

September 12, 2022

Mr. Daniel J. Ulatowski, AICP  
Principal Planner/ZEO  
Town of Amherst Planning Department  
5583 Main Street  
Williamsville, New York 14221

**RE: Proposed Shatkin School of Dentistry, Town of Amherst, NY**  
Shared Parking Demand Assessment Letter

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Dear Mr. Ulatowski:

This technical letter provides a Shared Parking Demand Assessment related to the proposed project located at 2525 Kensington Avenue in the Town of Amherst, NY in connection with a request for the approval of an Alternate Parking Study per Section 7-1-7A of the Zoning Code.

When evaluating the parking supply needs for the proposed project, our firm projected the parking demand considering shared parking (mixed-use) principles using nationally accepted methodology developed, in part, by the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), International Council of Shopping Centers (ICSC), and National Parking Association (NPA). Specifically, the assessment includes an estimation of future parking demands for the proposed project using national standards for similar developments, as documented by the ITE Parking Generation Manual (5th Edition).

This evaluation then provides a comparison to Town requirements, as set forth within Section 7-1-6A of the Town of Amherst's Zoning Code.

All supporting materials are included as an attachment to this letter.

### **PROJECT DESCRIPTION**

Currently, the ±29,350 square foot (SF) building is owned and occupied by Phillips Brothers Supply, a business that has been in operation for over 30 years. Under the proposed development Phillips Brothers Supply will have ±5,662 SF of retail space and ±11,928 SF of warehouse space.

Shatkin Dental Health is developing ±16,160 SF of space which includes a ±4,400 SF of a new mezzanine that will be constructed within part of the existing warehouse space. The Shatkin Dental Health space will be used for a new dental school associated with Daemen College.

The project will provide 79 surface parking spaces and 10 bicycle parking spaces.

Relative to the proposed uses, the following information was obtained from the applicant:

Daemen College Dental School (8-hour day)  
Employees: 8 general staff and 10 teaching staff.

Students: 40-45 students for 8 hours each day. Students are classified by year (e.g., year one, year two, year three). Year one consists of approximately 20-25 students; year two consists of approximately 20-25 students; and year three consists of approximately 20 students. Year one students will not use the proposed facility. Year two and three students will use the site. Based upon information provided by the applicant and Daemen University, all students traveling to the site will use a shuttle service.

According to the applicant, at most there will be 21 patients at one time and 21 patients will occur four times during day.

### **PARKING REQUIREMENTS IN THE TOWN OF AMHERST ZONING CODE**

Section 7-1-6A of the Zoning Code sets forth the off-street parking requirements for different categories of land uses. Strict application of the parking requirements per Section 7-1-6A of the Zoning Code is depicted in **Table 1**.

**TABLE 1: TOWN CODE PARKING REQUIREMENTS**

USE TYPE	REQUIRED PARKING RATIO	SIZE	TOTAL REQUIRED PARKING SPACES
Retail Sales, >2,000 SF and <25,000 SF	5.5 per 1,000 SF of net floor area	±4,247 SF	24
Warehouse	1 per 1,000 SF of gross floor area	±11,928 SF	12
Medical Office	1 per 150 SF of net floor area	±12,120 SF	81
<b>Total Parking Spaces Required</b>			<b>117</b>

Note:

1. Net Floor Area = For a multistory, multiple tenant building – 75 percent of gross floor area.

Strict application of the off-street parking standards in the Zoning Code results in a parking requirement of 117 spaces, as depicted in **Table 1**. The total number of parking spaces to be provided is 79 spaces. Thus, there is a deficit of 38 parking spaces per strict application of Section 7-1-6A of the Zoning Code.

### **SHARED PARKING PRINCIPLES**

Shared parking studies are conducted to establish the total number of spaces necessary by mixed-use developments to effectively serve expected parking demands. The shared parking concept builds upon the premise that land uses in a mixed-use development often do not share the same peak demand period, so spaces can be shared between the different land uses during different peak periods. Each land use typically has a peak demand period where it would occupy the maximum number of spaces that the use requires and an off-peak period where a lesser percentage of the maximum spaces would be occupied; be it by time of day, day of week, or even month of the year. This allows for the project to provide fewer spaces than would be required if the land uses on a project site were to be treated separately with individual parking demands. The concept of shared parking is well recognized within the real estate and regulatory community and is proven to work.

### **SHARED PARKING METHODOLOGY**

To estimate the number of parking spaces required for the proposed project, this assessment used ULI and ITE methodology for shared parking. This methodology is utilized by transportation engineers and planners when evaluating the parking demand for a mixed-use project. The ULI Shared Parking 3<sup>rd</sup> Edition includes state-of-the-art practice methodologies for determining parking demand in these types of projects. Accompanying the publication is an interactive Shared Parking Calculation Model

(Model) that is used to estimate the shared parking demand. However, given that the Model does not have a warehouse land use, parking accumulation percentages for each land use were obtained from the ITE Parking Generation Manual.

Based upon the information provided by the applicant, there will be a maximum of 18 dental school staff utilizing on-site parking. The students will be shuttled to the site. Additionally, up to 21 patients may be on-site at any one time (up to four times a day). Therefore, based upon all site uses, a conservative 62 spaces may be expected to be required to meet the demands generated by the proposed dental school.

The peak hour demand is projected to occur at 10:00 AM on a typical weekday. The projected peak hour demand for the project (i.e., the busiest hour of the busiest weekday) is ±61 spaces. Parking demand accumulations are presented in **Table 2**.

TABLE 2: SHARED PARKING DEMAND PROJECTIONS

LAND USE	SIZE	PARKING DEMAND	
		UNADJUSTED DEMAND	SHARED DEMAND
Warehouse (ITE LUC 150)	±11,928 SF	5	4
Hardware Supplies (ITE LUC 862)	±5,662 SF	18	18
Proposed Dental School	43 employees	39	39
<b>Total Parking Demand</b>		<b>62</b>	<b>61</b>
<b>Shared Parking Reduction</b>			<b>1.61%</b>

Notes:

1. ITE LUC = ITE Land Use Code
2. 43 employees for the dental school considers the 18 full time staff. The remaining parking demands are generated by 21 patients.

A separate analysis of parking demand projections was calculated using ITE data (Land Use Code 720) for the proposed dental school. **Table 3** depicts the shared demand projections using the results from **Table 2** and the ITE projections.

TABLE 3: PARKING DEMAND COMPARISON

LAND USE	SIZE	SHARED PARKING DEMAND	
		TABLE 2 ANALYSIS	ITE ANALYSIS
Warehouse (ITE LUC 150)	±11,928 SF	4	4
Hardware Supplies (ITE LUC 862)	±5,662 SF	18	18
Proposed Dental School (ITE LUC 720)	±16,160 SF	39	52
<b>Total Parking Demand</b>		<b>62</b>	<b>74</b>

When considering the site's 79 total parking spaces, there is sufficient space to accommodate the projected demands when considering rates developed using projected site visitors and employees (shown in **Table 2**), as well as the ITE parking rates (shown in **Table 3**).

It is important to note that the Applicant has worked with Daemen University to provide shuttle services for all students working on-site. This is a change from the May 2022 letter whereby a portion of

students would be shuttled to the site. These efforts allow for the projected parking demands to be entirely accommodated on-site without creating a potentially adverse impact on the surrounding neighborhood.

## CONCLUSIONS

This detailed analysis assessed the projected shared parking demands associated with the proposed mixed-use project. The following summarizes the findings of this assessment:

1. The proposed project consists of retail hardware supply, warehouse, and medical-dental office space.
2. The project will provide 79 surface parking spaces and 10 bicycle parking spaces.
3. Strict application of the unshared off-street parking standards in the Zoning Code results in a parking requirement of 117 spaces.
4. The peak hour demand is projected to occur at 10:00 AM on a typical weekday. The projected peak hour demand for the mixed-use project (i.e., the busiest hour of the busiest weekday) is  $\pm 61$  spaces.
5. A separate analysis of parking demand projections was calculated using ITE data (Land Use Code 720) for the proposed dental school. The total parking demand using ITE data is 74 spaces.
6. When considering the site's 79 total parking spaces, there is sufficient space to accommodate the projected demands when considering rates developed using projected site visitors and employees (shown in **Table 2**), as well as the ITE parking rates (shown in **Table 3**).

