

March 2024

RE 700 Canyon Drive, Coppell, TX. 75019 – Site Plan Submittal Comment Response

Previously discussed 1.6 per unit. Please provide parking study of similar projects that have this same parking ratio.

Though a ratio of 1.6 parking spaces per unit was previously discussed, we feel confident that a 1.5 ratio will provide adequate parking for the Project. Our [Meridian at Wylie](#) project in Wylie, Texas is also an affordable, active 55+ project that is surface parked and 4-stories. The Wylie project will be nearing completion later this year and is parked at a 1.26 parking ratio. Being a suburb, Wylie is also not in a transit-oriented area and residents rely on cars for transportation; however, both Wylie and Coppell projects have smaller unit sizes with units ranging from studios to two-bedrooms. Typically, we see single-person occupancy in studio and one-bedroom units on 55+ projects whereas it's very common to have couples in one-bedroom units on general occupancy projects.

Our [Risor of Maple Grove](#) project in Maple Grove, MN is fully constructed and operating at 75% occupancy. This 169-unit project is parked at a 1.43 ratio with a combination of covered and surface parking. Extrapolating the current occupancy parking trends at 75%, the project has ample parking.

