



Environmental, Planning, and Engineering Consultants

34 South Broadway
Suite 300
White Plains, NY 10601
tel: 914 949-7336
fax: 914 949-7559
www.akrf.com

June 3, 2021

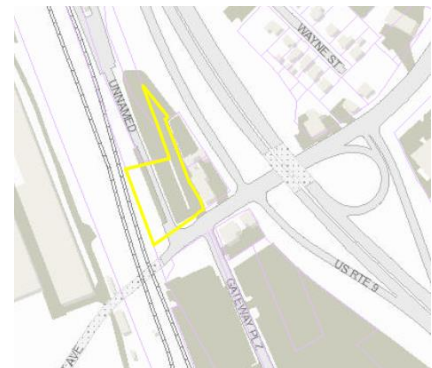
Janine King
Village Manager
Village of Croton on Hudson
1 Van Wyck Street
Croton on Hudson, NY 10520
Email: jking@crotononhudson-ny.gov

Re: Parking Analysis for Village Owned Tax Parcel 79.17-1-5

Dear Ms. King:

In coordination with our proposal to quantify the residential build-out potential for Tax Parcel 79.17-1-5 (the “Project Site”), AKRF will perform a parking analysis to understand the demand for railroad parking on the Project Site. We understand the Village owns all the parking lots at the Croton Harmon Metro North Railroad Station (the “station”) and therefore can provide the total number of striped parking spaces at the station. Parking at the station is managed by Village-issued permits and daily metered parking. We understand the Village keeps and maintains records for number of permits issued and revenue generated by station parking meters. To understand whether eliminating parking on the Project Site would create a deficit, AKRF proposes the following scope of work:

1. Obtain and review parking permit data (provided by the Village) for both pre-COVID and during-COVID conditions.
2. Obtain and review other historic data (provided by the Village) for parking utilization at the Croton Harmon Train Station.
3. Conduct parking utilization surveys (of all the parking lots at the train station, including Project Site) during the weekday from 7AM to 7PM (in one-hour increments) in June 2021 – while school is in session.
4. Based on data provided by the Village (parking permits, available historic data), adjust the June 2021 parking utilization surveys to reflect pre-COVID conditions.
5. Account for and quantify (based on published surveys and articles), the post-COVID shift¹.
6. Based on the data developed in Task 5, adjust the developed pre-COVID 19 parking utilization data from Task 3 to determine if the loss of parking on the Project Site, due to the rezoning, would/would not result in a parking shortfall at the station.



¹ It is estimated that many companies surveyed will hire remote employees, and existing employees may change their status from in-person to remote working. This expected change in the workplace – as a result of the pandemic – will likely reduce parking demand at many public and private parking lots/garages.

AKRF will complete Tasks 1-6 for a lump sum fee of \$3,600². This cost includes attendance at one virtual Village Board of Trustees meeting to present the findings and response to one round of comments/revisions. The fee excludes direct expenses (travel to and from the site), which would be billed at cost, and the fee for the sub-contractor performing the on-site surveys (estimated to be approximately \$600).

As always, thank you for reaching out to AKRF for assistance. I look forward to hearing from you.

Sincerely,
AKRF, Inc.



Nina Peek
Vice President, Hudson Valley Office Director

² This fee assumes the Village provides all the data requested in this proposal.