

## MEMORANDUM

**DATE:** May 28, 2026

**TO:** Mr. John Aharonian  
Aharonian and Associates, Inc.

**FROM:** Herman Peralta, P.E.

**RE:** RIPHI Medical Office Building Parking Analysis

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Pare Corporation (Pare) has completed a parking analysis for a proposed medical office building located on the southeast corner of intersection of Cargill Street at West Street in Providence, Rhode Island. A locus map of the site is provided in **Figure 1**. The medical office building is proposed to have four floors, totaling approximately 35,467 square feet of gross floor area. The first three floors are anticipated to be medical office space, while the fourth floor is anticipated to be administrative staff offices. The site is planned to have an entrance-only driveway on Dean Street and full access driveway on West Street, with approximately 20 off-street parking spaces, which does not meet City of Providence zoning ordinance requirements.

### EXISTING CONDITIONS

The project site is situated at the southeast corner of intersection of Cargill Street at West Street in Providence, Rhode Island. The previous building at the site was demolished in December 2024 and the site now remains empty and gated from public use. The northern edge of the site is currently used as an unpaved parking lot that fits approximately eight vehicles.

#### *Data Collection*

A field review of publicly available parking spaces within one-eighth mile of the project site was conducted on May 19, 2026, between the hours of 9:30 AM and 11:30 AM. This time period was selected because it is generally representative of peak parking demand associated with the commercial nature of the surrounding area.

The following is a brief description of the significant roadways in the project area:

**Cargill Street:** Cargill Street is a local roadway owned and maintained by the City of Providence. The roadway runs generally in a north-south direction within the study area. Cargill Street is a 22-foot-wide roadway with 9-foot-wide sidewalks present at certain sections throughout its length. Two-hour on-street parking is permitted along its eastern side between West Street and W. Fountain Street. Land uses surrounding Cargill Street are a mix of residential and commercial.



PROJECT NO. 26092.00

DATE: MAY 2026



**FIGURE 1**  
**LOCUS MAP**

**CARGILL MEDICAL BUILDING PARKING STUDY**  
**PROVIDENCE, RHODE ISLAND**

### ***Public Parking Review***

A parking review was conducted within an eighth of a mile from the project site on May 19, 2026, at 10:30 a.m. to determine public off-street and on-street parking availability and occupancy. Roadways and lots reviewed for parking include the following:

- West Street Lot
- Dean Street
- Ringgold Street
- Pallas Street
- Broadway
- Carpenter Street
- West Fountain Street
- Winter Street
- Cargill Street
- Washington Street
- West Fountain Street Lot
- West Fountain Street & Dean Street Parking Garage (6 Levels)

**Table 1** below shows the location of public parking spaces, estimated total spaces, and occupied spaces.

***Table 1: Public Parking Summary***

	<b>Total Spaces*</b>	<b>Occupied</b>	<b>Vacant</b>
<b>West Street Lot</b>	13	8	5
<b>Dean Street</b>	No Parking		
<b>Ringgold Street</b>	10	10	0
<b>Pallas Street</b>	9	9	0
<b>Broadway</b>	32	32	0
<b>Carpenter Street</b>	17	13	4
<b>W. Fountain Street</b>	28	21	7
<b>Winter Street</b>	18	16	2
<b>Cargill Street</b>	10	9	1
<b>Washington Street</b>	8	3	5
<b>W. Fountain Street Parking Lot</b>	32	28	4
<b>W. Fountain Street/Dean Street Parking Garage</b>	340	301	39
<b>TOTAL</b>	<b>517</b>	<b>450</b>	<b>67</b>

\*Estimated assuming on-street parking space length of 22 feet.

