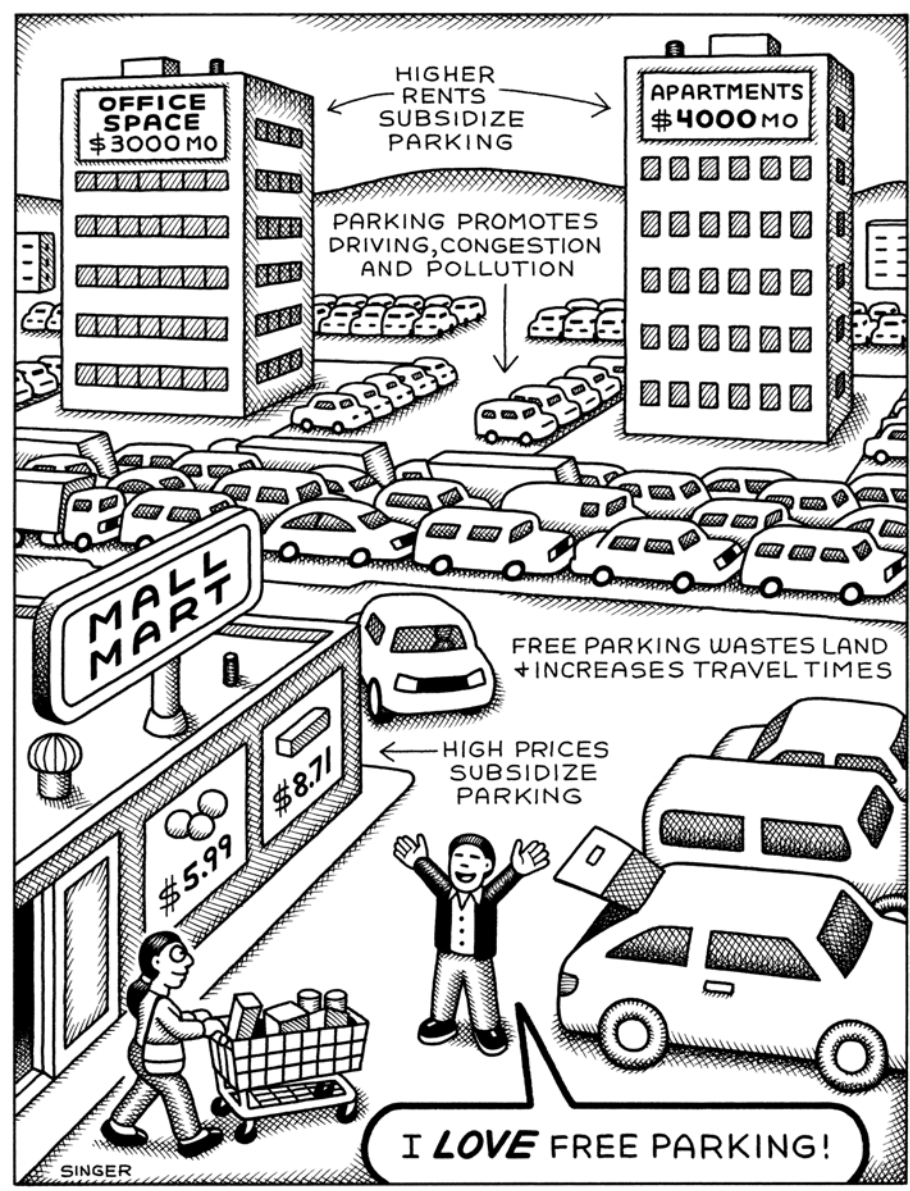


# PEOPLE OVER PARKING

ADVANCING AFFORDABLE HOUSING AND WALKABILITY  
THROUGH PARKING REFORM

Tony Jordan  
Parking Reform Network

America Walks - June 5, 2024



## THE PARKING PROBLEM

An aerial photograph of a parking lot with a dark sedan parked in a space. The image is overlaid with a grid of circular patterns, each containing a smaller version of the parking lot scene. A white rectangular box is centered over the image, containing the text 'PARKING MANDATES'.

# PARKING MANDATES

# ★ planning advisory service

AMERICAN SOCIETY OF PLANNING OFFICIALS

1313 EAST 60th STREET — CHICAGO 37, ILLINOIS

Information Report No. 59

February 1954

. . . It is doubtful if any two planners or architects could agree on the number of square feet of parking space required for a shopping center or individual store. There is a question in my mind if there ever will be a correct answer.

My rule of thumb for providing parking space for stores and shopping centers is to guess a number of stalls and invariably I provide either too many or not enough. One of my clients who has made a study of parking believes that space should be provided for all the cars that go to a plaza or shopping center during the rush hour on the day before Christmas. Figure that one out . . .

BASED ON A TAROT CARD READING, WE CITY PLANNERS CHOSE A MANDATORY PARKING RATIO OF ONE SPACE FOR EVERY RENTAL UNIT OR EVERY 613 SQUARE FEET OF RETAIL.



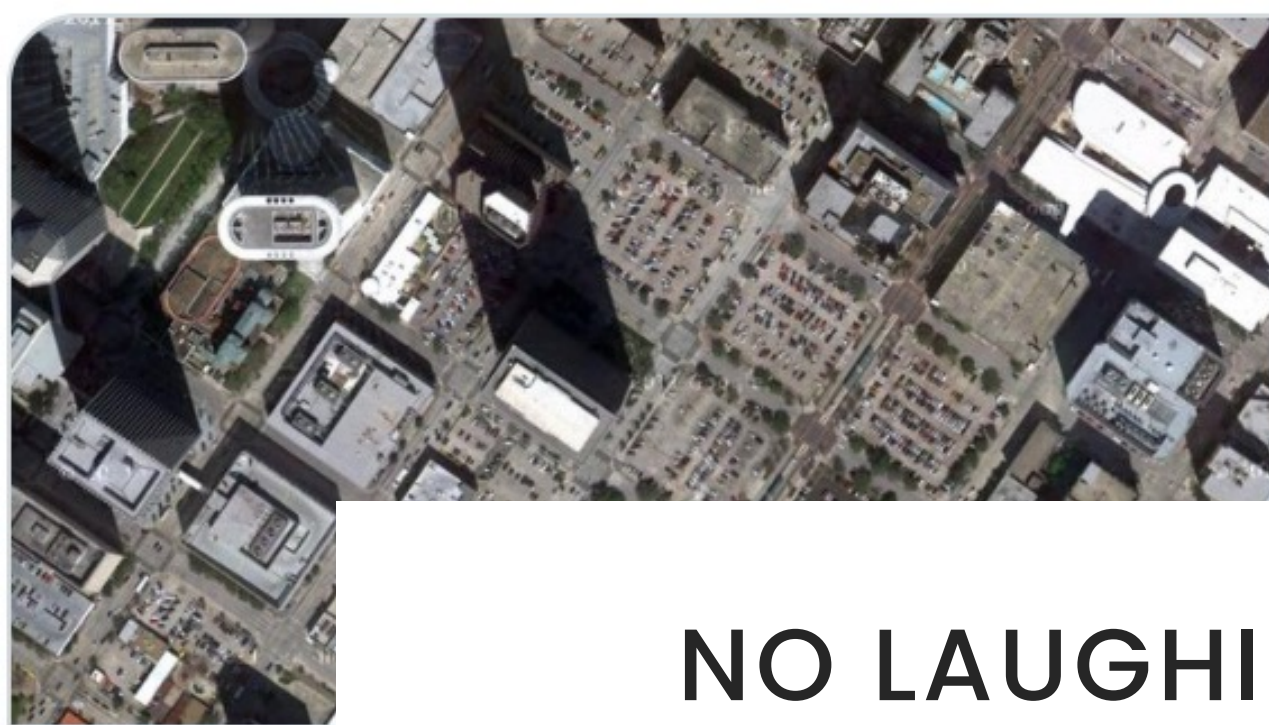
# ROUGHLY RIGHT OR PRECISELY WRONG



HOSPITAL – 4 PER BED + 0.72 PER EMPLOYEE  
HIGH SCHOOL – 0.26 PER STUDENT + 1.2 PER EMPLOYEE  
HELIPORT – 1 PER 1000 SQ FT GFA  
HELISTOP – 5 SPACES



**SeaTac, WA: Butterfly/Moth Breeding Facility**  
**1 per 250 sq/ft of office/retail area**



# NO LAUGHING MATTER





**\$5,000+**



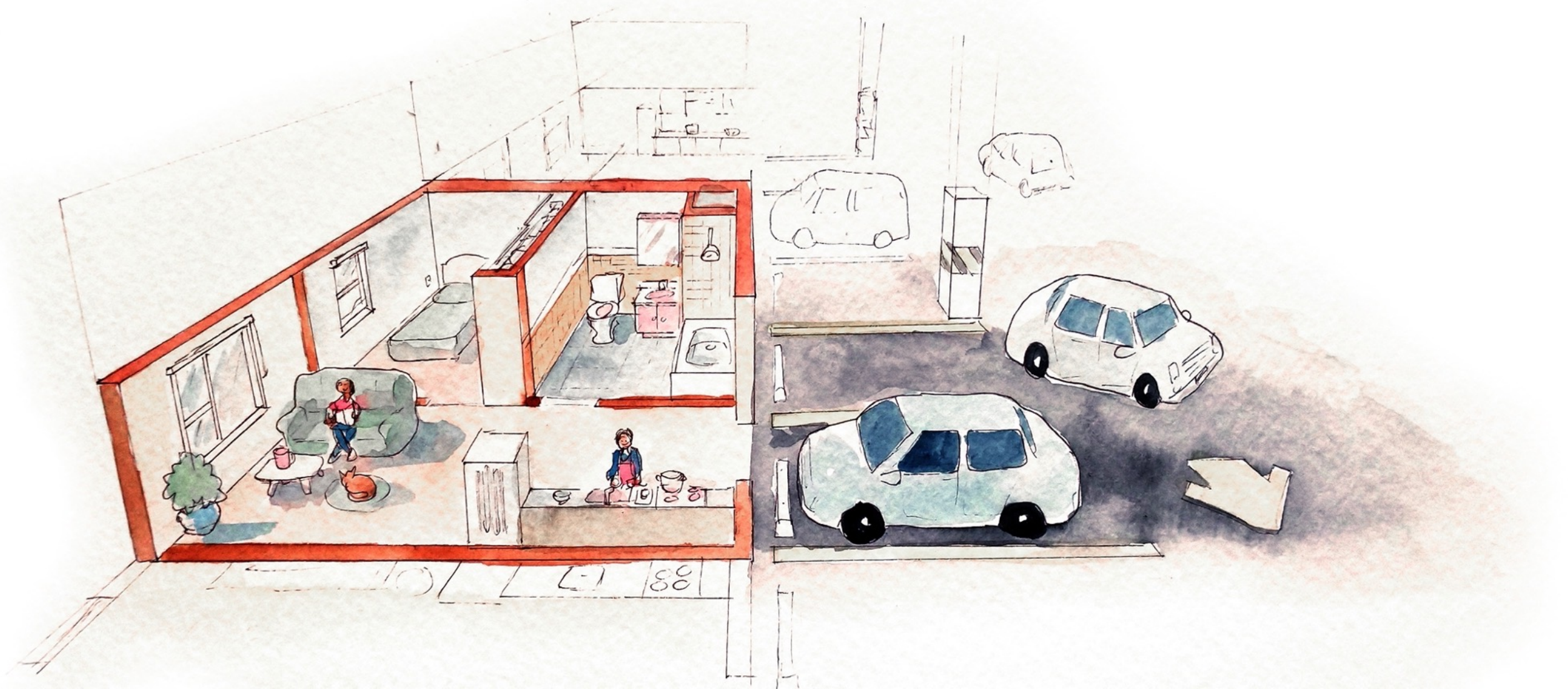
**\$40,000+**

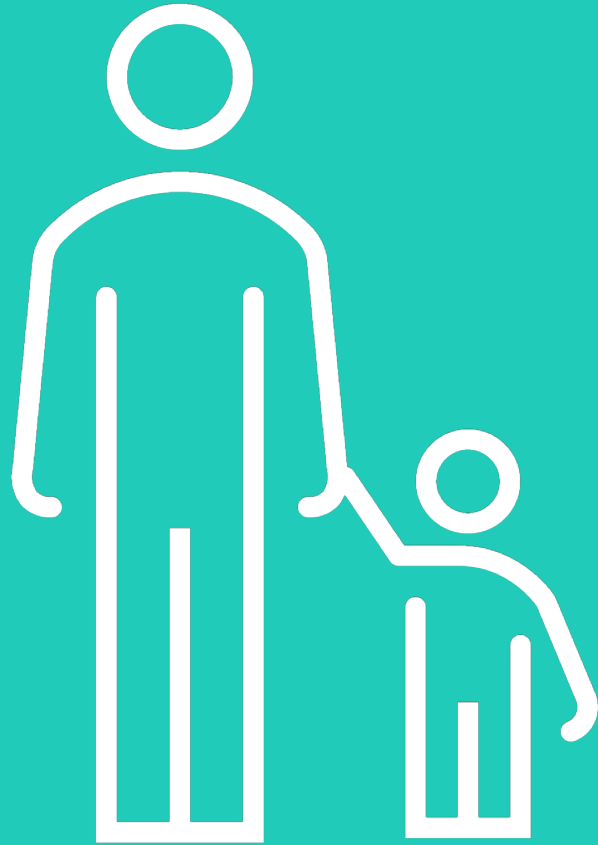


**\$80,000+**

**HOW MUCH DOES A PARKING SPACE COST?**

# Living Space vs. Parking Space





## **Renter Households in La Crosse County**

- No vehicle available: 25%
