



What's Parking Got to Do with It?

More Housing, Less Traffic, Better Climate Action

Housing Leadership Day | Friday October 22, 2021



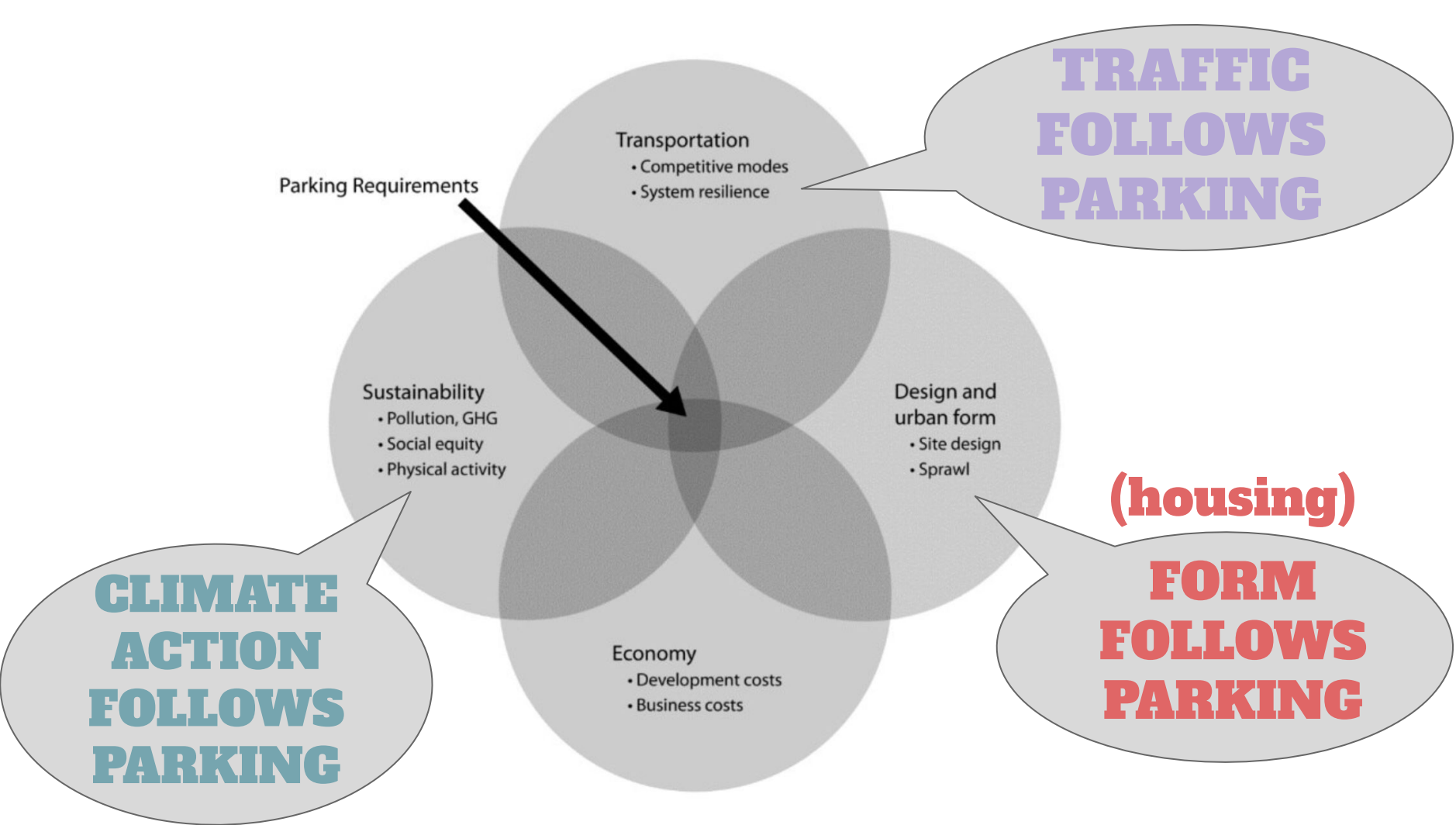


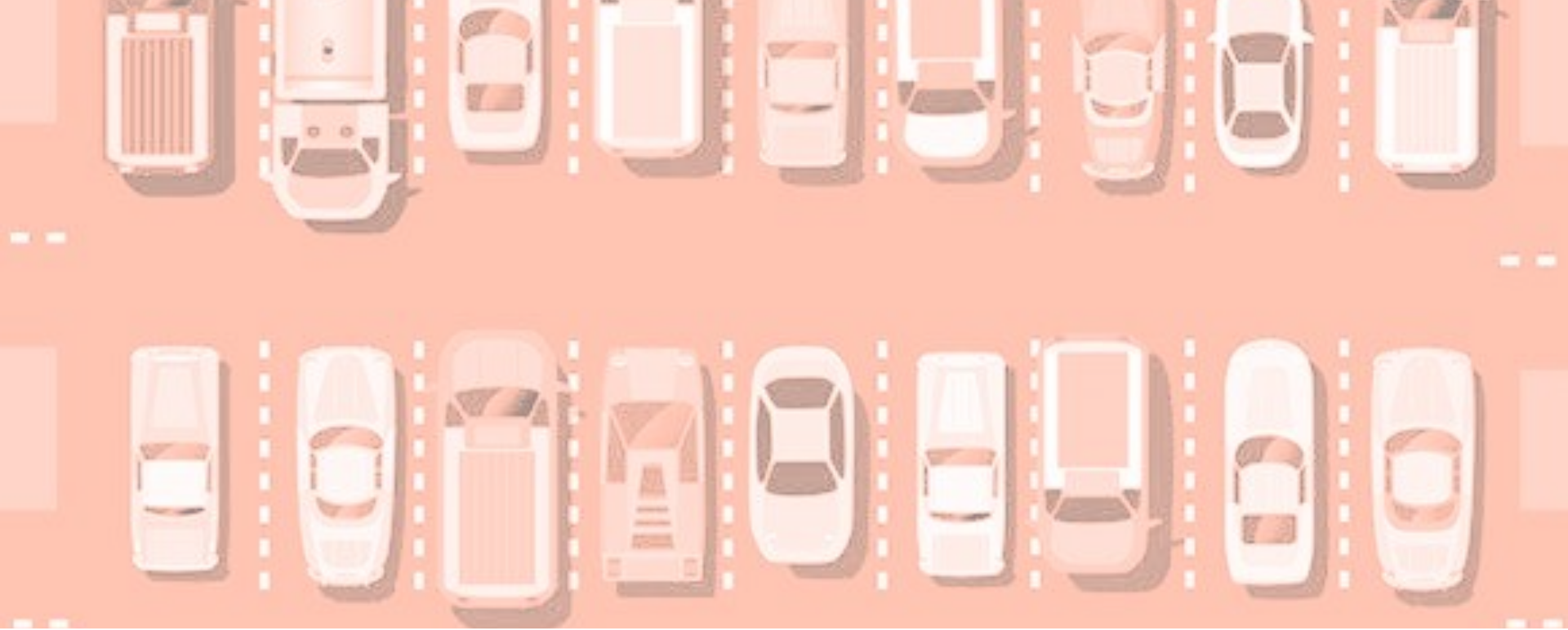


Table 3-7: Parking Requirements for Residential Uses

Unit Type		Number of Spaces Required
Single-Family Detached with 4 Bedrooms or Less	Without garage access from alley	4
	With garage access from alley	3
Single-Family Detached with 5 Bedrooms or More	Without garage access from alley	5
	With garage access from alley	4
Multi-Family Residential	Bachelor/Studio	2
	1 Bedroom	2.5
	2 Bedrooms	3
	3 Bedrooms or more	4

