February 12, 2020

Tom Reetz
Senior Planner
City of Stuart Development Department
121 SW Flagler Ave.
Stuart, FL 34994

Re: Springtree Multifamily Parking Generation Analysis

Bowman Consulting Group prepared a parking capacity analysis utilizing the ITE's Parking Generation Manual, 5th Edition. We are providing the information below for you use and information.

The Springtree Multifamily Development is expected to consist of 280 units. The Land Use Code of 221 from ITE fits the description for the proposed Development.

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Based on the trip parking generation for dwelling units (See page 91 from Manual), the development is expected to generate approximately 367 parked vehicles (P=1.34*(280) -8.73).

As a conservative approach and as indicated in the Manual, it is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. As such, we evaluated the anticipated parking generation based on the number of Bedrooms.

The parking supply information from Section Land Use: 221 Multifamily Housing (Mid Rise) (page 89 of the Manual) is depicted below:

		Parking Supply Ratio	
Setting	**Proximity to Rail Transit**	**Per Dwelling Unit**	**Per Bedroom**
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The subject property has a unique mix of the number of bedrooms per unit. Therefore, the appropriate rate to utilize to properly develop the number of vehicles generated would be the Ratio per bedroom.

Therefore, the parking generated from the subject project is expected to be 1 vehicle per bedroom. The table below summarizes the unit mix and provides for the calculation for the total number of recommended parking spaces:

Parking Generation Calculation Table				
Unit Desc	Quantity	ITE Ratio	Spaces	Reference
Studio	28	1	28	ITE 5th Ed. Mid-rise General Urban/Suburban
1 br, 1 ba	124	1	124	ITE 5th Ed. Mid-rise General Urban/Suburban
2 br, 2 ba	108	2	216	ITE 5th Ed. Mid-rise General Urban/Suburban
3 br, 2 ba	20	3	60	ITE 5th Ed. Mid-rise General Urban/Suburban
Total/Avg	280	1.53	428	

Conclusion

The results of this Parking Generation analysis indicate that the total number of parking spaces required for the multifamily unit is 428 not including employee parking at the Clubhouse. The total number of employees expected is 3. By adding an additional 3 spaces for customers and visitors to the clubhouse, the total number of recommended spaces for the subject property is 434.

Sincerely,
Bowman Consulting Group, Ltd.

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HOWARD EHRSAM LICENSE No. 73975 STATE OF FLORIDA PROFESSIONAL ENGINEER

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