- 1 vehicle available: 35%
- 2 vehicles available: 30%
- 3 vehicles available: 6%
- 4 vehicles available: 3%
- 5 or more available: 1%

# SO MUCH PARKING

## Study: Nearly a third of downtown Detroit is parking

Annalise Frank



## Downtown Atlanta is 25% parking

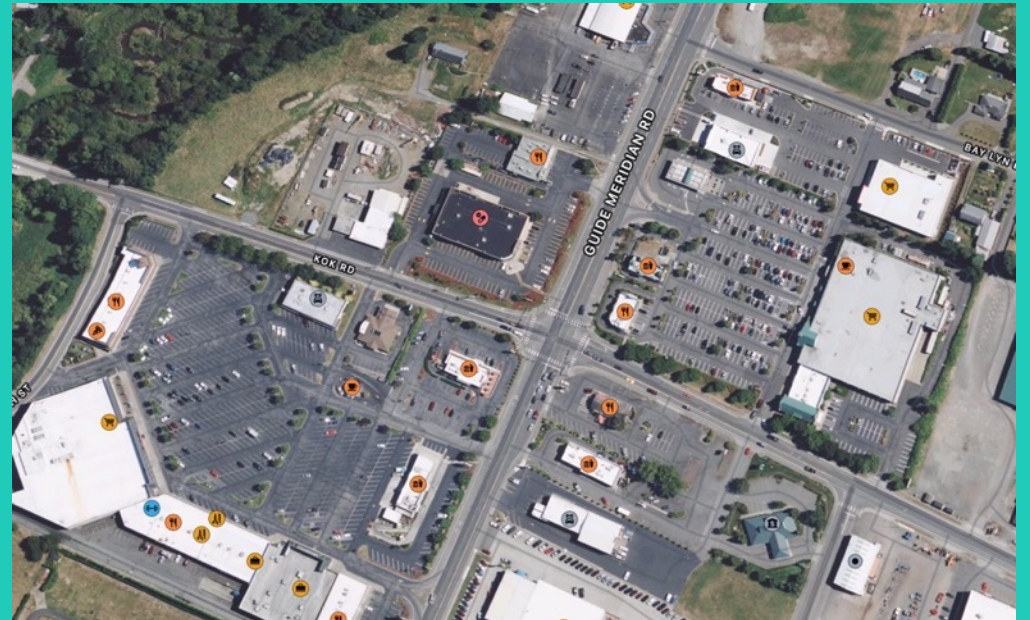
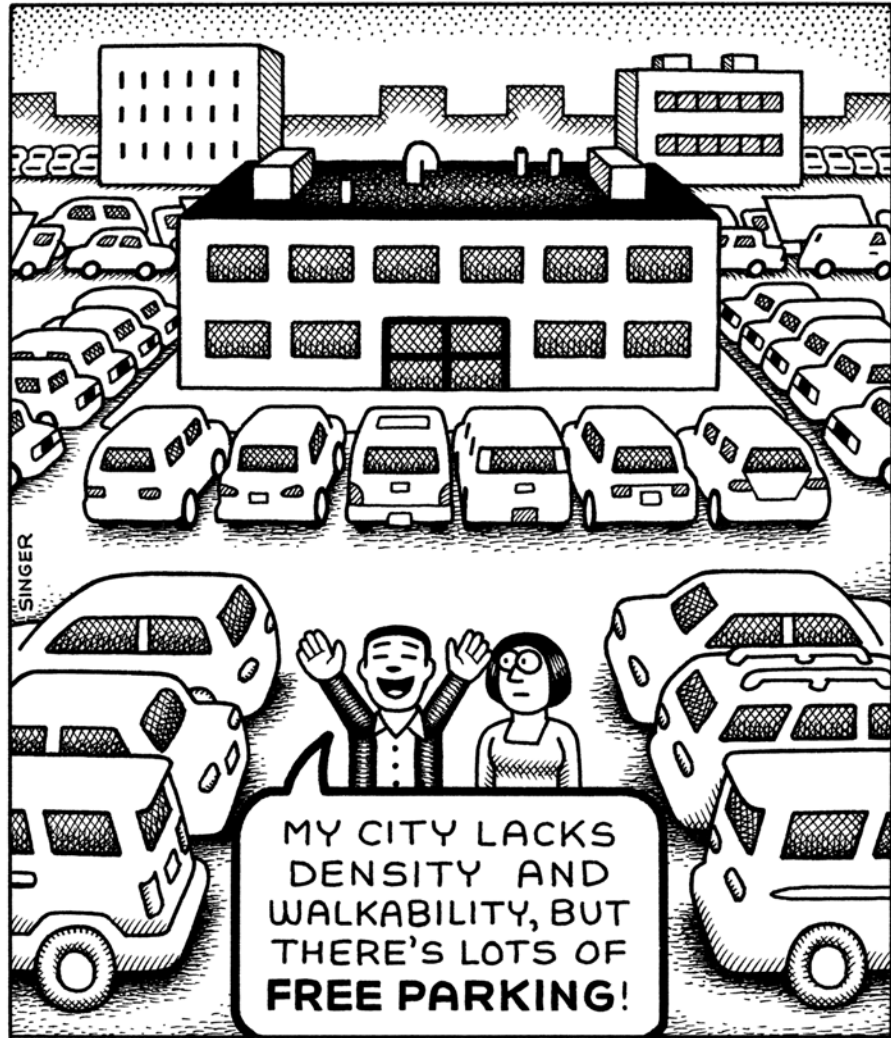
Thomas Wheatley



