

**From:** [Judy Tweedy](#)  
**To:** [Susan Ellinger](#)  
**Subject:** Narrow Lot Code Parking Space Standards - Hearing Date 3/5/2024  
**Date:** Thursday, February 29, 2024 11:01:43 AM  
**Attachments:** [Photo1 - Narrow Lot.pdf](#)  
[Photo2 - Narrow Lot.pdf](#)  
[Photo3 - Narrow Lot.pdf](#)

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We have lived in a single family home in the Valley Estates development since 2017 (off 119<sup>th</sup> and 58<sup>th</sup> Avenue). In the last year or more we have seen substantial growth of apartments and Narrow Lots being built all around us. Other than increase in traffic on the major roads, parking has become the primary issue. With the proposed new parking minimums for Narrow Lots and Cottage Homes especially, we currently have concerns that will only worsen for Narrow Lot/Cottage Home residents and everybody else living adjacent to them. In our particular development we now have two new roads that come in to our area from Cottage Homes under construction.

Our observations:

- We have recently walked or driven through areas where the Narrow Lot type homes are completed and mostly occupied. What we have seen is that these smaller “more affordable” homes already have parking issues that will only get worse with the proposed parking code changes for future projects. Photos are attached showing examples.
- From our in person observations it is clear that almost no one parks their car in the single car garage. Frankly, many vehicles would not even fit. The garages are used mostly for storage. What we have seen is normally one car in the driveway and another in the street with very little left for visitors, workers, etc. In one instance we were driving through a neighborhood where there was a right turn only (dead end Street) and a car was parked in front of the house on the corner – and we had to back up to let an oncoming car turn the corner and pass us since there was no room in the street for both cars.

Our major concerns include:

- Safety hazards - for children perhaps running into the street with many cars parked along the streets; safety hazards for emergency vehicles trying to respond to an emergency and not able to get through; safety for other vehicles (school buses, garbage, UPS, FedEx, Amazon) trying to navigate some of these areas.
- Overflow into other neighborhoods – our neighborhood is right next to a Cottage Home development under construction. There is now access to our development with two new roads coming through. This will impact street parking in our area (overflow) with lack of parking in the Cottage Homes being built.

Impact on those who already reside in Narrow Lot homes - we believe that people in those neighborhoods are already frustrated with parking issues. This will only get worse if the code is changed to what the committee is recommending for future developments.

- Illegal parking - there is apparently lack of enforcement capability for illegal street parking due to staffing issues. This affects everybody in all communities.
- Sidewalk parking - we observed several cars parked on the sidewalk in one of the Cottage Home communities. This is a potential hazard to others in the neighborhood.

Summary – Solution:

We understand the need for more affordable housing. However, we believe that a reasonable solution to benefit both the new residents of these communities and others in the area is to require two off street parking spots excluding the garage. This will reduce the excessive use off street parking for the residents and allow for safer and more pleasant neighborhoods that we all want.

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