

Thank you for the opportunity

I have three points, all pertaining to the parking survey which is key to one of the two criteria used to make decisions in this proposed parking policy:

Points:

1. Alexandria City Staff recommends the parking survey be conducted by the “applicant” as part of their application.” (page 3, section B)
 - **Concern.** The applicant is far from impartial. And whoever the applicant hires to conduct a survey would also not be impartial. They have a vested interest in the outcome of the survey and should therefore not be allowed to conduct it.
 - **Recommendation.** Planning Commission direct the City Staff to modify the proposed policy to reflect that the Parking Survey will be performed by the city, with the applicant paying the associated costs.
2. Alexandria City Staff recommends the parking survey be conducted at the peak parking hour and day of the week. There is no mention of a need to conduct multiple surveys. (page 4, section B)
 - **Concern.** According to the staff report, this survey week could be any week during the year. And there is no mention of multiple surveys which are needed to ensure better accuracy. Yet parking availability varies greatly during the year, especially in Old Town which is by definition a tourist attraction and far more popular when school is not in session and the weather is nice. Parking in Old Town on a Spring or Summer Friday night is noticeably different from a Friday night in January. Yet the decision to issue a parking permit is permanent, it endures in perpetuity, thus the parking survey must consider not just the peak day but the peak time of year.
 - **Recommendation.** Planning Commission direct the City Staff to changes the policy to reflect that the Parking Survey be performed multiple times during the year, including at what are determined to be peak times of the year, days and time of day, and per comment above, under the purview of the City of Alexandria.
3. Alexandria City Staff recommends that the “staff work with the applicant to determine the applicable blocks to be included in the survey area.” (page 3-4, section B)
 - **Concern.** The survey area is a key element of the survey and more specific guidance should be included in the proposed policy. Too narrow a survey area risks missing a larger trend, and too broad a survey area risks including areas which are not relevant to the proposed development.
 - **Recommendation.** Planning Commission direct City Staff to include more guidance on the survey area in the proposed policy.

Respectfully submitted

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