

City Clerk Staff

From: Catie Gould <Catie@sightline.org>
Sent: Tuesday, April 4, 2023 7:19 PM
To: Grp. City Council and City Web Site
Subject: Research on Parking Minimum Reform




Hello Council Members,

I am a researcher for the Sightline Institute, writing in regard to your upcoming consideration of eliminating parking requirements near transit stops. I have talked with planners and elected officials across the country about their experiences with parking reform and wanted to share some of my learnings from cities who have already eliminated parking requirements. While overall the pace of change is slow, since redevelopment only happens one property at a time, there are several types of projects that are quick to use the new code flexibility.

- **Historic non-conforming buildings** Many existing buildings pre-date parking minimums, making it impossible to comply with modern parking requirements. [Fayetteville, Arkansas](#) had great success restoring some of these buildings after repealing all commercial parking minimums. There was a [video](#) recently made about some of these building conversions.
- **Affordable housing** In Oregon where I live, [affordable housing developers](#) have fought the hardest for parking flexibility. Building more parking than what they need is not only a waste of taxpayer funding, mandatory parking ratios limit the number of homes they can provide. People with low incomes (often seniors and people with disabilities) own cars at a lower rate than the average population.
- **Small properties & local homebuilders** Big developers who are investing in a 200 unit building likely have the finances and the expertise available to secure zoning variances to make their project work. A first-time fourplex builder does not. Eliminating these requirements make small-scale development possible (both physically and financially). This [story from a local architect](#) describes the pickle he was in before parking minimums were eliminated from his property.
- **Mixed-use buildings** After [Buffalo, New York](#) eliminated parking minimums a study found that mixed-use buildings reduced their parking supply the most (compared to the previous requirements) of any building category. Most cities, including Missoula, require buildings with multiple uses to meet the parking requirement for every use, which is prohibitively land intensive. Businesses might already be participating in parking sharing agreements, but the legal standard for the city to recognize them can be prohibitively high.

Please let me know if you have any questions. I hope this information is useful.

Thanks,
Catie


Sightline Catie Gould | Senior Transportation Researcher | she/her
Sightline Institute | sightline.org |    | 206-447-1880 x123

Sightline Institute is an independent, nonprofit think tank transforming Cascadia into a global model of sustainability. [Follow](#) our leading original analysis of housing, democracy, and energy policy, and [support](#) our work.

City Clerk Staff

From: Matt Singer <mattsinger.mt@gmail.com>
Sent: Tuesday, April 4, 2023 3:06 PM
To: Grp. City Council and City Web Site
Subject: reducing parking mandates

Hello!

I've learned that the Missoula City Council is soon considering a proposal to reduce parking requirements, specifically near transit stops. I wanted to offer my strong encouragement for this thinking. Parking mandates can greatly increase the costs of housing. Our free transit and bike/ped-friendly city offer great options in many neighborhoods where we can make the city a bit more affordable for renters and also advance healthier transportation options.

As a proud Ward 1 resident and voter, I wanted to encourage you all to support this action.

Thank you!

Matt Singer
406-544-0211 (m)

City Clerk Staff

From: Robin Abeshaus <robinabeshaus@gmail.com>
Sent: Tuesday, April 4, 2023 2:18 PM
To: Grp. City Council and City Web Site
Subject: Land Use and Planning Comment - removing off-street parking minimums near bus stops

I am writing in support of the motion to eliminate off-street parking minimums within half a mile of all bus stops. Transportation for housing in these areas will be readily available via public transportation, and eliminating these minimums will help to pave the way for more development within Missoula. This will not only help our current housing shortage; it will also help to make public transportation more accessible for some Missoulians, which will address some of the city's climate concerns.

Thank you for your consideration.

Robin Abeshaus

3331 Hollis St.
Missoula 59801

City Clerk Staff

From: Karl E Spitzmacher <bigkmtspitzmacher@gmail.com>
Sent: Tuesday, April 4, 2023 9:20 AM
To: Jill Bonny; cbopp@thepoverellocenter.org; kpszanowski@thepoverellocenter.org; kpatton@thepoverellocenter.org; Jordan Hess
Cc: countyattorney@missoulacounty.us
Subject: Well I had a Great Shower 🌧️... When I finished as I was at the sinks...

As I was at the Sink the Primary RESPECTed ASSULTER of the Poverello Center HATEFUL as that individual was in face to threatening of BODILY HARM... as I was in the locker the Male the wants do me Bodily Harm came to his Locker several lockers from mine...

Well as I noticed who respects this individual for regarding... And others of respecting him ...

It gets better yet as I was waiting for the 11 bus he coming towards the LIQUOR STORE the bus stop... I quickly walk around the building as if I went INTO THE LIQUOR STORE as I came around he was in the Liquor store as I am Suspecting with Good Suspicion... I seen the Bus 11 coming for I knew I be GONE on the Bus as I am on Bus 2 too the Library... Of the 1 ...

countyattorney@missoulacounty.us how are you realizing the threatening situation as it's respected of the Poverello Center Staff and Others... I didn't include you in the other emails this morning... Contact Mayor Hess Hessj@ci.missoula.mt.us of regarding of how what needs to be Realized ...

I hoping I have others reaching out too the Board of Directors for the April meeting of the Board of Directors...

Oh get a Hold of jill BONNY

Jbonny@thePoverelloCenter.org

Get the realizing of

kpatton@thepoverellocenter.org

cbopp@thepoverellocenter.org

Their Both advocating the Embraced Threatening Hateful as of Two weeks ago Friday regarding the Embraced Hateful of that Day.... For let them share the circumstances of the Ramifications of How the Poverello Center is Embarrassed to the HateFul malicious threatening....

I come too realize their is no reply.

It will be realized appropriately.

Karl E Spitzmacher

bigkmtspitzmacher@gmail.com

sent via Motorola Moto e

Straight Talk

Shelter Supervisors Staff of Shelter

of...

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