

Park Less, Live More

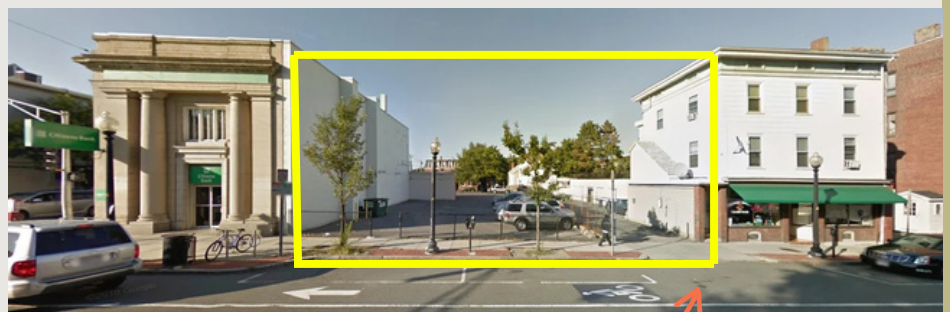


Most cities and counties have laws in place that **mandate building hundreds of square feet of asphalt** for each new home or business. These **outdated formulas** force buildings to include a pre-determined number of parking spaces based on the floor area of a building, chairs in a restaurant, or

bedrooms in a house, regardless of what the owner knows to be the specific needs of the site or location—unnecessarily **prioritizing unused pavement over homes, trees, and local businesses.**

BENEFITS TO STATEWIDE PARKING REFORM

- » Parking Reform Can **Boost Home Building** by **40 to 70%**¹
- » **Reduce Housing Costs** by **17%**²
- » **Support Small Business Formation** and Entrepreneurship
- » **Preserve greenery** while **reducing pollution**, runoff, and urban heat islands



We currently mandate **THIS**
Over THIS



1. Sightline Institute, Dec 2024

2. G. Pierce, C.J. Gabbe 2017

THE PROBLEM



CAFE

In Richmond, a small business owner tried to open a cafe in a vacant storefront. The city required **10 parking spaces—more than the cafe's entire footprint**. Getting a variance took months and **thousands in rent**, delaying the opening and draining resources.



DAYCARE

A proposed daycare in Falls Church, VA was required to build **98 parking spaces**—that would have been **more land dedicated for cars than for kids at the daycare**. At roughly \$60,000 per space, the parking mandate added \$6 million to the project—enough to make it infeasible.

WHY IS STATE ACTION NEEDED?

Virginia residents are paying the price today for an **affordability crisis and housing shortage decades in the making**—from high rents to displacement to long, costly commutes.

It is imperative to **reduce barriers and costs** to homebuilding to curb prices for workers in the state who can't find housing near their jobs, and to meet the challenge over coming years to build a million new homes for a variety of people and incomes.

Today's homebuilders face high interest rates, tariffs on building materials, and labor shortages. **The state cannot fix all of those factors**, but it needs to do **everything within its control to cut unnecessary expenses to support home construction**.

PLACES THAT SUCCESSFULLY IMPLEMENTED PARKING REFORM....

VIRGINIA

Richmond
Newport News
Charlottesville
Roanoke
Onancock

STATE-WIDE

Washington
Colorado
Montana
Oregon
New Hampshire

WILL PARKING STILL GET BUILT?

Yes, property owners and homebuilders will be given **flexibility to decide the amount of parking** that is right for them. No pre-determined, blanket parking ratio can provide the perfect amount of parking for every kind of new home or business.

Meanwhile, **local governments have the tools to manage street parking** where it is needed through time limits, parking meters, or a parking permit system. Parking mandates are the opposite: they don't directly manage curbsides at all but **rather impose a costly tax on all new buildings citywide, regardless of actual demand**.