



Attachment C- 2

Parking Need and Demand and Proposed Garage Height Analysis

Factors to Consider:

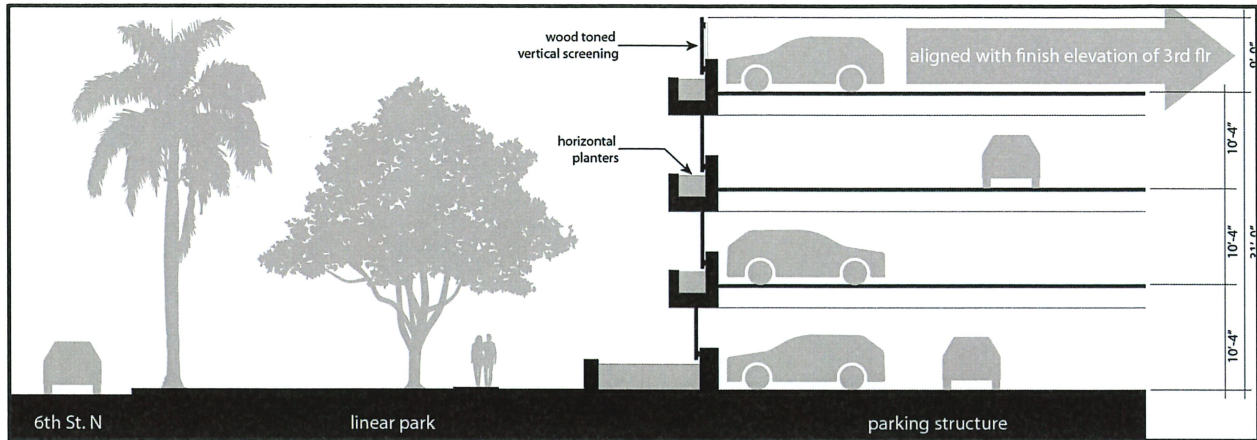
Presently, there are 1,987 parking spaces located on the NCH Downton Campus. As proposed, NCH Downton Campus will have a total of 1,970 spaces (17 fewer spaces than what exists today).

EXISTING PARKING COUNT			
Location	Regular Spaces	Handicap Spaces	Total
Lutgert Cancer Center (West Facility)	22	1	23
Lutgert Cancer Center (East Facility)	23	2	25
West Parking Lot	309	3	312
Parking Garage	1311	37	1348
Telford	179	18	197
North Parking Lot	51	3	54
ER Parking	26	2	28
Total			1987

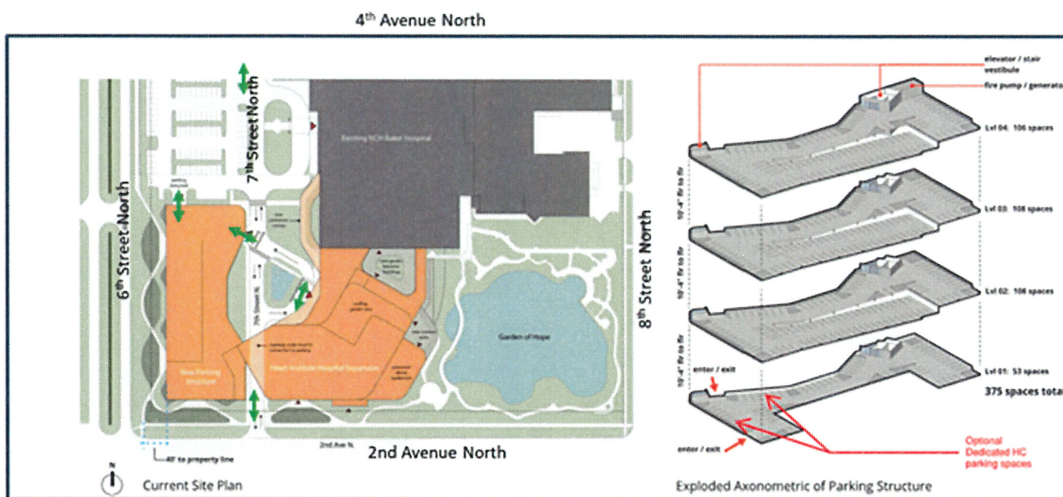
PROPOSED PARKING COUNT

HOSPITAL = 1.5 SPACES PER BED (391 BEDS) (UNCHANGED)	587
EXISTING CLINIC = 3 SPACES/1000 SF X 157,639 SF	473
NEW HEART INSTITUTE 3RD FLOOR CLINIC 1 SPACE/175 SF X 37393 SF	214
RETAIL = 1 SPACE / 300SF (15,000 SF)	50
TOTAL PARKING REQUIRED	1324
TOTAL PARKING PROVIDED	1970
TOTAL PARKING REQUIRED	1324
HANDICAPPED PARKING REQUIRED = $20 + 1 / 100 \text{ OVER } 1,000 =$ $20 + (970 / 100 = 9.7, \text{ ROUNDED TO } 10) = 30$ 50 HANDICAPPED SPACES PROVIDED	

The proposed parking garage has 4 levels of parking and is 40 feet in height.

