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April 24, 2023

During the Planning Commission presentation and discussion, as well as several public meetings and other conversations about this proposal, here are the outcomes of the next steps as it relates to several of the concerns raised about this proposal to eliminate parking minimums:

1. **Modernize and Improve the Residential Parking Program** — we can protect residents from encroaching parking due to nearby growth by protecting residential streets with "Parking by Permit" zones with enforcement. We can push visitors and employees to park in places that do not impact adjacent homeowners and residents. Not every neighborhood is the same and creating new residential parking program options that support the growth nodes of the Richmond 300 Master Plan is our next step.

2. **Shared Parking Initiative** — as new developments build parking, providing a shared parking policy that provides the resources, safety, and access for use by more people is a critical next step. A shared parking initiative may require lobbying the General Assembly for more options and authority, but it is done in other cities.

3. **Economic Development focused public parking** — downtown Charlottesville built a public parking deck to support the Downtown Mall and the new amphitheater. This economic-focused location for parking supports walkability and attracts visitors to the area. We should transition from depending on new buildings to meet all the neighborhood parking needs and focus on strategic parking locations to support economic development projects and commercial corridors. We can and should make these areas more accessible with investments in multimodal infrastructure and thoughtfully placed parking infrastructure

4. **Smart Parking Management Technology** — some solutions can show you where parking spots are available, both on-street and off-street, to simplify finding parking. We can adopt these technology options as we can create more shared parking options in developments across the city. Imagine using Google Maps in your car and showing you the closest parking spots and decks.

I understand this may seem counter-intuitive, but removing the parking requirement will provide ways to make more parking available. Parking requirements have not increased available parking but rather have built more inefficient single-use parking. This increases the construction cost of building new housing, which leads to higher rents, increased fixed costs, and complex barriers to entry for small business owners. To build a more sustainable, accessible, and affordable future city, we must revisit old policies and laws to analyze the impact in practice. Eliminating parking requirements has already been done in cities like Raleigh, NC, Buffalo, NY, Minneapolis, MN, and several others. Not only will this change create new parking opportunities, but it will also support making our city more accessible.