

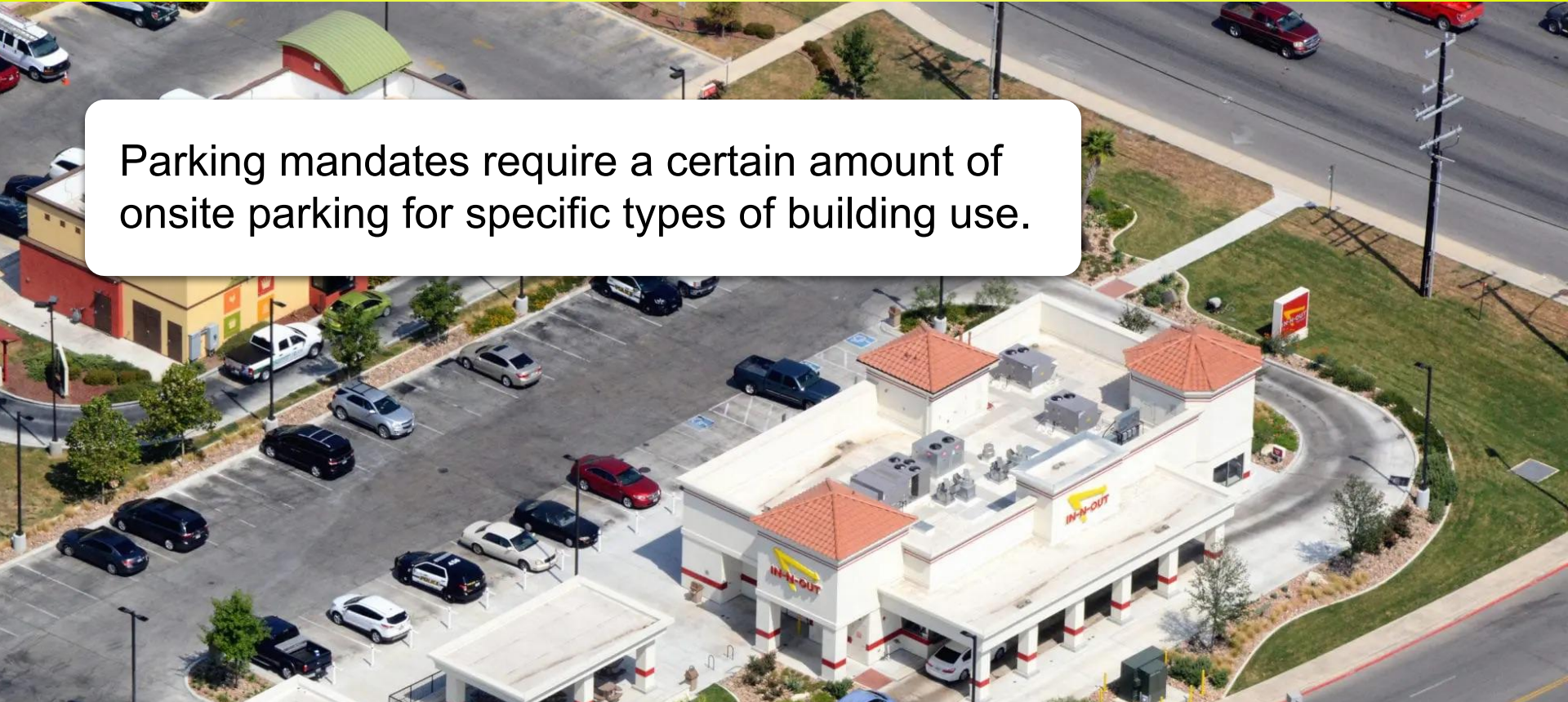
Austin Parking Reform Coalition

Design Commission
April 24th 2023



What are parking mandates?

Parking mandates require a certain amount of onsite parking for specific types of building use.



Why are parking mandates a problem?

Mandates have forced us to build more parking than we actually need, meaning there's not enough land for other things we care about.





