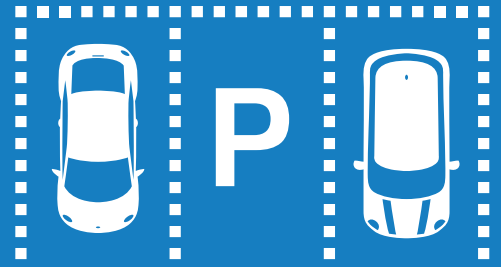


# Cities Have More Parking Than They Need

A recent study of five cities found that each had significantly more parking available than people used.<sup>1</sup> Parking requirements are hurting communities by driving up the cost of living and increasing hazardous pollution.



## HOW DO PARKING REQUIREMENTS HURT MY CITY?

Cities typically have laws called “parking requirements,” which mandate that new buildings provide large amounts of parking to residents and visitors. This increases the cost of housing and makes traffic worse.

### They make construction more expensive.

- Apartment parking garages are expensive to build, and that cost is passed to all building residents. Garage parking costs renter households \$1,700 per year—even if they don’t own cars.<sup>2</sup>
- Parking requirements increase the cost of constructing a shopping center by up to 67 percent if the parking is in an aboveground structure and by up to 93 percent if the parking is underground.<sup>3</sup>
- In suburban Seattle, parking requirements force developers to spend between \$10,000 and \$14,000 per dwelling to provide unused parking spaces.
- Data from 12 cities show an average cost of \$34,000 per space in aboveground or belowground structures.<sup>4</sup>

### They make housing more scarce.



- When Oakland introduced parking requirements, the number of apartments built on a typical lot decreased by 30 percent.<sup>5</sup>
- In New York City, a 10 percent increase in parking requirements correlates with a 6 percent reduction in housing density.<sup>6</sup>



### They lead to more driving and undermine climate goals.

- Parking requirements make parking—and driving—easier, so people are more likely to do it.
- One study found that a 10 percentage point increase in parking spaces leads to an 8 percentage point increase in driving to work.<sup>7</sup>



- Car travel is a major contributor to greenhouse gas emissions, so by encouraging driving, parking minimums contribute to climate change.<sup>8</sup>

Parking by Pavel N., Apartment by Strongicon, Construction by Adrien Coquet, Automobile Pollution by Laymik from the Noun Project

1 <https://www.aier.org/article/the-antidote-to-parking-oversupply/>  
2 <https://www.tandfonline.com/doi/abs/10.1080/10511482.2016.1205477?journalCode=rhpd20>  
3 <http://shoup.bol.ucla.edu/HighCost.pdf>  
4 <http://shoup.bol.ucla.edu/HighCost.pdf>  
5 “The High Cost of Free Parking”  
6 [https://www.tandfonline.com/doi/full/10.1080/10511482.2013.747851#Ujn6ED\\_NmAo](https://www.tandfonline.com/doi/full/10.1080/10511482.2013.747851#Ujn6ED_NmAo)  
7 <https://annualmeeting.mtrb.org/InteractiveProgram/Details/2779>  
8 [https://www.cnu.org/sites/default/files/mccchill\\_cnu16.pdf](https://www.cnu.org/sites/default/files/mccchill_cnu16.pdf)