

Craig, Sondra

From: Nicole Solheim <NSolheim@cinnaire.com>
Sent: Monday, December 9, 2024 11:24 AM
To: ZZ Council Members
Subject: Agenda Item 24-1323 - parking

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Hello,

I am writing in support of Agenda Item 24-1323 to remove city-mandated required minimums for off-street residential parking. In my role at Cinnaire, I work on the development of affordable housing in communities throughout Wisconsin, including the Collective on Fourth which is currently under construction in La Crosse. I also serve on my local Plan Commission and have spent a lot of time reviewing parking policies.

Developers and owners have a vested interest in ensuring that their properties have adequate parking and the demand for parking varies by location, product type, and demographics served. Providing flexibility rather than a one-size-fits-all approach allows land to be utilized at its highest and best use. Removing unnecessary surface and structured parking also reduces housing costs and supports a wider range of affordability. This ordinance recognizes that a healthy housing community has a variety of housing options that reflect the variety of its residents - some of which require parking, and some of which do not. As a developer, it is often challenging to navigate stringent parking requirements with cost limitations as well as related requirements such as stormwater. Even when parking exceptions are common, it adds a layer of uncertainty and risk to the process, particularly when the parking exception approval is not finalized until the final design approval. At this point in the process, we have spent \$500k or more in pre-developments costs and cannot risk having to re-design if a parking exception is not approved. As a member of my local Plan Commission, I can also confirm that as we have removed parking requirements, we continue to see parking included in developments at the level deemed appropriate by the developer/owner. I appreciate that the City continues to explore strategies to improve housing affordability and availability, and this ordinance is a great step forward in that effort.

Sincerely,

Nicole Solheim

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