



**DRAFT**

**To:** TBD

**From:** Applicant - Aspen Heights Partners (Aspen Topco II Acquisitions, LLC)

**Date:** May 10<sup>th</sup>, 2022

**Re:** 2005 JPA (SP22-00001) - Parking Management

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### Objective

The purpose of this memorandum is to outline the Applicant's parking management plan for the proposed student housing project consisting of approximately 119 units located at 2005 Jefferson Park Avenue (Application #SP22-00001) in Charlottesville, VA (the "Project"). The Project will provide for 125 parking spaces consisting of approximately 15 visitor spaces and 110 reserved spaces.

### Background

The proposed 125 parking spaces for the Project represents a 22% reduction in parking from the required parking. This reduction is also at the recommendation of City Planning Commission members since a reduction in parking helps the City achieve several goals of sustainable development. Additionally, several factors were considered when assessing the parking reduction and the benefits of a parking reduction. The factors include:

- 1) The Project is pedestrian to the University of Virginia grounds, dining and entertainment options, especially those at Fry's Spring and the Corner, and a free trolley stop as well as located along an existing bike route on Jefferson Park Avenue.
- 2) Students are able to secure parking passes on campus through the University of Virginia.
- 3) The Project's onsite operations team will be sufficient in size to enforce the parking requirements.
- 4) The Project's location, within easy walking distance of other student rental areas, results in few guests driving to this location.

### Parking Management Plan

Our operations team has extensive experience creating and enforcing parking management plans customized for specific communities with each plan influenced by a number of factors. Parking availability, convenience, natural and constructed barriers, campus parking options, transit options, and property location are just some of the variables that shape the plan. Since some of these factors can change, our operation practices provide the flexibility to evolve to facilitate the needs of the community and to mitigate residents and guests parking on the permit parking only streets surrounding the Project.

The Parking Management Plan consists of the following components:

- 1) Implementation and enforcement of resident parking requirements:

- a. All residents and their parental guarantors will sign a lease agreement that addresses the parking policy and will be provided with a Resident Handbook that further details the resident parking requirements. Our Resident Handbook will clearly explain street parking on a permitted street around the property is strictly prohibited and failure to adhere could result in booting, towing, and/or a community violation fee. Multiple infractions could result in eviction.
  - b. All parking, except for visitor and ADA spaces will be reserved and residents will be required to display the Project's parking pass on their vehicle. This will aid our community patrol team in identifying residents parking in restricted on-street permit parking areas surrounding the Project.
  - c. A towing contract and a courtesy patrol contract to monitor the property and enforce the community policies. These services will be supplemented during peak times such as weekends, home games, and specific holidays.
- 2) There will be approximately 15 parking spaces on site, outside of the gated parking structure, to accommodate visitor parking.
  - a. The tenant's lease agreement will limit the number of guests allowed inside the Project's garage and the number of consecutive days guests are allowed to stay on property.
- 3) Through our Resident Life Program, we employ upper classmen to live on-site and provide resident services and general community oversight.
- 4) The lease agreement verbiage allows management to make mid-term changes to the parking plan if they become necessary. While we do not foresee issues creating and managing a parking plan for this Project, we have the ability to construct and implement more stringent solutions, such as electronic patrol technologies, parking validation programs, law enforcement partnership programs, etc. if ever warranted.

Furthermore, our General Managers for our projects and student employees typically live on-site and have 24/7 visibility to the parking plan in action and can speak first-hand to the efficacy of the plan and our regional leaders leverage their knowledge of parking issues and resolutions throughout our national portfolio to better inform each individual parking plan. They leverage this knowledge to fine tune the plan parameters. Our General Managers are expected to be good neighbors in their community. As such, they establish business relationships with local first responders and city officials. Our GMs are encouraged to solicit open and consistent communication and, if desired, host quarterly meetings to ensure expectations are being upheld.