



2008 Board of Directors

Executive Committee

W. Christopher Smith, Jr.
DCBIA President
William C. Smith & Co., Inc.
Jair K. Lynch
DCBIA Vice President
The Jair Lynch Companies
Merrick T. Malone
DCBIA Vice President
Metropolis Development Company
Deborah Ratner Salzberg
DCBIA Vice President
Forest City Washington
Gretchen M. Dudney
DCBIA Secretary
Development Consultant
Kelly P. Toole
DCBIA Treasurer
Beers & Cutler
Charles K. Barber
DCBIA Immediate Past President
The George Washington University
David W. Briggs
Holland & Knight LLP
Jeffrey H. Gelman
Greenstein DeLorme & Luchs, P.C.
Ernest Drew Jarvis
CB Richard Ellis
Jerry A. Moore III
Venable LLP

Directors

James J. Abdo
Abdo Development, LLC
Freddie Lewis Archer
Lewis Real Estate Services
Mark Baughman
SKB Architecture & Design
Maybelle Taylor Bennett
Howard University Community Association
Robert S. Brans
Patton Boggs LLP
Kenneth W. Broussard
KeyBank Real Estate Capital
Pamela D. Bundy
Bundy Development Corporation
James A. Butz
JPI
Christopher R. Clarke
Terra Nova Title & Settlement Services
Brian P. Coulter
The JBG Companies
Michael J. Darby
Monument Realty LLC
Barry DePaauw
Clark Construction Group
Paul S. Devroux, Jr.
Devroux & Purnell Architects/Planners
Christopher J. Donatelli
Donatelli Development
L. Henry Gilford
Gilford Corporation
N. Linda Goldstein
Goulston & Storrs
Rebecca K. Greenspan
Bank of America
Cheryl P. Hamilton
Adacha Properties LLC
Lamont H. Hoffman
PH Hoffman, Inc.
Michael D. Huke
CIH Properties, Inc.
Gary E. Humes
Arnold & Porter
Geoffrey M. Kieffer
Woodmark Commercial Services
Matthew J. Klein
Akridge
E. Randall Lennon
Vornado/Charles E. Smith
Corey C. Majeski
DRI Development Services, LLC
Deryl McKissack
McKissack & McKissack
Vincent B. Orange
Pepco Region
Matthew L. Richardson
Host Hotels & Resorts
Howard J. Riker
Hines
Michael L. Seltz
Volunteers of America, Inc.
Berkley M. Shervin
The Wilkes Company
Kenneth F. Simmons
Boston Properties, Inc.
Suman Song
Song & Associates, P.C.
Joseph Sternlieb
EastBanc, Inc.
Debra Yagodzinski
Nixon Peabody LLP

Counsel
Christopher H. Collins
Holland & Knight LLP

**Before the
District of Columbia Zoning Commission**

Public Hearing

ZC Case No. 08-06-02

"Comprehensive Zoning Regulations Rewrite: Parking"

July 31, 2008

**Testimony
of**

Paul A. Tummonds, Jr., Esq.

Pillsbury Winthrop Shaw Pittman, LLP

**Vice Chair, Government and Legislative Affairs Committee of the
District of Columbia Building Industry Association (DCBIA)**

Good evening Mr. Chairman and members of the Commission. My name is Paul Tummonds, and I am a zoning and land use attorney with the law firm of Pillsbury Winthrop Shaw Pittman. I am also here this evening in my capacity as DCBIA's representative on the Comprehensive Zoning Regulations Rewrite Taskforce. DCBIA supports the general policies of removing minimum parking requirements, encouraging shared parking, the creation of in-lieu fees related to the provision of parking spaces, establishing clearly articulated bicycle parking requirements, and the incorporation of parking spaces for car-sharing companies within new developments.

As noted in the Office of Planning's report, maximum limits on the amount of parking spaces that may be provided in a project will be discussed and

Past Presidents Council

William B. Alsop III Hines	Joseph F. Horning, Jr. Horning Brothers, Inc.
Neal B. Bien Bien/Paul Ventures, Inc.	Philip R. Miller MDC Land, Inc.
Robert H. Braunschler Lous Dreyfus Property Group	William O. Vose Business Consultant
Gregory W. Fozzakerley CG Investments	Thomas W. Wilbur Akridge
Steven A. Grigg Republic Properties Corporation	James S. Williams The Carlyle Group
Albert R. "Butch" Hopkins, Jr. Anacostia Holding Company, Inc.	

Executive Council

Tanja H. Castro Holland & Knight LLP	Harold M. "Harry" Johnson HRH
Peter G. Gartlan The Donohoe Companies, Inc.	Peter J. McKenna Beers & Cutler
Maughan Anthony Gould Newmark Knight Frank	Robert L. Moore Development Corporation of Columbia Heights
Abraham J. Greenstein Greenstein DeLorme & Luchs, P.C.	William H. Norton Northwestern Mutual Life Insurance Company
Michele V. Hagans Fort Lincoln New Town Corporation	Darrel D. Rippeteau Rippeteau Architects, P.C.
Dennis M. Horn Holland & Knight LLP	Raymond A. Ritchey Boston Properties, Inc.
Philip M. Horowitz Venable LLP	Fred L. Valentine Business Consultant
Douglas N. Jamal Douglas Development Corp	

Advisory Committee

J. Henry Ambrose
Verizon Communications, Inc.
Vera L. Fontana
Washington Gas
Joseph D. Schall
Pepco

Executive Vice President

Gail Edwards

ZONING COMMISSION
CASE No. 08-06-2
ZONING COMMISSION
EXHIBIT No. 49
CASE NO. 08-06-2
EXHIBIT NO. 49

proposed during each of the working group processes for individual land use categories. The Zoning Commission will need to provide a great amount of scrutiny to the recommendations of these working groups in order to help insure that all developments are able to provide an appropriate amount of parking spaces to satisfy market demand, as well as achieve the goals of creating transit-oriented developments.

In regard to specific proposals in the OP report, we agree with OP's proposal to change the calculation for minimum parking requirements to a square footage basis, rather than one based on the number of employees, staff, or other means of measurement. On the Taskforce we are seeking to satisfy the Comprehensive Plan's goals of creating Zoning Regulations that provide greater clarity and ease of interpretation. Calculation of a minimum parking requirement based solely on the square footage of that use, whatever that use may be, will help achieve those goals.

We also believe that the amount of parking spaces that are required for colleges and universities should be addressed solely through the Campus Plan review process. The Campus Plan process is better suited to addresses issues related to parking provided on campus and the related impacts on neighboring properties, rather than the general parking requirements of the Zoning Regulations. In fact, the Zoning Commission's ability to have the flexibility to review parking requirements for a campus as a whole has allowed the Zoning Commission to adopt some of the policies sought through the revised parking regulations. As an example, the current Georgetown University Campus Plan has a cap on the number of parking spaces that can be provided on campus.

Thank you for the opportunity to present our testimony this evening. This concludes our prepared remarks, and I will be pleased to respond to any questions the Commission may wish to ask.