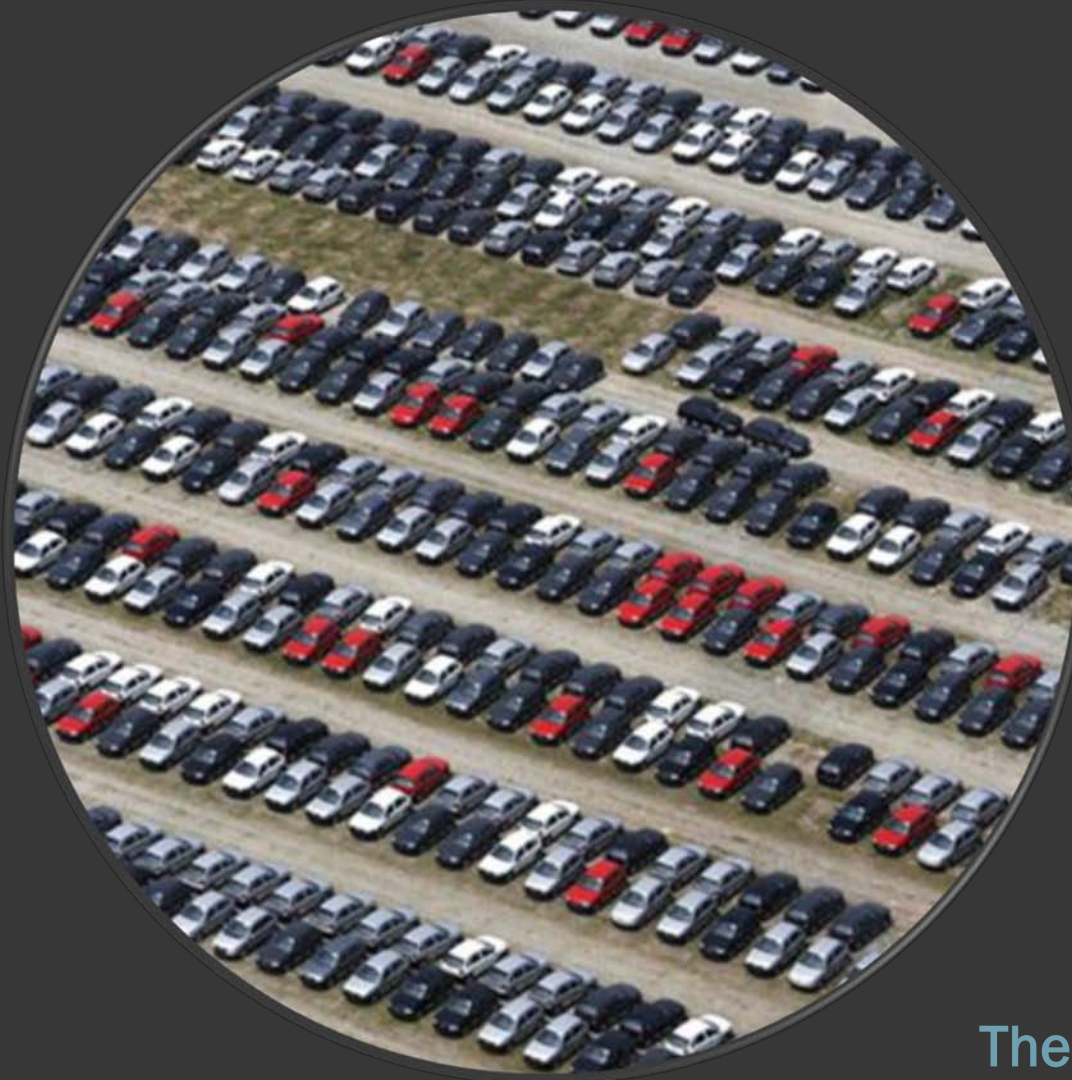


**KING COUNTY METRO'S
RIGHT SIZE PARKING
PROGRAM**

- 
- ◎ **Upwards of 2 Billion
No. of parking spaces in US.**
 - ◎ **About 20%.
Urban land devoted to parking.**
 - ◎ **About 3 : 1
Suburban ratio of parking SF to
building SF.**



There are more cars than
people on earth!

Why so much parking . . .

- ⦿ Traditional ITE approach.
- ⦿ Lack of data – neither robust nor geographically specific.
- ⦿ Sometimes built on built supply rather than actual occupancy.
- ⦿ Jurisdictions fear neighborhood opposition versus better parking management.
- ⦿ Contributes to lenders being conservative on parking expectations.

Why we should get it right . . .

- Average overbuild 25%-40% per d.u.
- Adds unnecessary cost to development and insufficient use of land.
- Surface @ \$8,000
- Garage @ \$30,000
- Based on typical affordable housing development costs, one space per unit increases cost by 12.5%.

To help jurisdictions & developers build successful transit oriented communities -

- Using a grant from the FHWA Value Pricing Program.
- Assembled local information on multifamily residential parking utilization.
- Over 200 multifamily residential sites within King County were analyzed.

- Committee members consisting of jurisdiction planner from 7 Cities, from the Urban Land Institute, King County, and financiers were gathered in 2011 to provide public sector stakeholder review and input on technical aspects of the project that were developed by the RSP team.

- ① Committee members met monthly to review, revise, brainstorm, and test products produced by the findings.
- ① Topics included problem identification, local planning experience and case studies, research analysis and findings, policy framework, policy & zoning regulations to allow reduction in parking supply where appropriate, and incentive program development.

- An interactive website was developed to display parking utilization data and to assist parking decisions.

WWW.RIGHTSIZEPARKING.ORG



PUBLIC
MARKET
CENTER



FARMERS MARKET

LASALLE HOTEL

MEET

NO STOPS



Pike St



UCLA Urban Planning Professor Dr. Donald Shoup

According to Dr. Shoup, free parking is the root problem of many of the ills that face our biggest cities. He posits that reforming parking policy will lead to a better pedestrian environment, cleaner streets and air, safer downtown districts, and – yes – even less headaches for drivers trying to find that ever elusive curb space.