



# ASSOCIATED TRANSPORTATION ENGINEERS

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April 25, 2008

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## ***PARKING STUDY FOR VALLE VERDE RETIREMENT COMMUNITY EXPANSION PROJECT - CITY OF SANTA BARBARA***

Associated Transportation Engineers (ATE) has prepared the following parking study for Valle Verde Retirement Community Expansion Project, located in the City of Santa Barbara. The parking study reviews existing and future parking conditions at the project site, and evaluates the adequacy of the proposed parking supply.

### **PROJECT DESCRIPTION**

The project site is located at 900 Calle De Los Amigos, in the City of Santa Barbara. The project is proposing to add new 40 independent living units. In addition to the proposed residential units, a total of 9,952 SF on non-retail space would be added. This space will provide for a rebuilt maintenance building, a rebuilt gazebo, laundry for the residents, administration, and assisted living, an expanded dining space and a Wellness clinic. The project would result in a total of 259 independent residential units. The project anticipates 5 new employees as a result of the 40 new units and expanded space.

The project also includes expanding the parking supply at the site to accommodate the new units and to provide additional staff and visitor parking. Valle Verde currently provides a total of 331 parking spaces, and the project is proposing to add 84 new spaces for a future supply of 415 spaces. Of these 84 spaces, 27 spaces will be provided in 1-car garages and 13 spaces would be provided in surface areas for the new units. An additional 44 spaces would be provided for staff and visitors. The additional parking spaces are proposed to accommodate the new visitors and employees, and to reduce the amount of employee parking on the adjacent streets.

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## PARKING ANALYSIS

### Existing Parking Supply

There are 331 parking spaces provided at Valle Verde, with 181 spaces reserved for residents, plus 12 spaces provided in garages, and 138 unmarked spaces for visitors and staff. For this study, the Valle Verde campus was segmented into 6 zones as shown on Figure 1 (attached). Table 1 shows the number and type of parking spaces provided in each zone.

**Table 1**  
**Valle Verde Existing Parking Supply**

<b>Zone</b>	<b>Assigned (Resident)</b>	<b>Unmarked*</b>	<b>Total</b>
Zone 1	48	19	67
Zone 2	6	81	87
Zone 3	29	5	34
Zone 4	33 12 Garages	10	43
Zone 5	39	18	57
Zone 6	26	5	31
<b>Total</b>	<b>193</b>	<b>138</b>	<b>331</b>

\* Unmarked spots include handicapped spaces, 15 minute parking spaces, and curbside parking throughout Valle Verde.

### Parking Surveys

Parking surveys were conducted by ATE at the site from 8:00 A.M. through 5:00 P.M. on Wednesday, September 13<sup>th</sup> and Thursday, September 14<sup>th</sup>, 2006. Surveys were conducted during the week to account for the increased number of staff present, compared to the amount of staff present on weekends. The number of vehicles parked in each of the areas was recorded on an hourly basis to determine the current parking demands. Worksheets showing the results of the parking surveys are attached. Table 2 summarizes the peak parking demand observed at the site.

**Table 2**  
**Valle Verde - Existing Peak Parking Demand**

Date	Peak Time	Assigned			Unmarked			Total		
		available	occupied	% occupied	available	occupied	% occupied	available	occupied	% occupied
9/13/06	4:00 PM	181(a)	122(a)	67%	138	85	62%	<b>319</b>	<b>207</b>	<b>65%</b>

(a) Analysis does not include 12 garage spaces.

Table 2 shows the peak parking demand observed at the site occurred at 4:00 P.M. on September 13, 2006. During this period, 67% of the assigned parking spaces were occupied, 62% of the unmarked spaces were occupied, and 65% of the total parking supply was occupied.

### **On Street Parking**

On-street parking is available on Calle de los Amigos and Torino Drive, which are both adjacent to the project sight. The parking surveys found that a peak demand of 60 employee cars were parked along the adjacent streets throughout the day.

