

Zachery Cardoso

From: Evan Manvel <evanmanvel@gmail.com>
Sent: Tuesday, June 15, 2021 7:32 AM
To: Zachery Cardoso
Subject: testimony for Planning Commission

June 15, 2021

RE: Unified Development Code Amendments and parking

Dear Planning Commissioners,

I'm writing to recommend you **completely eliminate costly parking mandates (parking requirements for residential development)**. Barring that, eliminate parking requirements for the HB 2001 housing types, or eliminate parking requirements within ½ mile walk of the Cherriots Core Network (expanding this from ¼ mile).

I do so for three reasons.

First, doing so can benefit the person or family who wants to live in the units. Roughly one in three Salem households contains just a single person. One out of every six renter households in Oregon doesn't own a car. If we require every unit to have an off-street parking space, we're going to force a significant amount of people who don't own cars to pay for space they don't use. Now, some households want parking. But people should have the choice. We don't require every rental to have a bathtub or a breakfast nook. We shouldn't require every unit to have an off-street parking space.

Second, doing so can benefit those who live in and travel through the area, as they don't have to experience excess impervious surfaces, and might see something like a garden or green space instead. People traveling past don't have to navigate conflicts with cars overhanging the sidewalk. People with disabilities and kids on bikes and parents with strollers don't have to worry about turning traffic or backing up cars. While some cars may end up parked on the street, this can slow speeding traffic and make it safer for people traveling.

Third, doing so can benefit the city. Salem is desperately in need of new housing, and we need to look to reduce the cost of new housing. Cutting parking mandates could save thousands of dollars from a unit and make the development of a middle housing more feasible. We desperately need more housing. We also need to do everything we can to fight the climate crisis, and not requiring every housing unit to have car storage is a small step.

There are those who are worried that doing this would mean no parking. That hasn't been the experience. In Los Angeles, for example, when they relaxed regulations, they found new buildings averaged 1.2 parking spaces per unit. A few buildings had no parking. Others, interestingly, provided parking off-site as an option. Others built parking with the building. Here in Salem, we've heard builders testify they're sure to figure out parking before building, or they'll go bankrupt.

So I humbly ask you to adjust the required parking to zero spaces per unit. The housing market is diverse, our households are diverse, the code should allow for that diversity.

Thank you for your consideration and your service to the city.

Evan Manvel
345 Leffelle St S
Salem, OR 97302