of up to 15 vehicles at one time usually for short durations as the flow of visitors change during the day. Most visits do not last longer than one to two hours.

We wish to maintain a good relationship with the office building owner and our residential neighbors. There will be a construction supervisor on site during construction, who will ensure that the office building access is not impeded or used for parking by workers.

There may be times periodically when we would require additional parking for special events held on major holidays or weekends.

We are prepared to negotiate an agreement for up to 22 additional parking spaces with the Sun Valley Square Shopping Center located one block north of Akron and Powers on the same side of the street. These would be limited to our visiting hours for overflow parking on certain weekends, holidays, or for a special event. We would have all staff park off site and any additional visitors above 19 would be directed to the shopping center and shuttled back and forth.

Silver Creek Inn Memory Care Community

6345 E. Baseline Road
Gilbert, Arizona 85206
License # AL8814C

Capacity 67 units
32,706 Square Feet
34 parking spaces – 51%

This is a Koelsch Senior Communities Assisted Living Home located in a neighborhood on the border of Mesa close to medical facilities. It is well equipped to serve the specific needs of those patients experiencing Alzheimer's, dementia and other forms of memory loss. They specialize in creating a warm environment that allows each individual to express themselves in an open more fulfilling way. The staff is trained in how to pace proper care and communication at a level designed to maximize the patient's engagement. They strive to meet both their emotional and physical requirements.

The Services offered include:

Companion Suites
Overnight Guests
Guest Parking
Medication Management
Health Care Assistance
Memory Training and Care
Staff Nurse

Parking Total: 34
21 Standard Spaces
05 Compact spaces
06 Guest Spaces
02 ADA Compliant Spaces

Brookdale North Mesa

2122 East Brown Road
Mesa, Arizona 85213
License #AL 3333C

Capacity 103 people
41,380 Square Feet
48 parking spaces – 47%

At Brookdale, we believe in delivering senior care that's tailored to you and your loved one based on those unique needs and desires. That's why we provide a variety of options. We offer assisted living, independent living, memory care, skilled nursing care and other health care services.

Independent Care – One doesn't need much daily assistance, and they can move safely around the house without help. But you'd feel more comfortable if there was staff around to assist in an emergency.

Assisted Living – Provides medication assistance and activity monitoring for those who are still independent but require assistance periodically for peace of mind.

Skilled Nursing - Alzheimer's and dementia patients may need an environment that is specifically designed for seniors with memory loss that are monitored 24 hours a day, 7 days a week to make sure they're always safe and sound, and exactly where they're supposed to be.

We provide:

Trained Dementia and Alzheimer's care givers
Memory Care
Skilled Nurse
Sense of Community
Extended Stay for Guests

Parking Total: 48
42 Standard Spaces
02 Compact Spaces
04 ADA Compliant Spaces

Courtyard Towers

22 N Robson
Mesa, Arizona 85201

License # AL 9746C
Capacity 175 people
132,362 Square Feet
77 parking spaces – 44%

Courtyard Towers includes a specially designed neighborhood to serve the special needs of individuals living with Alzheimer's disease, dementia and other forms of memory loss. With our Life Enrichment program, a Montessori-inspired philosophy for care, we create a specialized, life-enriching environment that affords each individual maximum self-expression. The staff is committed to delivering a quality of care that meets the resident's physical, social, spiritual and emotional needs.

Our services are created to meet your needs:

Independent Retirement living

Assisted Living

Care coordination and health management assistance

Medication assistance

Memory Enrichment Care

Flexible guests stays

Parking total: 77 Spaces

69 Standard Spaces

04 Compact Spaces

04 ADA Compliant Spaces

Brookdale East Mesa

6145 East Arbor Ave
Mesa, Arizona 85206
License # AL 6354C

Capacity 56 people
25,050 Square Feet
30 parking spaces – 54%

At Brookdale, we believe in delivering senior care that's tailored to you and your loved one based on those unique needs and desires. That's why we provide a variety of options. We offer assisted living, independent living, memory care, skilled nursing care and other health care services.

Independent Care – One doesn't need much daily assistance, and they can move safely around the house without help. But you'd feel more comfortable if there was staff around to assist in an emergency.

Assisted Living – Provides medication assistance and activity monitoring for those who are still independent but require assistance periodically for peace of mind.

Skilled Nursing - Alzheimer's and dementia patients may need an environment that is specifically designed for seniors with memory loss that are monitored 24 hours a day, 7 days a week to make sure they're always safe and sound, and exactly where they're supposed to be.

We provide:

Trained Dementia and Alzheimer's care givers
Memory Care
Skilled Nurse
Sense of Community

Parking Total: 30
21 Standard Spaces
06 Compact Spaces
03 ADA Compliant Spaces

Conclusion

We have made a review of four assisted living care facilities in the Mesa area. They have shown that the parking reductions approved for their facilities range from 44% to 54% provided spaces of the required parking. Our request for a reduction in parking spaces would be mid-range at 49% provided spaces.

Therefore, we conclude that the parking we are requesting meets the standards of development within the area of Olivia's Care facility.