

Sully Station Community Association Parking Survey Summary Report

To: Sully Station Board of Trustees

From: Sully Station Parking Committee

Date: March 8, 2017

Re: Community Parking Survey

This report provides the results of the Board-authorized Sully Station Community Association Parking Survey. The survey was mailed, along with annual election documents, to all Sully Station townhome and single family home owners in January 2017. There was one version for single family homeowners and customized versions for each townhome cluster.

1) Surveys sent and returned:

	Total Homeowners	Single Family Homeowners	Townhome Homeowners
Surveys Sent	828	316	512
Responses Received	194 (23%)	114 (36%)	80 (16%)

2) Responses to “Circle one option concerning the topic: Parking on Sully Station Drive.”

Option	Total Homeowners	Single Family Homeowners	Townhome Homeowners
a. Re-open as two-sided parking 24 hours/day both sides	28 (14.43%)	6	22
b. Re-open as two-sided parking with one side open 24 hours/day and one side open limited hours (7 p.m. to 7 a.m.)	29 (14.95%)	11	18
c. Remain as one-sided parking open 24 hours/day	122 (64.89%)	92	30
d. No opinion	14 (7.22%)	5	9
No response	1 (.52%)	0	1

See Attachment 1 for detailed count of responses by cluster.

3) Responses to “Circle one option concerning the topic: Resident vehicle identification.”

Option	Responding Townhome Owners
a. All residents (owner or renters) shall have (1) resident vehicle parking sticker (Glenberry “stickers”)	22
b. All residents (owner or renters) shall have 1 resident vehicle hang tag (Glenberry “tags”)	18
c. There shall be no changes to the current situation [no parking sticker(s) or hang tag(s)]	30
d. No Opinion	10
No Responses	0

See Attachment 2 for detailed count of responses by cluster.

4) Responses to the townhome visitor parking question are difficult to analyze. The survey respondents did not consistently follow the survey instructions, “Rank from 1 to 3 (1 being most preferred and 3 being least preferred or check No Opinion) for the options concerning the topic: **Visitor parking.**” Therefore analysis of the responses would be difficult and probably invalid.

5) Comments Received

Many of the varied comments written on the surveys were not backed by facts. Many of the comments did not include alternative suggestions. *See Attachments 3 and 4 for Detailed Summary of Comments.*

Observations

The majority of responders chose the No Opinion or No Change options. Some even went as far to say there are no problems or issues with parking within the community.

Recommendations

- No major changes to the current community parking policy at this time concerning dual-sided parking on Sully Station Drive, resident vehicle identification, and visitor parking identification or registration.
- Encourage the Board to charter parking sub-committees to tackle parking issues and concerns within individual townhome clusters. Cluster parking sub-committees may use web posted Parking Committee documents and contact Parking Committee members via the management office if additional background or references are needed.
- After the Parking Committee presents their findings at a community-wide parking meeting in May, the Committee will stand down as it will no longer be essential in its current role.
- Post parking information and updates in a dedicated parking section in each issue of the newsletter and on the community web site.
- Encourage residents to be proactive in reporting parking violations to the Fairfax County Police Department and the Fairfax County Fire Marshal.
- Request community managers to increase the frequency of their neighborhood observations to allow for more timely enforcement of existing parking policies.
- Change existing parking rules and violation language in covenants including reducing the observation time before towing is allowed when violations have occurred. Clarify how to document violations so the towing company will be in compliance with the community policy.
- Change the existing tow truck company to Battlefield Towing to align with the Lifestyle condos.

Attachment 1 - Detailed Count of Responses for Sully Station Drive Parking Question by Cluster