Abundant, affordable housing

Local businesses

Safe, walkable neighborhoods

Quality transit

Clean air



Parking mandates **reduced apartment building units by roughly 13%.**

Parking: Issues and Policies (2014)



Garage parking included with housing **costs renters around \$1,700 a year.**

Access (2017)



Parking mandates **raised housing costs by 13% for families without cars.**

Bloomberg (2019)



Parking is associated with a
**\$56,000 per unit increase in
construction costs.**

US Govt. Accountability Office
(2018)



Average construction cost of one space in a parking structure is higher than **the entire median net worth of 50%+ of all Black and Hispanic households.**

Bloomberg (2019)



Parking spaces can raise the amount of **CO2 emitted per mile** by up to **10%** for an average car.

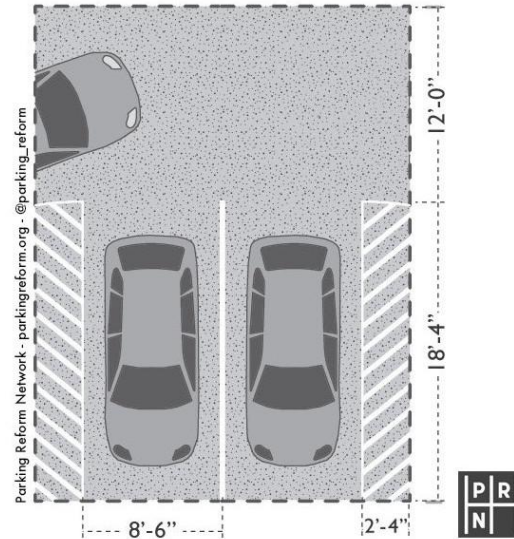
Science X (2010)

Living Space Vs. Parking Space

2 bedroom apartment: 675 FT²



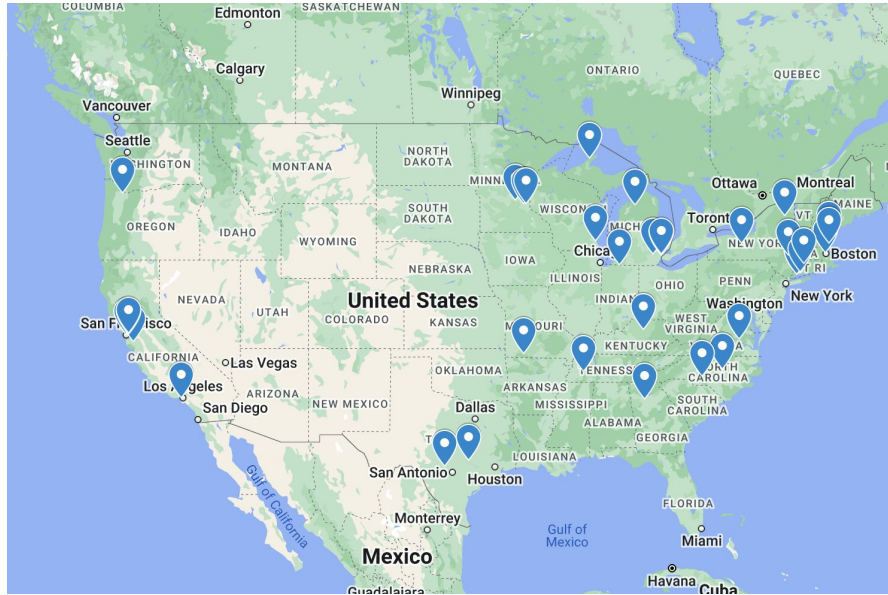
2 parking spaces: 650 FT²



Other cities are ditching parking mandates

Major or close cities to Austin

Anchorage, AK
Bandera, TX
Bastrop, TX
Bend, OR
Buffalo, NY
Lexington, KY
Minneapolis, MN
Portland, OR
Raleigh, NC
San Francisco, CA
San Jose, CA
South Bend, IN
St. Paul, MN

