

From: [Lessard, Doug](#)
To: [Anne Hersch](#); [Jeff Bond](#)
Cc: [Kevin Hufferd](#)
Subject: University Village - Density Bonus - Parking Concession Request
Date: Friday, June 22, 2012 2:33:01 PM
Attachments: [Application for Waiver or Reduction of Conditions of Project Approval - FINAL.docx](#)
[Density Bns Applic - BV Parking Ratios - Existing Facilities.pdf](#)
[Density Bns Applic - Exhibit - Belmont Parking Study.pdf](#)
[Parking Requirements for Other Bay Area Municipalities.docx](#)

Anne – Attached is our density bonus application and supporting documents for consideration.

Belmont Village will be physically precluded from developing the proposed senior housing project without a reduction in the parking requirement. The project would require extensive underground parking to comply with the current Albany Code parking requirement. Proximity to the flood plain and high water-tables make underground parking prohibitively expensive (see attached PDF for the cost analysis). The site would not accommodate surface parking, the necessary building footprint and a reduction in building height from 5 to 4 stories. The current parking requirement is excessive for senior housing as most residents will be unable to drive and will rely on transportation provided by the facility. If an exception to the parking requirement is not granted, the project will be physically and economically infeasible and will result in the project not being developed.

I have also included as a reference a list of other nearby cities and how they have defined parking for our use.

Please let me know if you have any questions or need additional information.

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