Cluster	Response	Number of Responses	Per Cent of Cluster Responses
Braywood Cluster	re-open as two-sided parking 24hrs/day both sides	1	14.29%
Braywood Cluster	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	1	14.29%
Braywood Cluster	remain as one sided parking 24hrs/day	2	28.57%
Braywood Cluster	no opinion	3	42.86%
Cluster Total		7	
Brookmere Cluster	remain as one sided parking 24hrs/day	5	71.43%
Brookmere Cluster	no opinion	2	28.58%
Cluster Total		7	
Hunting Path Cluster	remain as one sided parking 24hrs/day	20	100.00%
Cluster Total			
South Hill Cluster	re-open as two-sided parking 24hrs/day both sides	3	15.00%
South Hill Cluster	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	4	20.00%
South Hill Cluster	remain as one sided parking 24hrs/day	13	65.00%
Cluster Total		20	
Sun Meadow Cluster	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	1	3.85%
Sun Meadow Cluster	remain as one sided parking 24hrs/day	25	96.15%
Cluster Total		26	
Wildflower Cluster	re-open as two-sided parking 24hrs/day both sides	2	7.69%
Wildflower Cluster	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	4	15.39%
Wildflower Cluster	remain as one sided parking 24hrs/day	20	76.93%
Cluster Total		26	
Glenberry	re-open as two-sided parking 24hrs/day both sides	3	17.65%
Glenberry	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	4	23.53%
Glenberry	remain as one sided parking 24hrs/day	10	58.82%
Cluster Total		17	
Long Signature	re-open as two-sided parking 24hrs/day both sides	8	38.10%
Long Signature	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	5	23.81%
Long Signature	remain as one sided parking 24hrs/day	8	38.10%
Cluster Total		21	
Milton	no response	1	3.03%
Milton	re-open as two-sided parking 24hrs/day both sides	8	24.24%
Milton	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	7	21.21%
Milton	remain as one sided parking 24hrs/day	8	24.24%
Milton	no opinion	9	27.27%
Cluster Total		33	
Newberry	re-open as two-sided parking 24hrs/day both sides	3	38.00%
Newberry	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	2	25.00%
Newberry	remain as one sided parking 24hrs/day	3	38.00%
Cluster Total		8	

Attachment 2 - Detailed Count of Responses for Townhouse Resident Parking Question by Cluster

Cluster	Response for Resident Parking Question	Number of Responses	Per Cent of Cluster Responses
Glenberry	a. Each townhome owner/renter shall have resident vehicle parking stickers	3	16.67%
Glenberry	b. Each townhome owner/renter shall have resident vehicle parking hang tags	4	22.22%
Glenberry	c. There shall be no changes to the current situation (no parking stickers or hang tags)	11	61.11%
Cluster Total		18	
Long Signature	a. Each townhome owner/renter shall have 1 resident vehicle parking sticker	8	38.10%
Long Signature	b. Each townhome owner/renter shall have 1 resident vehicle parking hang tag	5	23.81%
Long Signature	c. There shall be no changes to the current situation (no parking stickers or hang tags)	8	38.10%
Cluster Total		21	
Milton	a. Each townhome owner/renter shall have 1 resident vehicle parking sticker	8	24.24%
Milton	b. Each townhome owner/renter shall have 1 resident vehicle parking hang tag	7	21.21%
Milton	c. There shall be no changes to the current situation (no parking stickers or hang tags)	8	24.24%
Milton	d. No opinion	10	30.30%
Cluster Total		33	
Newberry	a. Each townhome owner/renter shall have 1 resident vehicle parking sticker	3	37.50%
Newberry	b. Each townhome owner/renter shall have 1 resident vehicle parking hang tag	2	25.00%
Newberry	c. There shall be no changes to the current situation (no parking stickers or hang tags)	3	37.50%
Cluster Total		8	
Townhouse Total		80	