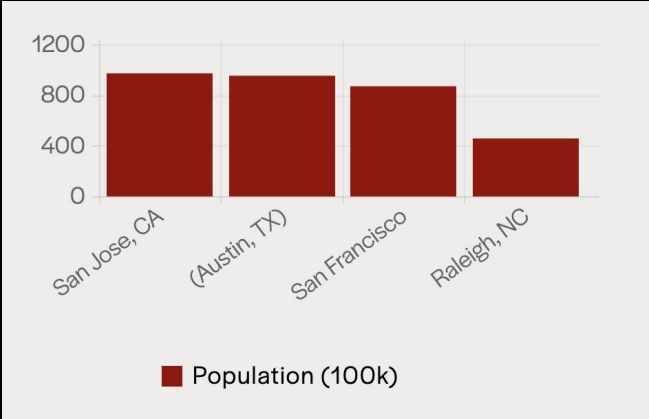
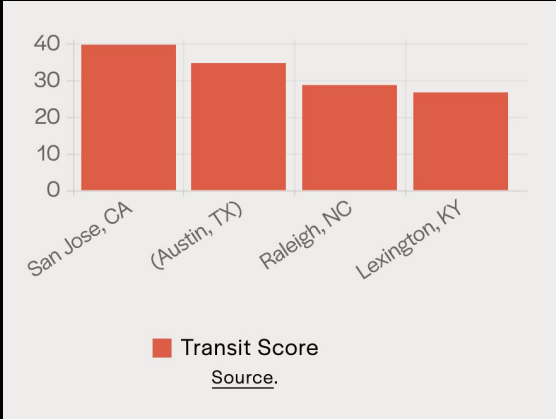
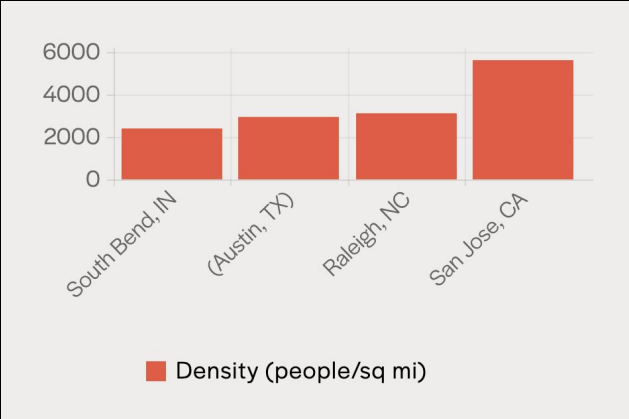


Other cities

Alameda, CA
Albemarle, NC
Ann Arbor, MI
Branson, MO
Bridgeport, CT
Burlington, VT
Cambridge, MA
Canandaigua, NY
Corvallis, OR
Culver City, CA
Dover, NH
Dunwoody, GA

Ecorse, MI
Emeryville, CA
Gainesville, FL
Hartford, CT
Hudson, NY
Jackson, TN
Mancelona, MI
River Rouge, MI
Seabrook, NH
Tigard, OR
West Allis, WI

Cities similar to Austin that have eliminated mandates





Buffalo, NY

As a result of eliminating parking mandates, within 4 years **Buffalo built 1,000 new homes** that wouldn't otherwise have existed.



Minneapolis, MN

A rent reduction of \$200 a month in new apartments after eliminating parking mandates.



Seattle, WA

In areas near transit, in 5 years without parking mandates, **59% of new homes were in buildings that would previously have been illegal.**

“We ditched parking mandates, so should Austin!”



“We ditched parking mandates, so should Austin!”



“Removing parking mandates creates housing, new investment, and neighborhood character. **Austin City Council should vote for this.**”

Andreas Addison

Council Member, Richmond, VA

“We ditched parking mandates, so should Austin!”



“We eliminated parking mandates. **Let the market decide** - not abstract government rules - how much parking there should be.”

Connie Schroeder
Mayor, Bastrop, TX

“We ditched parking mandates, so should Austin!”



“There may not be a closer peer city to Austin than Raleigh. **If Raleigh can eliminate parking mandates, Austin can do this too.**”

Jason Hardin

Urban Planner, City of Raleigh, NC

Common concerns

Insufficient parking in future projects

Parked cars overflowing onto residential streets

ADA access



Support for parking reform in Austin



Community Organizations

- Downtown Austin Neighborhood Association (DANA)
- Friends of Hyde Park
- Friends of Zilker
- Judges Hill Community Circle
- Tarrytown Neighborhood Association
- UT Austin Urban Studies Society
- West Campus Neighborhood Association

