

Land Use: 252 Senior Adult Housing—Attached

Land Use Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253) and continuing care retirement community (Land Use 255) are related uses.

Database Description

The database consisted of two study sites.

- The study sites had 46 and 91 dwelling units.
- Parking supply ratio: 1.2 and 1.4 spaces per dwelling unit, respectively.
- Weekday peak parking demand ratio: 0.50 and 0.33 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.
- Saturday peak parking demand ratio: 0.50 and 0.34 parked vehicles per dwelling unit at the 46- and 91-unit sites, respectively.

Parking demand counts were submitted for the hours beginning at 9:00 a.m., 10:00 a.m., 2:00 p.m. and 5:00 p.m. From these limited data, no definitive peak hour or peak period was established.

Study Sites/Years

Huntington Beach, CA (1989)

LAND USE: 250 RETIREMENT COMMUNITY

(Senior Citizen Multi-Family Residential)

DESCRIPTION

Retirement communities, restricted to adults or senior citizens, contain residential units similar to apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical services, dining facilities, and some limited supporting retail uses.

All facilities surveyed were located in suburban Chicago. The number of dwelling units ranged from 51 to 203.

PARKING CHARACTERISTICS AND DATA LIMITATIONS

As expected, the parking rate for retirement communities is lower than other multi-family residential facilities. The weekend rates are higher than weekday rates due to visitors. More data are needed to provide more meaningful parking rates.

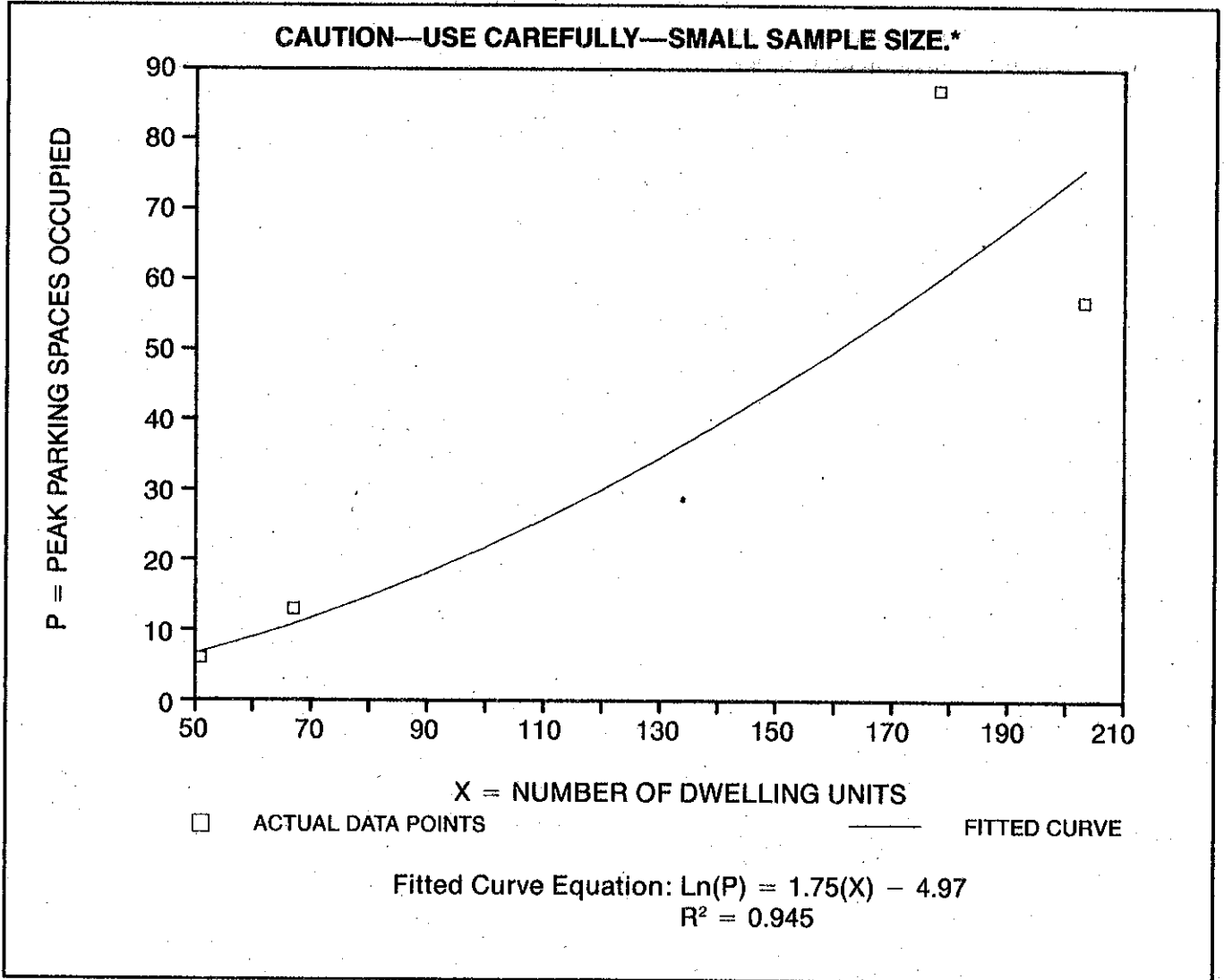
RETIREMENT COMMUNITY (250) (Senior Citizen Multi-Family Residential)

Peak Parking Spaces Occupied vs: DWELLING UNITS
On a: WEEKDAY

PARKING GENERATION RATES

Average Rate	Range of Rates	Standard Deviation	Number of Studies	Average Number of Dwelling Units
0.27	0.11-0.48	*	4	125

DATA PLOT AND EQUATION



RETIREMENT COMMUNITY (250)
(Senior Citizen Multi-Family Residential)

Peak Parking Spaces Occupied vs: **DWELLING UNITS**
On a: **SATURDAY**

PARKING GENERATION RATES

<i>Average Rate</i>	<i>Range of Rates</i>	<i>Standard Deviation</i>	<i>Number of Studies</i>	<i>Average Number of Dwelling Units</i>
0.32	*	*	1	203

CAUTION—USE CAREFULLY—SMALL SAMPLE SIZE.

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA*

RETIREMENT COMMUNITY (250)
(Senior Citizen Multi-Family Residential)

Peak Parking Spaces Occupied vs: **DWELLING UNITS**
On a: **SUNDAY**

PARKING GENERATION RATES

<i>Average Rate</i>	<i>Range of Rates</i>	<i>Standard Deviation</i>	<i>Number of Studies</i>	<i>Average Number of Dwelling Units</i>
1.00	*	*	1	42

CAUTION—USE CAREFULLY—SMALL SAMPLE SIZE.

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA*