

From: [Savannah Blide](#)
To: [PlanningCommission](#)
Subject: Support for reducing parking minimums
Date: Tuesday, August 25, 2026 5:17:10 PM

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Hello,

I am a student at the University of Arizona and resident of the West University neighborhood, and have lived in Tucson for three years.

I am writing to voice my support for reducing parking minimums for new developments in order to ease the way for increased density in our city, increase the supply of housing, and reduce car dependency in Tucson.

Please consider joining the ranks of other progressive cities in the US and reducing (or eliminating!!) parking minimums. Also please read the High Cost of Parking by Don Shoup.

Sincerely,
Savannah Blide

City of Tucson Planning Commission,

93 people have signed a petition on Action Network telling you to Reduce Parking Minimums in CODE Tucson '26.

Here is the petition they signed:

Tucson for Everyone is writing in support of parking requirement reform and greater code corrections at the August 26th Public Hearing before the Planning Commission. We greatly appreciate the time PDS staff has taken on this project, including public outreach and the incorporation of some of our proposed edits. We still believe that while the proposed code amendments resolve many issues with the current UDC, they leave many issues untouched. These include cross-reference errors and generally unclear language. The current changes proposed in CODE Tucson '26 also do not go far enough in removing the many barriers to housing that exist in the code.

We urge that the current parking waiver for middle housing be clearly expanded to other uses, including all 1-5 unit residential developments. Many other comparable cities such as Minneapolis, Raleigh, Sacramento, Baltimore, and Portland, Oregon have removed parking minimums citywide. Nashville has removed parking minimums in its downtown and surrounding areas, while Dallas has removed parking minimums near transit and for all multifamily developments under 20 units and any bars or restaurants under 2,500 sq. ft. As a result of changes like these, cities like Minneapolis have seen increases in development and decreases in both rent and carbon emissions. Despite many stated fears from those who oppose parking reform, research demonstrates that when parking is reduced, parking is still included in new housing and existing parking becomes used more efficiently. This code clean-up project should be taken as an opportunity to simplify and reduce the UDC's parking requirements to align with a growing consensus on new best planning practices.

In addition, Tucson for Everyone supports more of our proposed clarity and usability changes to be adopted to make the UDC more intelligible for those who use it. While these may be individually small in importance, the cumulative effect of small and substantial errors makes using the UDC unnecessarily complicated. Adopting changes for clarity and consistency will help make this crucial regulatory document more legible and usable.

You can view each petition signer and the comments they left you below.

Thank you,

Tucson for Everyone

2. Bobby Fisher (ZIP code: 85718)

3. Elaine MacPherson (ZIP code: 85705)

Let's build more housing! We don't want excessive parking requirements to get in the way.

4. Kevin Woldhagen (ZIP code: 85745)

I am writing to support Tucson for Everyone's proposed parking requirement reform and greater code corrections at the August 26th Public Hearing before the Planning Commission. I greatly appreciate the time PDS staff has taken on this project, including public outreach and the incorporation of some of TFE's proposed edits. But the current changes proposed in CODE Tucson '26 do not go far enough in removing the many barriers to housing that exist in the code.

I urge that the current parking waiver for middle housing be clearly expanded to other uses, including all 1-5 unit residential developments. I lived in Sacramento, a comparatively sized city with a similar downtown core with surrounding suburbs (and very hot summers ☀ ☀) from approximately 2010 to 2024. During this time, Sacramento made changes to its parking minimums, first in the downtown area and then expanded to the entire city once it saw the development it spurred. Parking minimums had long prevented empty lots in downtown from becoming places for people to live and enjoy. In that time, the downtown core has become more vibrant, safer, and a place where people can connect and form strong community bonds. Further, the city has kept its character, and parking is still available, just used more efficiently.

I want Tucson to enact the same changes so it can see a similar growth trajectory. Our city is great and having more people be able to live here affordably. When people are spending less on housing, they're spending more in their community, and have more resources and leisure time to contribute to what makes this city great.

In addition, I support TFE's proposed clarity and usability changes to make the UDC more intelligible for those who use it. While these may be individually small in importance, the cumulative effect of small and substantial errors makes using the UDC unnecessarily complicated. Adopting changes for clarity and consistency will help make this crucial regulatory document more legible and usable.

5. Rishi Chandra (ZIP code: 85705)

6. Walter Rahmer (ZIP code: 85719)

Removing parking minimums is the first step to turning Tucson into a great place to live.

