



July 13, 2020

Subject: Parking Ratios of Surrounding Senior Living Facilities

Kimley-Horn was asked to conduct a study of the existing parking counts and ratios of two existing senior living communities in the vicinity. The figures below are based on the market research that was provided and aerial imagery. The total number of parking stalls on each campus was reduced by the approximate number of stalls required by other uses (i.e. nursing home units, memory care units, and approximate staff) per City of Franklin Zoning Code. In conducting this study, half a dozen aerial photographs from the past decade were observed. It should be noted that in the aerial photographs overserved, the parking lots were consistently less than 75% occupied at both sites.

Please see below for the findings of the study.

- Greenwood Village South – 295 Village Land, Greenwood, IN
 - 198 Independent Living Units; approximately 300 parking stalls provided for all Independent Living residents
- Otterbein Franklin – 1070 West Jefferson Street, Franklin, IN
 - 61 Independent Living Units; approximately 110 parking stalls provided for all Independent Living residents

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in black ink, appearing to read "Mike Timko".

Mike Timko, PE
Project Manager