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
SRF Associates, D.P.C.



David Kruse, AICP, PTP  
Senior Transportation Planner

Attachments

# **ATTACHMENT**

September 12, 2022

**Letter to**  
**Mr. Daniel J. Ulatowski, AICP**  
Town of Amherst

**Proposed Shatkin School of Dentistry**  
**2525 Kensington Avenue**

**Shared Parking Demand Assessment**

Town of Amherst  
Erie County, New York



242 West Main Street, Suite 100  
Rochester, NY 14614

**UNSHARED DEMAND**

LAND USE	ITE LUC	SIZE	UNSHARED DEMAND	Time																		
				5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p
Warehouse	150	11.928	5	3%	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%
Hardware Store	862	5.662	18	0%	0%	9%	55%	73%	100%	64%	95%	68%	91%	50%	45%	36%	5%	0%	0%	0%	0%	0%
Medical Office	Local	43	39	0%	0%	12%	43%	88%	99%	100%	83%	74%	94%	93%	86%	54%	0%	0%	0%	0%	0%	0%
				<b>62</b>																		

**SHARED DEMAND**

LAND USE	ITE LUC	SIZE	UNSHARED DEMAND	Time																		
				5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p
Warehouse	150	11.928	5	0	0	1	3	4	4	4	4	4	5	5	4	4	2	1	1	1	0	0
Hardware Store	862	5.662	18	0	0	2	10	13	18	12	18	13	17	9	8	7	1	0	0	0	0	0
Medical Office	Local	43	39	0	0	5	17	34	39	39	32	29	37	36	34	21	0	0	0	0	0	0
<b>Total Shared Demand</b>			<b>62</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>30</b>	<b>51</b>	<b>61</b>	<b>55</b>	<b>54</b>	<b>46</b>	<b>58</b>	<b>50</b>	<b>46</b>	<b>31</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>

**UNSHARED DEMAND**

LAND USE	ITE LUC	SIZE	UNSHARED DEMAND	Time																			
				5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Warehouse	150	11.928	5	3%	8%	27%	57%	79%	83%	87%	91%	91%	97%	100%	91%	74%	47%	26%	20%	17%	1%	1%	
Hardware Store	862	5.662	18	0%	0%	9%	55%	73%	100%	64%	95%	68%	91%	50%	45%	36%	5%	0%	0%	0%	0%	0%	
Medical Office	720	16.16	52	0%	0%	12%	43%	88%	99%	100%	83%	74%	94%	93%	86%	54%	0%	0%	0%	0%	0%	0%	
<b>75</b>																							

**SHARED DEMAND**

LAND USE	ITE LUC	SIZE	UNSHARED DEMAND	Time																		
				5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p
Warehouse	150	11.928	5	0	0	1	3	4	4	4	4	4	5	5	4	4	2	1	1	1	0	0
Hardware Store	862	5.662	18	0	0	2	10	13	18	12	18	13	17	9	8	7	1	0	0	0	0	0
Medical Office	720	16.16	52	0	0	6	22	46	52	52	43	39	49	48	45	28	0	0	0	0	0	0
<b>Total Shared Demand</b>			<b>75</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>35</b>	<b>63</b>	<b>74</b>	<b>68</b>	<b>65</b>	<b>55</b>	<b>70</b>	<b>62</b>	<b>57</b>	<b>38</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>

