



# Land Use Regulations and Parking

Michael Kodransky

January 2014

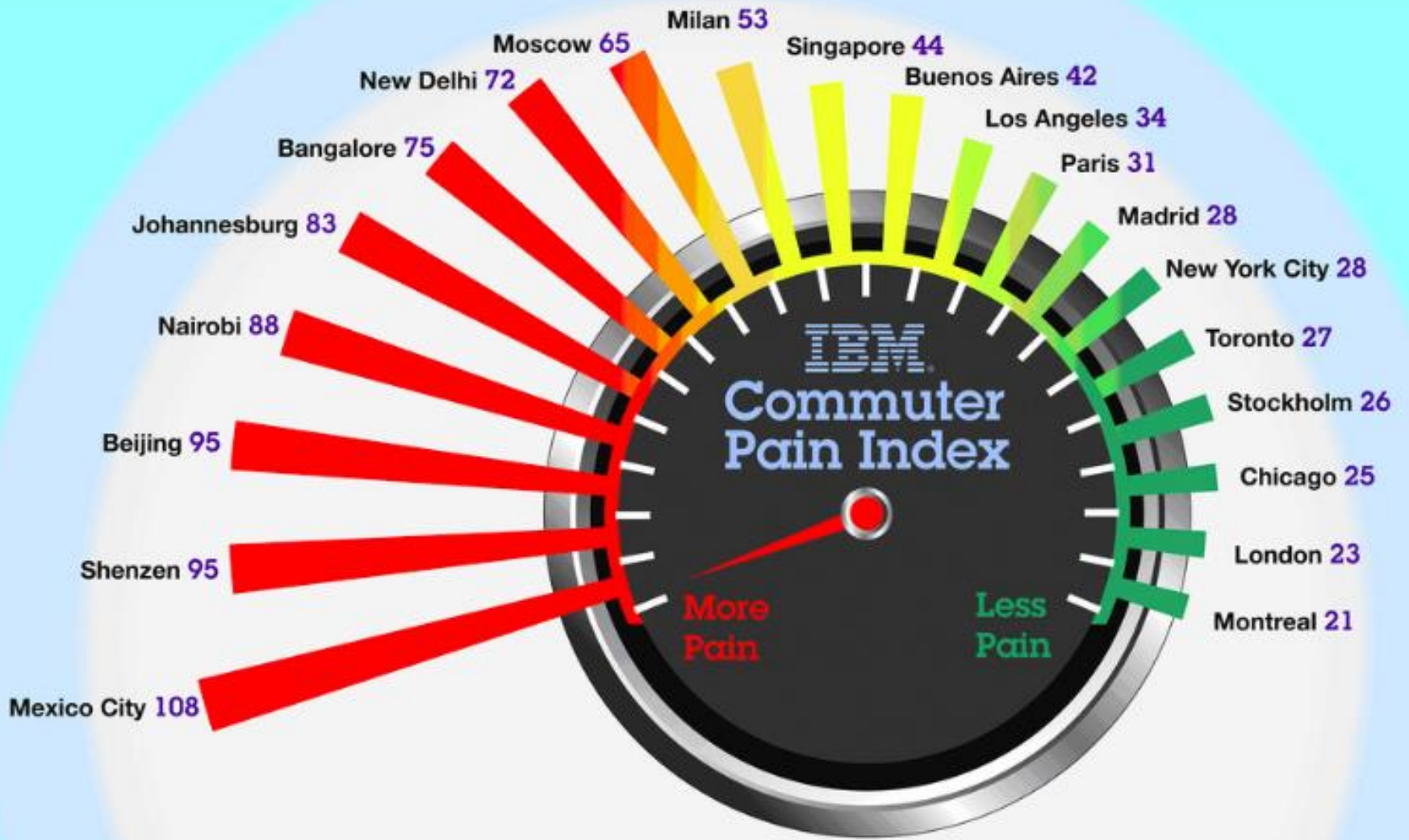


**ITDP**

