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February 7, 2022
Revised: April 19, 2022

Lea Brumfield
Senior Planner II
Zoning Division
Albemarle County
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Re: Old Ivy Residences- Parking Reduction Request for ZMA 2021-008

Dear Ms. Brumfield,

We respectfully submit this request for a parking reduction for the Old Ivy Residences proposed rezoning. The reduction request is for the multi-family apartment and townhome units only at a rate of 1.35 spaces/multi-family apartment unit and 1.6 spaces/townhome unit. This request is being made in accordance with Zoning Ordinance Section 4.12.8.

The Applicant manages a number of similar mixed dwelling rental units around the country and has found that the number of parking needed in this type of development does not align with the requirements of the Albemarle County Zoning Ordinance. This request and demand needed is supported by current planning and zoning practice as well as market realities. Overabundance of parking results in adverse effects and is counter to other Albemarle County land use policies and goals such as Climate Action and Storm Water Management. A detailed parking analysis and study by Timmons Engineering is attached to this request for your review. Below is a summary of the results of that analysis as well as additional information as it relates to parking needs for this development.

This reduction request is supported by the following factors:

1. Industry Standard for Total Spaces Required
2. Multi-modal Transportation Opportunities
3. Applicant's Experience in Garden-style apartment development
4. Anticipated Tenancy

Conceptual Unit Type Yield Rate with Required and Proposed Parking Spaces

While the exact mix of unit types and bedrooms is not yet known at the rezoning stage, the following chart represents a possible mixture for Old Ivy Residences.

REQUIRED PARKING PER ORDINANCE			
Unit Type	**Total Units**	**Required Spaces/Unit**	**Required Parking Spaces**
1- Bedroom Apartment	138	1.5	207
2-3 Bedroom Apartment	186	2	372
Single Family Detached (with garage)	25	2	50
Single Family Detached (surface parking)	40	2	80
Townhome	47	2	94
Duplex	54	2	108
		Total:	**911**
PROPOSED PARKING			
Unit Type	**Total Units**	**Proposed Spaces/Unit**	**Proposed Required Parking Spaces**
Multi-Family Apartment	324	***1.35***	437
Single Family Detached (with garage)	25	2	50
Single Family Detached (surface parking)	40	2	80
Townhome	47	***1.6***	75
Duplex	54	2	108
		Total:	**751**
		Total Spaces Required:	**911**
		Total Spaces Proposed:	**751**
		Total Reduction in Spaces:	**160**
		Percent Reduction:	**19.25%**

1.) Industry Standard Total Spaces Required (Source: ITE Parking Generation Manual)

The Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition, contains data on parking demands for specific uses based on studies nationwide, including for multi-family dwelling units (low-rise land use code 220) and multi-family dwelling units (mid-rise land use code 221). Low-rise would be considered for apartments, townhomes, and condominiums with three floors or less and mid-rise is considered for apartments, townhomes, and condominiums with four and up to ten floors. Old Ivy Residences will contain a mixture of low-rise and mid-rise dwellings where the apartments are considered mid-rise and the townhomes are low-rise. Per the ITE Manual, the average rate for mid-rise dwelling units is 1.31 parking spaces/unit, and 1.21 spaces/unit for low-rise.

The proposed 1.35 space/multi-family apartment unit and 1.6 spaces/townhome unit averages out to provide adequate parking per the ITE Manual for Old Ivy Residences.

2.) Multi-modal Transportation Opportunities

The Applicant is proposing to enhance the multi-modal opportunities in this area. While bus service is not currently available in this area, the applicant is including a future transit stop should the County, Charlottesville Area Transit (CAT) or the University of Virginia expand service to this area. The applicant is also including a multi-use path along the frontage of the property and has proffered to construction an extension of the path along Old Ivy Road if the land is dedicated by the property owners. The Rivanna Trail will remain on-site and provide a connection to Old Ivy Road and Leonard Sandridge Road. In addition, the Applicant will provide a multi-use path that will connect to Leonard Sandridge Road if any needed off-site easements can be obtained. The connection to Leonard Sandridge will allow residents to walk to and from the Darden and Law school and to Barracks Road Shopping Center, which is less than a mile from the development.

3.) Applicant's Garden-Style Pipeline Product

The Applicant manages a number of Garden-style multifamily products that fall well under the Albemarle County parking requirement. These are projects in centrally located neighborhoods of Charlotte or Raleigh (see attached maps), for example, see table below. The Old Ivy Residences is a modern project and therefore should have parking ratios that are comparable to its other modern projects. The table below represents 4 recent projects in North Carolina with a weighted average parking ratio of 1.45 spaces per unit.

