



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

## Landplan Engineering, P.A.

1310 Wakarusa Drive  
Lawrence, Kansas 66049

tele 785.843.7530  
fax 785.843.2410  
email info@landplan-pa.com

February 25, 2010

Lawrence Douglas County Planning Commission  
City Hall  
6 E. Sixth Street  
Lawrence, KS 66044

### Re: PDP-1-1-10; 4700 W. 6<sup>th</sup> Street; Bauer Farm Residential Parking Requirement Reduction Request

Dear Commissioners,

As required by Section 20-1007(G)(3), of the *1966 Development Code*, and on behalf of the applicant, this letter constitutes our request for a reduction of required off-street parking for the proposed Retirement Residence as part of the revised Bauer Farm PDP.

#### 20-1007(G) states:

- (1) Off-street parking shall be provided for residential dwellings in accordance with the requirements set forth in Use Group 3, RESIDENTIAL-SINGLE-FAMILY DETACHED; Use Group 3A, RESIDENTIAL-DUPLEX; or, Use Group 4, RESIDENTIAL-MULTI-FAMILY, whichever is applicable.

Sec. 20-1007(G)(1) does not contain an accurate Use Group for the proposed Retirement Residence and thus generates an excessive parking requirement. Staff has suggested that Use Group 4 and Parking Group 2 may be appropriate, requiring 1.5 spaces for each studio, 1BR or 2BR apartment. Thus a proposed multi-family dwelling with 124 such apartments would require 186 spaces.

However, the revised PDP does not propose a conventional multi-family dwelling. The proposed 124-unit Retirement Residence is a congregate care facility made up of private bedrooms. The units will not include kitchens. Use Group 7 and Parking Group 6 [for nursing or rest homes] is more accurate, and requires 1 space for each 3 beds. The Retirement Residence proposes 142 beds and thus requires 48 spaces. The revised PDP provides 77 spaces.

Harvest Development, the future operator of the proposed Retirement Residence, manages over 300 such facilities across Canada and the U.S. Fewer than 25% of their residents drive their own cars. Most residents use private van transportation. Across North America, Harvest facilities provide, on average, 0.61 spaces per unit. Their operations located in Kansas provide, on average, 0.62 spaces per unit. Per the Bauer Farm PDP, proposed Retirement Residence provides 77 spaces for 124 units, a ratio of 0.62. Parking data supplied by the applicant (*see attached*) shows the proposed 77 spaces is more than adequate.

Considering the nature of this proposed use and acknowledging the data provided by the applicant, we seek your approval of this off-street parking reduction.

Thank you very much for your time and consideration of this request.

Sincerely,

Brian Sturm  
RLA, ASLA, LEED AP

cc: Mary Miller  
Dan Roach  
file

encl.

PROPERTY DEVELOPED BY HARVEST DEVELOPMENT.

