

Town of Eagle

Attn: Morgan Landers
200 Broadway
Eagle, CO 81631

August 10, 2018

Re: **Reserve at Hockett Gulch Parking Analysis**
Sylvan Lake Road & Highway 6
Eagle, Colorado

Purpose:

This memorandum was developed to give a recommendation for the multifamily parking rate for the Reserve at Hockett Gulch Planned Unit Development (PUD) based upon the Institute of Transportation Engineers' (ITE) parking demand data. The intent of this memorandum is to define the applicable parking rates to be utilized for this project, not to define the specific number of spaces required for the development.

Proposed Parking Rate:

The Institute of Transportation Engineers' *Parking Generation*¹ states that the average parking demand for a low/mid-rise apartment is 1.10 to 1.37 vehicles per dwelling unit. The statistic is given based upon the 95th Percent Confidence Interval for a nationwide study of 21 apartment complexes. The 95th Percent Confidence Interval indicates that there is a 95% likelihood that the average parking demand will fall within this range of values. Additionally, by using the highest rate of 1.37 within this confidence interval offers a conservative approach.

These rates were taken in suburban multifamily complexes throughout the United States, with the majority of the studies having unit counts of 200 to 450 units, similar to the Reserve at Hockett Gulch project. The *Parking Generation* manual does not specify the number of bedrooms for the multifamily units, but given the broad range of studies, it is anticipated that the individual studies contained a mix of 1, 2, and 3 bedroom units. The statistical analysis on this data set is considered good with a low coefficient of variation of 21%.

McDowell Engineering supports using a parking rate of 1.37 spaces per multifamily unit based upon the *Parking Generation* manual.

Please call if you would like any additional information or have any questions regarding this matter.

Sincerely,
McDowell Engineering, LLC



Kari J. McDowell Schroeder, PE, PTOE
Traffic Engineer

¹ *Parking Generation*, 4th Edition, Institute of Transportation Engineers, 2010

