

February 9, 2006

John Shepherd  
 Manager of Zoning Administration  
 Albemarle County  
 Department of Community Development  
 401 McIntire Road, Room 218  
 Charlottesville, VA 22902

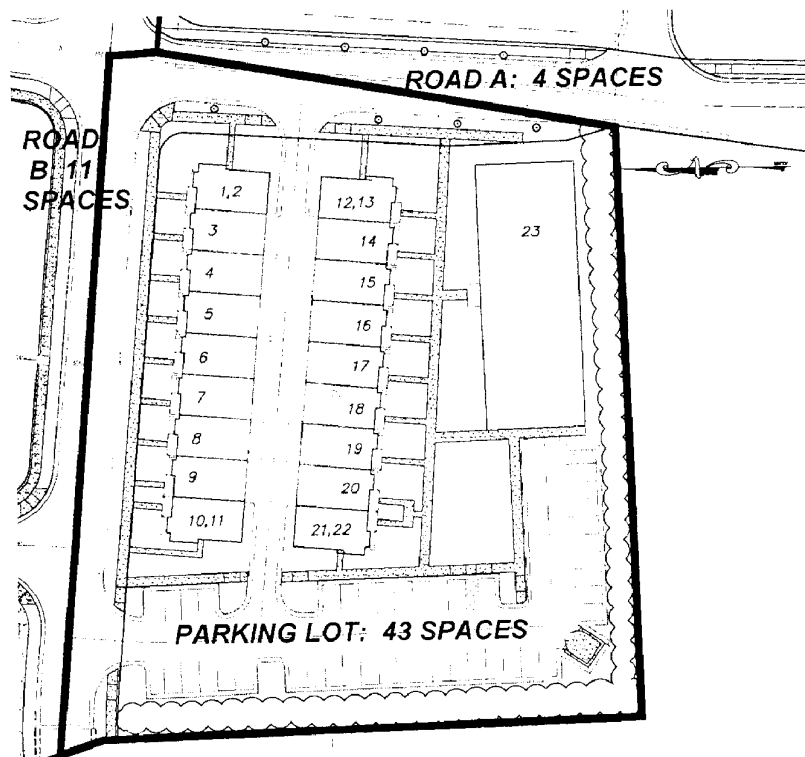
RE: ZMA-2005-05; LIBERTY HALL  
 REQUEST FOR WAIVER OF PARKING REGULATIONS

Dear Mr. Shepherd:

In response to your memorandum dated February 7, 2006 please consider this request to waive parking requirements for the Neighborhood Model District proposed at Liberty Hall.

***Proposed Development***

Within block 1, a combination of office and residential uses are proposed. An office building consisting of 13,500 sq. ft. (gross) is proposed, in addition to 22 condominium units. Fourteen (14) of the condominium units proposed will include 2 bedrooms and 2 garage spaces within each unit. The remaining eight (8) units will consist of one bedroom and will not include garages. To accommodate the parking demands, a 43-space surface parking lot is proposed within Block 1. Fifteen (15) on-street parking spaces are proposed along Road A and Road B adjacent to Block 1. The following figure illustrates the units and parking proposed for Block 1:



### ***Parking Analysis***

Overall, 98 parking spaces are needed to accommodate the proposed development. The garage parking, parking lot and on-street spaces proposed adjacent to block 1 provide 86 parking spaces.

Table 1 (page 12 of the Code of Development) indicates that other than community service, infrastructure and construction-related uses, only residential uses and “offices” are allowed in Block 1. Because residences and offices experience opposite peak parking hours, a shared parking arrangement is proposed. Within Block 1, 12 of the required parking spaces (11.8%) are proposed to be shared. An excerpt from 18-4.12.10 of the Albemarle County Code is listed below.

#### **4.12.10 SHARED PARKING**

Shared parking allows parking spaces to be shared among two (2) or more uses that typically experience peak parking demands at different times and is located on the same lot or on nearby lots. Because parking spaces are shared, the total number of parking spaces that would otherwise be required may be reduced.

