

To: Mr. Cameron Langille
Principal Planner
County of Albemarle
Community Development
401 McIntire Rd
Charlottesville, VA 22902-4579

From: Thomas Ruff, PE, PTOE

RE: Rio Point
Parking Reduction Analysis

Date: May 10, 2022

Copy: Craig Kotarski, PE (TG); Jessica Denko (TG)

Introduction

Timmons Group completed a parking analysis for the proposed Rio Point development located in Albemarle County, Virginia. The proposed development will consist of 312 multi-family apartment units and 15 townhouse units, as broken down below:

- 144 one-bedroom apartments;
- 134 two-bedroom apartments;
- 34 three-bedroom apartments; and
- 15 Townhome units.

It should be noted that each of the 15 townhouse units will include two (2) dedicated driveway parking spaces and one (1) garage parking space per unit. The 15 townhouse units will have a total of 45 dedicated parking spaces and are not discussed further in this memo or included in the analysis.

The proposed development is planning to provide 528 total parking spaces on site. Removing the 45 dedicated parking spaces for the townhouse units, the total parking spaces available for the apartment units is 483 spaces.

The following analysis was completed to determine if the proposed parking spaces will adequately provide for the facilities' parking needs. This memo reviewed the parking required by zoning ordinance and ITE parking generation rates to determine the parking adequacy.

Albemarle County Zoning Ordinance

The Albemarle County zoning ordinance sets the number of required spaces for each land use. In accordance with Section 4.12.6 of the Ordinance, shown below in Table 1, the number of parking spaces per unit for multi-family units is based upon the number of bedrooms.

Table 1: Required Parking – Albemarle County Zoning Ordinance

Number of Bedrooms/Unit	Parking Spaces/Unit
Any unit of 500 square feet or less	1.25
One bedroom	1.50
Two or more bedrooms	2.00

Per the Albemarle County zoning ordinance, total parking for the site will need to cover 552 parking spaces. The 312 multi-family apartment units will require 552 parking spaces to satisfy the zoning ordinance ($144 \times 1.5 + 134 \times 2.0 + 34 \times 2.0$).

The zoning ordinance (Section 33.9) allows for a developer to request a reduction in the required parking by special exception. This request is detailed below.

ITE Parking Generation

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 (land use code 220). The average rate for multi-family dwelling units is dependent upon both the number of stories and the number of bedrooms per unit. The majority of the buildings on site are 3-story multi-family buildings, therefore, they are considered "low-rise". The parking spaces per dwelling unit by bedroom is listed in Table 2 below.

Using the parking demand per bedroom per unit, the 312 multifamily units at the Rio Point development will require 339 parking spaces.

The proposed 483 parking spaces will exceed the parking requirements for the site.

Table 2: Required Parking – ITE Parking Generation

LAND USE	AMOUNT	UNITS	Parking Rate	Parking Spots
Multi-Family Housing (Low-Rise) - 1 BR	144	Dwelling Units	0.66/DU	95
Multi-Family Housing (Low-Rise) - 2 BR	134	Dwelling Units	1.32/DU	177
Multi-Family Housing (Low-Rise) - 3 BR	34	Dwelling Units	1.98/DU	67
TOTAL	312	Dwelling Units		339

SOURCE: Institute of Transportation Engineers' *Parking Generation Manual* 5th Edition (2019)

Conclusions

Albemarle County zoning requires 552 parking spaces for the 312 apartment multi-family units. Utilizing the ITE Parking Generation rates for multi-family apartment, the total number of required parking can be reduced to 339 parking spaces dedicated for the multifamily units.

The proposed 483 parking spaces will exceed the peak parking requirements for the site.

As such, the Applicant is requesting a parking reduction for the multi-family units of the proposed development.

This request is supported by current planning and zoning practice, as well as market realities. In addition to the peak parking demand detailed above, the Applicant is making significant improvements to the multi-modal connections in the area which will reduce the need to own/park a vehicle at the site. Specifically:

- The John Warner Parkway shared-use path runs adjacent and through the proposed site, with connections to Melbourne Road, which provides access to the Rivanna Trail and Charlottesville High School, McIntire Park, McIntire Road, Schenk's Greenway, Downtown Charlottesville. The proposed development will improve sections of the shared-use path on site and provide direct connections to/from new residential land uses.
- Rio Road East, to the north of the site, has dedicated bicycle lanes and sidewalks that provide access to Greenbrier Elementary School, US Route 29
- Rio Road West, to the south and east of the site, has dedicated sidewalks that provide access to Pen Park and multiple private schools. The proposed development will improve sections of sidewalk to provide direction connections to the existing infrastructure.
- The proposed development will provide bike storage facilities throughout the site that will encourage less reliance upon vehicular travel.
- The proposed development includes dedicated space for a future transit stop along Rio Road West, which will allow access for residents to the greater Charlottesville Area without reliance on vehicular travel.
- Overabundance of parking results in additional and unnecessary pavement which has adverse effects and is counter to other Albemarle County land use policies and goals such as Climate Action and Storm Water Management.

