

To the Planning Board,

I will be unable to attend tonight's meeting and am providing these comments to the Board for consideration.

The proposed section limits parking to 5 spaces per LOT in the Residence A and B districts for single-family and duplexes.

Is this appropriate for duplexes? Perhaps 5 per single-family and 3 for each side of a duplex?

Two excerpts from the Town Council goals apply to this discussion.

1. Create a Work Force Housing Committee to investigate opportunities, challenges and options for affordable quality housing in Durham.
2. Continue to investigate the parking needs of businesses and what the town can realistically do to help alleviate some of the challenges that employees face in finding parking.

I would argue that Work Force Housing as well as First Time Home Buyers often need to share the rent. I know that I did, I've never lived alone. Before I was married I always had 2-4 housemates/flatmates. Sharing the costs is what makes starting out affordable, having appropriate parking for those people is a necessity. That is one truth that hasn't changed since the 1980s.

We recognize that we have a parking shortage. Yet we, the town, insist on making it more difficult. There are people in the town that help by renting their private spaces, but we want to find ways to shut them down. I agree that we don't want residential lots becoming parking lots, but forbidding the practice completely is also not helpful. Why not allow the renting of one parking space as a Home Occupation-1? As a Home Occupation the owner must be on the premises and is allowed one employee, how is this different?

We can address the Home Occupation question at a later date. It isn't worth holding up the rest of this section if the Board decides it is otherwise ready to go to Council tonight.

Paul Rasmussen