

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 Fourth St.,NW, Suite 200-S
Washington, DC 20001

November 4, 2013

Dear Mr. Hood and Members,

I have reviewed the proposed zoning regulations revisions and want to congratulate you and the Office of Planning for finally bringing the obsolete regulations forward for public discussion.

I have become aware of the impressive efforts of the Committee of 100 to evaluate the proposed revisions and find much to agree with in their recommendations to you.

I am writing today to express my views on the parking proposals. When the Zoning Commission established the Overlay Districts, we undertook case studies of similar techniques in other American cities so as to borrow concepts that would work here. It is not clear to me that such an effort has taken place with the current proposals for parking requirements.

While it is true that we are driving fewer miles per capita, buying fewer cars per family and many younger people are not getting drivers' licenses, these are national trends rather than specific to the District of Columbia. Also, establishing parking regulations based on behavior patterns during a recession and incredibly high gasoline prices is problematic. Thus, more analysis is needed to determine if these behaviors are short or long term.

It would seem prudent to me that you defer establishment of new parking regulations until more reliable behavior patterns are apparent. In residential zones I would recommend the application of custom made regulations in each overlay district based on the conditions therein. Where overlay zones do not exist, parking regulations could be established, based on the similarity of other neighborhoods within the evaluated overlay zones. That is, where a single parking regulation can apply in downtown where conditions are fairly uniform, this should not be the technique used in a wide variety of neighborhoods.

Thank you for considering my views on this matter.

A handwritten signature in black ink, appearing to read "JP", with a long horizontal line extending to the right.

John G. Parsons