

TO: Plan Commission

FROM: Peter Wolff, for Marquette Neighborhood Association

RE: Zoning rewrite – Transit Oriented Development overlay (TOD)

(Note: this is a slightly expanded version of testimony given at the June 21, 2010 public hearing.)

1) The purpose of the TOD is “... to support investment in and use of public transit” in a specified area. Newer draft versions of the TOD recognize what TODs and parking standards in other cities have discovered – that control of parking options is an important part of this support. Simply stated, as well as providing adequate transit options to a particular area, a TOD should also allow for the adjustment of available dedicated parking for automobiles in the TOD.

A mechanism for this adjustment is stated in the revised version of the TOD under 8) Parking Standards - “Parking maximums established in Subchapter 28J shall apply, except where more specific requirements are established in an adopted Transit Overlay District.” We are proposing that the Statement of Purpose, which lists the ways in which the TOD supports the use of public transit, should be revised to include the adjustment of availability of dedicated auto parking. We also suggest that a simple reorganization of material that is already in the Statement of Purpose section so that items that encourage transit use are listed separately from other objectives and redundancy is eliminated – ie, stylistic changes, would be helpful.

2) While the heart of the TOD development is the station area plan, there is little explanation of this entity in the rezoning draft document - the way in which the plan is customized for each TOD, the kinds of elements it should and can include, etc. We think such an addition to the TOD description is important, and should be included.

We are requesting that you submit these proposed changes to Planning Department staff for evaluation. If they agree that these changes should be made, we request that you authorize staff to develop draft wording for them and submit the revisions to you for approval. We would be glad to cooperate with this effort in any way we can.

Thank you,  
Peter Wolff, for the Marquette Neighborhood Association