From:	Amy Guzulaitis
To:	PDR Land Use Admin; Oliver, Alyson E. - PDR
Cc:	Addison, Andreas D. - City Council; Brown, Whitney H. - City Council Office; Jordan, Katherine - City Council; Philipsen, Sven J. - City Council; Lambert, Ann-Frances - City Council; Stokes, Kiya A. - City Council; Nye, Kristen M. - City Council; Siverd, Jr, Timmy M. - City Council; Lynch, Stephanie A. - City Council Office; Robins, Amy E. - City Council Office; Robertson, Ellen F. - City Council; Floyd, Tavares M. - City Council; Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; Trammell, Reva M. - City Council; Bishop, Richard K. - City Council Office; Jones, Michael J. - City Council; Wright, Kennon C. - City Council
Subject:	PSG Comments in Support of ORD. 2023-101
Date:	Monday, April 17, 2023 9:16:16 AM
Attachments:	PSG Comment on ORD. 2023-101.pdf

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Good morning,

Please see attached for the Partnership for Smarter Growth's comments in support of ORD. 2023-101 and removing parking minimums city-wide.

We hope you will support ORD. 2023-101. Please let us know if you have any questions.

Sincerely,
Amy
--

Amy Guzulaitis
Policy Coordinator
Partnership for Smarter Growth
amy@psgrichmond.org | (703) 217-1247
https://www.psgrichmond.org/

April 17, 2023

Rodney M. Poole,
900 E. Broad St., Room 511
Richmond, VA 23219

Re: Removing Parking Minimums City-wide

Dear Chair Poole and members of the Planning Commission:

We are writing to encourage you to support ORD. 2023-101 to remove required parking minimums city-wide. Removing parking minimums is an essential tool to foster a city that is more affordable and dynamic while also minimizing car traffic, carbon emissions, and noise.

Not requiring parking minimums has a host of benefits, including improving the quality of the city's urban spaces, making housing more affordable, and reducing the city's greenhouse gas emissions. If combined with an increase of available and efficient public transit, protected bicycle infrastructure, and safer walking conditions, the resulting lower automobile use will lead to less pollution and reduce the city's carbon footprint. Removing parking minimums can also help to reduce the Urban Heat Island Effect, which has inequitably affected communities in Richmond. Eliminating mandatory parking minimums would work towards the goals in Richmond's climate action plan, RVAGreen 2050.

Removing parking minimums is also good for business. The cost to develop parking can be as much as $5,000 per surface lot and up to $50,000 per space in a multi-level parking garage.[1] A study by the National Parking Association shows that parking minimums for commercial centers can drive up construction costs by as much as 93%.[2] Another study in Toronto found that reducing parking had a positive impact on local businesses, by attracting more pedestrian and cyclist customers.

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[1] Jeff Spivak, "A Business Case for Dropping Parking Minimums" *American Planning Association*, 2022.

[2] National Parking Association, "Land Use and Zoning" *National Parking Association*, https://weareparking.org/page/land-use-zoning.

The study also found that business owners overestimated how many of their customers arrive by car.[3]

These costs also add to the cost of building housing, and can dramatically increase the price of housing for potential residents leading to fewer affordable units. The savings from not being required to build parking can encourage developers to build more mixed-use, affordable projects with lower parking ratios.

Removing minimum parking requirements will lead to a more sustainable and prosperous future with a focus on affordability, sustainability, and livability. At the same time, it must be combined with other initiatives. Specifically, we urge the city to not only continue encouraging mixed-use, transit-oriented development, but to combine it with funding the expansion of frequent transit and expansion of the city's bicycle infrastructure, including protected bike lanes, bike share, bike parking, and electric bikes.

Sincerely,

Stewart Schwartz
President

CC: Richmond City Council

[3] Charlie Sorrel, "Why Local Businesses Shouldn't Worry About Eliminating On-Street Parking" *Fast Company*, 2017.