

To Whom It May Concern,

I support Portland for Everyone's recommendations and the RIP in general, but I'm here to ask you to recommend eliminating all existing residential parking requirements.

If parking was free to build and maintain, and our roads were infinitely wide, and cars were carbon neutral, then off street parking requirements would be ok.

But that isn't the case. Off street parking is not a community benefit. Required parking should be looked at like an impact fee or SDC, costing tens of thousands per unit in construction and opportunity costs.

More parking induces more traffic that wastes our time and endangers our children.

New off street residential parking reduces the public parking supply, via curb cuts, causes more polluting runoff, and will cause more trees to be cut down.

People will claim that eliminating parking requirements is a handout to developers and as such, additional trees, affordability, or transportation demand management should be required on sites with no parking.

The opposite is true. Off street parking is a personal amenity and the community bears much of the cost.

A developer who builds parking should have to plant more trees to offset the impact of driving. A developer who builds parking should have to provide affordable units to offset the impact of sprawl. A developer who builds parking should have to provide TDM to offset the impact of traffic.

We can do a lot more to manage our parking demand with permits and other strategies, requiring more space for cars is not a solution.

Housing affordability, climate action, and less single occupancy trips are all admirable goals of our city. Eliminate parking requirements and we will make quicker progress on all of them.

Thank you.

Tony Jordan