

TESTIMONY
By
IVAN FRISHBERG
Commissioner, ANC 6B02
On
Zoning Regulations Review
Before
The DC Zoning Commission

Thursday, November 19, 2013

Mr. Chairman and Commission members. My name is Ivan Frishberg. I am the Commissioner for ANC 6B02 and Vice-Chair of the ANC6B. I appear today on behalf of ANC 6B to provide our Commission's comments and recommendations on the proposed rewrite of the city's zoning code.

In my testimony today, I will speak to the parking related issues covered in Section C, adopted by a vote of 7-2 at our October 8th regularly scheduled monthly meeting. ANC 6B's full statement with all of its recommendations was provided to the Zoning Commission on October 21st and I believe you are hearing some a few other ANC6B commissioners representing our Commission on other aspects of the regulations review.

ANC 6B supports the Office of Planning's original proposal that there be no parking minimums required for new construction of single-family houses or residential developments of less than 10 units. ANC 6B also supports OP's proposal that there be no parking minimums in Apartment and Commercial/Mixed Use zones within ½ mile of Metro stops or ¼ miles of high-service bus corridors (so-called "transit zones"). The original vote on this position was 8-2.

As our commission evaluated this policy, we supported a long term vision of moving beyond auto-centered development and acknowledged that the proposed zoning regulation on parking minimums was a policy change that would have an impact on the built environment for decades to come. It was in that context that we supported this vision for the direction we believe the City should be headed in. Many of us noted the positive trend of the growing population of the district not leading to an increase in auto ownership.

Our Commission also noted the current policy of providing easy access to an essentially unlimited supply of Residential Parking Permits, along with providing untold numbers of temporary visitor passes for a wide range of purposes.

The availability of on street parking in most segments of ANC 6B is already under substantial pressure and ANC 6B finds that DDOT's residential parking policy has and will continue to have a negative impact on OP's stated objective of encouraging

the production of additional housing in the city without the expensive burden of producing a minimum number of parking spaces.

ANC6B is concerned that, in the absence of a more well articulated policy framework and implementation plan by DDOT, elimination of parking minimums alone may only serve to shift the burden of providing parking spaces from developers onto scarce public parking resources, with the potential to adversely impact neighbors in the process.

Our Commission urged the Office of Planning to use its authority under the city Comprehensive Plan to guide DDOT toward a revised Residential Parking Permit policy.

Elimination of parking minimums alone may not achieve the desired effect of reducing the number of cars on our city streets but the Commission ultimately voted that taking this step for future developments as an important step in the long term development of the City.

Thank you for providing ANC6B this opportunity to testify.