

MEMORANDUM

TO: Jeff Clifford, Altus Engineering

November 20, 2017

FROM: Justine Vogel, CEO TRWG

RE: RW Durham Parking Spaces

At the October 25, 2017 Planning Board meeting, the Board asked that we ensure we had planned for enough parking at the site for residents and staff.

That turned out to be an excellent question. We calculated staff parking needs in the early stages of planning but over the course of the past several months, as we have adjusted our operating plan for the health care center, we have adjusted our staffing mix. As such, we find that we will need additional parking spaces for a total of 288 spaces. That is calculated as follows:

Grouping	Space Need
Residents (1 st car)	150
Residents -anticipated 2 car families = 150 apartments x 50% double occupied x 80% of couples have 2 cars	60
Normal maximum staffing (M-F days)	50
Double Direct staff (this is for shift crossover in the health care center)	13
Visitor spaces (10% of ILU)	15
Total	288

Thank you for finding a way to accommodate this need.

Also, to codify our comments at the October 25 Planning Board meeting, resident parking will all be “assigned” parking (for at least the first car). These spots will be designated as resident parking only (at RiverWoods Exeter we use an “R” in the numbering system for this purpose.