Source: City of Costa Mesa Zoning Code

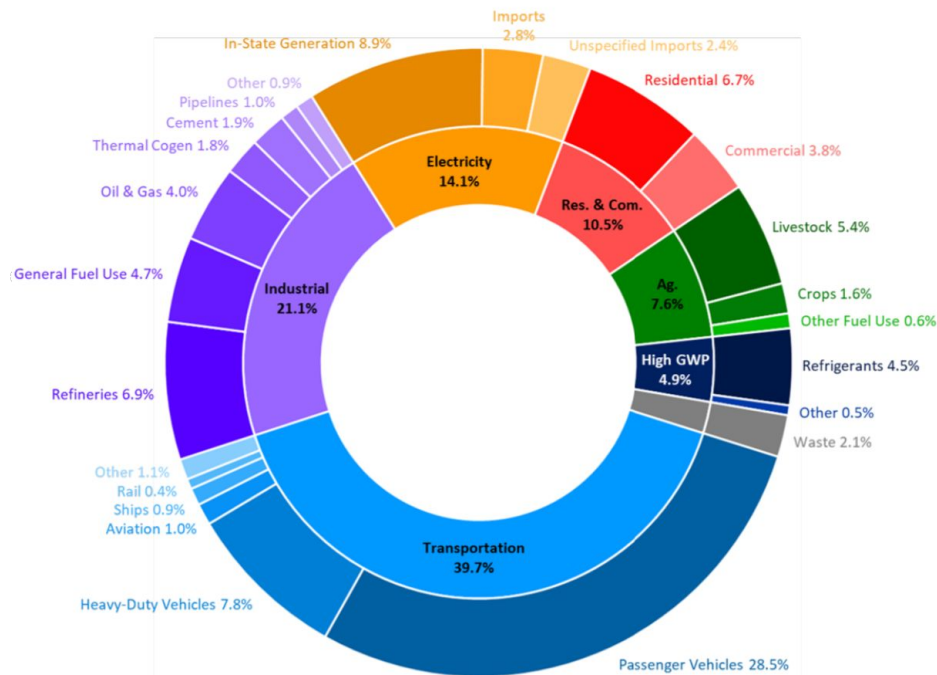




Parking Pop Quiz!!!

Trying to help you avoid a post lunch coma....

What is CA's main source of GHG emissions?



A Industry 21.1%

B Buildings 10.5%

C Electricity 14.1%

D Transportation 39.7%
Passenger Vehicles are 28.5%!

For a typical 2000 sf single family house, how many sf of parking needs to be provided?



A 100 sf

B 200 sf

C 300 sf

D 400 sf 2 car spaces

What are the dimensions of a typical car parking space?

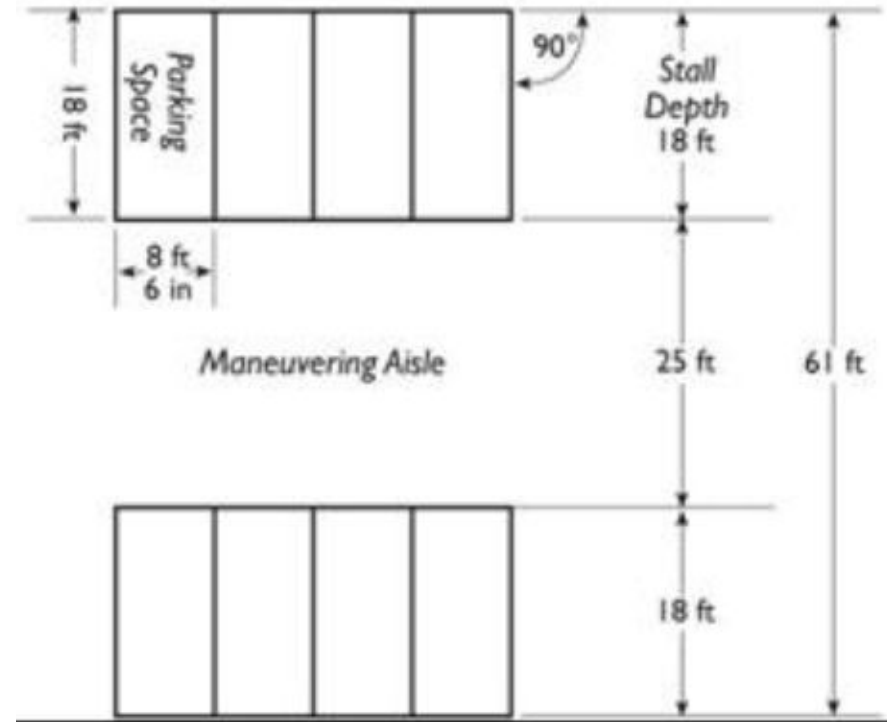
A 6'-0" x 16'-0" 96 sq ft.