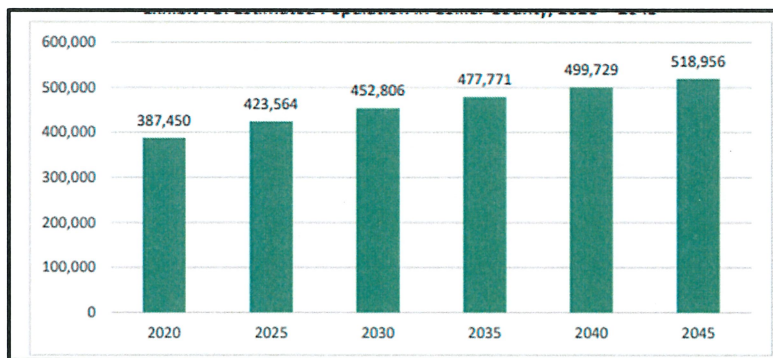


Garage Circulation and Levels



- NE garage access provides a direct connection to 7th St N and to Heart Institute Valet Drop Off.
- NW garage access connects to the surface parking lot.
- Location of garage accesses provide internal site stacking to eliminate facility access impacts to the external road network.
- Level 1: valet parking; Level 3: Physician Parking; Levels 2 and 4: Public Parking.

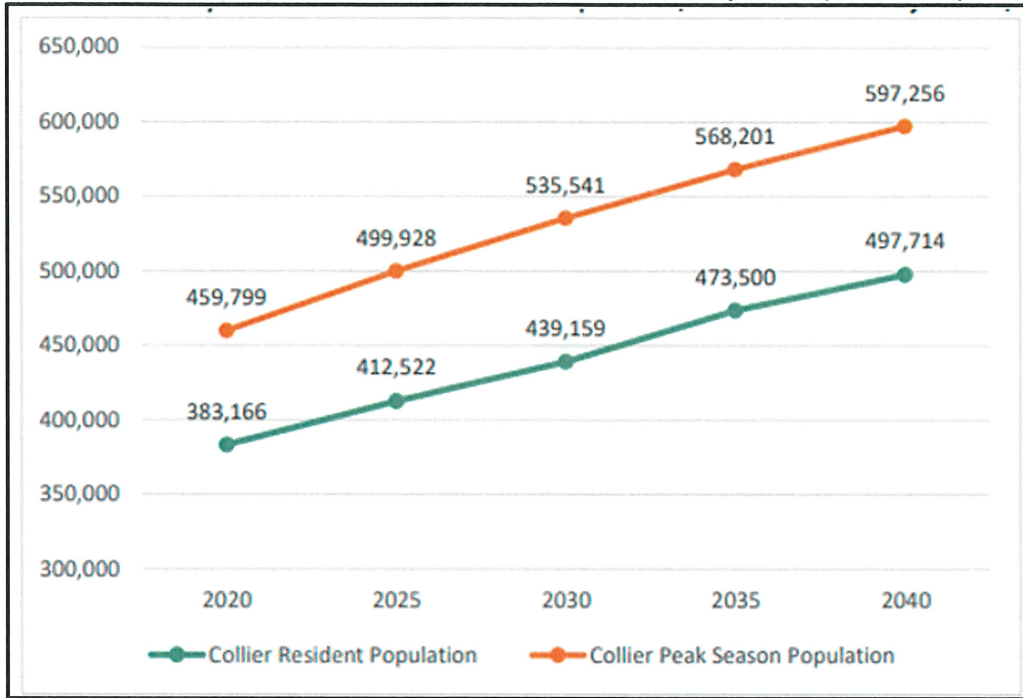
Collier County Population Projections



Source: Florida Legislature, Office of Economic and Demographic Research

Parking Need and Demand and Proposed Garage Height Analysis

Collier County Population and Peak Season Estimates & Projections (2020 - 2040)



