



November 19, 2013

KCA Resolution on OP Proposal to Change Parking Minimums

Whereas, the DC Office of Planning is currently working to revise the DC Zoning Regulations, and

Whereas, one proposed change would remove the requirement for developers to provide "minimum" amounts of parking in certain newly named zones, (i.e. "mixed-use transit zone, apartment transit zone"), located close to Metro stops or "high service bus corridors", and

Whereas, such an approach may work for certain parts of the city, that are not already densely populated, such as Adams Morgan is, and

Whereas, while Adams Morgan does not have a Metro stop, but is well-served by various Metro bus and Circulator lines, and

Whereas, Adams Morgan contains approximately 70 on-premise ABC licensed restaurants and taverns, with a combined occupancy of over 7,000 persons, which draw a large number of vehicles to the neighborhood each weekend and on many other nights, exacerbating the already intense demand for street parking, and

Whereas, there are comparatively small numbers of metered spaces and off-street paid parking in Adams Morgan, and

Whereas, numerous infill projects are currently under planning or construction in Adams Morgan, and when they are finished, they will put further pressure on the already inadequate parking supply, and

Whereas, the DC Council in 2012, finalized legislative changes to the Residential Parking Program (RPP) program in Adams Morgan that provide for supplying each of the roughly 7,000 households within ANC1C (Adams Morgan) with a visitor pass, putting further pressure on available street parking, and

Whereas, many row-houses within Adams Morgan are undergoing significant expansion to become multi-condo dwellings, often with the granting of a government waiver from providing additional parking when the property is within an historic district, further exacerbating the demand for available street parking.

Now, then the KCA members present and constituting a quorum do hereby resolve that the DC Office of Planning's proposal to eliminate minimum parking requirements for new construction or construction that significantly alters existing properties will not serve the needs of Adams Morgan,

Denis James ☐ President
Bob Ellsworth ☐ Vice President
Ted Guthrie ☐ Secretary
Christine Saum ☐ Treasurer

Founded 1919

ZONING COMMISSION
District of Columbia
CASE # 12-06-004
P.O. Box 21311
Kalorama Station
Washington DC 20009
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and that the existing parking minimum requirements in the zoning regulations should remain unchanged for Adams Morgan.

Further, KCA leadership is authorized to present this resolution and discuss it before any City body.

- Resolution approved at February 21, 2013 meeting of the KCA

**KCA Resolution on the Office of Planning's Transit Zones,
Apartment Transit Zones and Mixed Use Transit Zones for the Zoning Re-write**

Whereas, the DC Office of Planning is seeking to remove Parking minimum requirements in new construction and rehabilitation of older buildings in the rewriting of the DC Zoning Regulations, and

Whereas, the Office of Planning has created a "methodology" that identifies areas of density and proximity to transit and bus lines, and

Whereas, Adams Morgan would be eligible to be listed as an area where parking minimums would be removed because of the proximity to transit, and

Whereas, Adams Morgan is a densely populated neighborhood, that has had a severe parking shortage for many years, and

Whereas, Adams Morgan has special challenges in that we are not directly on a Metro line, and have over 7,000 seats of ABC restaurant occupancy within our boundaries, which creates intense competition among residents and patrons of the establishments for street parking.

Now then, the KCA members present and constituting a quorum, hereby resolve that this transit zone policy should not be applied to Adams Morgan due to our long-standing deficit of available street parking and that Adams Morgan would benefit from not having the parking minimums removed within its boundaries.

- Resolution approved at the May 16, 2013 KCA meeting.