

NILES BOLTON ASSOCIATES

August 4, 2026

Carrie Rainey, AICP, RLA
City Planner
City of Charlottesville

Re: 843 W Main Special Exception Narrative
Charlottesville, Virginia
NBA Project No. 124129.00

Dear Carrie Rainey:

Due to The Owner's ongoing efforts to further integrate this project into the Westhaven masterplan by providing a pedestrian promenade on the west side of the building, and a public plaza on the W Main Street (south) side of the building, this project is seeking dimensional standard concessions which fall under the following Special Exception Permit (Section 5.2.15) categories: Division 2.10 and Division 4.5.

When reviewing the narrative, please note that the project falls under Section 2.4.2 CX-3 Corridor Mixed Use 3 District.

A Special Exception Permit Pre-Application conference occurred on July 1, 2026 with Niles Bolton Associates (Jennifer Hamilton and Katherine Uhrin), LV Collective (Andre Sahakian) and the City of Charlottesville (Carrie Rainey, Jeffrey Werner and Kate Richardson).

A description has been provided below for each Special Exception request, along with our team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2.

The project team is seeking to deviate from the ordinance for the following sections:

Exception Request for Section 2.10.11 - Ground Story Height

Per Section 2.4.2.B.3.F for non-residential spaces, the minimum ground floor height from finish grade is 14'. Due to existing grading conditions on the site, and to provide an accessible entry at level 1, the team requests an exception to the minimum ground floor height requirements for Section D as shown in Appendix A.1.

As indicated in Appendix A.1, the floor-to-floor height is 6'-3" from grade to level 2 at Section D due to the grade stepping up from 500' to 505.5' at the plan southeast corner. Section A, B, C and E meet the minimum ground floor height requirements as shown in Appendix A.1. Level 2 is proposed to extend Section D only to provide access to the amenity space on this level.

Atlanta
3060 Peachtree Rd. N.W.
Suite 600
Atlanta, GA 30305
404 365 7600

Alexandria
300 North Lee St.
Suite 502
Alexandria, VA 22314
703 836 0915

NILES BOLTON ASSOCIATES

Exception Request for Section 2.10.10 - Active Depth

Per Section 2.4.2.B.2.C, the active depth on primary streets is 15' minimum. The team is requesting an exception to the active depth at the segment of the building between the leasing lobby and fitness, as indicated in Appendix A.1.

The active depth varies from 18'-26', with an exception at the segment of the building between the leasing lobby and fitness so we can provide via a stair from level 1 to level 2, where the mezzanine is located. The Special Exception request complements the "Ground Story Height" exception narrative listed previously.

Exception Request for Section 2.10.11- Finished Floor Elevation

Per Section 2.4.2.B.3.G, the finished floor elevation is -2' minimum and 6' maximum for non-residential spaces. The team is requesting an exception to the finished floor elevation at Section B and C, as indicated in Appendix A.2. Due to the existing grading conditions on the site and the need to create accessible space on level 1, Section B and C are -5'-6" from the exterior grade, exceeding the -2' minimum requirement.

Exception Request for Section 2.10.13- Entrances

Per Section 2.4.2.B.5, street facing entry spacing shall be 40' maximum on primary streets. The team is requesting an exception to the entry spacing, as indicated in Appendix A.2, due to the existing grading conditions and the need to provide accessible entrances into the building from the public plaza.

To tie into the southwest corner existing grading, the main entry (Entrance A) and café entry (Entrance B) are located at the 500'-0" finished floor elevation for accessible access from the public plaza. As existing grading is higher on the southeast side of the site, it is not feasible to place entries to the building and still maintain accessible access to the public plaza.