Attachment 3 - Detailed Summary of Comments by Single Family Streets

correct full street name	text for response - Sully Station Drive Question	Text Response for Resident Parking Question	Comments
Brookmere Drive	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	1-sided parking for safety
Brookmere Drive	no opinion	d. No opinion	Place signs where parking should start. Too many large vehicles block view by Braywood Drive.
Brookmere Drive	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	No parking anytime. 2-sided parking too dangerous for width of road.
Cat Tail Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	changed the word "open" to "only"
Hunting Path Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Shortage of spaces is why we did not buy a TH. Cub Run 2-sided space is crazy during baseball season. Have a tow truck company on -call for TH.
Hunting Path Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Hell No. Remember accidents, bottlenecks, hand gripping drive through. Send out your manafesto with your signature.
Hunting Path Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Took forever to get it to -sided parking. People drive down the middle of the street.
Hunting Path Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Extremely dangerous
Hunting Path Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Too soon for one solution. Recommend further steps be taken. See 1 full page of comments.
South Hills Court	re-open as two-sided parking 24hrs/day both sides	a. Each townhome owner/renter shall have resident vehicle parking sticker(s)	7-7 option only M-F not Sat-Sun. 7-7 option will not solve the problem: would have to be open 24 hrs 2-sided. TH residents park on South Hills Ct then walk thru woods to their homes.
South Hills Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Remember 2-sided parking and don't want to go back to that
Sun Meadow Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Safety for All. If there was an accident could you live with that on your conscience?
Sun Meadow Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	(The comment was too light to read.)
Wildflower Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Back of house faces Sully Station Dr. Unsafe for children. Urban dangerous mess. SF property value losses.

Attachment 4 - Detailed Summary of Comments by Townhome Streets

correct full street name	text for response - Sully Station Drive Question	Text Response for Resident Parking Question	Comments
Creek Branch Court	re-open as two-sided parking 24hrs/day both sides	a. Each townhome owner/renter shall have resident vehicle parking sticker(s)	Sully Station Drive: lived here when 2-sided parking - was not a problem=extra parking - did not affect traffic or children Visitor: registration not an option because people sometimes don't know if a guest is overnight before hand.
Creek Branch Court	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	Offer visitor spots for rent at \$50/month or have a lottery
Creek Branch Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	5 pages of comments
Creek Branch Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Put paved lots near play areas
Creek Branch Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	No visitor hang tags
Farming Way	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	With 2-sided parking work vehicles and older cars make the area look disheveled and unkempt
Glen Meadow Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	2-sided parking is too dangerous
Glen Meadow Drive	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	No tracking
Glen Meadow Drive	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	Use visitor hang tag for overnight visitor. Standardize HOA issued recycling and trash cans
Glen Meadow Drive	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Concerned that a house with 3 cars will use the visitor hang tag to park their car in visitor space
Glen Meadow Drive	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Put paved lots near play areas
Glen Meadow Drive	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Overnight visitor registration is dependent upon how program is administered
Glen Meadow Place	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	No change. Can't see how this changes anything
Oakmere Drive	re-open as two-sided parking 24hrs/day both sides	a. Each townhome owner/renter shall have resident vehicle parking sticker(s)	No to all visitor options
Oakmere Drive	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	Owners with 2 cars should have 2 stickers. What prevents owner from using visitor tag to park in visitor space?
Smithwood Drive	re-open as two-sided parking 24hrs/day both sides	a. Each townhome owner/renter shall have resident vehicle parking sticker(s)	Sully Station Drive: must be clearly marked. Only between two Glen Meadow Roads. No parking at intersection of Westfields and Sully Station. Regularly check for abandoned cars and expired registration/licenses. Visitor Parking: visitor tags-doesn't change from documenting as they do now. Only between 2 Glen Meadow Roads.
Stoney Branch Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Put paved lots near play areas
Winding Woods Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	Visitor registration impractical when office is closed.
Winding Woods Court	remain as one sided parking 24hrs/day	c. There shall be no changes to the current situation (no parking stickers or hang tags)	No stickers or hang tags. Multi-generation families so more than 2 cars per unit. Losing battle. Should stay: first come first served.
Winding Woods Court	no opinion	d. No opinion	No changes to visitor parking

Winding Woods Court	re-open as two-sided parking 24hrs/day both sides	a. Each townhome owner/renter shall have resident vehicle parking sticker(s)	No parking issues in Winding Woods cluster. Most families have 2 cars.
Winding Woods Drive	no opinion	d. No opinion	No reason to change visitor parking because no existing problems
Winding Woods Drive	no opinion	d. No opinion	Stickers: this is not an apartment complex. Visitor parking: no preferences for any of these.
Woodfield Drive	no opinion	d. No opinion	Disagree with all visitor options
Woodfield Drive	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	Options 2 and 3 too cumbersome to be realistic
Woodfield Drive	re-open as two-sided parking with one side open 24hrs/day and one side open limited hours	b. Each townhome owner/renter shall have resident vehicle parking hang tag(s)	2 parking stickers