

Railvolution
“Enough is
Enough” Parking
Session



— FOREWORD BY DONALD C. SHOUP —

**PARKING
REFORM**
Made Easy

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Seattle

An aerial photograph of a suburban development. The central focus is a large, multi-story building with a grey roof, surrounded by extensive parking lots. The surrounding area includes residential houses, smaller commercial buildings, and green spaces. A road network is visible, including a major highway on the right side. The overall layout suggests a car-dependent environment.

Single site, peak use parking...

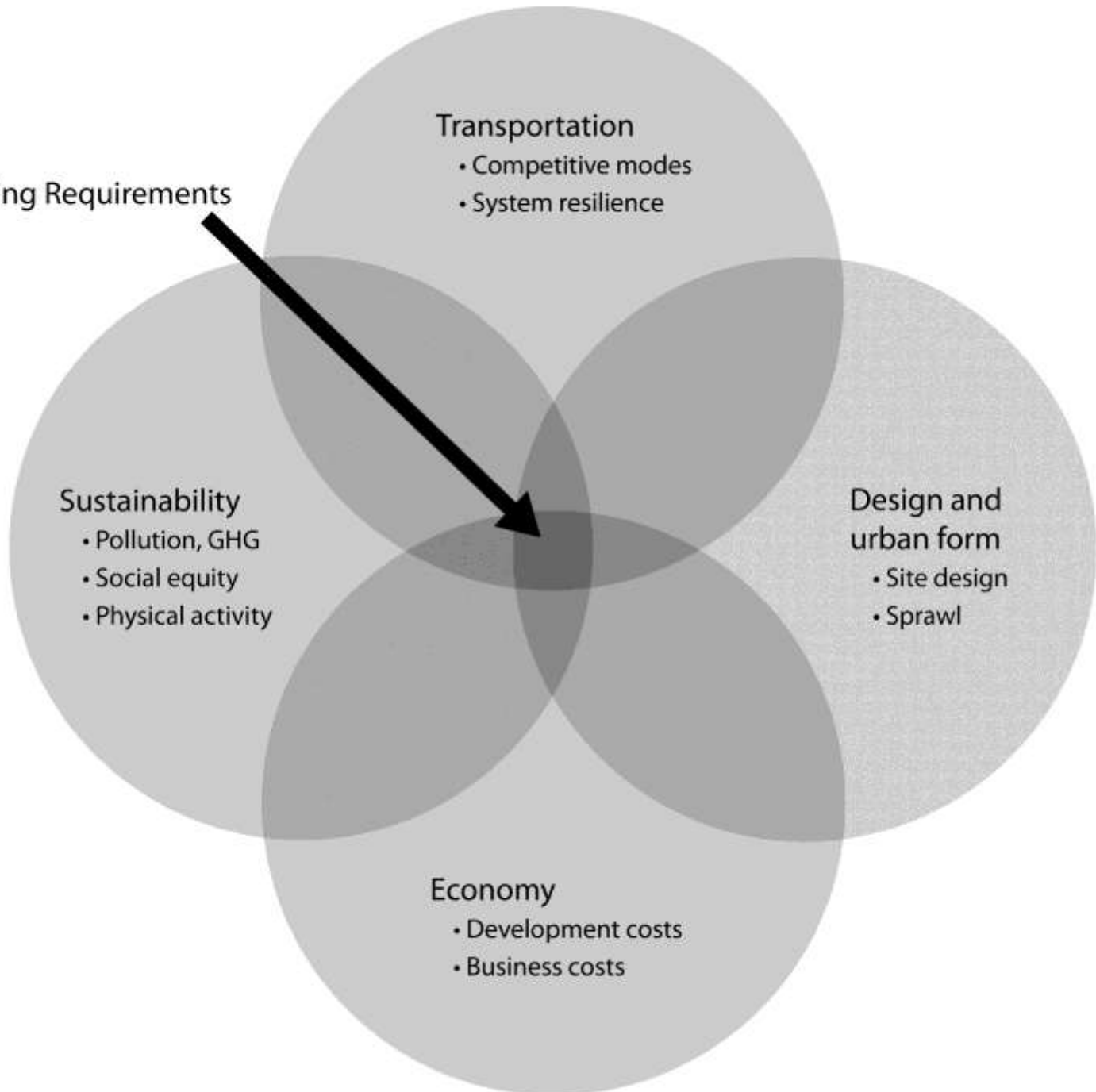
Walkability and land use challenges...