B 7'-6" x 17'-0" 127 sq ft.

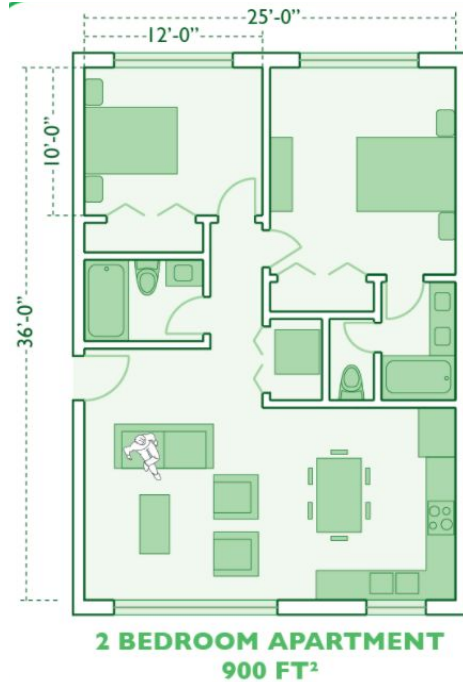
C 8'-6" x 18'-0" 153 sq ft

D 10'-0" x 20'-0" 200 sq ft

It depends! It varies by city and by type (regular, compact, parallel, angled). When sizing parking, also need to account for drive aisles/lanes, structure, pedestrian walkways, circulation etc



How big is a typical 2-bedroom apartment?



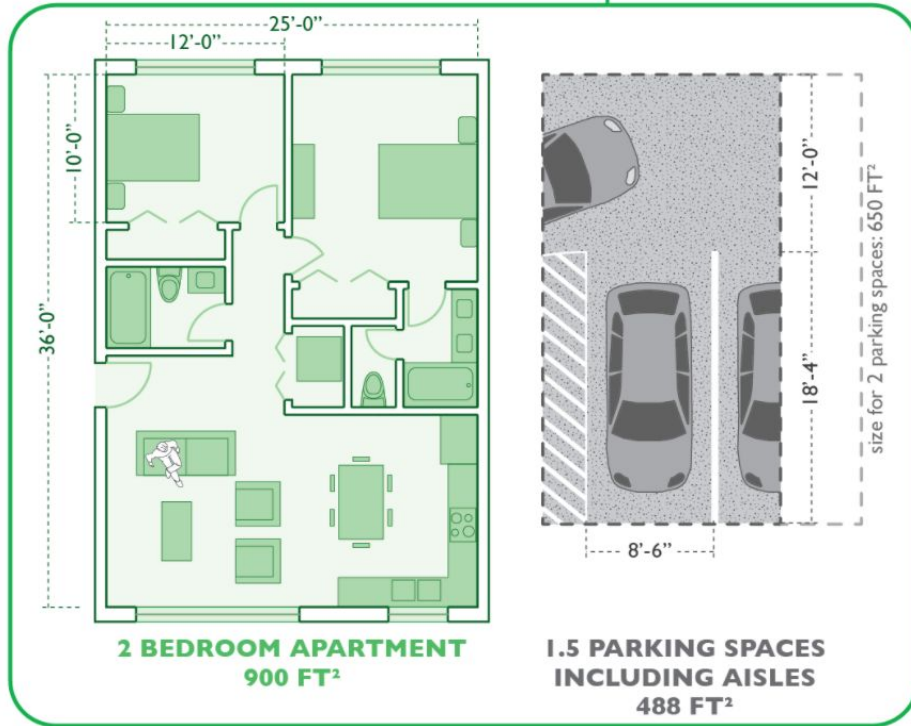
A 300-400 sf *Studio*

B 500-700 sf *Typ 1-BR*

C 750-900 sf *Typ 2-BR*

D 1000-1200 sf *Typ 3-BR*

If a city requires 1.5 parking spaces for a 900 sf 2-bedroom apartment, how much space would that parking take up?