FACILITY NAME	ADDRESS	SUITES	GARDEN SUITES	COTTAGES	ALZ UNITS	TOTAL SUITES	PARKING SPACES	PER SUITE
Hilltop	451 Hilltop Dr., Redding, CA 96003	96	0	0	0	96	41	0.43
Mission Commons	10 Terracina Blvd., Redlands, CA 92373	139	0	0	0	139	104	0.75
Magnolia	8537 Magnolia, Riverside, CA 92373	96	0	0	0	96	35	0.36
The Bonaventure	10749 Telegraph Rd., San Buenaventura, CA	115	0	0	0	115	80	0.70
Mistywood	1275 Pleasant Grove Blvd., Roseville, CA 95747-5858	1150	0	0	0	115	75	0.65
Las Brisas	1299 Briarwood Dr., San Luis Obispo, CA 93401	100	0	0	0	100	45	0.45
Westmont	1675 Scott Blvd., Santa Clara, CA 95050	136	0	0	0	136	90	0.66
n/a	NE Corner of Madera Road & Sunset Lane, Simi Valley, CA	96	0	0	0	96	53	0.55
Walnut Park	4119 W. Walnut, Visalia, CA 93277	101	0	0	0	101	53	0.52
Arcadia Place	1080 Arcadia Ave., Vista, CA 92084	114	0	0	0	114	58	0.51
Bridgecreek	3601 Holt Ave., West Covina CA 91791	108	0	0	0	108	54	0.50
Sunridge	5820 Flintridge Dr., Colorado Springs, CO 80918	90	0	0	0	90	45	0.50
Quincy Place	7200 Quincy Ave. East, Denver, CO 80202	113	4	0	0	117	74	0.63
Parkwoods Estates	2201 S. Lemay, Ft. Collins, CO 80525	110	0	0	0	110	168	1.53
Atrium of Grand Valley, The	3260 N. 12th, Grand Junction, CO 81506	126	0	0	0	126	79	0.63
Mesa View	601 Horizon Place, Grand Junction, CO 81506	101	0	0	0	101	39	0.39
Greeley Place	1051 6th St., Greeley, CO 80631	102	0	0	0	102	46	0.45
Lakewood Estates	8585 W. Dakota Ave., Lakewood, CO 80226	90	0	0	0	90	52	0.58
Longmont Regent	2210 Main St., Longmont, CO 80501	96	0	0	0	96	67	0.70
Pueblo Regent	100 San Carlos, Pueblo, CO 81005	97	0	0	0	97	41	0.42
Augustine Landing	10141 Old St. Augustine Rd. Jacksonville, FL 32257	109	0	0	0	109	65	0.60
Azalea Park	1325 Grasslands Blvd. Lakeland, FL 33813	115	0	0	0	115	79	0.69
Marion Woods	1661 SE 31st St., Ocala, FL 32765	115	0	10	0	125	96	0.91
University Pines	8991 University Parkway, Pensacola, FL 32514	110	3	0	0	113	54	0.48
Desoto Beach Club	NWC of Honore Ave. & DeSoto Road, Sarasota, FL	115	0	0	0	115	67	0.58
Cherry Laurel	1009 Concord Dr., Tallahassee, FL	115	0	0	0	115	67	0.58
The Tremont	6983 Red Bug Lake Rd., Tuskawilla, FL 32765	118	0	0	0	118	76	0.64
Iris Place	755 Epps Bridge Rd., Athens, GA	118	6	16	0	140	138	1.28
Washington Commons	4100 Washington Road, Augusta, GA 30909	115	0	10	0	125	74	0.70
Riverplace	6850 River Rd., Columbus, GA 31904	112	0	0	0	112	63	0.56
The Regency House	341 Winn Wy., Decatur, GA 30030	102	0	0	0	102	60	0.59