...

d. *Maximum reduction.* The aggregate number of parking spaces required for all uses participating in the shared parking shall not be reduced by more than thirty-five (35) percent.

The proposed shared arrangement complies with the applicable provisions of the Code. All calculations relating to the parking for Block 1 are provided on the attached spreadsheet.

### ***Adequacy of On-Street Parking***

Fifteen (15) on-street parking spaces immediately adjacent to Block 1 are included in the parking calculations. Section 18-4.12.9 of the Albemarle County Code includes the following applicable regulations pertaining to on-street parking:

#### **4.12.9 STREET AND ALLEY PARKING**

Street and alley parking may be provided as follows:

- a. Street parking consists of parking spaces located in a public or private right-of-way. Each parking space that is in a public or private right-of-way abutting the lot shall count as a parking space for the purpose of meeting the minimum parking space requirements in sections 4.12.6 and 4.12.7. Each parking space shall be on a paved area abutting the travelway, and if the parking space is in a public right-of-way it shall not be prohibited by the Virginia Department of Transportation.

Each of the on-street parking spaces assigned to Block 1 may not immediately abut each unit, which it is intended to serve; however, these on-street spaces are within reasonable walking distance from the 22 residential units and office building. Fourteen of the residential units will each possess two garage spaces for their primary use. Therefore only the remaining eight residential units will utilize the parking lot and on-street spaces for their primary use. Units 1 and 2 will likely use the on-street parking located along the east end of Road B. Units 10 and 11 will likely use the on-street parking located along the west end of Road B. Units 12 and 13 will likely use the parking located along Road

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A. Units 21 and 22 will likely use the parking lot. It is also important to emphasize that because the office building will require parking during normal office hours on weekdays and the residences will generally require parking during evenings and weekends, it unlikely that all uses within Block 1 will require parking any one time.

Furthermore, the parking configuration proposed will enable a development consistent with the goals of the Neighborhood Model, where parking is relegated out of public view, streetscapes create a comfortable pedestrian atmosphere, and open space is prevalent.

Please contact me if you have any further comments or questions.

Sincerely,

Frank V. Pohl, P.E.  
Weather Hill Development

LIBERTY HALL  
BLOCK 1 PARKING CALCULATIONS

*PARKING DEMAND*

UNIT	PARKING ONSITE?	# BEDROOMS	REQUIRED PARKING
1	NO	1	1.5
2	NO	1	1.5
3	YES	2	2.25
4	YES	2	2.25
5	YES	2	2.25
6	YES	2	2.25
7	YES	2	2.25
8	YES	2	2.25
9	YES	2	2.25
10	NO	1	1.5
11	NO	1	1.5
12	NO	1	1.5
13	NO	1	1.5
14	YES	2	2.25
15	YES	2	2.25
16	YES	2	2.25
17	YES	2	2.25
18	YES	2	2.25
19	YES	2	2.25
20	YES	2	2.25
21	NO	1	1.5
22	NO	1	1.5
OFFICE BLDG	NO	N/A	54
<b>TOTAL</b>			<b>98</b>

*PARKING SUPPLY*

LOCATION OF PARKING	# OF SPACES
UNIT 3	2
UNIT 4	2
UNIT 5	2
UNIT 6	2
UNIT 7	2
UNIT 8	2
UNIT 9	2
UNIT 14	2
UNIT 15	2
UNIT 16	2
UNIT 17	2
UNIT 18	2
UNIT 19	2
UNIT 20	2
PARKING LOT	43
ROAD B	11
ROAD A	4
<b>TOTAL</b>	<b>86</b>

SHARED PARKING PROPOSED

$$98 - 86 = 12$$

PERCENTAGE OF SHARED PARKING PROPOSED

$$12 / 98 = 11.8\%$$