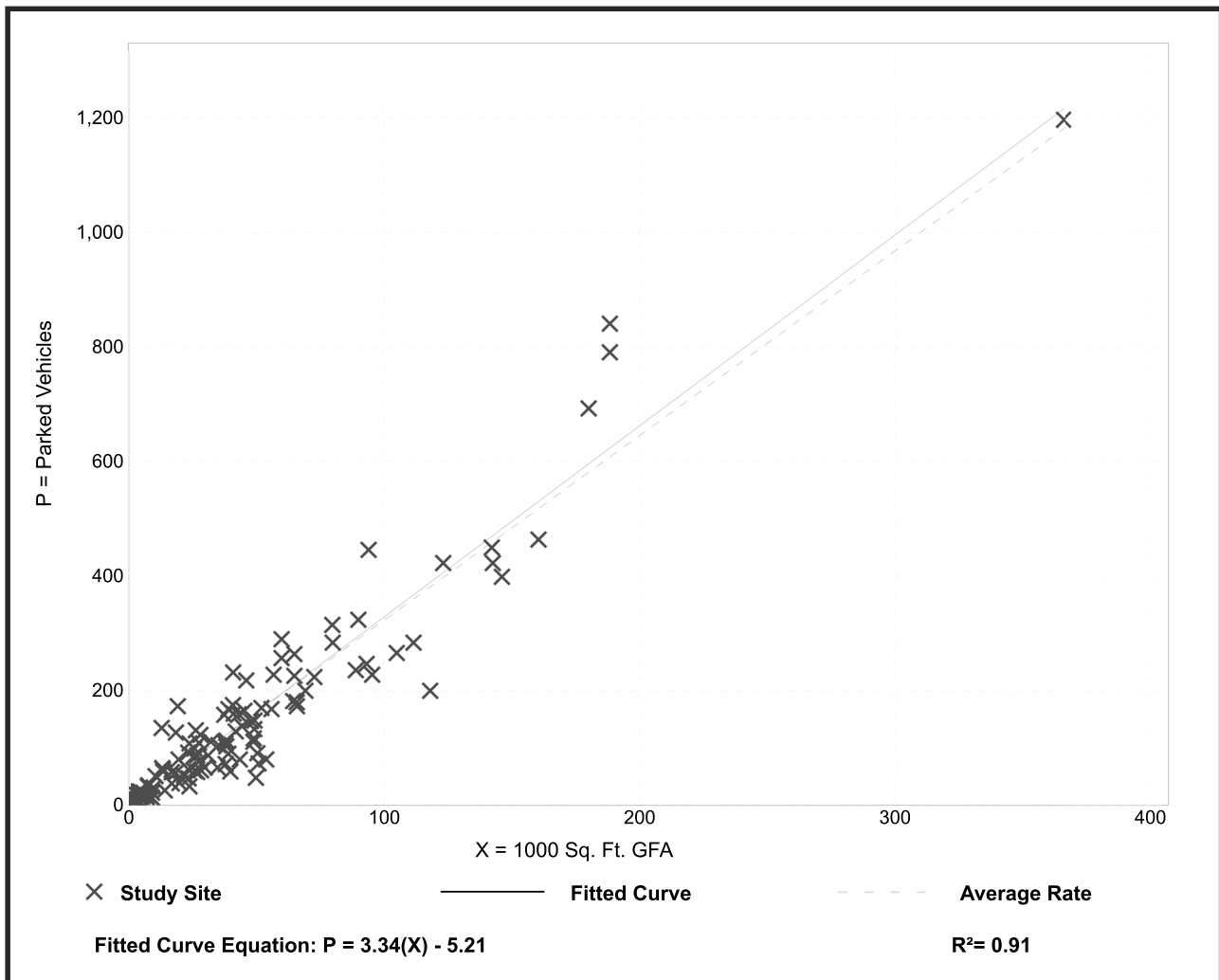
# Medical-Dental Office Building (720)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.**  
 Number of Studies: 117  
 Avg. 1000 Sq. Ft. GFA: 46

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)