### **Future Parking Supply**

The proposed project includes the addition of 84 new parking spaces, increasing the on-site parking supply to 415 available spaces. This includes 27 garage spaces and 13 surface spaces for the proposed new units, and 44 staff and visitor spaces. The additional parking spaces are proposed to accommodate the new visitors and employees, and to reduce the amount of employee parking on the adjacent streets.

### **Future Parking Demands**

A separate analysis was completed for the residents and visitors/employees to determine future parking demands. Future parking demands were developed based on the following assumptions:

Residential Use - Residential demands were determined based on anticipated occupant requirements provided by Valle Verde staff. The information provided stated that a rate of 1 space per unit will be needed to satisfy new residential parking demand.

Visitor Use - Visitor parking demands were based on the City of Santa Barbara's rate of 1 visitor space per 4 residential units for residential uses.

New Employee Use - A rate of 1 space per new employee was used to estimate the new employee parking demands.

Over Flow (On-Street) Employee Use - Overflow employee parking demands were determined based on the number of employee vehicles parked on the adjacent streets.

Table 3 presents the future parking demands for residents and employees/visitors. As shown in the table, the total new residential demand is 34 parking spaces, and the total demand for new employees/visitors is 74 spaces (includes existing employee overflow parking).

**Table 3**  
**Valle Verde Future Parking Demand**

Use	Amount	Rate	Parking Demand
New Residential Units	40 Units	1 Space / Unit	40 Spaces
<b>Total New Residential Demand</b>			<b>40 Spaces</b>
New Visitors	40 Units	1 Space / 4 Units	10 Spaces
New Employees	5	1 Space / Employee	5 Spaces
Overflow Employees	-	-	60 spaces
<b>Total New Visitor/Employee Demand</b>			<b>75 Spaces</b>

### Existing + Project Parking demand

Tables 4 and 5 present the future parking occupancies for residents and employee/visitors.

**Table 4**  
**Valle Verde Future Parking Occupancies - Residential**

<b>Residential Units</b>	<b>Peak Demand</b>	<b>Spaces Provided</b>	<b>% Occupied</b>
Existing - 219 units	122(a)	181(a)	
Proposed - 34 Units	40	40	
<b>Total - 253 Units</b>	<b>162</b>	<b>221</b>	<b>73%</b>

(a) Analysis does not include 12 existing garages.

The data presented in Table 4 show that the residential parking supply will be 73% occupied. The addition of 40 new spaces will satisfy the parking demand for the proposed 40 units.

**Table 5**  
**Valle Verde Future Parking Occupancies - Visitors/Employees**

<b>Employee/Visitor</b>	<b>Peak Demand</b>	<b>Spaces Provided</b>	<b>% Occupied</b>
Existing	85	138	
Future	75	44	
<b>Total</b>	<b>160</b>	<b>182</b>	<b>88%</b>

The data presented in Table 5 shows that 88% of the future employee/visitor parking spaces will be occupied during peak demand periods. The 12% reserve will accommodate peak parking days as well as provide for more efficient circulation throughout the campus. The improved circulation will eliminate vehicles having to drive around the campus in order to locate the last available spaces.

This concludes our parking study for the Valle Verde Retirement Community Expansion Project. Please contact our office if you have any questions regarding the contents of this report.