## Downtown Austin is 17% parking

Asher Price





# UNDERMINING GOALS

## Common Goals

- Reduce VMT to city centers
- Increase walk/transit/bike mode share
- Increase housing availability
- Reduce GHG emissions
- Preserve environment and promote public health

## Parking Impact

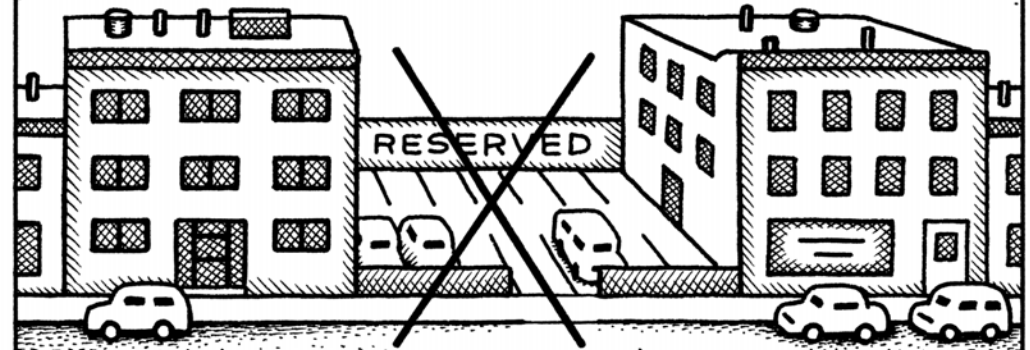
- Existing parking supply already supports too much traffic
- Building for cars diverts money from other modes
- More parking means less housing
- Transportation & Sprawl are major GHG contributors
- Parking lots are a cause of heat islands, urban flooding, and water/light pollution.