## Data Plot and Equation





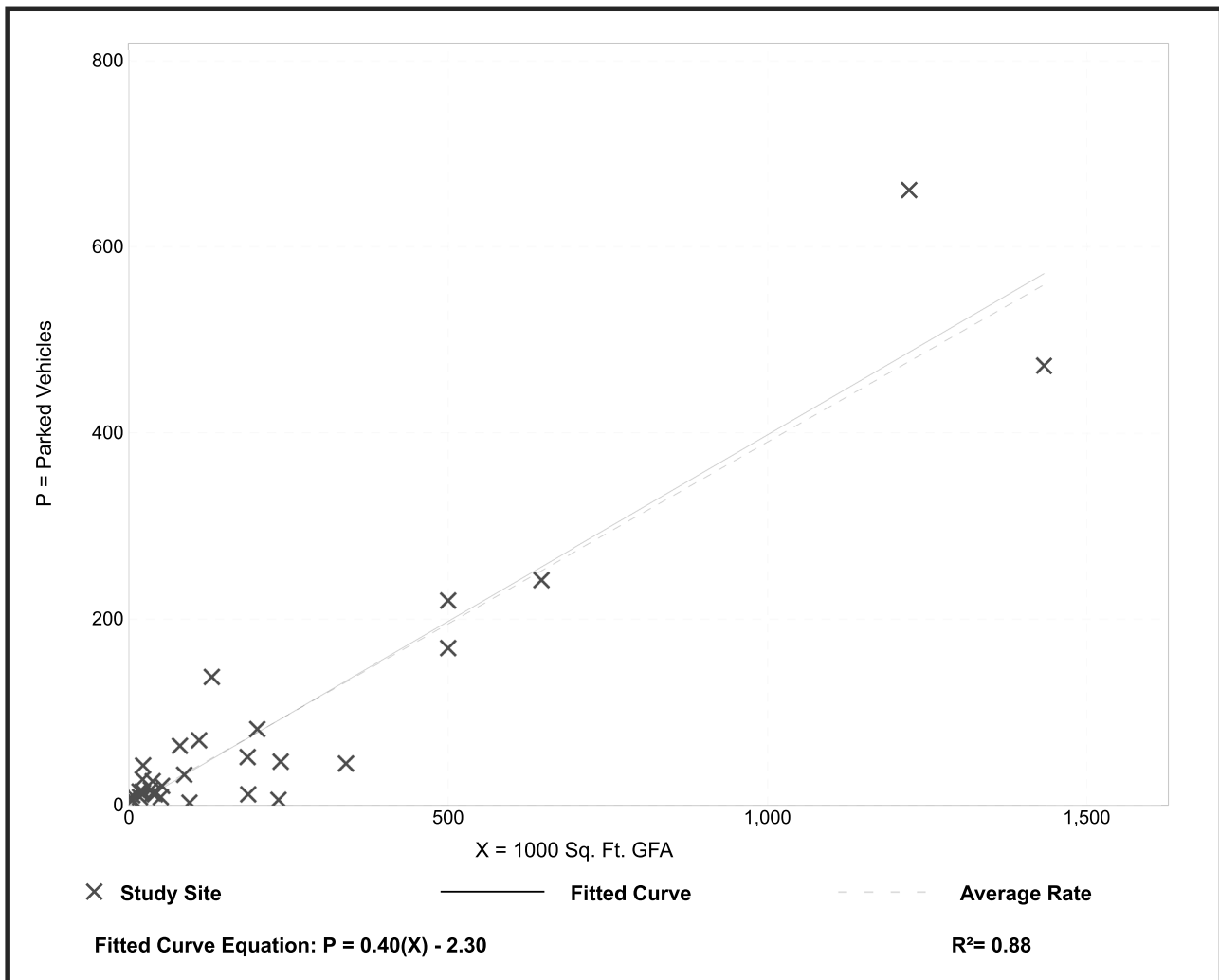
# Warehousing (150)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.**  
 Number of Studies: 31  
 Avg. 1000 Sq. Ft. GFA: 212

