

**From:** [PDR Land Use Admin](#)  
**To:** [Oliver, Alyson E. - PDR](#); [Ebinger, Matthew J. - PDR](#)  
**Subject:** FW: ORD 2023-101  
**Date:** Monday, April 17, 2023 9:44:04 AM

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**From:** Warthen, Martha [mailto:mwarthen@hunton.com]  
**Sent:** Sunday, April 16, 2023 8:06 PM  
**To:** PDR Land Use Admin <PDRLandUseAdmin@rva.gov>  
**Subject:** ORD 2023-101

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Dear Members of the Planning Commission:

I write in opposition to Ordinance 2023-101 and will mention two of my many concerns.

First, the ordinance has been explained as abolishing all parking minimums for NEW developments within the City; however, it has not been explained how the ordinance will keep from removing all parking requirements, full stop. If the ordinance passes, what is to keep developers from building on current parking lots serving existing apartment buildings, office buildings, etc.? For instance, 1805 Monument was recently turned from a medical office building into an apartment building, and the only way that the Fan can absorb all the additional cars is that there is a large parking lot behind the building. If the building no longer has to provide off-street parking for its tenants, and the owner of the building and parking lot decides to turn the parking lot into additional housing, there's no way the Fan streets can absorb all of the extra cars.

Second, if the City is going to abolish all parking minimums, I think it's imperative that it adopt some sort of protections for its historic neighborhoods before doing so. If developers don't have to provide any parking then in more and more cases it will be economically viable to buy existing structures in order to tear them down and build apartment buildings. Protections against demolition of historic structures are vital before removing the requirement that new developments provide parking.

Thank you,  
Martha Warthen  
Fan resident