Getting Parking Right

15 Steps to Make your City Healthier and more Vibrant

Presented by Jeffrey Tumlin
1. Address Spillover Fear – Even if Irrational

- Implement residential permits if necessary, though anti-market and anti-democratic
- Deed restrict new buildings from participating.
- Switch to market pricing when permit becomes a “hunting license.”

Source: theexpiredmeter.com
2. Smart Meters

- Meters must:
  - Accept all common forms of payment
  - Call you up to ask if you want more time
  - Provide data on usage
  - Allow easy adjustment

- Put your customers first.
3. Smart Technology
4. Right Price
5. Right Time

Hours of Operation
Sunday - Thursday
11 AM to 8 PM
Friday - Saturday
11 AM to 12 midnight
Except Holidays
6. Invest Revenue
7. Flex your Parking
8. Eliminate/Reduce Minimum Parking Requirements

- If you manage public parking well, why force developers to build more parking than they need?
- Minimum requirements eliminated in towns throughout US, and illegal throughout UK.
9. Establish Parking Maximums

- Why allow more parking than you’ve got street capacity to get to that parking?
- Excellent congestion management tool.
- Count parking toward FAR
10. Design Well

- Design parking garages to look like buildings, with active ground floor uses.
- Encourage below grade.
- Require at- and above-grade parking to be wrapped in landscape or active uses.
11. Be Careful with Driveways
12. Unbundle

- Separate the price of parking from the price of rental and multifamily housing.
- Separate parking from commercial space leases – and require parking cash-out
13. Encourage Tandem/Stack/Valet
14. Share
15. Park Once
Results:

- $< \frac{1}{2}$ the parking
- $< \frac{1}{2}$ the land area
- $\frac{1}{4}$ the arterial trips
- $\frac{1}{6}^{th}$ the arterial turning movements
- $< \frac{1}{4}$ the vehicle miles traveled