Smoky Springs	940 South Enota Drive, Gainesville, GA 30501	115	0	0	0	115	70	0.61
Pinegate	4207 Forsythe Rd., Macon, GA	115	0	0	0	115	82	0.71
River's Edge	6206 Waters Ave. Savannah, GA 31406	115	0	4	0	119	74	0.67
Hawaii Kai - Phase I	428 Kawaihae Dr., Honolulu, HI 96825	139	0	13	43	195	173	0.98
Hawaii Kai - Phase II	428 Kawaihae St., Honolulu, HI 96825	135	0	2 DPLX	38	175	145	0.87
Kalama Heights	101 Kanani Road Kihel, Maui, HI 96753	120	0	0	0	120		
Palmer Hills	2617 Maplecrest Rd., Bettendorf, IA 52722	104	0	0	0	104	63	0.61
Mallard Point	2603 Orchard Dr., Cedar Falls, IA 50613	112	4	6	0	122	101??	
Beaverdale Estates	4610 Douglas Ave., Des Moines, IA 50310	102	0	0	0	102	58	0.57
Walden Place	2423 Walden Rd., Iowa City, IA 52246	102	0	0	0	102	60	0.59
Illahee Hills	8308 Colby Parkway, Urbandale, IA 50322	104	3	0	0	107	76	0.71
Chateau de' Boise	7250 Poplar St., Boise, ID 83704	98	0	0	0	98	42	0.43
Essington Estates	901 Essington Rd., Joliet, IL 60435	110	0	0	0	110	56	0.51
Blair House	1200 East College, Normal, IL 61761	109	0	0	0	109	66	0.61
Curtis Creek	823 South First St., Quincy, IL 62301	118	0	0	0	118	76	0.64
Montvale Estates	2601 Montvale Dr., Springfield, IL 62704	109	10	0	0	119	64	0.54
Redbud Hills	333 E. Moores Pike, Bloomington, IN 47401	112	0	0	0	112	64	0.57
Parkside Court	3660 Central Ave., Columbus, IN 47203	38/80	0	0	0	118	75	0.64
Willow Park	5050 Lincoln Ave., Evansville, IN 47715	98	0	0	0	98	49	0.50
Arbor Glen	5202 St. Joe Rd., Ft. Wayne, IN 46835	110	8	0	0	118	59	0.50
Greenwood Terrace	11150 S. Greenwood Dr., Olathe, KS 66062	115	0	0	0	115	75	0.65
Thornton Place	2901 SW Armstrong, Topeka, KS 66614-5632	112	7	0	0	119	70	0.59
Grasslands Estates	W of SWC OF 13th St. W. & Maize	115	0	0	0	115	72	0.63
Ashwood Place	102 Leonardwood, Frankfort, KY 40601	99	0	0	0	99	71	0.72
Hartland Hills	4470 Bates Creek Rd., Lexington, KY 40515	117	0	0	0	117	69	0.59
Oxmoor Lodge	8021 Christian Way, Louisville, KY 40222	112	4	2	0	118	80	0.70
Ponder Creek Estates	620 Vallery College Drive Louisville, KY 40272	118	0	0	0	118	84	0.71
Jackson Oaks	SEC of Bleich Rd. & Marshall Ave., Paduchah, KY 42003	115	0	0	0	115	75	0.65
Whealdon Estates	8680 Jefferson Hwy., Baton Rouge, LA 70809	98	0	0	0	98	48	0.49
Nouveau Marc	1101 Sunset Blvd., Kenner, LA 70065	108	0	0	0	108	33	0.31
Landing at Behrman Place, The	3601 Behrman Place, New Orleans, LA 70114	107	0	0	0	107	38	0.36