Associated Transportation Engineers

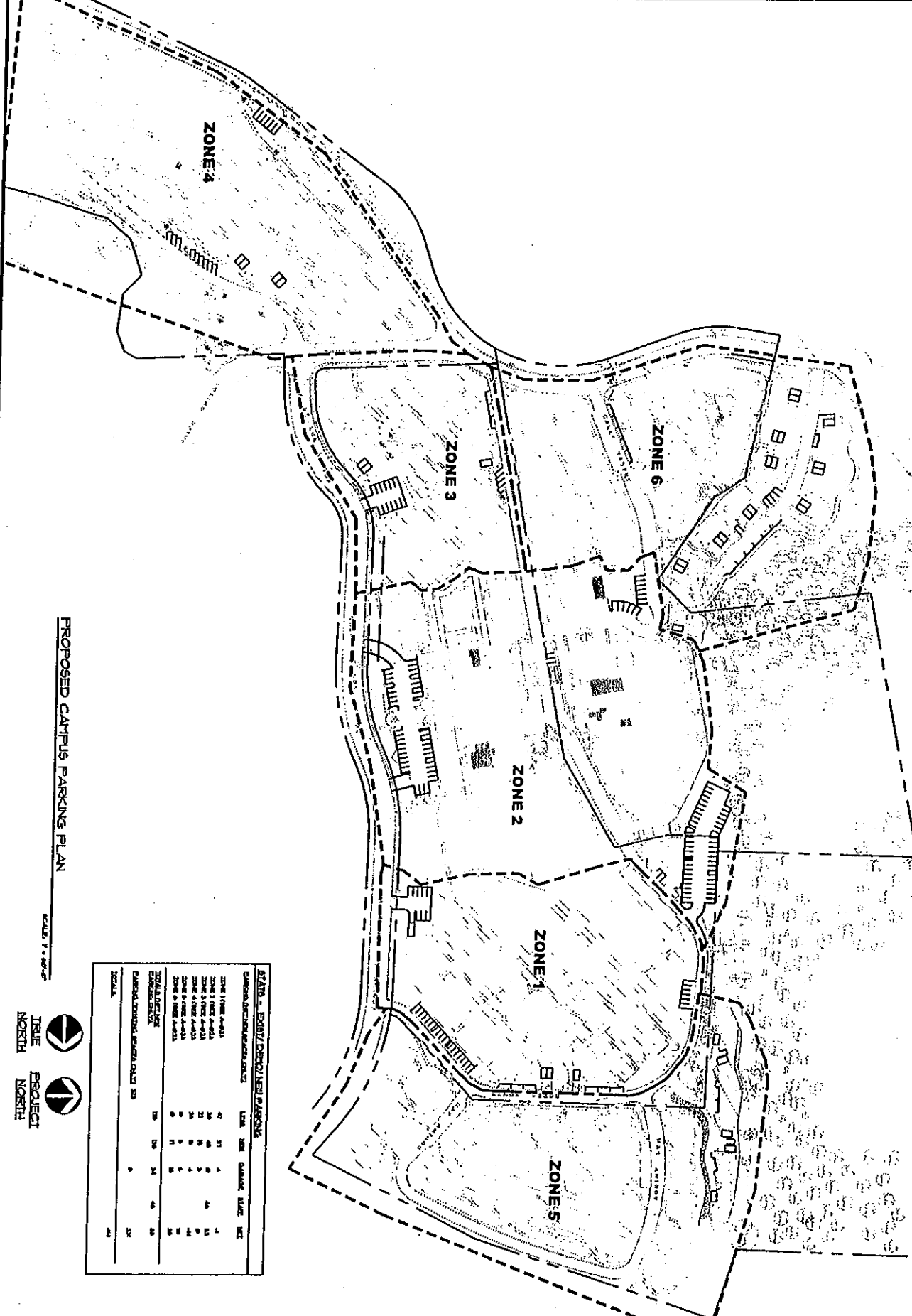
Handwritten signature of Scott A. Schell, consisting of stylized initials 'SAS' followed by a full name 'A Schell'.

Scott A. Schell, AICP

Principal Transportation Planner

SAS/MMF

Attachments: Figure 1 - Parking Zone Locations  
Parking Demand Survey By Zone  
Parking Demand Summary Table



PROPOSED CAMPUS PARKING PLAN

SCALE: 1" = 60'-0"



STATS - EXIST/DEVELOPED PARKING					
ZONE	EXISTING	DEVELOPED	TOTAL	PERCENTAGE	REMARKS
ZONE 1 (FORM A-41A)	20	27	47	44	7
ZONE 2 (FORM A-41A)	20	22	42	40	7
ZONE 3 (FORM A-41A)	20	20	40	38	7
ZONE 4 (FORM A-41A)	20	17	37	35	7
ZONE 5 (FORM A-41A)	20	17	37	35	7
ZONE 6 (FORM A-41A)	20	17	37	35	7
<b>TOTAL</b>	<b>120</b>	<b>120</b>	<b>240</b>	<b>228</b>	<b>95</b>