Project	Location	Type	Status	Units	Parking Spaces	Parking Ratio
Indian Trail	Charlotte	Garden	Construction	350	499	1.43
University City	Charlotte	Garden	Construction	348	507	1.46
Prosperity	Charlotte	Garden	Predevelopment	300	452	1.51
Parkside	Raleigh	Garden	Predevelopment	252	353	1.40

4.) Anticipated Tenancy

The target consumer for the overall Project will be a mixture of UVA graduate students, young professionals, and empty nesters looking to downsize or move closer to the center of the city. The Applicant anticipates that approximately 87% of the garden style units will be made up of 1 and 2-bedroom units largely comprised of UVA graduate students. The Project is directly adjacent to (< ½ mile) both UVA Darden School of Business and University of Virginia School of Law which account for nearly 2,000 graduate students. As the pandemic has changed many tendencies, many students and professionals are choosing not only choosing to live alone, but to rent 2-bedroom units and utilize the second bedroom as an at-home office or gym, for example. It should also be noted that the trend, popularity, and realities of on-demand transportation that is frequently used by residents in the age group we expect to live at Old Ivy Residences results in reduced car ownership. Additionally, these students will not all be driving to campus, as many students do not have cars,

some of whom may be international students - further lessening the demand for parking at the Old Ivy Residences.

Summary and Conclusion:
Based on this analysis, we find that given the recent data within the ITE Parking Generation Manual, the multi-modal improvements that are being provided with the rezoning, the County's Stormwater Management and Climate Action goals to reduce impervious area and overall vehicle miles traveled, and the applicant's experience with lower parking ratios for its developments, all support the request for the parking reduction for multi-family apartments (1.35 spaces/unit) and townhomes (1.6 spaces/unit) for Old Ivy Residences.

Thank you for your consideration on the above request.

Please don't hesitate to contact me with any comments or concerns.

