

From: Demitrius Henriquez <demitriushenriquez@gmail.com>
Sent: Friday, April 12, 2024 1:48 PM
To: Retool Gaithersburg
Subject: Comments on Parking requirements

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Hello, my name is Demitrius Henriquez. I'm a 22 y/o man working full time just outside city limits but live within the Gateway community of Gaithersburg.

Firstly, I want to thank you for all of the work you guys have done so far. And as a person not formally educated in zoning laws and city planning, I especially appreciate the teams work in making the language approachable and easy to understand for the average person.

The city has an amazing opportunity to make great strides in affordability and walkability with these changes. And for the most part these changes seem to advance those goals. However, there is one part of the code that I take issue with and that is the parking minimums. In particular mandating one parking space if not more per household.

Given the current housing issues the city and the region are facing, the city should be removing as many roadblocks to the construction/redevelopment of housing as they can. Every parking lot is land that could be used to house low income families, who are much more likely to own fewer cars or none at all.

Regulations should be in place to secure the health and well-being of city residents. In the case of parking minimums this actually has the opposite effect. By requiring parking you mandate a culture of car dependency that I think by now has been thoroughly shown to have negative impacts on our health, from 70% of all microplastics being from car tires, to the fumes of combustion engines, to the sedentary nature of driving.

While I appreciate that there have already been some reductions in minimums in the current proposal, I believe that it is not enough. I ask that you consider removing or significantly reducing non-ADA parking minimums at least for residential uses. For the betterment of the health and housing of our community.

Thank you again for your continued work. If the team would like further comment I would be happy to provide. I look forward to the hearing on the 15th.