

Dear Tom Dansie, AICP, DCD,

I am writing to you to express my input on an upcoming item on the Town of Springdale's agenda. The item is scheduled for discussion on Wednesday, August 15 as "changes to section 10-23-10 of the Town Code revising the development standards for public parking lots and placing a cap on the total number of off-street public parking spaces that can be developed in Town."

I support placing a cap on off-street parking spots beyond what currently exists or are approved. With limited on-street parking now costing around \$20 per day for visitors, there is serious money to be made by businesses that already have parking lots. There is nothing wrong with this; it is a natural outcome of the Town's decision to turn parking spots into a commodity. However, any new commodity potentially creates a market that new competitors will flock to join.

We risk these economic forces creating an explosion of new parking lots in town. This outcome would uglify our community and seriously damage the village milieu the Town officially strives for in its town plan. Additional consequences of this are that (A) the increase of black asphalt surface area will keep the town from cooling down at night due to the so-called Urban Heat Trap effect and (B) we will lose the benefit of the cooling effect from vegetation that could instead cover the ground.

We risk going from not having enough regulated parking to turning into a giant parking lot. No one will enjoy that outcome. The Town should place a cap on parking spots beyond what already exists.

Sincerely,

Tyler Young

Resident and Businessman

