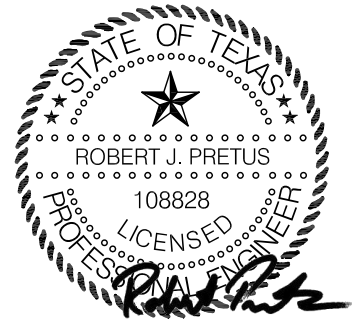


Watermere at the Preserve

Parking Study

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Summary:

Watermere at the Preserve is a proposed Senior Housing community located on a 12.84 acre Parcel that is located west of the intersection of Davis Blvd and Precinct Line Rd. The community will include 228 residential units, 274 required parking spaces and 293 total parking spaces. The PD Concept Plan is provided as reference to this study.

Parking Requirements:

The City of North Richland Hills does not have parking requirements for a Multifamily Senior Housing Facility within their current parking requirements. We are providing parking information for similar senior housing projects completed by the Developer located in the Dallas/ Fort Worth Metroplex and in other parts of Texas. Five projects ranging from 128 residential units to 221 residential units have been used to help determine a standard parking ratio for senior housing that can be used on the proposed project.

The table below summarizes the 5 projects and the proposed standard:

Project Name	Location	Parking Required	# of Units	Parking Ratio
Watercrest at Mansfield	Mansfield, TX	207	211	0.98
Hometowne at Garland	Garland, TX	178	146	1.22
Hometowne on Wayside	Houston, TX	127	128	0.99
Kingwood Senior Living	Houston, TX	157	150	1.05
Watercrest at Pearland	Pearland, TX	<u>237</u>	<u>221</u>	1.07
		906	856	1.06
Proposed Watermere at the Preserve	North Richland Hills, TX	274	228	1.20

Conclusion:

The Watermere at the Preserve parking ratio of 1.20 spaces per unit is above the average 1.06 spaces per unit for similar senior housing independent living projects and will provide more than adequate parking for the 228 residential units at Watermere.