ELM STREET
DEVELOPMENT

March 11, 2022

Re: Parking Waiver Request, PSTA

Dear Ms. Graham, *Tamika*

Per section 59.6.2.10 of the Zoning Ordinance, we request a parking waiver for the PSTA development project. Due to its location and in anticipation of the CCT, this site was identified as a reduced parking area per section 59.6.2.4.B. However, currently there is no approved plans, pending construction, or known funding for the CCT. Moreover, there is no nearby street parking (associated residential streets) where people can look for parking if there is no space on-site. To that end, our site exceeds the maximum parking permitted to ensure that sufficient parking exists in the foresee future for the residents and guests. In our experience, residential communities consisting of townhomes and mult-family units value additional parking. Much of the excess parking in located on the townhome lots: garages account for 504 spaces and driveway parking accounts for 314 spaces.

Parking at the multi-family also exceeds the proposed maximum in this area. The reduced parking ratio proposes less than one parking space for each 1-bedroom and each 2-bedroom unit. In our experience, this is not enough parking. Our proposed multi-family parking ratio at PSTA is 1.6 spaces per unit, much lower than our typical 1.8 spaces (minimum) per unit that we typically propose.

We support and look forward to the future public transit and other alternative transportation modes. When these modes are available to residents, PSTA parking should be re-evaluated to see what makes sense at that time. In the meantime, we request that this waiver is granted.

Thank you,

Kathryn L. Kubit
The Elms at PSTA