PROPERTY DEVELOPED BY HARVEST DEVELOPMENT.

FACILITY NAME	ADDRESS	SUITES	GARDEN SUITES	COTTAGES	ALZ UNITS	TOTAL SUITES	PARKING SPACES	PER SUITE
Arbor Lake	928 Arbor Lake Rd. NW, Calgary, Alberta T3G 5J1	113	0	0	0	113	62	0.55
Canyon Meadows	12 Deerview Terrace SE, Calgary, Alberta T2J 7E6	100	0	0	0	100	60	0.60
Churchill Manor	5815 - 34th Avenue Edmonton, Alberta T6L 7B8							
Victoria Park	#9 Avery Street Red Deer, Alberta T4R 2S6	112	0	0	0	112	70	0.63
Ironwood Estates	40 Ironwood Point, St. Albert, Alberta T8N 6C7	109	0	0	0	109	57	0.52
Okanagan Chateau	2100 Benvoulin, Kelowna, BC V1W3A4	106	0	0	0	106	63	0.59
Longlake Chateau	3033 Ross Rd., Nanaimo, BC V9T 5S8	111	0	0	0	111	60	0.54
Prince George Chateau	SWC of Hill Avenue & Tabor Blvd., Prince George, BC	114	0	0	0	114	76	0.67
Imperial Place	13853 102nd Ave., Surrey, BC V3T 1P2	102	0	0	0	102	73	0.72
Victorian @ McKenzie, The	4000 Douglas St., Victoria, BC	114	0	0	0	114	76	0.67
Victorian, The	1773 Feltham Rd., Victoria, BC V8N 2A4	91	0	0	0	91	43	0.47
Riverheights Terrace	4525 Victoria Ave., Brandon, Manitoba R7B 4A6	117	0	0	0	117	70	0.60
Amber Meadow	320 Pipeline Rd., Winnipeg, Manitoba R2P 2X5	114	0	0	0	114	72	0.63
Saint Anne's Court	81 Duncan Lane, Fredericton, NB E3B 4S2	114	0	0	0	114	72	0.63
Chateau de Champlain	300 Boars Head Rd., St. John, New Brunswick E2L3W2	114	0	0	0	114	70	0.61
The Court @ Rushdale	1360 Upper Sherman Blvd., Hamilton, ONT L8W 3Z6	115	0	0	0	115	69	0.61
Kingsdale Chateau	520 Kingsdale Ave., Kingston, ONT K7M 9B6	114	0	0	0	114	72	0.50
Masonville Manor	350 North Centre Rd., London, ONT N5X 3N1	112	0	0	0	112	66	0.59
Crystal View Lodge	#6 Meridian Place, Nepean, ONT K2G 6L9	114	2	3	0	119	70	0.62
Stamford Estates	Portage Rd., Niagara Falls, ONT	115	0	0	0	115	69	0.60
The Court @ Barrhaven	1111 Longfields Dr., Nepean, ONT J2K 5A9	114	0	0	0	114	75	0.66
Sherbrooke Heights	1434 Sherbrooke St. West, Peterborough, ONT	114	0	0	0	114	70	0.61
Fairwinds Lodge	1218 Michigan Ave., Sarnia, ONT N7S 6J4	111	0	0	0	111	61	0.55
Anchor Pointe	540 Ontario St., St. Catharines, ONT L2N 6J7	123	2	0	0	125	109	0.87
The Crt. @ Pringle Creek	3975 Anderson St., Whitby, ONT L1N 5R5	114	5	0	0	119	70	0.59
The Court @ Brooklin	5909 Anderson St., Brooklin, ONT L1M 2H1	115	0	0	0	115	69	0.60
Kensington Court	1953 Cabana Rd. West Windsor, Ontario	114	0	0	0	114	67	0.59
Mulberry Estates	236 Hodges Rd., Moose Jaw, SK	114	0	0	0	114	73	0.64
Queen Victoria Estates	2025 Heseltine Road, Regina Sask SK S4N 7L2	114	0	0	0	114	67	0.59
