

Ebinger, Matthew J. - PDR

Item No. 2

From: Nicholas Smith [telso314@gmail.com] on behalf of Nicholas Smith
[nicholas@nicholassmith.ca]
Sent: Friday, March 03, 2017 12:35 PM
To: Ebinger, Matthew J. - PDR
Subject: Comment re: ORD 2017-029

Dear Mr. Ebinger,

I would like to add a short comment on ORD 2017-029, that is before the Planning Commission this coming Monday, so if you could pass on these comments that would be appreciated.

Without expressing a favorable or unfavorable opinion on this specific ordinance, I think this is another example of why the ongoing Master Plan update needs to address changing transportation needs. With upcoming high frequency transit lines and more people biking and walking, the city and the commission should be reevaluating the need for additional parking, especially in dense areas with good access to alternative transportation. With the commercial and residential market booming in our region (see recent article below) and the expected addition of 400,000 people to our region in the next 25 years, we need to ensure that much of that development happens in the city in an environment that supports alternative transportation lifestyle. Surface parking will often not be the best use for valuable real estate, as it also leads to more people driving in and fewer "things" to go to in our city.

I hope that going forward the city and commission carefully evaluate our needs so we can effectively grow as the vibrant city we are. Please keep this in mind as we create a new master plan, reevaluate zoning and review plans that spur increased car use.

http://www.richmond.com/business/local/panelists-bullish-on-richmond-area-s-commercial-real-estate-market/article_6ce05165-3c0d-5cda-b979-382dfd60b152.html

Thank you,

Nicholas Smith
3rd District