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

## Data Plot and Equation



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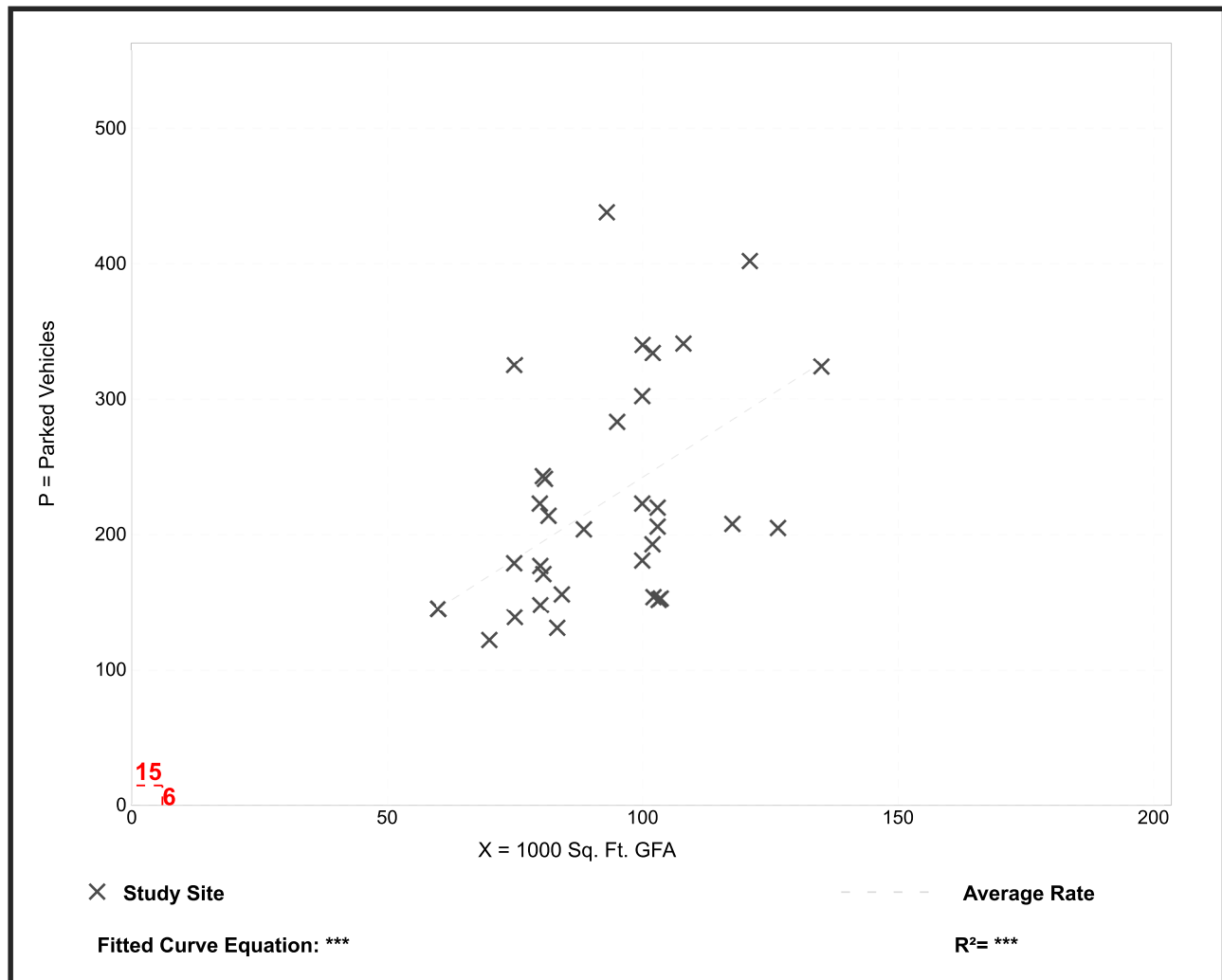
# Home Improvement Superstore (862)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Friday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 10:00 a.m. - 4:00 p.m.; 8:00 - 9:00 p.m.**  
 Number of Studies: 34  
 Avg. 1000 Sq. Ft. GFA: 93

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.42	1.47 - 4.71	1.87 / 3.25	2.15 - 2.69	0.79 (33%)

## Data Plot and Equation



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