A 325 sf 1 space/ apt

B 488 sf 1.5 spaces/ apt

C 650 sf 2 spaces/ apt

D 732 sf 2.25 spaces/ apt

How much does it cost to build a parking space?

Surface



A \$5,000/space

B \$15,000/space

C \$10,000/space

Above Ground



A \$50,000/space

B \$70,000/space

C \$30,000/space

Underground



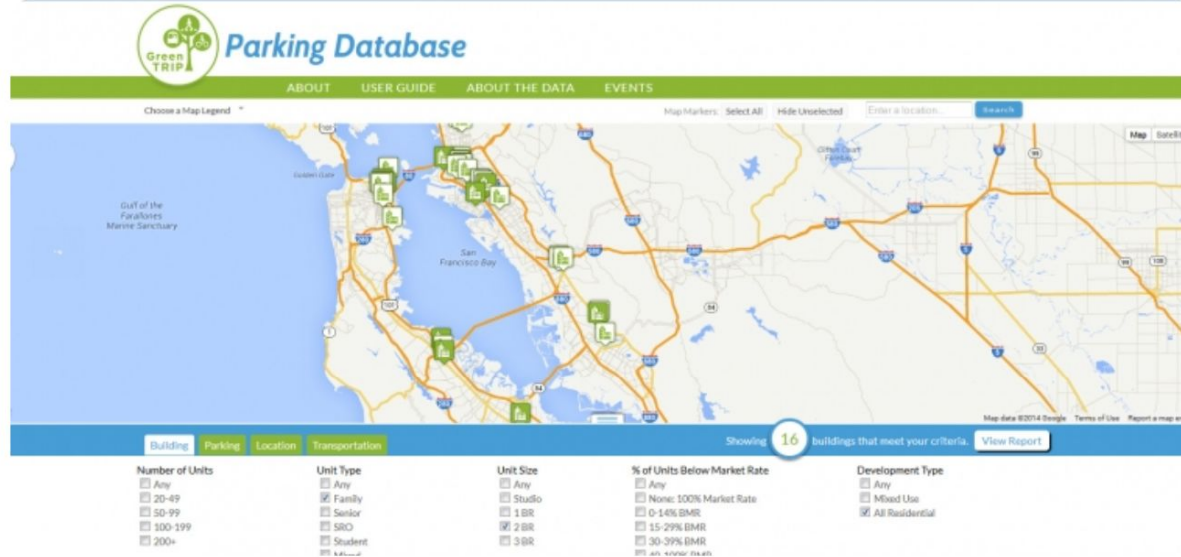
A \$50,000/space

B \$70,000/space

C \$30,000/space

What % of parking in GreenTrip certified buildings go unused in San Mateo County?

GREENTRIP PARKING DATABASE



A 10%

B 20%

C 30%

D 50%

\$4,313,800
Construction Cost of Unused Spaces

20%
Average % of Unused Spaces

52,800
Square Feet of Unused Parking

*Only 3 buildings
registered in San
Mateo County*

What % of parking in GreenTrip certified buildings go unused in these counties?

San Francisco
(8 buildings)

\$24,740,300

Construction Cost of Unused Spaces

42%

Average % of Unused Spaces

80,700

Square Feet of Unused Parking

Santa Clara
(39 buildings)

\$100,365,200

Construction Cost of Unused Spaces

27%

Average % of Unused Spaces

622,800

Square Feet of Unused Parking

Alameda
(26 buildings)

\$64,786,700

Construction Cost of Unused Spaces

30%

Average % of Unused Spaces

384,300

Square Feet of Unused Parking

Contra Costa
(4 buildings)

\$3,828,400

Construction Cost of Unused Spaces

22%

Average % of Unused Spaces

24,000

Square Feet of Unused Parking

How much might rent be reduced for units with no parking space?