7. Rory Juneman (ZIP code: 85712)

8. Jonathan Siefers (ZIP code: 85719)

9. Evan LaForge (ZIP code: 85719)

10. Kyle Snowden (ZIP code: 85716)

When I built my ADU, the only easy part of permitting was the HVAC because I just needed to submit a recommendation from a professional who confirmed what size system my home would need. I don't see why parking should be any different—I can't imagine the city would ever be in a better position to know how much/what type of parking a building would need than the people actually using it.

11. Boris Georgiev (ZIP code: 85716)

12. An anonymous signer (ZIP code: 85719)

13. Nicole Sanderson (ZIP code: 85745)

One of the reforms that results in the MOST new housing is parking flexibility. Don't ban it, just stop requiring it. Those storing cars should pay for the land that mode requires. The costs for their car storage should not be distributed to everyone inside prices of goods and services.

14. Raven B (ZIP code: 85718)

15. Patrick Lee (ZIP code: 85705)

16. Thomas Jay Crosby (ZIP code: 85705)

17. matthew nosal (ZIP code: 85716)

18. Cheyene Garcia (ZIP code: 85712)

We don't need more parking, we can use that space for pedestrians or nature. Why are we obsessed with the archaic thought of cars being the center of our being.

19. Hannah Caproon (ZIP code: 85749)

20. Jo Sebring (ZIP code: 85750)

21. Zacheriah Castillo (ZIP code: 85712)

22. Susan Castillo (ZIP code: 85712)

23. Zoe Castillo (ZIP code: 85712)

24. David Castillo (ZIP code: 85712)

25. Courtney Miranda (ZIP code: 85712)

26. Yolanda Contreras (ZIP code: 85711)

27. Jennifer Levstik (ZIP code: 85711)

28. Christina Baum (ZIP code: 80224)

29. William Shaw (ZIP code: 85705)

30. Joy Mockbee (ZIP code: 85719)

31. Kristin Dougherty (ZIP code: 85710)

32. Brian Davis (ZIP code: 85712)

33. Savannah Blide (ZIP code: 85705)

34. Victoria Brigham (ZIP code: 85719)

35. Ian Johnson (ZIP code: 85701)

The best parts of most cities were built before parking requirements, and it shows: they are more walkable & vibrant, and people go out of their way to visit them. Tucson has plenty of places for parking for people unwilling to walk; let's allow some places to become more livable by removing the parking minimums and increasing their appeal to people (instead of drivers).

36. Thomas Thivener (ZIP code: 85715)

37. Tatyana Bresler (ZIP code: 85715)

38. Elaina Richards (ZIP code: 85719)

39. Christine Maes (ZIP code: 85716)

40. Jerry Ross (ZIP code: 85712)

41. Nico Giraldo (ZIP code: 85719)

42. Chloe Valdez (ZIP code: 85711)

43. Sara Rusk (ZIP code: 85705)

44. Diana Englert (ZIP code: 85719)

45. Noel Valle (*ZIP code: 85746*)

46. Monique Laraway (*ZIP code: 85712*)

Tucson has such a beautiful natural environment and vibrant local community hubs. It's a shame that so much of our urban landscape is being converted into parking lots and asphalt, normalizing the destruction of old-growth desert and wildlife habitat while contributing to an increasingly warming climate.

Tucson has long been forward-thinking when it comes to water conservation, recycling, and creative approaches to sustainability. Yet sprawling parking lots undermine those efforts. We should invest more in public transportation, carpooling, and other forms of alternative transportation that benefit everyone while reducing our reliance on single-occupancy vehicles.

For the parking lots we do have, we should be more intentional about how they're designed—with thoughtful landscaping, abundant shade, native plants, and water-catchment systems that help restore rather than degrade our environment.

Traffic is becoming increasingly dense and dangerous, and we owe it to one another to reduce the harm while preserving the charm of what makes Tucson special. We can build a city that is more sustainable, walkable, connected, and resilient without sacrificing the natural beauty and character that make Tucson such a remarkable place.

47. Nathaniel Dykstra (*ZIP code: 85260*)

I wanted to move to Tucson in the past, and my bike is my primary transportation. However I discovered my typical destinations in Tucson were too far apart and rent was more expensive than expected in large part due to massive parking requirements forcing them apart. Please make Tucson someplace I can live affordably without a car.

48. James Fowler (*ZIP code: 85712*)

Reducing the required parking per project is a clearly good move we should implement.

49. Julie St John (*ZIP code: 85711*)

I become incensed everytime I drive around El Con and see all the wasted space that could be used for something beneficial. Please modify this code to make Tucson Sane again. Plus.. all the concrete! Ugh.