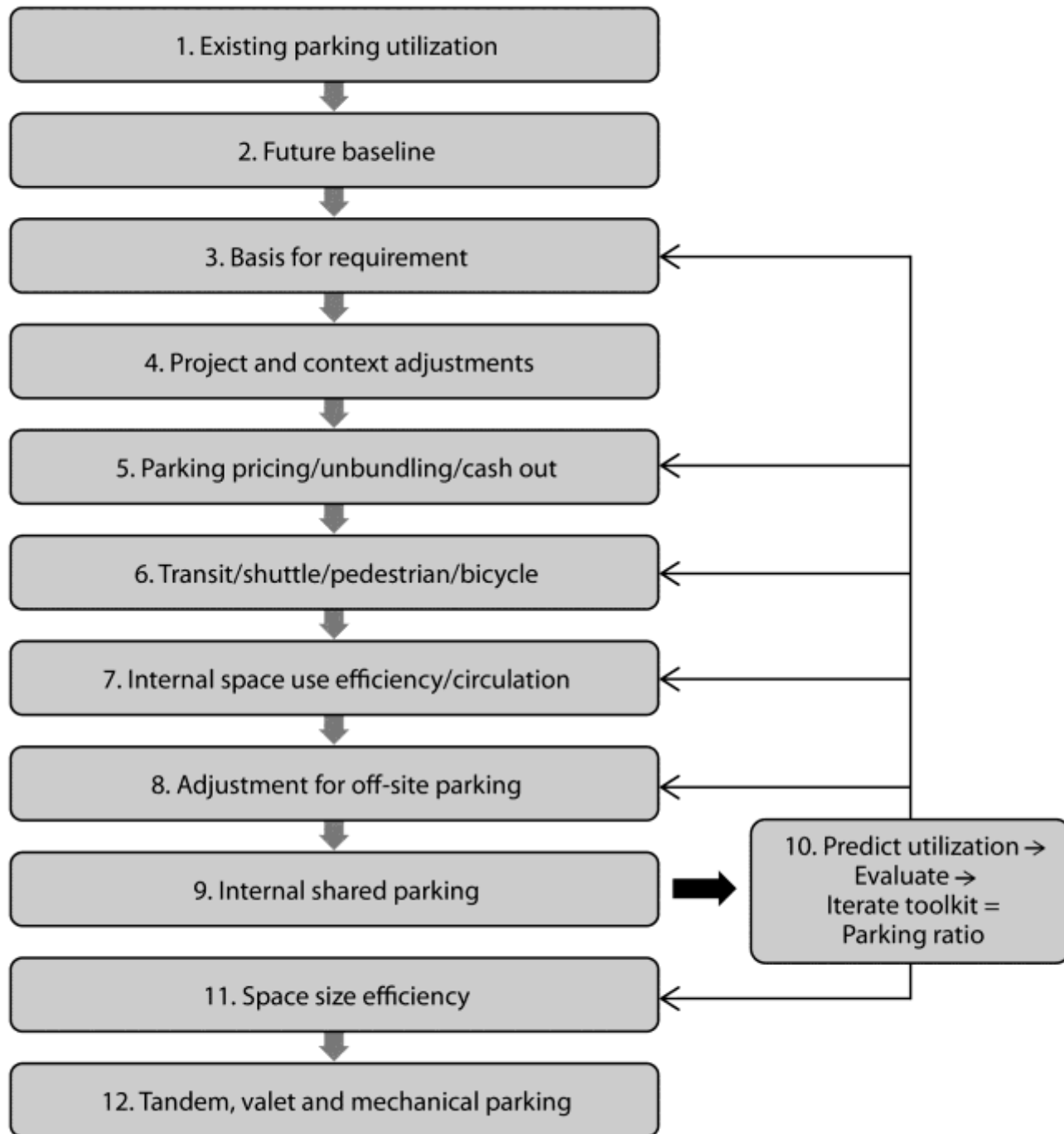
An aerial photograph of a city street grid. The image shows a mix of residential and commercial buildings, parking lots, and streets. The text "Fine grained livability..." is overlaid on the top right portion of the image.

Fine grained livability...

Roadblocks to revitalization...

Parking Requirements





Approach

Requirement

Developer response

Traditional

Minimum > utilization

No maximum

Rarely build more than requirement

**Moderate
reform**

Minimum = utilization

No maximum

Assess market for project, may exceed
minimum

**Big city
approach**

Minimum = % of utilization

Maximum = ratio or % of minimum

Market decision whether to supply
minimum or build to maximum

**Partial
deregulation**

No minimum

Maximum = ratio or % of minimum

Market decision whether to supply
parking or build to maximum

Deregulation

No minimum or maximum;
Performance measures, e.g., traffic
impacts

Market decision on whether/how much

TOD Parking Challenges

Responses

Effect of surface station parking on built form

Shared parking facilities integrated into transit district.
Build TOD on surface parking; use structures

Transit agency requirements for replacement parking

Offsets losses associated with reduced commuter parking with station TOD ridership and revenues

Conflict between station, on-street, and district off-streets uses

Parking management and pricing; establish joint powers authority between city and transit agency; alternative modes for station access

Neighborhood parking impacts

Permit parking; charging for daily parking with revenue return to neighborhood