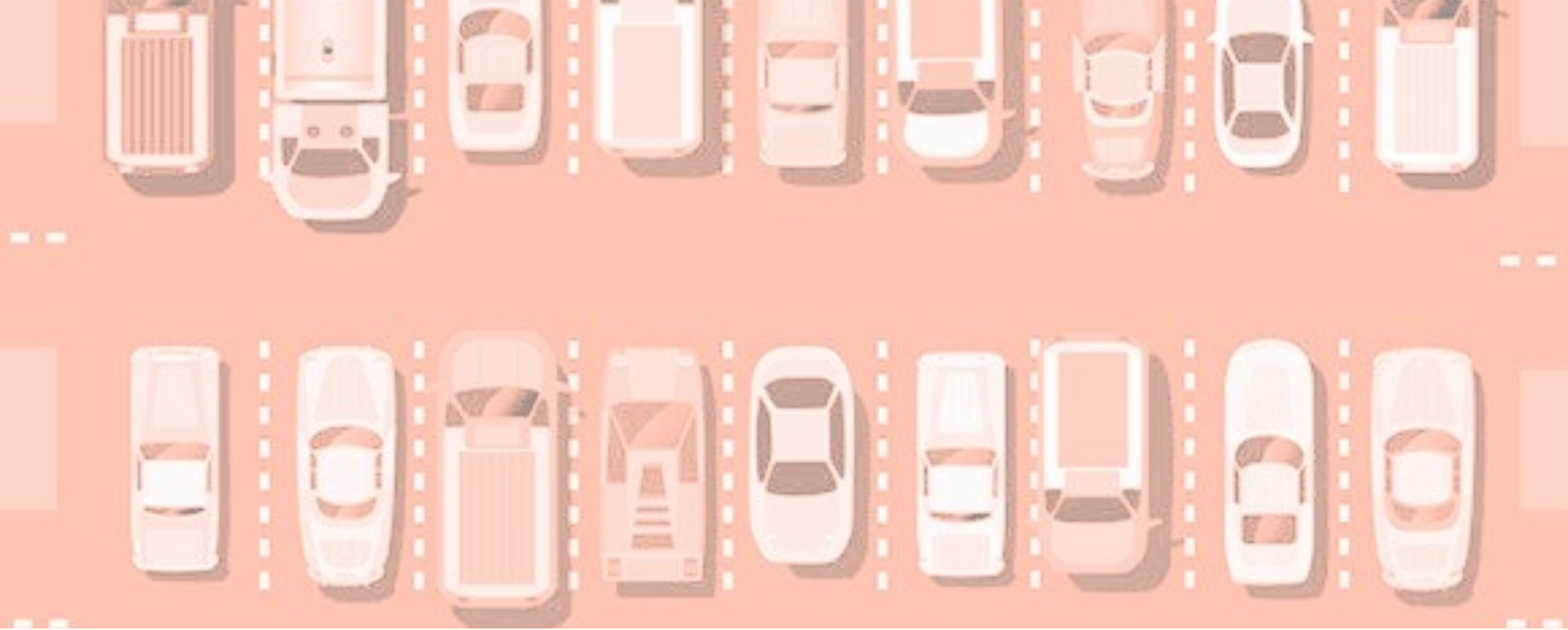


A ~10%

B ~20%

C ~30%

D ~40%



Panelist Presentations

Get your listening caps on....

