

**From:** [Ebinger, Matthew J. - PDR](#)  
**To:** [Oliver, Alyson E. - PDR](#)  
**Subject:** FW: City of Richmond's Proposed Removal of Parking Requirements  
**Date:** Monday, April 17, 2023 10:37:23 AM

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**Matthew J. Ebinger, AICP**

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**Subject:** City of Richmond's Proposed Removal of Parking Requirements

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As a long time City resident, I am appreciative of the Planning Commission's (PC) intent to improve the quality of life for City residents. Having said that, the broad brush approach always leaves some unintended consequences behind once the details are determined. Maybe the PC was privy to extensive input from developers and contemplated developers on a wide range of scale of development, but where are the supporting documents saying that they will be able to be built for less overall money and therefore agree to charge less rent, etc? Virtually every comment in support says that, but I did not find the supporting documentation. My sense is that it is just repeated, but never verified by the sender. Can the City provide the documentation?

Unless subsidized by some derivative of taxpayer's money, the developer's plan is to maximize return. My sense is if not required, they will just charge extra for the spaces, let alone the ability to plug in your electric vehicle. Will the City absolve people that put their charging cords across sidewalks from liability?

Maybe not an issue on a larger scale, but the smaller infill projects will have a negative impact where existing street parking is the only option. This was mentioned by a number of speakers at earlier public comment periods and is a valid concern. The impact south of Floyd Avenue to the Expressway is the classic example. Can the City help those residents with some type of support?

We are seeing more notices for drivers that the parking is reserved for actual customers, but there is virtually no sanction short of towing that resolves the issue, and that is not a timely sanction. Can the City assist those property owners/tenants with some support?

While I am sure it is in there somewhere, what about Handicap spaces?

Is there any contemplated movement to modify the existing Parking Permit areas, such as The Fan District, Carver and Monument Avenue? These regulations are absolutely necessary to preserve any quality of life for the existing residents and should only be enhanced and not diluted. In fact, there are certain other areas of the City that would benefit from this program. Does the proposed Ordinance prevent developers/tenants/owners that build within these

designated areas and do not provide off street parking from obtaining parking permits?

In summary, it is the impact on existing residents that needs to be included in the thought process.

Thank you for your service,

Tom Innes

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