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Sent: Monday, April 10, 2023 1:59 PM
To: Ebinger, Matthew J. - PDR <Matthew.Ebinger@rva.gov>
Subject: Refrain from removing parking restrictions

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Dear Planning Commission Members,

What makes Richmond a tourist destination?

What makes Richmond a good place for families?

Is it all the new buildings that look exactly like any other city?

Why should visitors come to Richmond to see exactly what exists in their cities?

And do families with children really want to live in those new huge buildings?

Removing parking requirements for new buildings will severely hurt our historic neighborhoods that make Richmond special.

As well as remove housing that could be affordable for families.

Here's an example.

In Oregon Hill we have a series of houses for sale that could be perfect for small families. With the city tax abatement, aspiring families could purchase and renovate these houses one by one.

These houses are within walking distance to a free private school- St. Andrew's- as well as to one of the best high schools in Richmond - free public city school Open High School.

Currently these houses- directly across the street from what will be the preschool established by VCU in the former Grace Arents Library/ William Byrd Community - are being sold as a block for over a million and a half dollars.

The owner obviously seeks a buyer who can afford to build high on properties worth more without historic buildings on them.

Removing the parking requirements for new buildings just makes demolition of these small family homes more feasible.

And all this malarkey about eliminating parking requirements for new buildings increasing affordable housing!!!

Just because a developer saves money on building does not mean he will pass the savings on to purchasers or renters.

When demand is high, prices go up- not down. And many of these developers come from outside of Richmond so they don't even care about quality.

They will build it and be gone.

Removing the parking requirements is a gift to these developers - not to affordable housing.

What Richmond needs is that bargaining chip that would be given away for free- special use permits.

Tie the removal of parking requirements to affordable housing in high transit areas as an incentive.

Stop this putting the cart before the horse. Get public transit in order so that we can get more places on it before you remove parking requirements.

Facilitating this "demolish and they will come" mentality is bad for Richmond, bad for affordable housing and bad for public transportation

Yours,

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