# PARKING REFORM 101

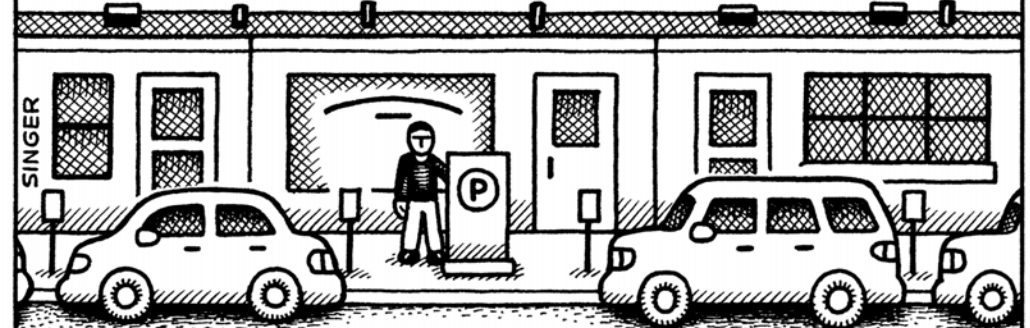


## 3 STEPS TO BETTER CITIES

### ELIMINATE PARKING MANDATES



### PRICE CURBS FOR 85% OCCUPANCY



### USE MONEY TO REDUCE CAR DEPENDENCY

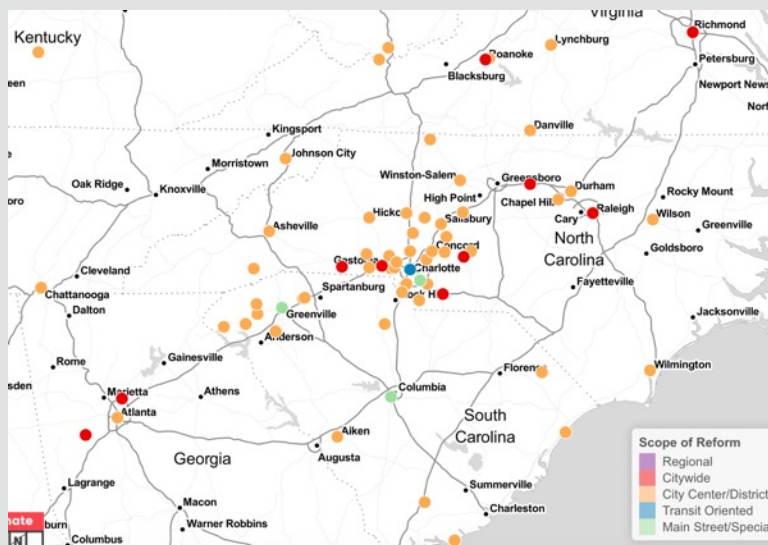


# WHAT IS PRN?

## COMMUNITY



## RESEARCH



## ACTION





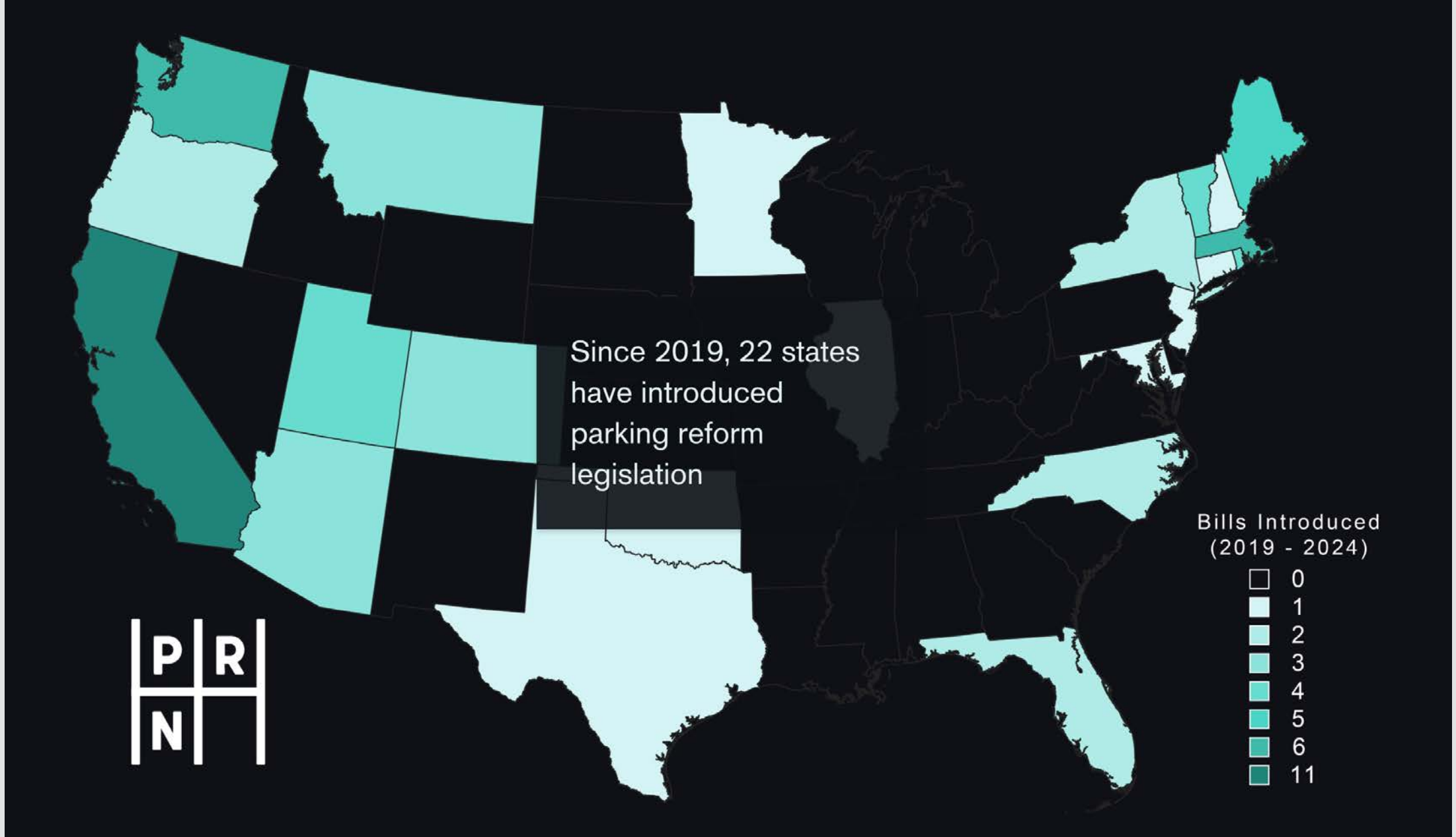
# 65+ Cities



[parkingreform.org](http://parkingreform.org) > Resources > Mandates Map

Mexico

Cuba





**MORE THAN MINIMUMS**

**CITIES SHOULD MIND  
THEIR OWN BUSINESS  
WHEN IT COMES TO  
PARKING**



- Sidewalks and Crosswalks
- Better Lighting
- Transit Passes
- Bike Lanes
- Bus Shelters



## Parking Benefit Districts

**A Guide for Activists  
by the Parking Reform Network**



Written by Evan Kindlerin collaboration with  
Tony Jordan and Jane Wilberding

# PBD HANDBOOK

[parkingreform.org](https://parkingreform.org) >  
Resources > PBD Guide  
for Activists

# EQUITY, AGING, AND DISABILITY



Parking reform, aging  
and disability

A roundtable discussion  
hosted by Parking Reform  
Network



PARKING REFORM NETWORK

**Coming soon! Equitable Parking  
Policy Framework & Summit**

THANK YOU!

PARKINGREFORM.ORG

TONY@PARKINGREFORM.ORG

PARKINGREFORM.ORG/AW



PARKING REFORM NETWORK

**REPEAL COSTLY  
PARKING MANDATES**

**ARBITRARY PARKING RATIOS MAKE  
HOUSING MORE EXPENSIVE AND  
CONTRIBUTE TO CLIMATE CHANGE**

**REPEAL MANDATES, MANAGE PARKING  
WITH PRICING, SUBSIDIZE TRANSIT**

**IT'S TIME TO REFORM  
PARKING POLICY**

PARKINGREFORM.ORG