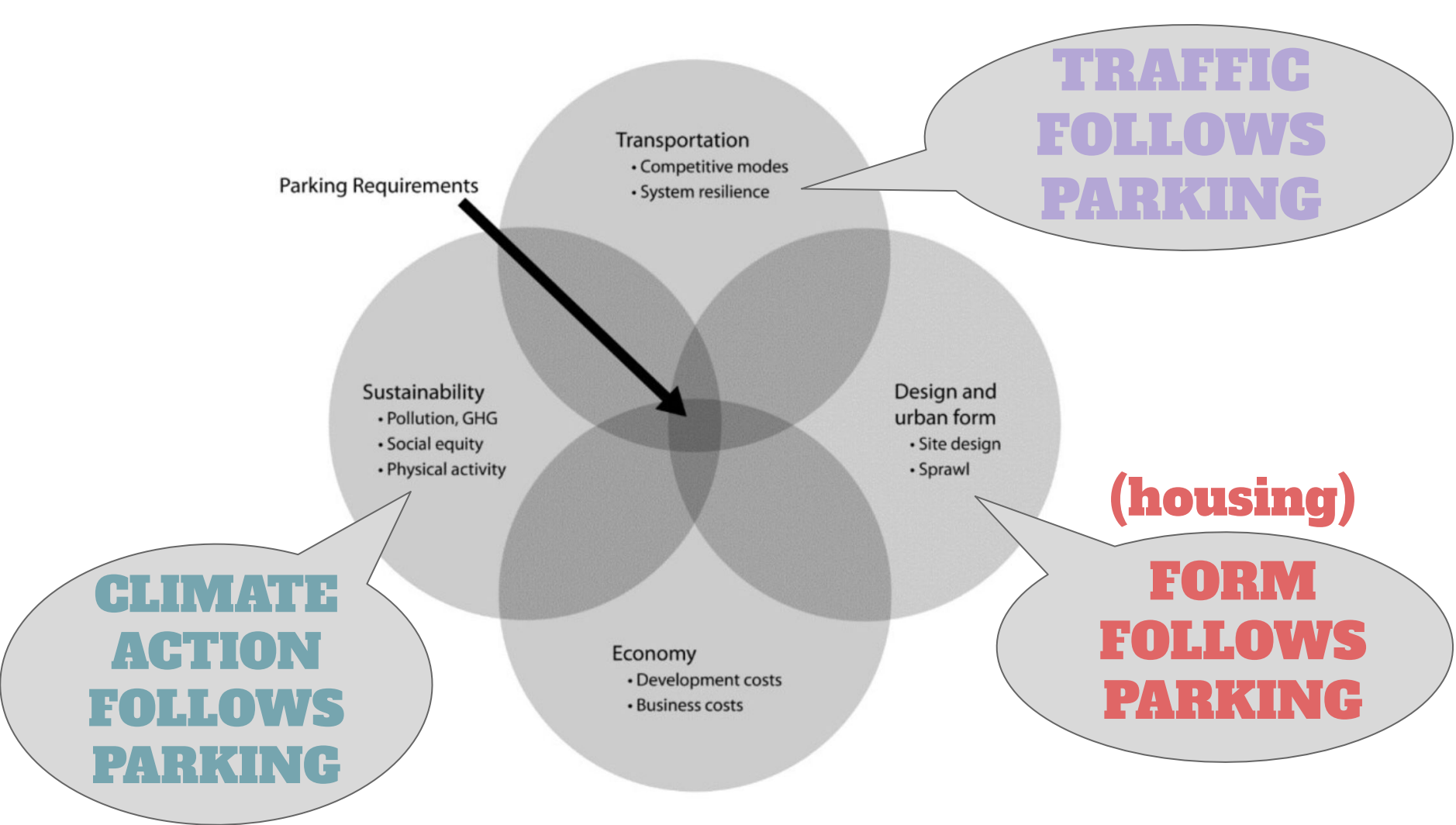
Our esteemed panelists:



Amanda Eaken
NRDC



Patrick Siegman
Siegman & Assoc



The background of the slide is a top-down view of a parking lot. It features a grid of parking spaces separated by dashed white lines. Various vehicles are parked, including several sedans, a large white bus, and a few SUVs. The vehicles are rendered in a simplified, illustrative style with muted colors like light orange, beige, and white. The overall color palette is warm and monochromatic, dominated by shades of orange and red.

Everything So What's Parking Got to Do with It?

**For More Housing, Less Traffic &
Better Climate Action**