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01/25/2010 07:01 AM

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Subject COA Contact Us: residential construction trailers/parking



Time: [Mon Jan 25, 2010 07:01:27] Message ID: [18371]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Neil  
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**Subject:** residential construction trailers/parking  
Good morning Mayor, Vice Mayor, and Council Members.

Please recall I was  
the first speaker in this past Saturday's City Council meeting.  
As  
requested I have attached a transcript of my presentation- a portion of  
which I was unable to present due to my speaking time expiring.

**Comments:** forward to working with Tom Gates and other City official in formulating a  
common sense approach to parking policies in order to facilitate the  
continued building/remodeling of the homes in our great city.

I welcome  
your questions/comments and thank you for your consideration.

Sincerely,  
Neil E Wolfe, President, Wolfe Construction Inc.

**Attachment:** 76c35c80ca77a1b44ed8d247bba0ad81.docx



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Good Morning Everyone

My Name is Neil Wolfe.

I am the President of Wolfe Construction Incorporated.

My Company is domiciled in the City of Alexandria

I also own a home in the city of Alexandria

My company specializes in RESIDENTIAL home additions and home improvements.

My company is a licensed Virginia class 'A' contractor with Building, Home Improvements, and Commercial improvement endorsements.

My company is licensed by the city of Alexandria to perform residential home improvements.

The majority of my business is conducted in the city of Alexandria

The city collects the following taxes from my business- business tangible assets, gross receipts, business vehicle taxes, as well as other annual fees allowing me to conduct business in this city as a residential construction contractor.

I have come before you today because for years my truck and trailers have been ticketed by parking enforcement time and time again for a variety of violations including- commercial vehicle in a residential neighborhood, three hour violations, trailers in a residential neighborhood.

Building a home addition or performing home improvements requires equipment- there's just no way around that. Building also requires debris disposal.

Several years ago I invested in a 12x7 EZ Dumper dumping trailer which I use to dispose of construction debris. I purchased this vehicle as a positive alternative to placing dumpsters in the neighborhoods that I build. Some of the advantages my trailer has over dumpsters are

- Smaller than the typical construction dumpster
- safer than a dumpster in that my trailer is less likely to cause visual or physical obstruction to drivers views or emergency vehicle access.
- more aesthetically pleasing than a dumpster
- easier to move to meet the needs of the neighborhood for moving trucks, equipment, or parking needs.

I also own a 14x7 Equipment trailer- the typical home addition requires substantial tools and equipment- often times housing these tools and equipment in the customer's home isn't feasible because often the customer remains in their home and space is already at a premium. When possible, both of these trailers are parked on the customer's property- in many instances, especially in Alexandria this just isn't possible. As you all know many homeowners in our city don't even have a driveway or other space on their property that would facilitate placement of such equipment.

Many times both of these trailers have received tickets for parking a trailer in a residential neighborhood. It is neither practical, nor environmentally friendly that these vehicles be moved every day during a project that may last 6 months or more.

I also own and use daily a Ford f-250 pickup truck. I use this truck to transport tools, equipment, and materials to our projects. This truck is also used to tow my equipment and debris trailers. In other words it is an essential piece of equipment in building this city.

Over the years my pickup truck has been ticketed more times than I can count for 3 hour violations as well as commercial vehicle in a residential area violations. This occurs even when it is very obvious and known by parking enforcement that we are executing a building project at the scene of the violation. My subcontractors' work vehicles have also been cited for these 'violations'. What makes matters worse is that often once parking enforcement officers know we are executing a project they will visit the area often looking for violations- often several times a day.

If I'm not mistaken the city currently allows homeowners to have issued 3 temporary parking passes to their contractors to avoid three hour violations. This is an impractical solution in that often we have more than three vehicles on a jobsite at once due to multiple subcontractors performing their work. Second the homeowner is required to renew these passes every 7-10 days and must do so at city hall in person.

There is no provision in place that would allow my debris and equipment trailers to ever be parked in a residential neighborhood.

Contractors build this city- not only do we pay all of the taxes I enumerated above but more importantly our business activities increase the real property tax basis for the city.

Nobody enjoys the sound or sight of skill saws ripping , nail guns popping, or construction in general but the fact of the matter is that we perform an essential service to the people of the city as well as adding value for all of us. It seems as if current ordinances do not at all facilitate these sorts of productive business activities.

I was finally prompted to come before you today when several weeks ago at 9pm on a Wednesday evening my Ford F-250, which does have my company logo and telephone number on it, was ticketed in front of my home on a very quiet cul de sac – the violation cited was a commercial vehicle parked in a residential neighborhood. Two weeks later at about the same time in the evening I was ticketed again for the very same violation. Both tickets were issued by Captain Ray who I understand is the Captain of Alexandria's parking enforcement division. It's a sad state of affairs when a man who owns a home and business in this city can't park the pickup truck that he drives daily in front of his own home without fearing being ticketed.

I would be happy to work with the council and other city officials in order to determine changes to the parking ordinances needed to reasonably facilitate the building of this city.

I would like to make the following suggestions as a starting point for discussions.

-multiple parking passes attached to building permits that would allow commercial vehicles, including trailers, needed for construction operations to be parked in residential areas in close proximity to the permitted project. These permits could be issued for durations longer than 7-10 days and perhaps be pegged to the expected duration of the project and renewed as needed until the project's completion.

-we could also allow residents to renew temporary passes online, and print them out at home to make it easier for residents to allow their contractors to be in compliance.

-I would also suggest that residents be allowed one commercial vehicle such as a passenger vehicle or pickup truck under 7,500 gross vehicle weight to be parked in front of the owners home.

Thank you for the opportunity to address you today- I look forward to working with you in order to help the city formulate policies that will address these issues that currently unfairly penalize and impede licensed contractors who add significant value to this city.

Neil Wolfe, President, Wolfe Construction Inc.

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