50. Cristina Luis (*ZIP code: 85711*)

51. Scott Powell (*ZIP code: 85710-7927*)

52. Beatrice Fowler (*ZIP code: 85719-5109*)

53. Antonio Parker (*ZIP code: 85719*)

54. Constance Trecartin (*ZIP code: 85719-3221*)

55. Emily Hunting (ZIP code: 85705)

56. Dre Thompson (ZIP code: 85701)

57. Robin Steinberg (ZIP code: 85711)

58. Carolina Silva (ZIP code: 85719)

59. Robert Hoyt (ZIP code: 85711)

60. Rachel Wilson (ZIP code: 85701-2604)

61. CJ Jones (ZIP code: 85705)

62. Gilberto Vega (ZIP code: 85711)

63. Holly Bryant (ZIP code: 85705)

The parking requirement is unnecessary.

64. Judith Keagy (ZIP code: 85704)

65. Ashley Huffman (ZIP code: 85710)

Our city is increasingly getting hotter and more parking lots are only going to make this worse. As a city bus rider, I see homeless individuals every day that severely impacted by heat exhaustion. They need help. The city needs to do its part. It is our right as citizens to have life, liberty and the pursuit of happiness. Does this not apply to our poor?

66. Roy Hill (ZIP code: 85718)

Parking minimums are unnecessary requirements that should be removed, and create barriers to housing and increase sprawl. Get rid of them!

67. Paige Humphrey (ZIP code: 85713)

68. Rowan Douglas (ZIP code: 85716)

69. Melissa Docherty (ZIP code: 85705)

70. Hannah Tanquary (ZIP code: 85716)

71. M Palmer (ZIP code: 85711)

72. Alain d'Eprenesnil (ZIP code: 85716)

There are so many nice things we could have in place of all that parking!

73. Louis Woofenden (ZIP code: 85711)

74. Eleanor Navarro (ZIP code: 85716)

75. Mike Ingram (ZIP code: 85745)

We need to do something about these giant waste of spaces for parking lots, which are almost completely empty. Get rid of the minimums across the board. Build low income housing on the lots we have (EL CON !!).

76. Erika Lang (ZIP code: 85719)

Tucson's housing market is already strained. Median-income households spend around 43.7% of income on housing - archaic parking minimums would act as an invisible tax that stifles small business growth. Mandating blanket parking regardless of transit access artificially constrains supply, driving up rents and forcing lower-income workers to subsidize parking that adds up to 17% of a unit's rent. In addition, these rigid mandates likely harm local enterprises: excess parking requirements force low-density layouts that inflate startup costs, spread out the urban fabric, and hurt foot traffic for local cafes and creative agencies. Protecting our small businesses requires removing these burdensome mandates to reduce overhead and allow walkable, vibrant commercial corridors to thrive. Eliminating parking minimums near transit, adopting parking maximums, and unbundling parking lets the market self-regulate, redirecting capital into productive housing and storefronts that lower entry barriers for the local entrepreneurs driving Tucson's economy.

77. Loraine Zagula (ZIP code: 85719)

78. Coal Candelario (ZIP code: 85730)

Take steps to make Tucson more walkable and reclaim wasted space from parking lots!

79. Christina arnoldy (ZIP code: 85716)

80. Joey Iuliano (ZIP code: 85719)

81. Ryland Plassmann (ZIP code: 85719)

82. Dario Andrade Mendoza (ZIP code: 85719)

83. Lara Law (ZIP code: 85716)

84. Frank Harris (ZIP code: 85711)

85. Hava Buchanan (ZIP code: 85710)

86. Stacey Plassmann (ZIP code: 85719)

87. Wesley Creigh (*ZIP code: 85716*)

88. Amanda Gattenby (*ZIP code: 85718*)

Encumbering projects with too much parking eliminates opportunities to expand housing.

89. Amy Stalkfleet (*ZIP code: 85719*)

No parking minimums!

90. Tc Tolbert (*ZIP code: 85719*)

91. camille kershner (*ZIP code: 85749*)

92. Emma Laehn (*ZIP code: 85716*)

From: [Artemis-June Torre](#)
To: [PlanningCommission](#)
Subject: Request to Speak, August 26, 2026 meeting
Date: Wednesday, August 26, 2026 11:29:40 AM
Attachments: [reduce-parking-minimums-in-code-tucson-26_signatures_202608260613.pdf](#)

You don't often get email from artemisjunetorre@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

My name is Artemis-June Torre, I am submitting my request to speak at the August 26 meeting on CODE Tucson '26. Attached is a letter petition serving as written comment as well.

Many thanks,
Artemis-June Torre