Primrose Chateau	310 Cree Crescent, Saskatoon, Sask S7K 8C	114	0	0	0	114	72	0.63
Hawthorns, The	18-21 Elton Road, Clevedon, N. Somerset BS21	109	0	0	0	109		
The Hawthornes - Eastbourne	Carew Road, Eastbourne, BN21 2AX	102	0	0	0	102	46	0.45
Monarch Estates	E. University Drive Auburn, AL 36830	114	0	0	0	114	87	0.76
Rocky Ridge	3517 Lorna Rd., Birmingham, AL 36117	115	0	0	0	115	75	0.65
University Oaks	650 University Blvd S., Mobile, AL 36609	110	0	0	0	110	54	0.49
Eastdale Estates	5801 Eastdale Dr., Montgomery, AL 36117	107	0	0	0	107	52	0.49
Butterfield Place	8420 Rogers Ave., Fort Smith, AR 72903	115	0	0	0	115	75	0.65
Andover Place	2601 Andover Ct., Little Rock, AR 72207	111	0	0	0	111	56	0.50
Apple Blossom	2501 N. 22nd Ave., Rogers, AR 72756	115	0	1	0	117	78	0.68
Gardens at Arkanshire	5000 Arkanshire Circle, Springdale, AR 72674	111	20	0	0	131	98	0.75
Vista Del Rio	13619 - N. 94th Dr., Peoria, AZ 85381	112	6	0	0	118	65	0.55
Vista de la Montana	18510 N. Parkview Place, Surprise, AZ 85374	110	3	0	0	113	72	0.64
Desert Rose	1545 S. 14th Ave., Yuma, AZ 85364	113	0	0	0	113	56	0.50
Quail Lodge	4840 Deer Valley Road, Antioch, CA 94509	121	2	0	0	123	76	0.62
Oaks of Auburn, The	3250 Blue Oaks Dr., Auburn, CA 95602	110	0	0	0	110	63	0.57
Carriage House Estates	8200 Westwood Dr. Bakersfield, CA 93311	112	6	6	0	124	88	0.79
Columbus Estates	3201 Columbus, Bakersfield, CA 93306	126	0	0	0	126	75	0.60
Oakmont	2801 Cohasset, Chico, CA 95926	91	0	0	0	91	51	0.56
Creekside Oaks	1715 Creekside Rd., Folsom, CA 95630	109	0	0	0	109	72	0.66
Fig Garden	6035 N. Marks Ave., Fresno, CA 93711	101	0	0	0	101	46	0.46
Remington, The	2727 N. 11th Ave., Hanford, CA 93230	112	0	4	0	116	67	0.62
Waterford Terrace	5580 Aztec Dr., La Mesa, CA 91942	90	0	0	0	90	42	0.47
Palms, The	13001 La Mirada Blvd., La Mirada, CA 90638	162	0	0	0	162	80	0.49
Vintage, The	2145 W. Kettleman Dr., Lodi, CA 95240	108	9	0	0	117	62	0.53
Hampshire, The	3460 R St., Merced, CA 95348	109	4	0	0	113	67	0.59
Standiford Place	3420 Shawnee Dr., Modesto, CA 95350	102	0	0	0	102	65	0.64
Redwood	2350 Redwood Rd., Napa, CA 94558	97	0	0	0	97	52	0.54
Deer Park	646 Canyon Rd., Novato, CA 94947	85	0	0	0	85	43	0.51
Feather Canyon	5900 Canyon View Drive, Paradise, CA 95969	115	5	6	0	126	84	0.74
Bay Park	2621 Appian Wy., Pinole, CA 94564	96	0	0	0	96	51	0.53
Sierra Hills	2500 W. Henderson Ave., Porterville, CA 93257	112	7	0	0	119	76	0.64
Valencia Commons	6729 Hermosa, Rancho Cucamonga, CA	114	0	0	0	114	72	0.63

