

## Jack Browand

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**From:** Jack Browand  
**Sent:** Friday, January 09, 2015 8:22 PM  
**To:** Jack Browand  
**Subject:** Fwd: RTS Impact on Neighborhood Parking  
**Attachments:** RTS Impact on Street Parking.doc; ATT00001.htm

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Begin forwarded message:

**From:** Jerry McAndrews  
**Date:** January 7, 2015 at 3:05:25 PM EST  
**To:** Jack Browand <[Jack.Browand@alexandriava.gov](mailto:Jack.Browand@alexandriava.gov)>  
**Subject:** **RTS Impact on Neighborhood Parking**

Jack,

Attached is our analysis of the predicted impact of RTS on the availability of nearby street parking.

Looking forward to the meeting on the bulkhead.

Jerry McAndrews

## HARBORSIDE'S CONCERNS REGARDING PARKING PROPOSALS FOR ROBINSON TERMINAL SOUTH

Residents of Harborside are concerned that EYA is proposing an inadequate number of Visitor Parking spaces for RTS. If that happens, it will worsen an existing parking shortage in the area that, combined with other planned changes, could result in a parking crisis.

Under current conditions, there is often inadequate on-street parking in the RTS area. It is our understanding that the public parking lot on the Strand will be eliminated with an associated loss of about 95 public parking spaces. Currently, there are also 37 legal parking spaces on the Unit Block of Wolfe Street. The development of RTS will reduce those spaces by 20. Even if the End Garden is abandoned, that may add back few if any spaces. So, in sum, circumstances that are inevitable will reduce available parking in this small area by about 115 spaces.

Add to that the Indigo Hotel, which already has plans to use the few parking garages nearby for overflow parking, and the problem becomes worse.

Now let's consider how the RTS proposal will further impact this situation. First, let's look at Residential Parking. EYA has repeatedly committed in public to providing 2 Residential Parking Spaces for each residential unit. We fully trust that they will do that, and we find that satisfactory.

However, a speaker at the last Waterfront Commission meeting mentioned the practical reality that many households in Old Town have more than two cars. It is hard to predict how prevalent this will be at RTS. But it is inevitable that some of the new 96 households will park some of their cars on the street. We point this out merely as a practical reality that will further worsen the situation, not as something that we are asking EYA to fix.

Turning to Commercial and Visitor Parking, EYA originally offered to provide 67 spaces for the patrons of the restaurant, the retail shops, and most importantly, the visitors to the residents of RTS. We found that capacity of 67 to be wholly inadequate.

Subsequently, they have reduced that proposal to 42 parking spaces, which we obviously believe is even worse. And there is no specific provision for Visitor Parking, and certainly not free Visitor Parking.

At Harborside, we can attest to the intensive use of free Visitor Parking spaces for those who visit our residents. From friends, to tradesmen, house cleaners and caregivers, our spaces are constantly used. We have 12 free Visitor Parking spaces for the 51 units that use our common garages, a ratio of just over 1:4. Sometimes, that isn't enough.

For RTS to achieve the same ratio, they would have to dedicate more than half of the proposed Commercial spaces to free Visitor Parking, which is clearly not their intent. Therefore, the large number of friends, tradesmen, house cleaners and caregivers who visit RTS will attempt to park on the neighborhood streets. We find this prospect alarming.

**SUMMARY:**

- Currently, street parking in the area is often scarce
- There are no plans to add parking capacity
- The loss of the lot on the Strand and reconfiguration of the Unit block of Wolfe will eliminate 125 spaces
- The Indigo Hotel will be using the few nearby commercial lots for their overflow
- Some of the new residents of RTS will inevitably use street parking
- The proposed commercial parking capacity at RTS is vastly inadequate, and will make the problem worse
- Of all these factors, the only one that the city can address now is the commercial and visitor parking capacity at RTS

We urge the city to require adequate parking at RTS.