Sincerely,

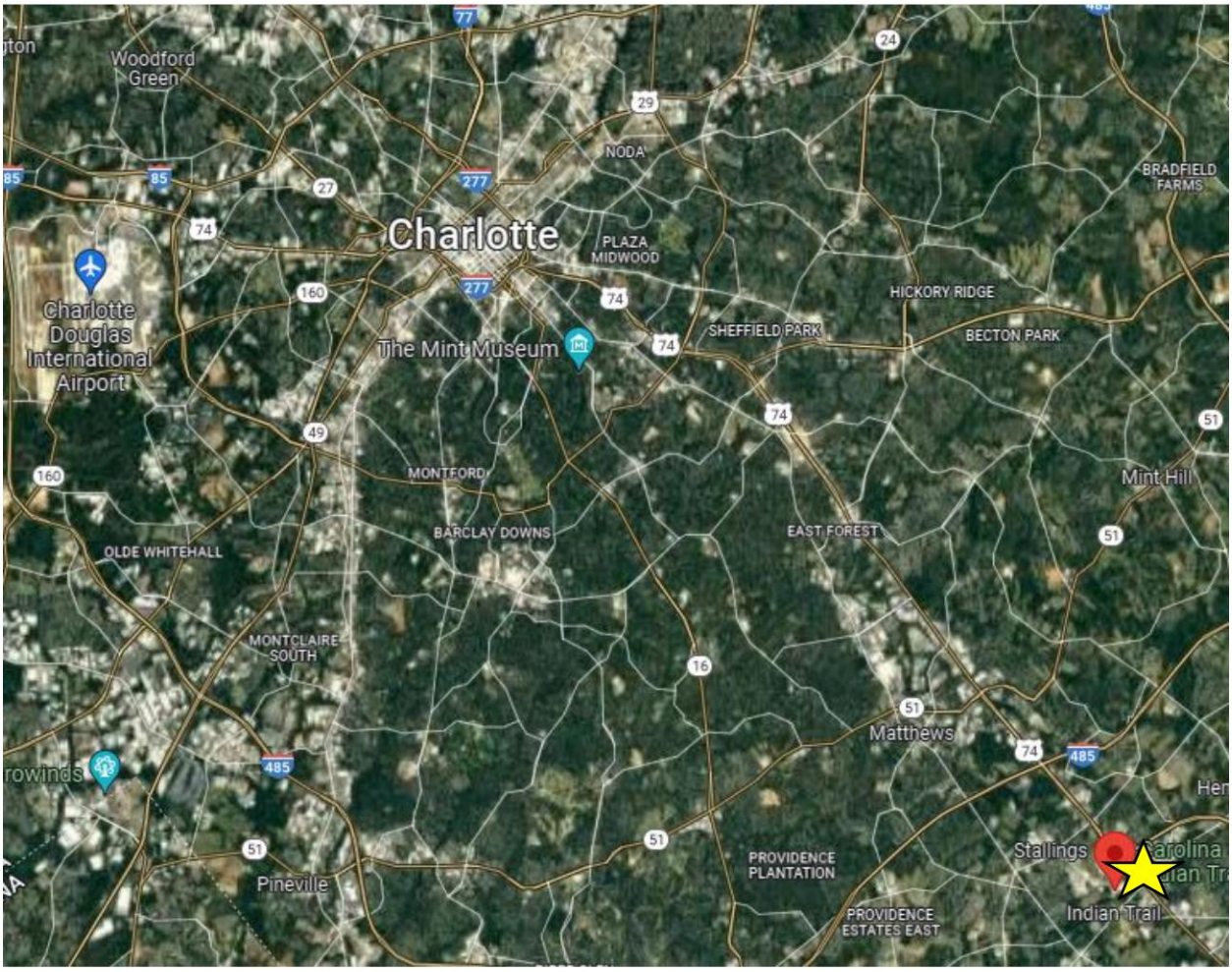
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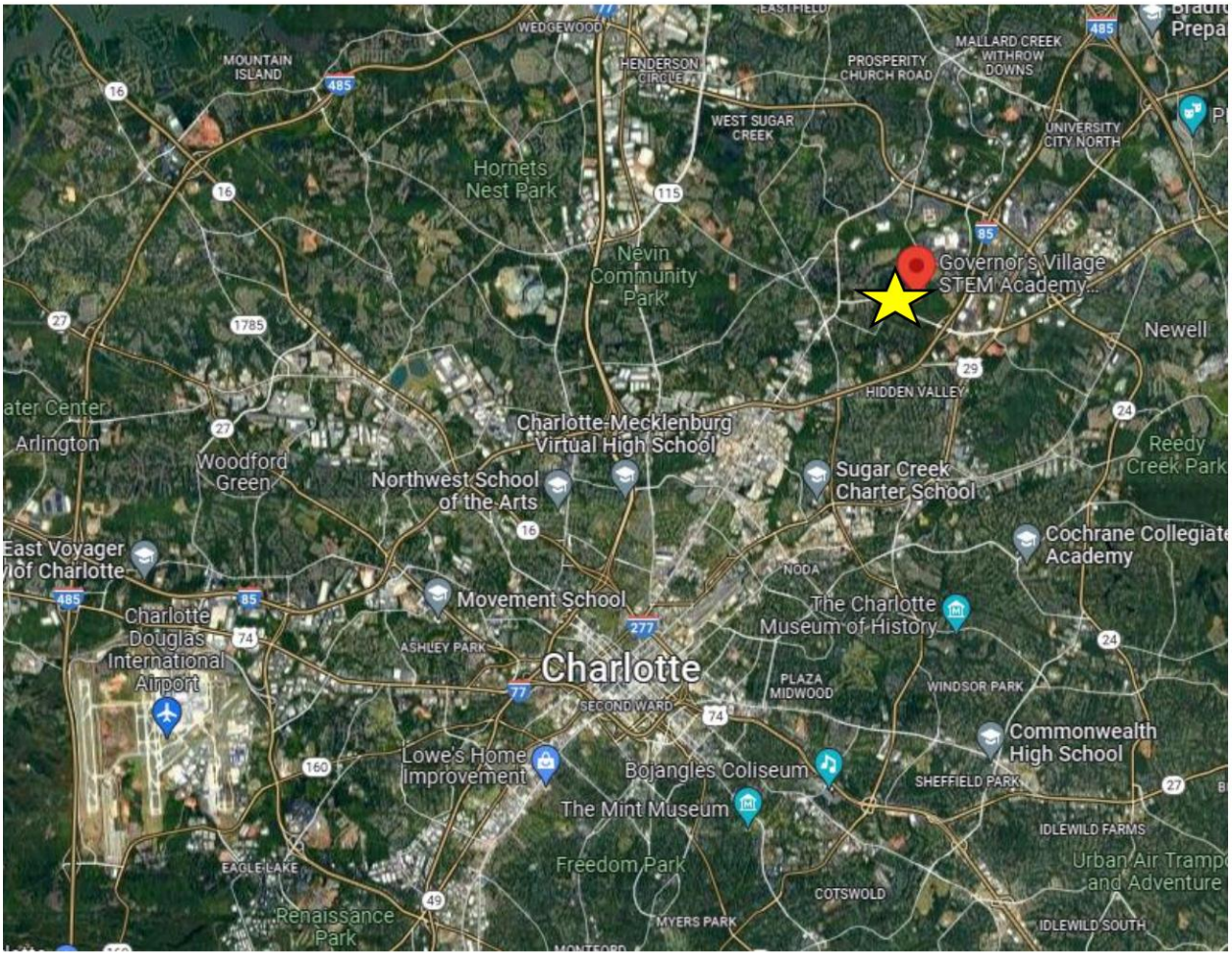
Indian Trail