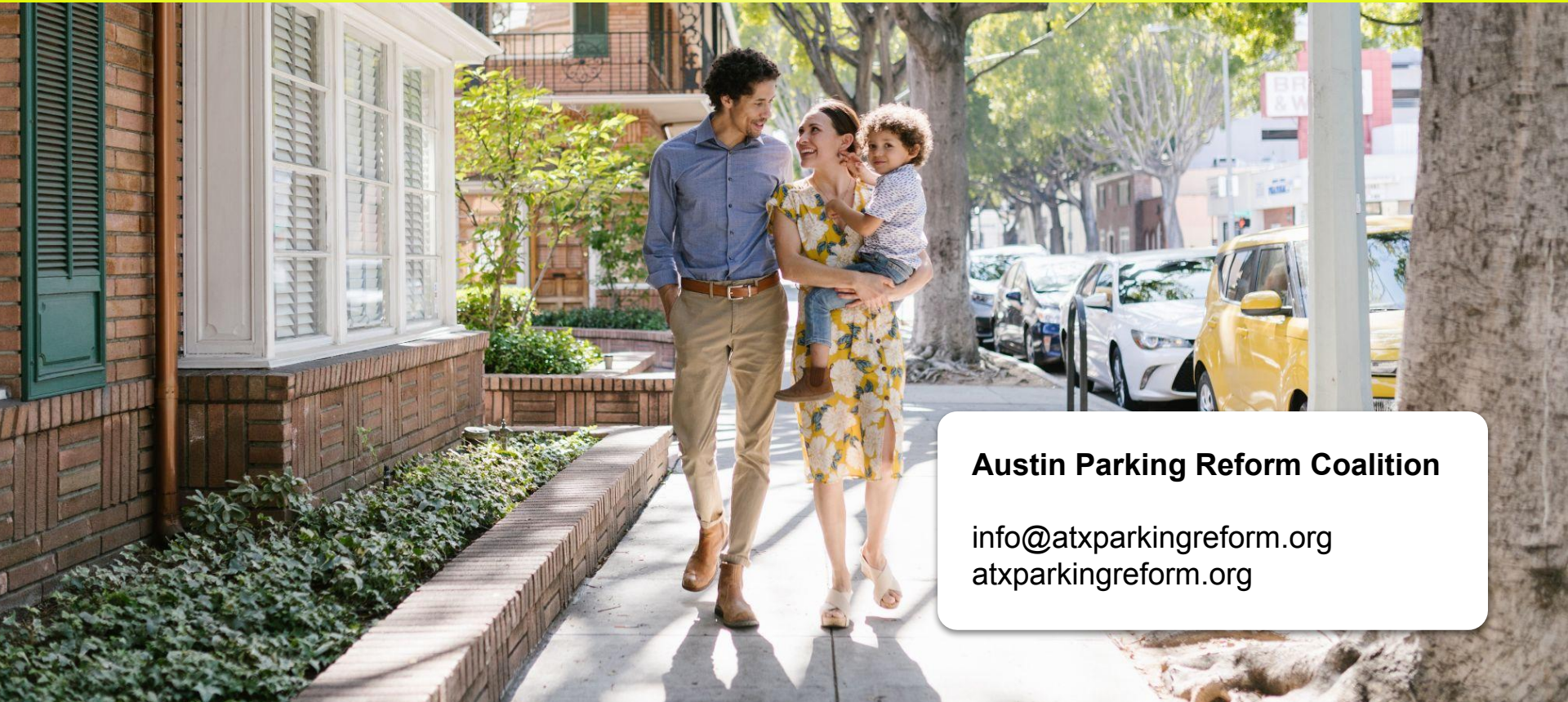
City Boards & Commissions

- Bicycle Advisory Council
- Pedestrian Advisory Council
- Planning Commission
- Urban Transportation Commission

Businesses

- Black + Motal Architecture and Urban Design
- Casa de Luz
- dwg Landscape Architects
- Electric Avenue
- Forge Craft Architecture + Design
- Home Slice Pizza
- Nill Consulting
- Nora Engineering & Planning
- Radius Civil Engineering
- The Related Companies L.P.
- Riverside Homes
- Simplecity Design
- Thoughtbarn
- Turner Residential
- Urbinden
- Weaver Buildings

Thank you!



Austin Parking Reform Coalition

info@atxparkingreform.org
atxparkingreform.org