Exception Request for Section 4.5.2- Required Bicycle Parking

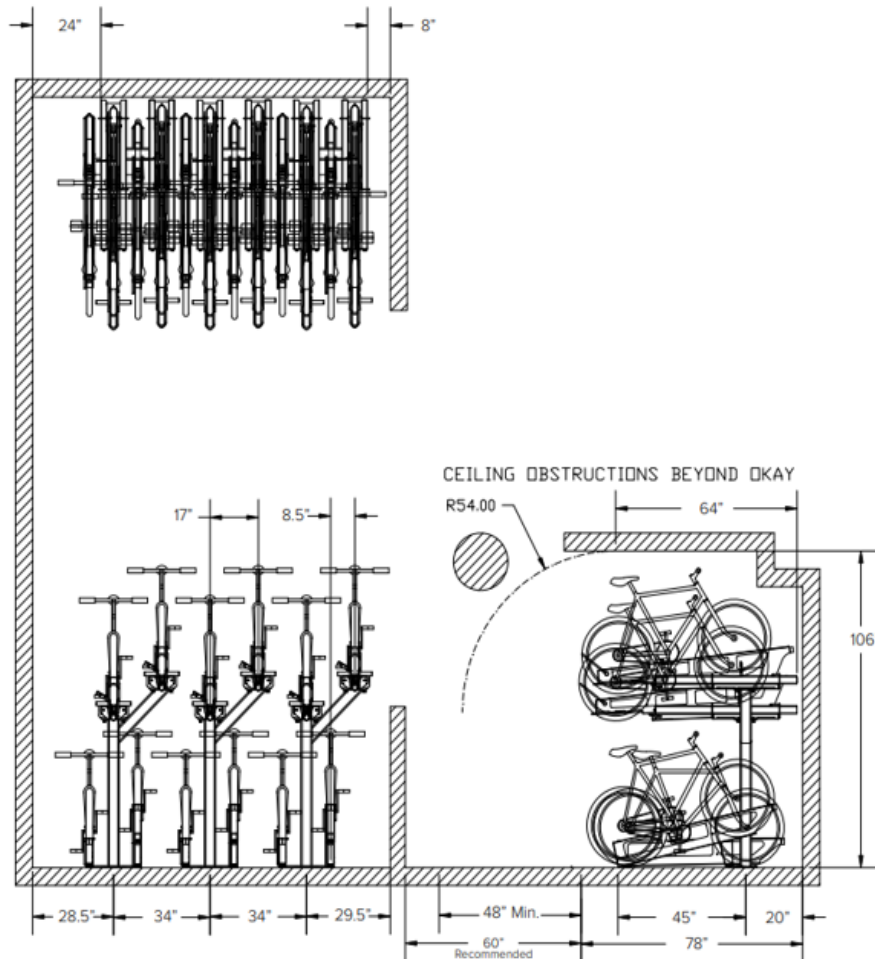
Per Section 4.5.2, the project is providing short-term and long-term bicycle parking to comply with Section 4.5.2.C.1 for residential household living.

Eighteen (18) short-term spaces will be provided outside of the building by the Civil Engineer to comply with the 1/10 unit minimum requirement.

182 long-term spaces will be provided inside the building. The team is requesting an exception to the minimum 2.5 feet wide and 6 feet long bicycle parking space requirement for the long-term bicycle parking spaces located inside the building by proposing a space saving product.

The team has successfully used the Dero Decker specification to double bike parking capacity for residential projects. Two bikes can stack on the two-tiered system, doubling capacity and saving space. The product has an e-bike charging option available and ADA cane detectable extensions for the lower trays. The dimensions are shown in the diagram below.