Google Maps Link: https://goo.gl/maps/VHe5tsgJ8pb1hsRA9



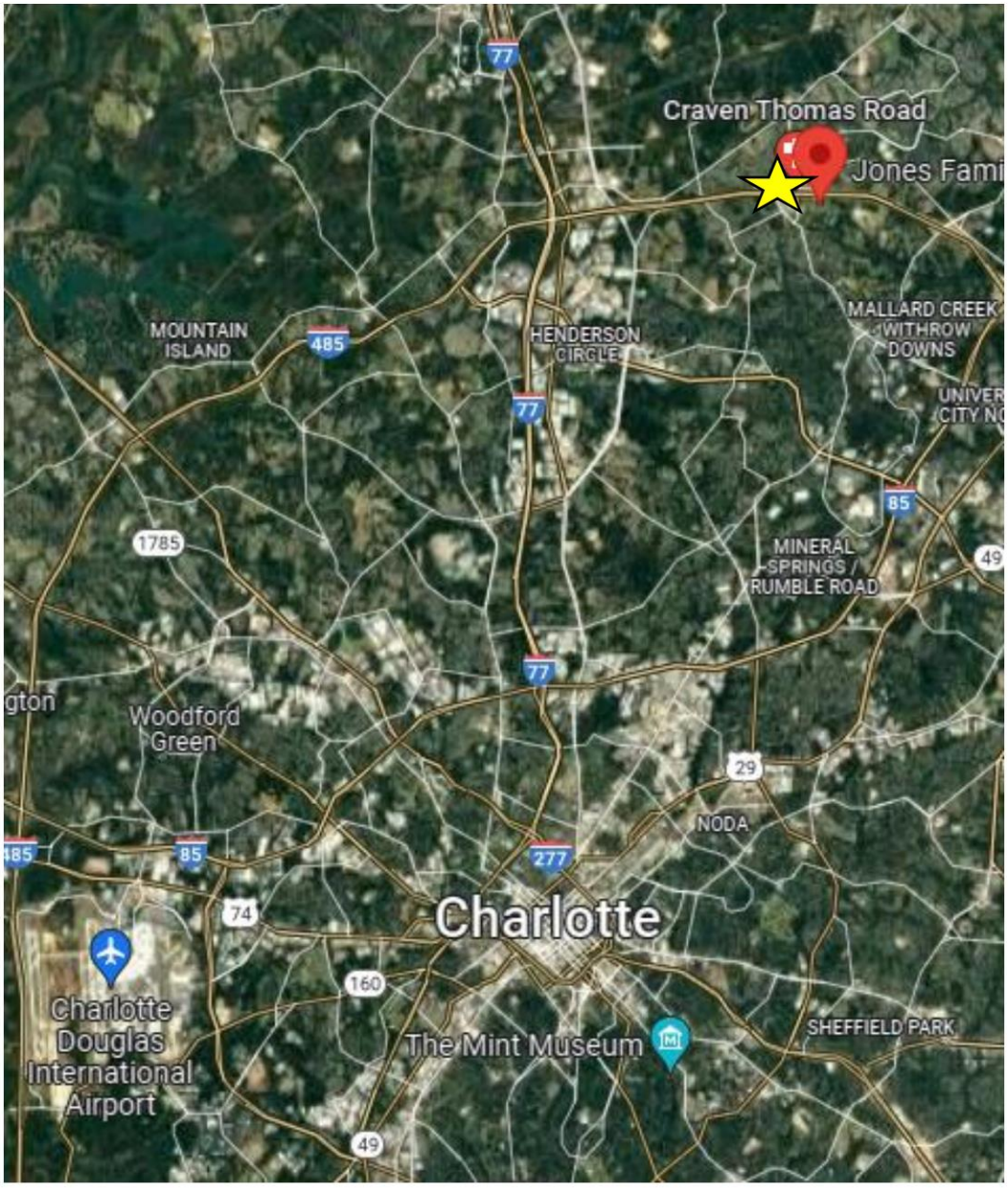
University City

Google Maps Link: https://goo.gl/maps/Awoc4Ku9W75R4r2f6



Prosperity

Google Maps Location: https://goo.gl/maps/fLMvo2MRpFhwcdmF6



Parkside

Google Maps Location: https://goo.gl/maps/CijTHqQ7oDXAsvnc7