PROPERTY DEVELOPED BY HARVEST DEVELOPMENT.

FACILITY NAME	ADDRESS	SUITES	GARDEN SUITES	COTTAGES	ALZ UNITS	TOTAL SUITES	PARKING SPACES	PER SUITE
Summerfield Estates	9133 Baird Rd., Shreveport, LA 71118	101	0	0	0	101	52	0.51
Quail Run Estates	50 Cardinal Drive Agawam, MA 01001	107	5	9	0	121	75	0.73
Summer Place	20 Summer St., Chelmsford, MA 01824	110	0	0	0	110	62	0.56
Devonshire Estates	329 Pittsfield Rd., Lenox, MA 01240	108	10	10	0	128	110	0.70
Sunbury Village	922 Ohio St. Bangor, ME 04401	115	0	0	0	115	78	0.68
The Woods at Canco	219 Canco Rd. Portland, ME 04103	115	5	8	0	128	91	0.81
Genesee Gardens	4505 of Calkins Rd. Flint, MI	117	0	0	0	117	78	0.67
Lincoln Square	3121 Lake Michigan Dr. NW, Grandrapids, MI 46504	115	0	0	0	115	76	0.66
The Marquette	5968 Park Lake Rd, Meridian, MI 48823	115	0	0	0	115	69	0.60
Blue Water Lodge	2840 Keewahdin Road, Port Huron, MI 48059	115	0	4	0	119	78	0.70
Wescourt	4141 McCarty Rd., Saginaw, MI 48603	109	5	4	0	118	73	0.66
Glen Eagle	Silver Lake @ South Airport Rd., Traverse City, MI	115	0	4	0	119	78	0.70
The Inn at Cass Lake	900 N. Cass Lake Rd., Waterford, MI 48328	110	0	0	0	110	64	0.58
Aurora Pond	5516 Byron Center Ave. S.W., Wyoming, MI 49509	115	7	10	0	132	120	1.07
Lodge at White Bear	3666 East County Line Rd. White Bear Lake, MN 55110	115	0	0	0	115	69	0.60
Briarcrest Estates	14525 Clayton Rd., Ballwin, MO 63011	90	0	0	0	90	53	0.59
Boone Landing	109 Keene, Columbia, MO	118	0	0	0	118	74	0.63
The Carlyle	SWC of NE Independence Ave. & NE Tudor Rd. Lee's Summit, MO	118	0	20	0	123	83	0.73
Country Squire	1602 Buckingham St., St. Joseph, MO 64506	110	0	0	0	110	64	0.58
Lakeview Park	1391 Bowles Ave., St. Louis, MO	112	0	0	0	112	72	0.64
Aspen View	3075 Avenue C, Billings, MT 59102	109	12	4	0	125	97	0.83
Hunter's Pointe	2801 Colonial Dr., Helena, MT 59601	109	0	6	0	115	90	0.87
Jordan Oaks	10820 Penny Rd., Cary, NC 27511	115	0	0	0	115	83	0.72
Durham Regent	3007 Pickett Rd., Durham NC 27705	122	0	0	0	122	39	0.32
Emerald Pond	205 Emerald Pond Lane, Durham NC 27705	112	0	6	0	118	74	0.70
Pinecrest	915 - 29th Ave NE, Hickory, NC 28601	118	0	0	0	118	74	0.63
The Stratford	1573 Skeet Club Rd., High Point, NC 27265	115	0	0	0	115	73	0.63
Lakeshore Commons	1402 Hospital Plaza Dr., Wilmington, NC 28401	118	0	0	0	118	67	0.57
The Woods at Holly Tree	4610 Holly Tree Rd., Wilmington, NC 28403	115	0	0	0	115	59	0.51
Creekside Terrace	N. side of Old Vineyard Rd. Winston-Salem, NC	115	0	0	0	115	87	0.76