A-02

DATE	DESCRIPTION

Valle Verde Retirement Community  
 900 Calle De Los Amigos  
 Santa Barbara, CA  
**PROPOSED CAMPUS PARKING PLAN**

**•ON design LLC.**  
 4028 De La Vina • Suite 200 • Santa Barbara • California • 93101  
 phone (805) 564-3354 fax (805) 962-2664

**REGISTERED ARCHITECT**  
 John Nelson  
 LICENSED ARCHITECT  
 STATE OF CALIFORNIA  
 LICENSE NO. 12345

VALLE VERDE PARKING DEMAND TABLE

DATE: 9/13/06

ZONE 1

TIME	RESERVED			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	48	34	71%	19	7	37%	67	41	61%
9:00	48	33	69%	19	7	37%	67	40	60%
10:00	48	27	56%	19	7	37%	67	34	51%
11:00	48	27	56%	19	5	26%	67	32	48%
12:00	48	27	56%	19	7	37%	67	34	51%
1:00	48	28	58%	19	10	53%	67	38	57%
2:00	48	29	60%	19	9	47%	67	38	57%
3:00	48	31	65%	19	9	47%	67	40	60%
4:00	48	33	69%	19	12	63%	67	45	67%
5:00	48	35	73%	19	8	42%	67	43	64%

\* INCLUDES ILLEGALLY PARKED VEHICLES

ZONE 2

TIME	RESIDENT			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	6	4	67%	81	41	51%	87	45	52%
9:00	6	5	83%	81	52	64%	87	57	66%
10:00	6	2	33%	81	59	73%	87	61	70%
11:00	6	4	67%	81	61	75%	87	65	75%
12:00	6	2	33%	81	53	65%	87	55	63%
1:00	6	3	50%	81	56	69%	87	59	68%
2:00	6	4	67%	81	59	73%	87	63	72%
3:00	6	3	50%	81	51	63%	87	54	62%
4:00	6	4	67%	81	49	60%	87	53	61%
5:00	6	4	67%	81	45	56%	87	49	56%

\*INCLUDES RED CURBSIDE PARKING AND ILLEGALLY PARKED VEHICLES

ZONE 3

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	29	21	72%	5	3	60%	34	24	71%
9:00	29	20	69%	5	2	40%	34	22	65%
10:00	29	20	69%	5	2	40%	34	22	65%
11:00	29	19	66%	5	2	40%	34	21	62%
12:00	29	19	66%	5	4	80%	34	23	68%
1:00	29	20	69%	5	3	60%	34	23	68%
2:00	29	21	72%	5	3	60%	34	24	71%
3:00	29	22	76%	5	2	40%	34	24	71%
4:00	29	22	76%	5	4	80%	34	26	76%
5:00	29	23	79%	5	2	40%	34	25	74%

ZONE 4

TIME	RESIDENT			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	33	27	82%	10	10	100%	43	37	86%
9:00	33	20	61%	10	8	80%	43	28	65%
10:00	33	17	52%	10	9	90%	43	26	60%
11:00	33	15	45%	10	7	70%	43	22	51%
12:00	33	17	52%	10	5	50%	43	22	51%
1:00	33	20	61%	10	10	100%	43	30	70%
2:00	33	22	67%	10	7	70%	43	29	67%
3:00	33	22	67%	10	8	80%	43	30	70%
4:00	33	24	73%	10	7	70%	43	31	72%
5:00	33	26	79%	10	6	60%	43	32	74%

\* INCLUDES CARS PARKED IN DRIVEWAYS AND CURBSIDE PARKING

**ZONE 5**

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	39	26	64%	18	8	44%	57	33	58%
9:00	39	26	67%	18	11	61%	57	37	65%
10:00	39	20	51%	18	10	56%	57	30	53%
11:00	39	23	59%	18	9	50%	57	32	56%
12:00	39	17	44%	18	7	39%	57	24	42%
1:00	39	18	46%	18	7	39%	57	25	44%
2:00	39	16	41%	18	8	44%	57	24	42%
3:00	39	23	59%	18	11	61%	57	34	60%
4:00	39	18	46%	18	10	56%	57	28	49%
5:00	39	20	51%	18	9	50%	57	29	51%