NILES BOLTON ASSOCIATES



In summary, the project team's analysis of the Criteria for Review and Decision in Section 34-5.2.15.D.1-2 is as follows:

1. The proposed public plaza intends to be harmonious with the existing and approved patterns of development by tying back to the Westhaven Master Plan by connecting to the pedestrian promenade on the west side of the building.
2. The proposed public plaza and building massing intends to support the goals and strategies of the Comprehensive Plan by activating the streetscape along W Main Street with planters, accessible entries to the building, and active program along the building elevation containing the following program: Daydreamer Café, leasing lobby, and fitness spaces.
3. The proposed project coordinates with existing grade to provide accessible entries to the building at the 500 finish floor elevation (FFE). To maintain an accessible level across the entirety of level 1, the building cannot reasonably accommodate entries to the building at the plan east side, due to the existing grade being over 5 feet taller than the main entry elevation. In lieu of an entry on the east side of the elevation, there is active programming (fitness and the leasing lobby) along the building face and a public plaza to engage the street front.

NILES BOLTON ASSOCIATES

We appreciate your review and consideration.

Please feel free to reach out to me directly with any comments or questions at 404.365.7600 or email kuhrin@nilesbolton.com.

Sincerely,

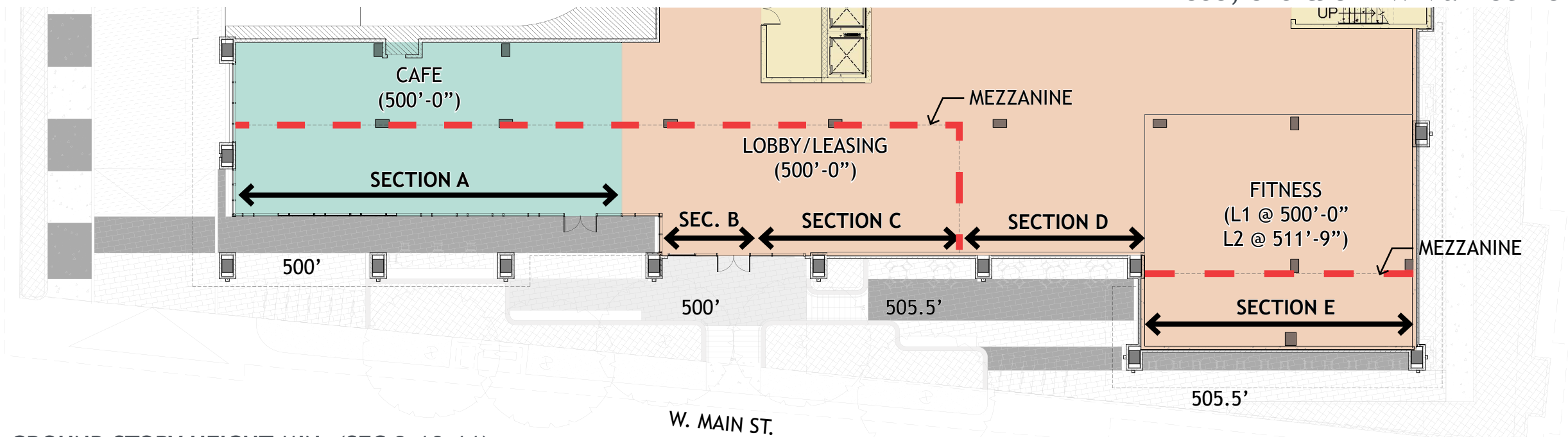
A handwritten signature in blue ink, appearing to read 'K. Uhrin', with a stylized flourish at the end.

