

Club Nova – New Building and Site Work September 19, 2019

Vehicle and Bike Parking – §15-292 Request for Flexibility in Administration Required

The Club Nova/CASA site, on which there are both residential and commercial uses, is constrained in the fulfillment of the presumptive parking requirements by the lot size, the uses on the lot, and the facilities and requirements the lot must accommodate. Compliance with the parking requirements for both vehicles and bicycles would result “...in a waste of money as well as a waste of space that could more desirably be used for valuable development or environmentally useful open space.” Further, additional bike spaces would prove impractical and unnecessary. See drawing SP-1 and DLA/UA drawing for the site plan and site amenities.

Vehicle Parking Reduction Justification:

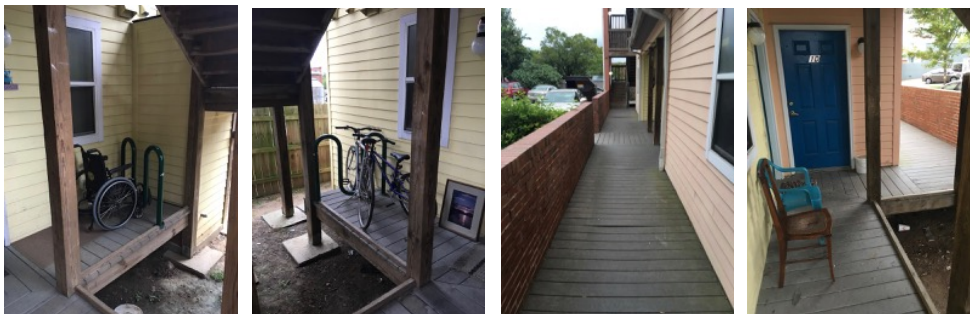
1. The lot is located on a bus line (J), with a bus stop located directly in front of the lot, and with other bus stops serving the CW and F routes nearby.
2. The lot is located in close proximity to the central business district.
3. The existing C.U.P limits required parking for the residential use on the lot (CASA) to 6 spaces, which are provided - see SP-1.
4. Club Nova provides van service for many of its members.
5. Club Nova will submit satellites parking agreements.
6. Club Nova will require staff to use satellite spaces and public transportation.

Bike Parking Reduction Justification

1. The provision of more bike parking than is shown on SP-1 is impractical due to the lot constraints, nor is there any need for it according to Club Nova and CASA. See email exchange below with Neil Ritter, Facilities Manager at CASA. There have been no complaints or concerns regarding the current amount bike parking at CASA (4 existing bike spaces, covered).

The applicant requests the amount of vehicle and bike parking shown on sheet SP-1 be approved. See also “Compiled Narrative”, Parking and Transportation Plan.

The photos below show existing bike parking at CASA and additional photos show that the circulation spaces are not obstructed by bicycles (see also email exchange w/ N. Ritter.)





Jack Haggerty @

Yesterday at 4:56 PM

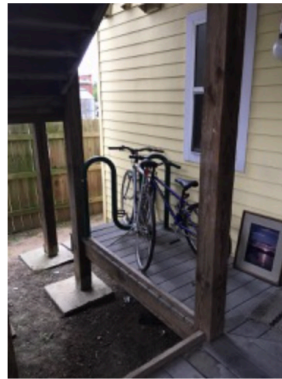


Re: question CN application

[Details](#)

To: Neil Ritter, Cc: Karen Kincaid Dunn, kdunn@clubnova.org

Hi Neil, That's exactly what I was looking for.
Here are pictures of the bike parking locations at CASA.
Thanks. J



[See More from Neil Ritter](#)

Neil Ritter

September 3, 2019 at 3:25 PM



RE: question CN application

To: Jack Haggerty, Karen Kincaid Dunn, kdunn@clubnova.org

Jack,

Kelly & I can verify that there is one for sure, under the right side stairwell. We aren't certain of a second bike parking, covered or not. I'm not sure if it meets current ordinances or not. If you are asking if it meets our current need, then I would say yes, as neither of us have heard about any concerns or complaints, regarding the current Bike parking at the property. I'm not sure if that is exactly what you were looking for or not, so please let me know.

Kind regards,
Neil

[See More from Jack Haggerty](#)