In addition, the above listed bicycle, pedestrian, and transit existing conditions or proposed improvements will help meet the goals of Albemarle County zoning ordinance 4.12.12 regarding transportation demand management. FHWA research suggests that access to biking/walking and transit options can reduce vehicle trip reductions by approximately 8.5% with no monetary incentives.

The 483 total parking spaces will provide 144 spaces more than the expected parking demand (339 spaces). The request for parking reduction from 552 total spaces to 483 total spaces represents a reduction of approximately 12.5% for the Rio Point development.

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION**

- ☒ Request for a waiver, modification, variation or substitution permitted by Chapter 18
- ☐ Variation to a previously approved Planned Development rezoning application plan or Code of Development

OR

- ☐ Relief from a condition of approval

Provide the following

- 1 copy of a written request specifying the section or sections being requested to be waived, modified, varied or substituted, and any other exhibit documents stating the reasons for the request and addressing the applicable findings of the section authorized to be waived, modified, varied or substituted.

Provide the following

- 1 copy of the existing approved plan illustrating the area where the change is requested or the applicable section(s) or the Code of Development. Provide a graphic representation of the requested change.
- 1 copy of a written request specifying the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation.

FEE = 523.12**Application \$503 + Technology surcharge \$20.12****Project Name :** Rio Point**Current Assigned Application Number (HS, HO, CLE, SDP, SP or ZMA)** SDP-2022-00009**Tax map and parcel(s):** 06100-00-00-167C0, 06100-00-00-16700**Applicant / Contact Person** Rio Point LLC c/o Stony Point Development Group, LLC**Address** 200 Garrett Street, Suite O **City** Charlottesville **State** VA **Zip** 22903**Daytime Phone#** (434) 529-7168 **Fax#** () **Email** chenry@stonypointdg.com**Owner of Record** Rio Point LLC**Address** 123 East Main Street, 5th Floor **City** Charlottesville **State** VA **Zip** 22902**Daytime Phone#** () **Fax#** () **Email** chenry@stonypointdg.com

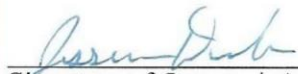
County of Albemarle
Community Development Department
401 McIntire Road Charlottesville, VA 22902 Voice: (434) 296-5832 Fax: (434) 972-4126

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION****APPLICATION SIGNATURE PAGE**

If the person signing the application is someone other than the owner of record, then a signed copy of the "CERTIFICATION THAT NOTICE OF THE APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER" form must be provided in addition to the signing the application below. (page 3)

Owner/Applicant Must Read and Sign

By signing this application, I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner of the subject parcel(s) listed in County Records. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application, I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.



Signature of Owner / Agent / Contract Purchaser

05/11/2022

Date

Jessica Denko

Print Name

434-327-5381

Daytime phone number of Signatory

FOR OFFICE USE ONLY APPLICATION# _____ Fee Amount \$ _____ Date Paid _____

By who? _____ Receipt # _____ Ck# _____ By _____

COUNTY OF ALBEMARLE**APPLICATION FOR A SPECIAL EXCEPTION****CERTIFICATION THAT NOTICE OF THE
APPLICATION HAS BEEN PROVIDED TO THE LANDOWNER**

This form must accompany this zoning application if the application is not signed by the owner of the property.

I certify that notice of the application for, Rio Point
[Name of the application type & if known the assigned application #]

was provided to Rio Point LLC
[Name(s) of the record owners of the parcel]

the owner of record of Tax Map and Parcel Number 06100-00-00-167C0, 06100-00-00-16700

by delivering a copy of the application in the manner identified below:

☐ Hand delivery of a copy of the application to _____
[Name of the record owner if the record owner is a person; if
the owner of record is an entity, identify the recipient of the
record and the recipient's title or office for that entity]

on _____
Date

☒ Mailing a copy of the application to Rio Point LLC
[Name of the record owner if the record owner is a person; if
the owner of record is an entity, identify the recipient of the
record and the recipient's title or office for that entity]

on 5/11/2022 to the following address 123 East Main Street, 5th Floor
Date

Charlottesville, VA 22902

[Address; written notice mailed to the owner at the
last known address of the owner as shown on the
current real estate tax assessment books or current real
estate tax assessment records satisfies this
requirement].

Jessica Denko
Signature of Applicant

Jessica Denko
Print Applicant Name

05/11/2022
Date