

- **Right Sizing Parking** (*Gregory Newmark, Peter Haas – Center for Neighborhood Technology*)

Multi-family rental housing is increasingly seen as an important tool to advance local sustainability. Such housing provides a new option for residents and can lead to increased land use intensity, economic activity (and resilience), social diversity, and attainment of affordability goals for municipalities. A perennial concern of developing multi-family rental facilities is appropriately sizing associated parking. Existing residents seek ample off-site parking to eliminate spillover to surrounding streets; developers seek to minimize parking as each spot entails costs; planners seek to balance these concerns while protecting the urban form and streetscape. While research has shown that land use features, such as building intensity, street walkability, and transit access, as well as rental property strategies, such as charging parking fees, incorporating affordable housing units, and catering to senior citizens, can all reduce the demand for parking, no research has analyzed the differential contribution of each of these factors to inform policy—until now.

The Center for Neighborhood Technology, as part of its mission focus on location efficiency, is currently undertaking several studies in regions across the United States to statistically assess the impact of urban form, transit availability, and building characteristics (including unit sizes, rents, parking pricing, affordable housing, senior units, etc.) on the demand for parking at multi-family rental facilities.

This paper presents the findings from this research which are critical for municipalities seeking effective policies to right size parking for these new residential land uses.