

ANC 6B

Capitol Hill / Southeast

August 29, 2008

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Re: ZC Case # 08-06-2 Comprehensive Zoning Regulations Rewrite: Parking

Dear Mr. Chairman and Members of the Commission:

We are writing to follow up on our testimony before the Commission with two additional points. Both of these points come directly from the Nelson\Nygaard parking report. First, the report recommends the following:

The recommended framework therefore emphasizes removing all minimum parking requirements except in circumstances where on-street parking management is anticipated to remain constrained, or for uses for which there is a history of public sensitivity to parking "overspill" conditions.

We believe that the current proposal from OP misses these exceptions. The OP report assumes that the only places where slipovers are a problem are in commercial uses in residential areas and commercial areas near residential areas. Therefore these are the only two areas where minimums are recommended to be retained.

This is simply not the case. There are spillovers from residential uses as well – both in residential areas and in commercial areas near residential areas. There are also residential areas not adjacent to commercial areas where on-street parking is anticipated to remain constrained, Capitol Hill being one. Therefore, we believe the regulations should be written in such a way as to maintain minimums in those situations.

We would also note that the report states:

For residential uses in single-family residential districts: current minimum parking requirements of roughly 1 space for every 1 or 2 dwelling units are maintained; and no maximum parking limits are set.

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This recommendation is missing from the OP report. We would urge that this recommendation be applied to the R1 to R4 zones.

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CASE NO. 08-06-2
EXHIBIT NO. 77

We would also support a special exception process to reduce or waive these requirements.

Please note that these recommendations were adopted by the Executive Committee of the ANC on Thursday, August 28, 2008, in order to get them to you in a timely manner. The full ANC will vote on these recommendations at its regularly scheduled September 9th meeting.

Very truly yours,



Julie Olson
Chairperson