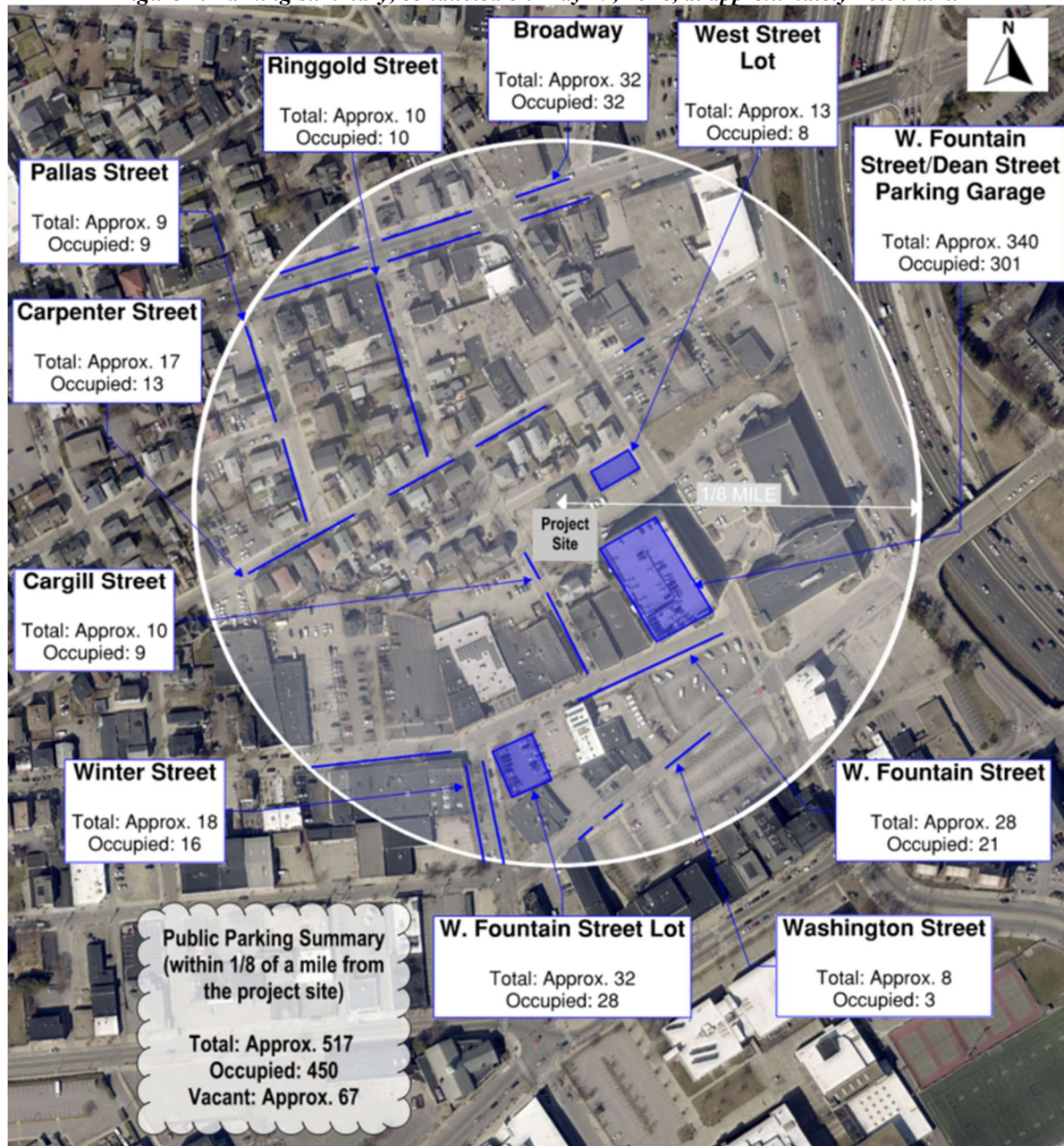
On-street parking spaces on all the roadways reviewed were not delineated, therefore, the number of total available parallel parking spaces was estimated assuming parking space lengths of approximately 22 feet.

Throughout the study area, on-street parking is available on all sections noted in blue in **Figure 2** on the following page. Most roadways had post-mounted signs varying between 30-minute parking and 2-hour parking restrictions. Residential roadways such as Pallas Street and Ringgold Street were

observed to have faded post-mounted signs for no parking between 2:00 a.m. to 5:00 a.m. except for residents use only. Additionally, several of the on-street spaces are designated for accessible parking only. Note that accessible parking spaces are included in the estimated counts.

