

My name is Jeffrey Norman; and I have lived at 5410 Connecticut Ave. NW #717, Washington DC for 25 years. These comments are in support of the Office of Planning's ZRR proposals. Specifically, I support the parking provisions of OP's proposed revisions to the DC Zoning Code. It should be legal for owners of property to build apartment houses near Metrorail or major Metrobus routes without parking requirements when they wish to build apartments for tenants who do not own cars. A significant percentage of tenants and condo owners do not own cars. They include, among others, (1)elderly people who are no longer able to drive because of the infirmities of old age, (2)young people who are recent college graduates, heavily burdened by the need to pay off college loans and who can't afford to pay for a car right now and (3)other people like me who simply don't want the burden of paying for a car because I live within walking distance of almost everything I need and can take Metrorail or Metrobus in cases when I can't walk.

Given that only 63% of DC's adult population has a car, it is not unreasonable to allow a property owner to build an apartment building designed to serve exclusively the 37% of us who don't own cars. Furthermore, forcing property owners to build parking spaces for nonexistent cars not only places an unreasonable financial burden on them, it doesn't even help the drivers of cars find a parking space because parking spaces belonging to apartment buildings are private property; they are not public parking spaces. In rental buildings, parking spaces are usually for tenants only and no one else may park there without the landlord's permission. In condominiums, each parking space belongs to a particular owner and no one except the owner or someone who gets permission from the owner may park there.

For the reasons that I have stated in the paragraphs above, if builders are required to build more parking spaces than they need, those parking spaces are likely to remain unused and will do nothing to alleviate any parking shortages in the neighborhoods where these buildings are.

Jeff Norman

Submitted on 9/13/2014 by:

Jeffrey Norman

5410 Connecticut Ave. NW #717, Washington, DC 20015-2837