Source: Collier County Economic and Demographic Profile

Collier County Population Projections Through 2030

Cities	estimates 2010	estimates 2020	estimates 2021	projections 2022	projections 2023	projections 2024	projections 2025	projections 2026	projections 2027	projections 2028	projections 2029	projections 2030
Everglades City	403	358	373	384	387	390	393	396	399	402	405	407
Marco Island	16,428	15,923	16,099	16,206	16,393	16,581	16,768	16,956	17,144	17,331	17,519	17,706
Naples	19,494	19,151	19,235	19,518	19,989	20,459	20,929	21,400	21,870	22,341	22,811	23,281
<i>Incorporated SUM</i>	36,325	35,431	35,707	36,108	36,769	37,430	38,091	38,752	39,412	40,073	40,734	41,395
COUNTYWIDE TOTAL	322,653	379,216	386,796	394,011	400,257	406,602	412,441	417,757	423,141	428,595	434,120	439,115

Source: Collier County Growth Management Department, May 2023

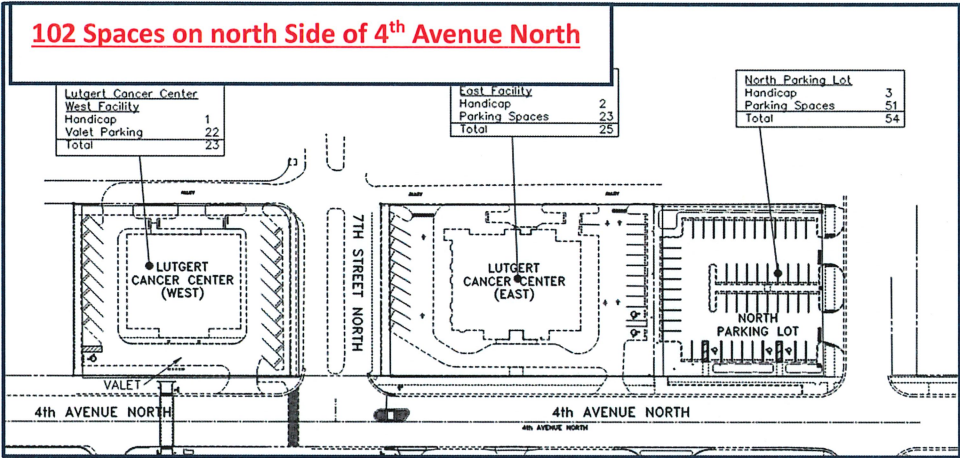
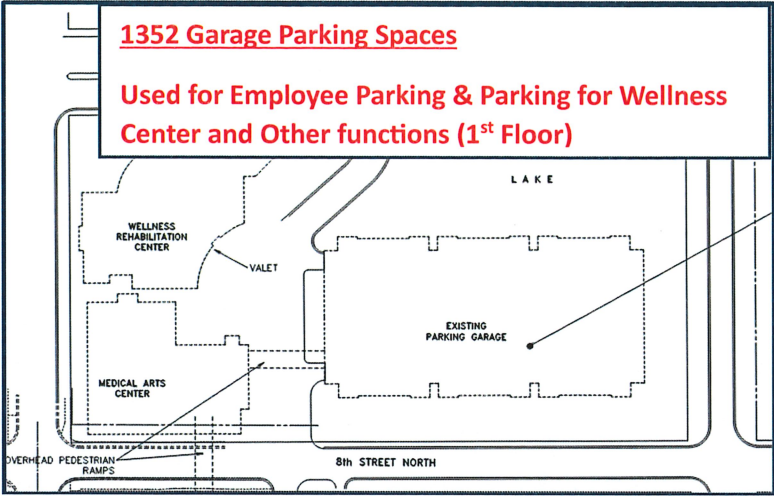
At present, **NCH staffing** numbers of areas follows:

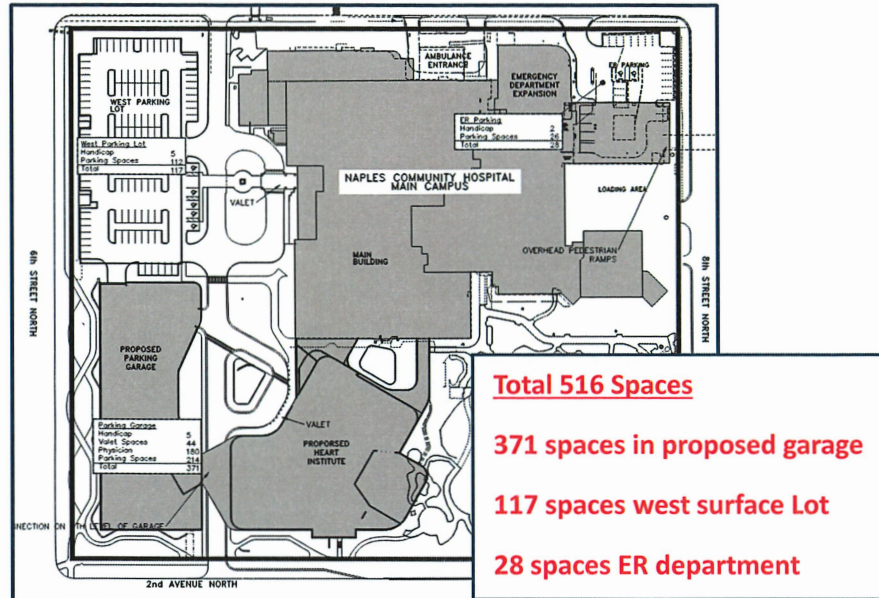
TOTAL STAFF (CURRENT)			
Location	NCH Employees	Contractors/vendors	Total
Briggs Health Pavilion	159		159
NCH Downtown Hospital	2010	412	2422
Graduate Med. Education	84		84
Totals	2253	412	2665

Total Visitors for 2022 are as follows:

TOTAL VISITORS 2022			
Month	Main Lobby	Emergency Dept	Total
Jan	15105	3714	18819
Feb	15544	2612	18156
Mar	18232	2488	20720
April	16880	2331	19211
May	16020	2245	18265
June	15550	1878	17428
July	14544	2020	16564
August	14333	2231	16564
September	14754	2266	17020
October	15768	2722	18490
November	11637	2737	14374
December	13951	3045	16996
Total	182318	30289	212607
Average Per Month	15193	2524	17717
Avg. Per Month Peak Season	15040	2886	17926
Average Per Day Peak Season	501	96	598

Locations of parking on NCH Downtown Campus:





Why are 1970 parking spaces needed?

- NCH has decades of operating experience at the downtown campus location, and based upon that experience, every single proposed parking space is needed, in particular during the months of November through April.
- Providing any less than the 1970 spaces (17 less than presently exist), will undoubtedly result in deficient parking, likely creating additional parking problems, including parking in swales in the rights-of-way around the downtown campus.
- The parking demand (and convenience) is also managed by the availability of valet parking services, particularly serving visitors and patients arriving for outpatient services at both the main hospital and the proposed Heart, Vascular and Stroke Institute.
- The City of Naples and greater Collier County experience a significant seasonal population increase, and at the same time all hotels and other transient lodging facilities experience very high occupancy rates. The increase is conservatively estimated to be 20% higher than the permanent population. As a result, the need for sufficient on-site parking will not decline in the decades to come. NCH must plan to meet the needs of the growing Collier County population.
- While the existing parking garage is appropriately used for staff parking (primarily), the location is not convenient or appropriate for parking for visitors and patients going to the main hospital or to the proposed Heart, Vascular and Stroke Institute.
- The NCH Downtown Campus employs a total of 2253 individuals, plus another 412 vendors or contractors. During peak season, there is an average of nearly 600 daily visitors. Most of this activity occurs between the hours of 7:00 AM and 6:00 PM. With increased permanent and seasonal population, this number will increase.
- Presently, during the peak season, the west surface lot is often full by 10:00 AM, which results in visitors circling the lot looking for spaces and increases the likelihood of parking with the nearby right-of-way.
- Alternative locations for parking were considered. In order to achieve the necessary 1970 spaces and including replacing the 374 spaces presently provided for in Telford building (179 spaces) and in the south portion of the west surface lot (195 spaces), the only viable option is a parking garage in a location so as

Parking Need and Demand and Proposed Garage Height Analysis

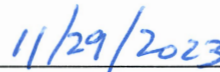
to provide access from the garage to the Heart, Vascular and Stroke Institute and to the main hospital. Locating a parking structure on the lots on the north side of 4th Avenue North is not viable as it is not a location to serve the proposed Heart, Vascular and Stroke Institute or the main hospital. It cannot be designed to yield the necessary number of spaces and would require substantial pedestrian crossings of 4th Avenue North.

- The height and size of the proposed parking garage are limited to that necessary to achieve the required parking. Enhanced setbacks from the adjacent residential lots on 6th Avenue North and 2nd Street North allow for the creation of a landscaped linear park/pathway along the rights-of-way adjacent to the garage. In addition, building plantings on the garage façade will minimize visual impacts to residential properties along this portion of 6th Avenue North and 2nd Street North.

Prepared by: Robert J. Mulhere, FAICP



Signature



Date