The majority of publicly available parking spaces within one-eighth mile of the project site are located within the parking garage at 349 West Fountain Street, situated at the corner of W. Fountain Street and Dean Street, approximately a two-minute walk from the site. The parking garage contains six levels and provides approximately 340 free parking spaces available for public use with no associated fee. It should be noted that more than half of the rooftop level was secured by a gate and not accessible to the public at the time of the field review. This restricted area was accompanied by “DO NOT ENTER” and Police Department signage and, therefore, was not included in the parking inventory.

Figure 2. Parking summary, conducted on May 19, 2026, at approximately 10:30 a.m.



### ***Parking Generation***

Parking generation for the proposed medical office building was completed using the industry standard *Institute of Transportation Engineers (ITE) Parking Generation Manual, 6<sup>th</sup> Edition*. The Parking Generation Manual provides parking generation information for various land uses compiled from studies conducted by members nationwide.

The proposed project has a total of 35,467 square feet of outpatient care and administrative office space distributed across four floors. The first through third floors are anticipated to accommodate medical outpatient care services, with a combined floor area of approximately 19,186 square feet. The fourth floor is anticipated to be for administrative office space with a floor area of approximately 14,267 square feet.

Parking demand for the proposed development was calculated using ITE Land Use Code (LUC) 710 – General Office Building, and LUC 720 – Medical-Dental Office Building. The *Dense Multi-Use Urban* setting was used for LUC 710. However, because of the limited sample size available for LUC 720 within the same setting, parking demand for the medical office component was evaluated using the *General Urban/Suburban* setting, which provides a more conservative estimate of required parking spaces.

A summary of the anticipated weighted average parking demand from the proposed site is provided in **Table 2** below. Copies of the parking generation worksheets are enclosed.

**Table 2: ITE Parking Generation Summary**

	<b>Weighted Average Parking Space Demand</b>
LUC: 710 – General Office Building – 14.27 GFA	23
LUC: 720 – Medical-Dental Office Building – 19.19 GFA	50
<b>TOTAL</b>	<b>73</b>

As shown in Table 2 above, *ITE's Parking Generation Manual* estimates a total demand of 73 parking spaces for the proposed medical office use.

**Table 3** on the following page tabulates the existing public parking availability within one-eighth mile of the project site and the proposed on-site parking spaces available, for a total available supply of approximately 87 parking spaces. Comparing the parking demand values presented in Table 2 with the available parking supply summarized in Table 3, Pare estimates that approximately 14 surplus parking spaces would be available to accommodate both staff and patients.

It is important to note that the parking generation analysis for LUC 720 was conducted using the *General Urban/Suburban* setting instead of *Dense Multi-Use Urban* because of limited available data for the latter. As a result, the estimated parking demand may overstate actual conditions at the site, as the analysis does not fully account for alternative transportation modes commonly associated with dense urban environments including walking, biking, public transit, and ride-sharing services.

**Table 3: Total Parking Spaces Available**

	Parking Spaces
Existing Public Parking Available (within 1/8 mile)	67
Proposed On-Site Parking	20
<b>TOTAL</b>	<b>87</b>

**Conclusions**

Based on the parking study analysis completed for the proposed medical office use development, the following conclusions can be made related to the parking demand and availability:

- Parking demand for the proposed medical office building was estimated using the ITE Parking Generation Manual. Based on the proposed land uses, the analysis estimated an average parking demand of approximately 73 parking spaces. With 20 on-site parking spaces proposed, which are assumed to primarily serve patients, approximately 53 additional off-site parking spaces may be needed to accommodate overflow patient and employee parking during peak operating periods.
- A parking inventory review of public parking spaces within one-eighth mile of the project site identified approximately 517 parking spaces available. During the parking occupancy review conducted on May 19, 2026, approximately 450 spaces were occupied, representing an occupancy rate of approximately 87 percent. Based on these observations, Pare determined that approximately 67 parking spaces remained available at the time of the survey. Parking availability is expected to vary depending on day of the week and time of day.

In summary, based on the available parking inventory and the conservative parking demand assumptions utilized in this analysis, Pare Corporation concludes that adequate parking is expected to be available to support the proposed development under typical operating conditions.

We are available to discuss our findings at your convenience. Please feel free to contact me if you have any questions or need additional information.

