

Zoning Text Amendment ZTA 23-10, introduced by Council President Friedson and sponsored by Council Members Mink and Glass, exempting minimal parking requirements for new residential developments lying close to transit, should be approved. This timely adaptation reverts baseline parking minimum, including queuing, and loading provisions in apartment buildings and residential housing. Rezoning with limited parking provisions reduces rental fees that are optimized by the expense of underground parking lots and required complicated engineering feats for their construction which lies on prime real estate. Considering that individual parking spaces cost an additional 70 to 100 thousand dollars, an amenity generally not needed by those in subsidized housing, more residents can enjoy the convenience of urban living in proximity to reliable transit. Residents without cars or limited to one vehicle will choose to live in housing with these restrictions. The result entails reduced vehicle traffic on neighborhood streets and the downtown district which reverts to safer driving and pedestrian conditions. Greenhouse gas emissions that exacerbate climate change and the corresponding air pollution are greatly reduced. We can envision a more walkable community as traffic congestion wains and commerce regals in a delightful urban environment that fulfills our needs. Market-based economic prosperity ensues as residents stroll down center city streets, enhancing retail establishments and creating cohesive community spirit. No longer are residents avoiding local businesses and restaurants by driving long distances for shopping and pleasure. To achieve that feat, people may board close by Metro to access entertainment and festivals in DC. Livelihoods are contained in a limited terrain that provides buses and light rail for more distant trips.

Exempting residential properties from baseline parking minimums will increase available real estate space, permitting additional subsidized apartment units and smaller middle house dwellings such as duplexes, triplexes, and townhouses that serve singles and couples at more affordable rates.