**ZONE 6**

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	26	20	77%	5	0	0%	31	20	65%
9:00	26	20	77%	5	1	20%	31	21	68%
10:00	26	17	65%	5	1	20%	31	18	58%
11:00	26	21	81%	5	4	80%	31	25	81%
12:00	26	19	73%	5	2	40%	31	21	68%
1:00	26	20	77%	5	3	60%	31	23	74%
2:00	26	18	69%	5	3	60%	31	21	68%
3:00	26	19	73%	5	3	60%	31	22	71%
4:00	26	21	81%	5	3	60%	31	24	77%
5:00	26	21	81%	5	1	20%	31	22	71%

**ON STREET PARKING**

TIME	CALLE DE LOS AMIGOS			TORINO DRIVE			ON STREET TOTAL
	EAST	WEST	TOTAL	NORTH	SOUTH	TOTAL	
8:00	15	20	35	1	6	7	42
9:00	16	24	40	2	5	7	47
10:00	18	21	39	2	6	8	47
11:00	23	22	45	2	6	8	53
12:00	21	21	42	2	5	7	49
1:00	22	22	44	2	5	7	51
2:00	24	26	50	1	6	7	57
3:00	21	24	45	0	5	5	50
4:00	18	18	36	1	4	5	41
5:00	3	16	19	2	4	6	25

VALLE VERDE PARKING DEMAND BY ZONE

DATE: 9/14/06

ZONE 1

TIME	RESERVED			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	48	34	71%	19	9	47%	67	43	64%
9:00	48	31	65%	19	9	47%	67	40	60%
10:00	48	29	60%	19	10	53%	67	39	58%
11:00	48	31	65%	19	8	42%	67	39	58%
12:00	48	29	60%	19	7	37%	67	36	54%
1:00	48	30	63%	19	6	32%	67	36	54%
2:00	48	29	60%	19	9	47%	67	38	57%
3:00	48	32	67%	19	9	47%	67	41	61%
4:00	48	35	73%	19	8	42%	67	43	64%
5:00	48	32	67%	19	5	26%	67	37	55%

\* INCLUDES ILLEGALLY PARKED VEHICLES

ZONE 2

TIME	RESIDENT			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	6	4	67%	81	41	51%	87	45	52%
9:00	6	3	50%	81	45	56%	87	48	55%
10:00	6	3	50%	81	52	64%	87	55	63%
11:00	6	3	50%	81	61	75%	87	64	74%
12:00	6	2	33%	81	56	69%	87	58	67%
1:00	6	3	50%	81	54	67%	87	57	66%
2:00	6	3	50%	81	56	69%	87	59	68%
3:00	6	4	67%	81	46	57%	87	50	57%
4:00	6	4	67%	81	48	59%	87	52	60%
5:00	6	4	67%	80	50	63%	86	54	63%

\* INCLUDES ILLEGALLY PARKED VEHICLES

ZONE 3

TIME	RESIDENT			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	29	23	79%	5	1	20%	34	24	71%
9:00	29	23	79%	5	0	0%	34	23	68%
10:00	29	20	69%	5	1	20%	34	21	62%
11:00	29	18	62%	5	0	0%	34	18	53%
12:00	29	18	62%	5	2	40%	34	20	59%
1:00	29	22	76%	5	2	40%	34	24	71%
2:00	29	24	83%	5	1	20%	34	25	74%
3:00	29	24	83%	5	3	60%	34	27	79%
4:00	29	22	76%	5	2	40%	34	24	71%
5:00	29	23	79%	5	2	40%	34	25	74%

\* INCLUDES ILLEGALLY PARKED VEHICLES

ZONE 4

TIME	RESIDENT			UNMARKED*			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	33	25	76%	10	7	70%	43	32	74%
9:00	33	25	76%	10	8	80%	43	33	77%
10:00	33	20	61%	10	9	90%	43	29	67%
11:00	33	21	64%	10	5	50%	43	26	60%
12:00	33	21	64%	10	5	50%	43	26	60%
1:00	33	21	64%	10	4	40%	43	25	58%
2:00	33	21	64%	10	6	60%	43	27	63%
3:00	33	18	55%	10	7	70%	43	25	58%
4:00	33	23	70%	10	4	40%	43	27	63%
5:00	33	22	67%	10	5	50%	43	27	63%