HP/SR/klS

Enclosure

Parking Generation Worksheets

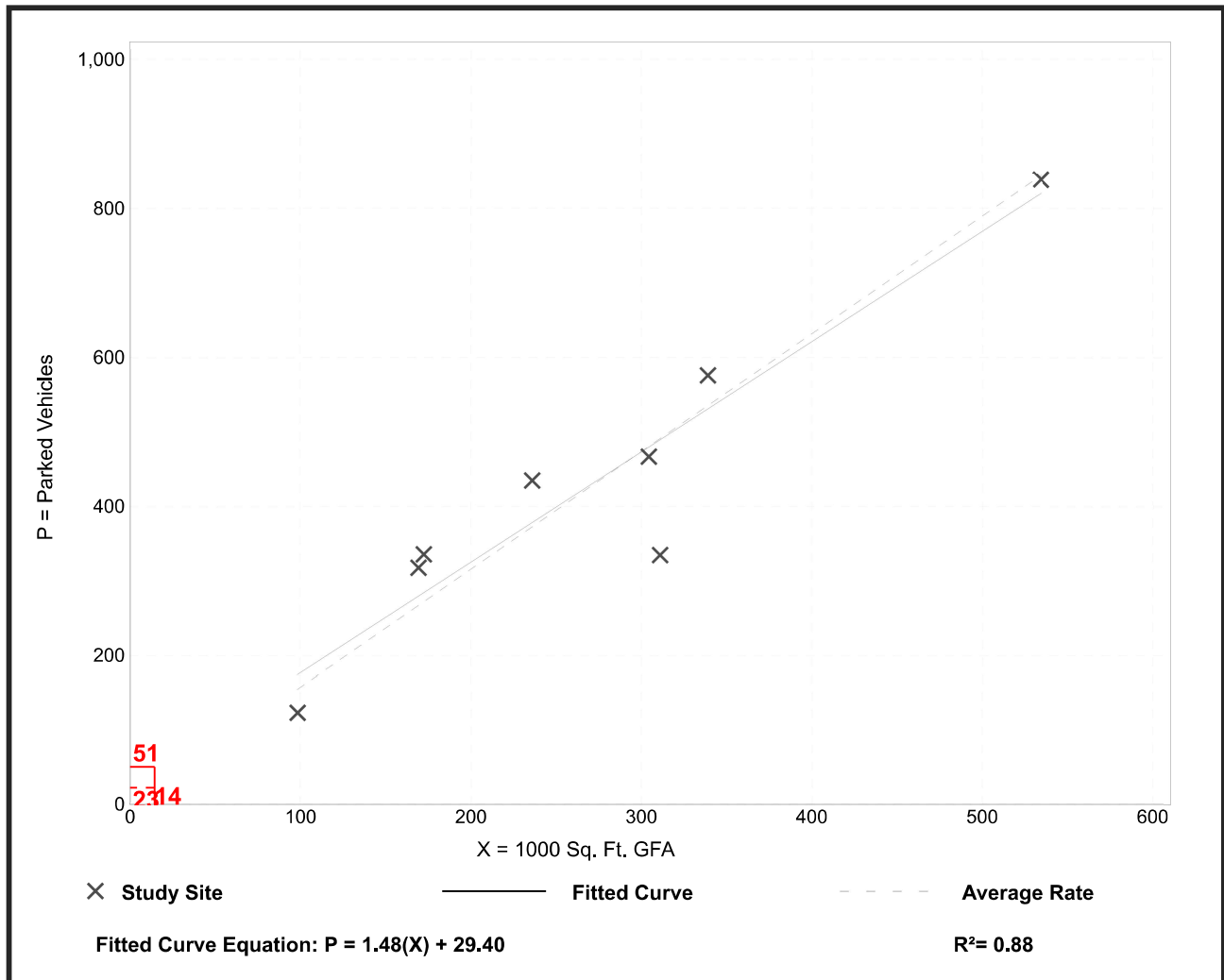
# General Office Building (710)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: Dense Multi-Use Urban**  
 Number of Studies: 8  
 Avg. 1000 Sq. Ft. GFA: 271

## 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)
1.58	1.08 - 1.95	1.53 / 1.92	***	0.28 (18%)

## Data Plot and Equation



# Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Friday)  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 41  
 Avg. 1000 Sq. Ft. GFA: 27

## 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)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

## Data Plot and Equation

