PARKING
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 dentity, transit and walk access allows extra use and land value
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