

PARKING

TRIP GENERATION

COMPETITIVE PRESSURE: ACCESS VS COST

- Retail
- Office
- Manufacturing
- Household

DENSITY, ZONING

MINIMUM REQUIREMENT

- **Protect consumer**
- **Protect street from parking use (vs. buffer pedestrian from moving traffic)**

MAXIMUM REQUIREMENT

- **Protect road network from over-use and congestion (Singapore vehicle infrastructure balance analogy)**
- **High density, transit and walk access allows extra use and land value**

SHOUP MARKET SOLUTION

Best available thinking, but

- **Ignores externalities**
- **Ignores regulatory approach**
- **Revenue can become a problem**

WHY NOT BASE ROAD TAXES ON PARKING?

- **But remember Port Authority problem**

PHYSICAL ISSUES

- **Street parking**
- **Open lot**
- **Garage**
- **Roof**
- **Below grade**