Katherine Uhrin, AIA
Associate Principal

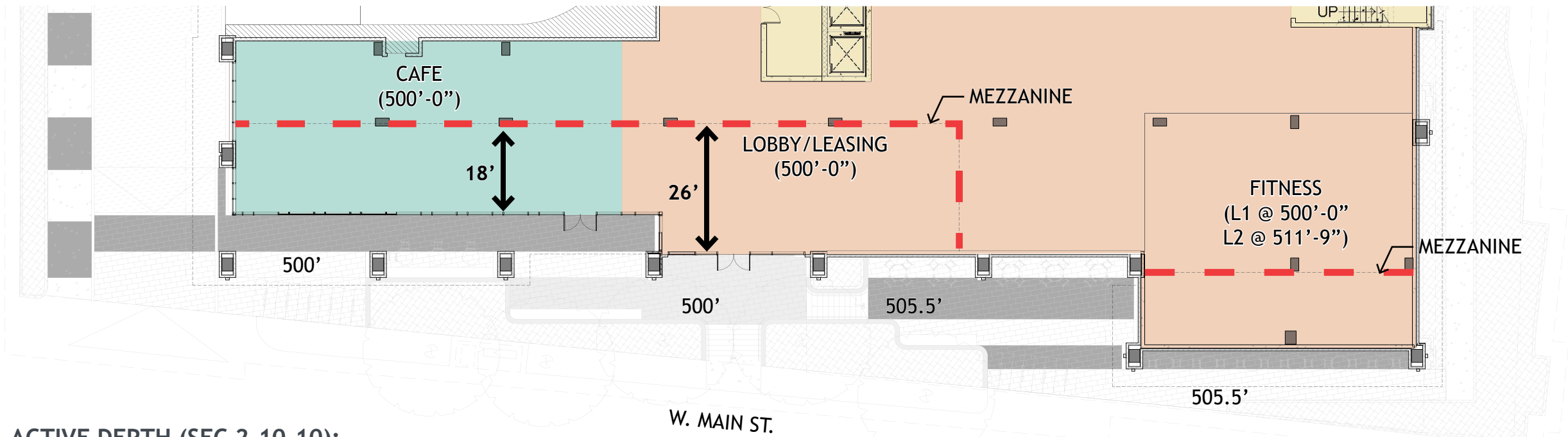
KMU/ntt

Y:\STUDIO1\843WMain\Rainey_ltr01.doc

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building

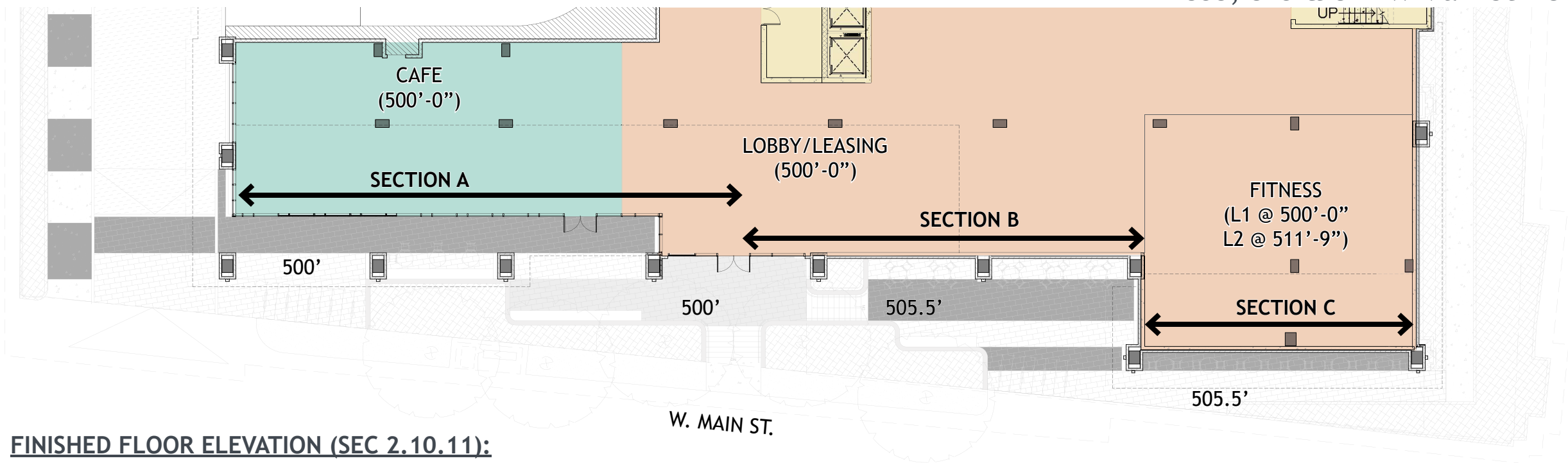


GROUND STORY HEIGHT MIN. (SEC 2.10.11):
REQUIRED: 14" MINIMUM (NON-RESIDENTIAL)
PROVIDED: SECTION A & B : 23'-5" FLOOR TO FLOOR
SECTION C : 17'-11" FLOOR TO FLOOR
SECTION D : 6'-3" FLOOR TO FLOOR
SECTION E : 17'-11" FLOOR TO FLOOR

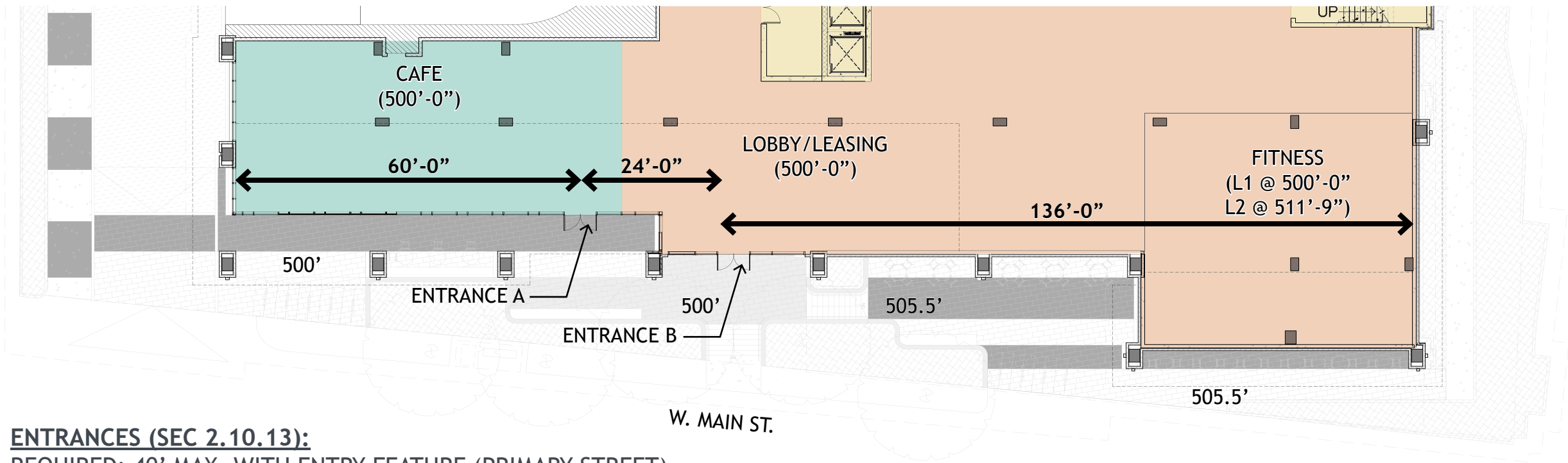


ACTIVE DEPTH (SEC 2.10.10):
REQUIRED: 15' (PRIMARY STREET)
PROVIDED: 18'-26', WITH THE EXCEPTION OF THE SEGMENT BETWEEN LOBBY, LEASING AND FITNESS.

Section 2.4.4 CX-8 Corridor Mixed Use 8: B.Building



FINISHED FLOOR ELEVATION (SEC 2.10.11):
REQUIRED: -2' / 6" (NON-RESIDENTIAL)
PROVIDED: SECTION A : 0' (FROM PLAZA)
SECTION B : -5'-6" (FROM PLAZA)
SECTION C : -5'-6" (FROM PLAZA)



ENTRANCES (SEC 2.10.13):
REQUIRED: 40' MAX. WITH ENTRY FEATURE (PRIMARY STREET)
PROVIDED: SEE DIAGRAM