\* INCLUDES CARS PARKED IN DRIVEWAYS AND CURBSIDE PARKING

**ZONE 5**

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	39	23	59%	18	11	61%	57	34	60%
9:00	39	21	54%	18	11	61%	57	32	56%
10:00	39	22	56%	18	9	50%	57	31	54%
11:00	39	14	36%	18	14	78%	57	28	49%
12:00	39	16	41%	18	6	33%	57	22	39%
1:00	39	17	44%	18	6	33%	57	23	40%
2:00	39	24	62%	18	6	33%	57	30	53%
3:00	39	24	62%	18	10	56%	57	34	60%
4:00	39	21	54%	18	7	39%	57	28	49%
5:00	39	22	56%	18	8	44%	57	30	53%

**ZONE 6**

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED
8:00	26	21	81%	5	2	40%	31	23	74%
9:00	26	21	81%	5	3	60%	31	24	77%
10:00	26	21	81%	5	3	60%	31	24	77%
11:00	26	20	77%	5	2	40%	31	22	71%
12:00	26	18	69%	5	1	20%	31	19	61%
1:00	26	20	77%	5	1	20%	31	21	68%
2:00	26	20	77%	5	3	60%	31	23	74%
3:00	26	23	88%	5	2	40%	31	25	81%
4:00	26	23	88%	5	2	40%	31	25	81%
5:00	26	21	81%	5	2	40%	31	23	74%

**ON STREET PARKING**

TIME	CALLE DE LOS AMIGOS			TORINO DRIVE			ON STREET TOTAL
	EAST	WEST	TOTAL	NORTH	SOUTH	TOTAL	
8:00	23	23	46	2	2	4	50
9:00	24	27	51	3	3	6	57
10:00	26	27	53	4	3	7	60
11:00	26	28	54	2	4	6	60
12:00	23	26	49	5	2	7	56
1:00	21	25	46	3	2	5	51
2:00	19	26	45	2	3	5	50
3:00	23	21	44	2	2	4	48
4:00	19	19	38	2	1	3	41
5:00	11	9	20	4	2	6	26

Sept. 13, 2006

VALLE VERDE PARKING DEMAND

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES*	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES*	CARS	% OCCUPIED
8:00	181	131	72%	138	69	50%	319	200	63%
9:00	181	124	69%	138	81	59%	319	205	64%
10:00	181	103	57%	138	88	64%	319	191	60%
11:00	181	109	60%	138	88	64%	319	197	62%
12:00	181	101	56%	138	78	57%	319	179	56%
1:00	181	109	60%	138	89	64%	319	198	62%
2:00	181	110	61%	138	89	64%	319	199	62%
3:00	181	120	66%	138	84	61%	319	204	64%
4:00	181	122	67%	138	85	62%	319	207	65%
5:00	181	129	71%	138	71	51%	319	200	63%

\* Does not include existing garages

Sept. 14, 2006

VALLE VERDE PARKING DEMAND

TIME	RESIDENT			UNMARKED			TOTAL		
	SPACES*	CARS	% OCCUPIED	SPACES	CARS	% OCCUPIED	SPACES*	CARS	% OCCUPIED
8:00	181	130	72%	138	71	51%	319	201	63%
9:00	181	124	69%	138	76	55%	319	200	63%
10:00	181	115	64%	138	84	61%	319	199	62%
11:00	181	107	59%	138	90	65%	319	197	62%
12:00	181	104	57%	138	77	56%	319	181	57%
1:00	181	113	62%	138	73	53%	319	186	58%
2:00	181	121	67%	138	81	59%	319	202	63%
3:00	181	125	69%	138	77	56%	319	202	63%
4:00	181	128	71%	138	71	51%	319	199	62%
5:00	181	124	69%	138	72	52%	319	196	61%

\* Does not include existing garages