



Memorandum

To: Mr. Douglas McLean,
Town Planner
Town of Coventry, RI

Date: May 30, 2025

Project #: 73562.00

From: Robert J. Clinton, PE
Project Manager - Transportation

Re: Coventry Centre
Major Land Development Project
666 Arnold Road & 2271 New London Turnpike
Coventry, RI
Parking Assessment

VHB has performed a parking assessment for the proposed retail development to be located at 666 Arnold Road and 2271 New London Turnpike in Coventry, RI. The following memorandum discusses the support for the proposed parking calculations for this project.

Parking Requirements

Retail/Commercial

In order to determine the number of parking spaces that should be provided for the proposed retail/commercial portion of the development (approximately 50,000 square feet of gross floor area), VHB used parking generation rates published by the Urban Land Institute (ULI). ULI recommends that a ratio of 4 spaces (3.2 spaces for visitors and 0.8 spaces for employees) per 1000 sf be provided for retail developments less than 400,000 sf. It should be noted that many cities/towns in Rhode Island also require a minimum parking ratio of 4 spaces per 1,000 sf of retail space in their zoning ordinances. Based on the information provided above; VHB recommends that the minimum amount of proposed parking meet a ratio of 4 spaces per 1,000 sf of retail space. It should be noted that this will be a mixed-use development that will contain various uses that will have slightly higher or lower parking demands and that the various uses will not have their peak demands at the same time; therefore, 4 spaces per 1,000 sf will accommodate the needs of the entire retail/commercial plaza. Most importantly, this parking ratio has been reviewed by prospective tenants who best know what their parking demand is and will be the ones that rely on adequate parking for their customers.

Multifamily Residential

In order to determine the number of parking spaces that should be provided for the proposed multi-family residential portion of the development (approximately 220 units), VHB used data in the ITE Land Use Code (LUC) 221 – Multifamily Housing. Based on the review, it was determined that the 85th percentile parking demand is 319 spaces for 220 units or 1.45 parking spaces per unit. The ITE guidelines also indicate that the average parking demand is 271 spaces, or a rate of 1.23 parking spaces per unit within their dataset. Based on this assessment, we therefore recommend/support using a 1.5 parking space per unit ratio for the residential portion of this project.