Brentwood Estates	1111 So. 70th, Lincoln, NE 68510	103	0	0	0	103	62	0.60
Bear Canyon Estates	4440 Morris St. NE, Albuquerque, NM 87111	110	14	0	0	124	77	0.62
Golden Mesa	150 N. Roadrunner Parkway Las Cruces, NM 88001	110	10	9	0	129	104	0.94
Montgomery Park	6351 Transit Rd., Clarence, NY 14051	115	0	0	0	115	75	0.65
Maple Downs	7220 Geneese St E, Fayetteville, NY 13066	115	0	0	0	115	74	0.64
Fleming Point	710 Latta Rd., Rochester, NY 14612	115	0	3	0	118	91	0.77
Carson Plaza	2120 E. Long, Carson City, NV 89706	96	0	0	0	96	58	0.60
Maplewood Estates	55 Ayrault Rd., Fairport, NY 14450	111	0	8	0	119	91	0.88
Sky Peaks	1520 Sky Valley Dr., Reno, NV 89503	119	0	0	0	119	102	0.86
The Worthington	4541 Johnston Rd., Gahanna, OH	115	0	0	0	115	75	0.65
Mulberry Gardens	499 South Main St., Munroe Falls, OH 44262	86	0	0	0	86	43	0.50
Pearl Crossing	19201 Pearl Rd., Strongsville, OH 44136	115	0	0	0	115	73	0.63
Alexis Gardens	4560 W. Alexis Rd., Toledo, OH 43623	115	0	0	0	115	73	0.63
Tallgrass Estates	Camelot Dr., Bartlesville, OK 74005	113	0	0	0	113	65	0.58
Silver Arrow Estates	S. Elm Place, Broken Arrow, OK 74012	115	0	5	0	120	81	0.74
Prarie Rose	7201 South Riverside Parkway, Tulsa, OK	118	0	0	0	118	88	0.75
Mountain View	548 North Main, Ashland, OR 97520	110	0	0	0	110	58	0.53
Edgewood Pointe ALF	7733 S.W. Scholls Ferry Rd. Beaverton, OR 97008	46 ALF	0	4	16	66	49	0.84
Stone Lodge	1460 N.E. 27th St. Bend, OR 97701	112	0	0	0	112	66	0.59
The Regent	440 Elks Dr., Corvallis OR 97330	82	0	0	0	82	63	0.77
Stoneybrook ALF	4650 SW Holleyhock Circle, Corvallis, OR 97333	84	0	0	0	84	50	0.60
Stoneybrook Lodge	49th St. & S.W. Country Club Dr., Corvallis, OR 97333	115	0	5	0	120	80	0.73
Sheldon Oaks	2525 Cal Young Rd., Eugene, OR 97402	110	0	0	0	110	71	0.65
Southwind ALF	8360 Carson Rd., Gladstone, OR 97027	86	0	0	0	86	51	0.59
Somerset Lodge	8330 Cason Rd, Gladstone, OR 97027	115	7	0	0	122	80	0.66
Rougue Valley	1001 A St. NE, Grants Pass, OR 97526	90	0	0	0	90	40	0.44
Gresham Manor	2895 E. Powell Blvd., Gresham, OR 97080	102	0	0	0	102	46	0.45
Rock Creek	19295 NW Cornell Rd., Hillsboro, OR 97124	108	0	0	0	108	56	0.52
Royal Oak	2180 Poplar Dr., Medford, OR 97501	90	0	0	0	90	45	0.50
Astor House @ Springbrook Oaks	3801 E. Hayes St., Newberg, OR 97132	115	0	4	0	119	60	0.54
Parkrose Chateau	3141 NE 148th Ave., Portland, OR 97230	107	0	0	0	107	76	0.71
Garden Valley	1800 Hughwood, Roseburg, OR 97470	92	0	0	0	92	45	0.49



