Subject: [EXTERNAL]Planning Commission call-to-audience

Date: Saturday, January 29, 2022 at 10:38:16 AM Mountain Standard Time

From: beekerr2@netzero.net

To: Daniel Bursuck

Dan,
Below is a Call-to-audience for distribution at the Planning Commission meeting, Feb. 2, 2022.
Thanks for passing it on. I sure am looking forward to speaking in person in the Chambers soon.
Ruth

Planning Commissioners:

A decade ago, PDSD assembled a committee to review and update the City's parking regulations. Membership was diverse; I represented neighborhoods. Under the direction of then-staffer Adam Smith, we did an in-depth study of required parking spaces: comparison with other cities, review of best practices, potential impacts of policy. We all agreed a significant reduction of required commercial parking was warranted, EXCEPT FOR RESTAURANTS AND BARS. We all agreed **shared** parking should be encouraged for every use, if there were diversity of peak hour activity in the calculations.

**UDC 7.4.5, A.g ,as written, clearly reflects that agreement.**

Stand-alone establishments are required to provide sufficient parking spaces: restaurants @ 1/100 sq. ft.; bars @ 1/50 sq. ft. Why? Many face arterial or connector streets but have residences directly behind them, most often within the same block. Their clientele tend to stay for an extended period. Their peak hours are early evening to late night. (Bars serve alcohol until 2 AM, close at 3 AM.)

Avoidance of spill-over parking and loud pedestrian movement on to residential side-streets must be a major _**quality of life**_ responsibility of City statute. Given that police do not respond to such resident complaints, **prevention** of their occurrence is key.

Current UDC parking regulations, including the IPP, were carefully considered from various perspectives. Changing the Code permanently, as a reaction to what has been a terrible past 2 years, appears short-sighted. Possible long-range consequences of any changes must be given primary consideration.

Thank you,
Ruth Beeker