

From: [Linda Redmond](#)
To: [Oliver, Alyson E. - PDR](#)
Subject: Parking Requirements
Date: Friday, March 31, 2023 12:00:17 PM

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I am strongly opposed to removing parking limits in development. My reasons follow:

- * Lack of parking is destroying Scott's Addition as a destination for shopping. A number of businesses are considering moving out because clients cannot find parking. East Broad Street/Shockhoe Bottom has similar parking problems.

- * This ordinance is based on FALSE assumptions:

1. Young people don't/won't drive and will use public transportation ... only those in the immediate vicinity. Once the young have kids, they have to have a car to get to family oriented services and activities.

2. Bus service use will increase ... Our current bus system is poorly designed. Trips around town can take 1.5 to 2 hours. Service is very limited - even non-existent - to and within the counties. People will want and get cars to reach destinations more efficiently.

- * Developers have made a claim that eliminating parking will enable them to reduce housing costs and make housing more affordable. What proof do they offer? How much cheaper would each unit be? Developers want profit, even at the expense of the quality of life in the area (Note the recent controversy here in Stratford Hills about Sheetz.) What cost/benefit study has been done by the city on the impact of losing parking? (See Scott's Addition) People need cars to go to jobs, which often are outside the city.

I recommend alternative actions:

- * Instead of changing parking requirements, the city should -- as other cities have -- require that all new condos and rentals dedicate a percentage of units (15-25%) for low income families, including mandatory acceptance of Section 8 vouchers.

- * The city is over-reliant on private developers. The city could and should partner with national and local non-profit housing organizations to build affordable housing on land that it owns and is not in use.

* Tighten and enforce regulations to improve the quality of available low income housing. Strengthen tenant rights.

* Underground and overground parking should be mandatory for residential and commercial buildings based on units and population need. Publix in Carytown improved the area with its lot.

Thank you for your consideration.

Linda L. Redmond, PhD