PROPERTY DEVELOPED BY HARVEST DEVELOPMENT.

FACILITY NAME	ADDRESS	SUITES	GARDEN SUITES	COTTAGES	ALZ UNITS	TOTAL SUITES	PARKING SPACES	PER SUITE
Hidden Lakes	400 Madrona Ave. SE, Salem, OR 97302	123	0	0	0	123	80	0.65
Madrona Hills	707 Madrona Ave. SE, Salem, OR 97302	103	0	0	0	103		
Bethel Park	2999 Bethel Church Rd., Bethel Park, PA 15102	116	0	0	0	116	70	0.60
Essex House	20 N. 12th St., Lemoyne, PA 17043	115	0	0	0	115	67	0.58
The Manor @ Oakridge	4500 Oakhurst Blvd., Susquehanna Township, PA 17110	113	0	0	0	113	74	0.65
Pocasset Lodge	12 Old Pocasset Lane, Johnston, RI 02919	172	0	0	0	172	102	0.59
Forest Pines	1720 Devonshire Dr., Columbia, SC 29204	115	0	0	0	115	69	0.60
Haywood Estates	1180 Haywood Rd., Greenville, SC 29615	110	0	0	0	110	53	0.48
Westminster	11 E Augusta Pl., Greenville, SC 29605	115	0	0	0	115	70	0.61
Indigo Pines	110 Gardner Drive, Hilton Head Is., SC 29926	113	5	0	0	118	68	0.58
Deepwood Estates	203 Old Chapin Rd. Lexington, SC 29072	115	0	0	0	115	72	0.63
Eagle Crest	3736 Robert Grissom Parkway, Myrtle Beach, SC 29577	118	0	0	0	118	77	0.65
Holiday Hills Estates	2620 Holiday Lane, Rapid City, SD 57702	113	0	0	0	113	69	0.61
Rosewood Estates	505 Rice Rd., Tyler, TX 75703	110	0	0	0	110	54	0.49
Creekside @ Shallowford	7511 Shallowford Rd., Chattanooga, TN 37421	114	0	4	0	118	65	0.59
Uffelman Estates	125 Uffelman Dr., Clarksville, TN 37043	104	3	0	0	107	61	0.57
Manor at Steeplechase	314 Cool Springs Blvd., Franklin, TN 37067	118	0	0	0	118	71	0.60
Jackson Meadow	25 Max Lane Dr., Jackson, TN 38305	113	0	0	0	113	78	0.69
Echo Ridge	8458 Gleason Dr., Knoxville, TN 37919	109	0	0	0	109	63	0.58
Franklin Park	3393 Kirby Rd., Memphis, TN 38115	129	0	0	0	129	67	0.52
Clairmont	4707 Bell St., Amarillo, TX 79109	96	0	0	0	96	47	0.49
Arlington Plaza	6801 W. Poly Webb Rd., Arlington, TX 76016	96	0	0	0	96	68	0.71
Fox Run	2315 Little Rd., Arlington, TX 76016	102	0	0	0	102	54	0.53
Englewood Estates	2603 Jones Rd., Austin, TX 78745	110	0	0	0	110	64	0.58
Bentley, The	3362 Forest Lane, Dallas, TX 75234	109	8	0	0	117	81	0.69
Whiterock Court	8900 Block of Whiterock Trail Dallas, TX 75204	115	0	0	0	115	78	0.68
Rio Norte	1941 Saul Kleinfeld Dr., El Paso TX 79936	110	5	4	0	119	63	0.57
South Colleyvine Ranch	2300 Pool Rd., Grapevine, TX 76071	115	0	0	0	115	79	0.69
Ventura Place	3026 54th St., Lubbock, TX 79413	112	18	6	0	136	96	0.71
Polo Park	2100 Castelford Rd., Midland, TX 79705	107	0	0	0	107	65	0.61
Brook Ridge	1001 W. Ridge Rd., Pharr, TX 78577	107	0	0	0	107	67	0.63
Cottonwood Estates	1940 West Spring Creek Parkway, Plano, TX 75086	113	0	0	0	113	68	0.60
El Dorado	714 W. Arapaho Rd., Richardson, TX 75080	102	0	0	0	102	53	0.52
Cowhorn Creek Estates	5353 Cowhorn Creek Rd., Texarkanna, TX 75503	112	0	0	0	112	67	0.60
Rosewood Estates	505 Rice Rd., Tyler, TX 75703	110	0	0	0	110	54	0.49
Lakeshore Estates	3209 Village Green Dr., Waco, TX 76710	110	5	0	0	115	70	0.61
Pioneer Valley Lodge	400 East St. & 2350 North St., North Logan, UT 84341	115	0	0	0	115	72	0.63
Harrison Regent	481 Harrison Blvd., Ogden, UT 84403	90	0	0	0	90	39	0.43
Seville, The	325 W. Center, Orem, UT 84058	97	0	0	0	97	54	0.56
South Towne Ranch	310 East 10600 South St., Sandy, UT	115	0	0	0	115	66	0.57
Lighthouse Point	Southside Cedar Rd. W & Waters Road, Chesapeake, VA	115	0	0	0	115	80	0.70
Fairmont, The	9852 Fairmont Ave., Manassas, VA 22110	100	0	0	0	100	32	0.32
Virginian, The	300 Twinridge Lane, Richmond, VA 23235	117	0	0	0	117	72	0.62
Elm Park	4230 Elm View Rd., Roanoke, VA 24014	110	0	0	0	110	63	0.57
Colonial Harbor	8135 George Washington Memorial Highway, Yorktown, VA 23692	118	0	0	0	118	79	0.66
Garden Club, Bellevue	13350 SE 26th, Bellevue, WA 98005	103	0	0	0	103	43	0.42
Parkway Chateau	2818 Old Fairhaven Pwy., Bellingham, WA 98225	109	0	0	0	109	60	0.55
Cascadian	3915 Colby Ave., Everett, WA 98201	102	0	0	0	102	52	0.51
Charbonneau	1310 Grandridge Ave. Kennewick, WA	118	0	0	0	118	78	0.66
Capitol Place	700 Black Lake Blvd., Olympia, WA 98502	104	0	0	0	104	56	0.54
Evergreen Place	1416 Monroe Ave. NE, Renton, WA 98056	110	0	0	0	110	65	0.59
Harvard Park	1616 E. 30th Ave., Spokane, WA 99203	105	0	0	0	105	39	0.37
Pt. Defiance	6414 N. Park Way, Tacoma, WA 98407	136	0	0	0	136	71	0.52
Park Plaza	1400 Dalles Military Rd., Walla Walla, WA 99362	99	0	0	0	99	55	0.56
Oakwood Hills	4316 Oakwood Hills Parkway, Eau Claire, WI 54701	114	0	0	0	114	69	0.61
The Jefferson	9401 Old Sauk Road, Madison, WI 53562	115	0	0	0	115	67	0.58

Average Per Suite parking provision:

0.61