



EDGEMERE DEVELOPMENT, INC.
REAL ESTATE • DEVELOPMENT • CONSULTING

October 31, 2022

Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424

Re: Parkside Drive Apartments – Parking Information

To whom it may concern,

This letter is written in connection with the new apartment building proposed on Parkside Drive in the Town of Canandaigua. Edgemere Development intends to construct a new 48-unit apartment complex targeted to Canandaigua's workforce. The building will ultimately contain 40 one- and 8 two-bedroom apartments and residential common areas.

The new project is proposed to include 42 parking spaces. This number is supported by an analysis of comparable properties' parking utilization, which is summarized in the following table:

Property	Senior	Units	Tenants (Individuals)	Registered Vehicles	% of Residents w/ Cars
Eastgate Apartments	N	102	180	28	16%
Frederick Douglas	N	28	36	9	25%
Lincoln Gardens	N	25	25	11	44%
Oak Creek	N	150	350	84	24%
Voters Block	N	47	56	26	46%
Bartlett Gardens	Y	43	45	18	40%
College Greene	Y	110	116	72	62%
Farmington Gardens	Y	88	89	70	79%
Gardens at TC	Y	176	202	108	53%
Kibler Apartments	Y	75	81	38	47%
Muldoon Gardens	Y	31	33	23	70%
Ogden Gardens	Y	89	96	68	71%

It is worth noting certain things about these properties: (1) all properties are exclusively or primarily residential rental housing; (2) parking data accounts for any on-site staff; (3) with the exception of Bartlett Gardens, all of these properties are located within 100 miles of the Parkside Drive site in upstate and western NY communities; (4) all of these properties are regulated as either affordable senior or workforce housing.

This information was further distilled to separate senior vs. workforce parking utilization:

Average % of Residents with Cars in housing portfolio	
60%	Senior
31%	Non-Senior
48%	All



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Since the proposed project is a workforce housing project not restricted to seniors, the non-senior utilization percentage (i.e., 31% in the above chart) was used to arrive at a projected parking need for Parkside Drive. The five non-senior projects listed above are located in Elmira, Rochester, Hornell, Auburn, and Rochester, respectively. Further, to account for any other unknown variables and provide cushion, this percentage was rounded up to 75%:

Projected number of cars for 48 units (55 residents) assuming a 75% utilization
42

This figure synchronizes with the proposed site plan.

Finally, in the event there is additional parking needed, the adjacent property owner (DePaul) has agreed to provide up to 10 additional spaces to our property. They have confirmed that their apartment complex (Trolley Station) has excess parking that can be used for this purpose. A support letter from the president of DePaul is provided as additional information.

If there are any additional questions, I can be reached at charlie@edgemere.com or 585-325-1450.

Sincerely,

Charlie Oster, VP
Edgemere Development, Inc.

Attachments: Parking support letter from DePaul