

## **BROOKHAVEN AT LEXINGTON**

### **Parking Analysis**

A parking analysis was conducted as part of the design effort for the proposed re-zoning for the Brookhaven at Lexington Facility. The analysis was based on historical parking ratios since the facility was first permitted in 1987. A summary of the unit count, parking spaces provided, and parking ratio since 1987 is provided below. Note that the unit count makes no distinction between Independent Living, Assisted Care and Nursing Care Beds and is not based on the number of bedrooms:

**1987 Special Permit:** The initial special permit was granted for Brookhaven at Lexington in 1987. At that time, the facility consisted of 200 Independent Living Units and 41 nursing care Beds for a total of 241 units. A total of 316 parking spaces were provided resulting in a ratio of 1.31 parking spaces per unit.

**1994 Expansion:** In 1994, eight nursing care Beds were added with no modification to the parking arrangement. With 316 spaces available, the parking ratio was 1.27 parking spaces per unit.

**1999 Expansion:** In 1999, nine assisted care units were added with no modification to the parking arrangement. With 316 spaces available, the parking ratio was 1.22 parking spaces per unit.

**2004 Expansion and Rezoning:** An expansion and re-zoning effort occurred in 2004. The expansion added 40 independent living units and 11 Assisted Care units while repurposing 6 nursing care units. The expansion resulted in 240 Independent Living Units, 20 Assisted Care Units and 49 Nursing Care Beds. Parking was expanded to 348 spaces resulting in a parking ratio of 1.13 parking spaces per unit.

**2015 Expansion and Rezoning:** The current proposal involves adding 49 Independent Living Units, 28 Assisted Care Units, and repurposing 31 Nursing Care Beds. The proposed unit count will be for 289 Independent Living Units, 50 Assisted Care Units, and 12 Nursing Care Beds for a total of 351 units. Historically, parking needs for Independent Living Units has been higher than needs for Assisted Care and Nursing Care. In order to accommodate the anticipated higher parking demand, a parking ratio of 1.2 parking spaces per unit was developed. Note that this parking ratio is similar to that which resulted after the 1999 Expansion and is deemed adequate given past parking needs at the facility.

Modification of *Table 5.1.4, Table of Parking Requirements* of the Lexington Zoning Bylaw (Chapter 135) is proposed for the Brookhaven facility for parking to be calculated at a ratio of 1.2 parking spaces per unit. Using a parking ratio of 1.2 spaces per unit, a minimum of 422 parking spaces will be required. The parking layout calls for 353 spaces in the main Brookhaven Campus, 49 underground parking spaces at the North Building with 26 surface spaces (including 4 handicap spaces) at the North Building for a total of 428 spaces.

**Loading:** The existing Brookhaven facility provides two loading docks for deliveries. After construction of the proposed improvements, all services will continue to be provided at the main Brookhaven campus. Modification of Table 5.1.5, *Table of Loading Requirements* of the Lexington Zoning Bylaw (Chapter 135) is proposed to require 0.5 loading docks per 100 units. With a total of 351 units, two loading docks would be required.