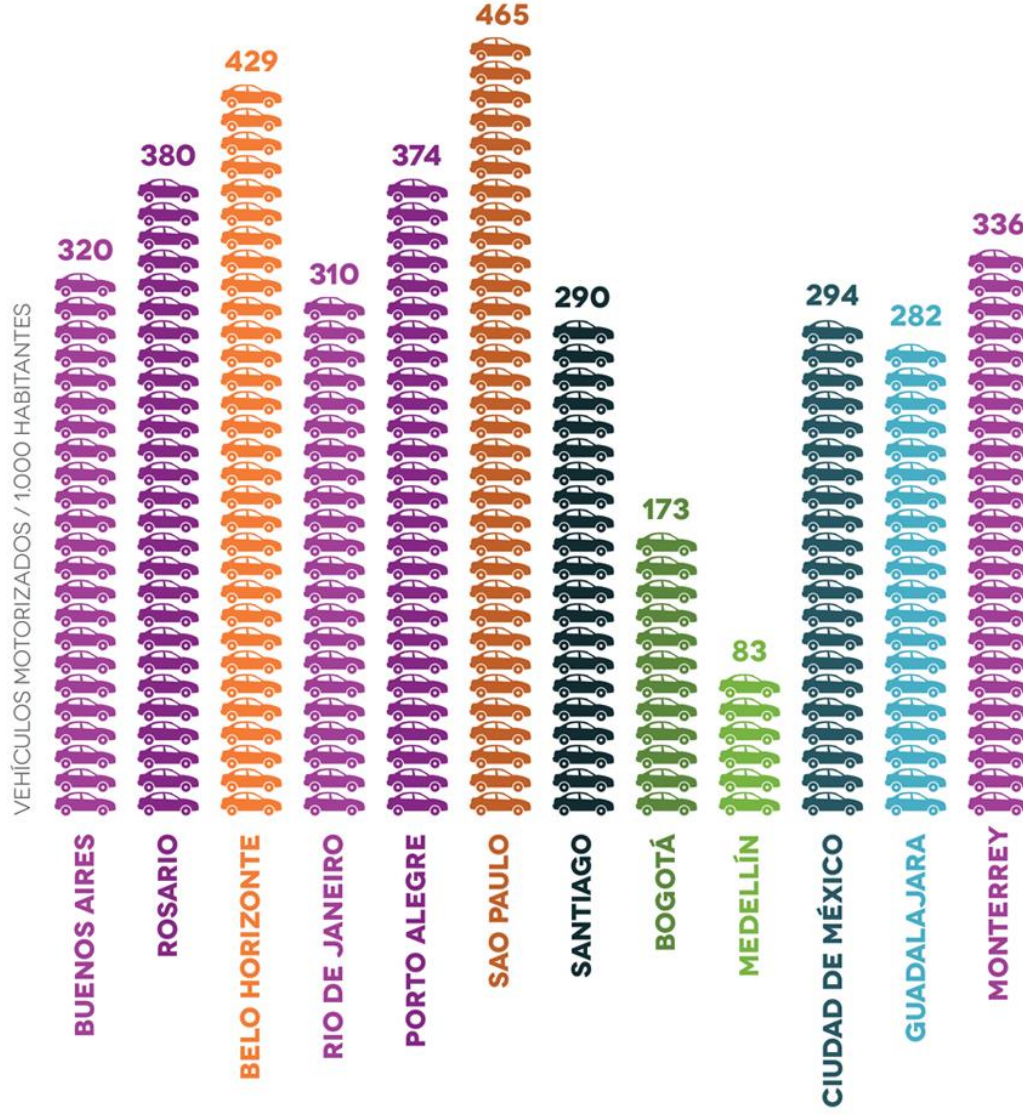
Institute for Transportation  
& Development Policy



Jakarta, Indonesia



# Vehicles / 1,000 Inhabitants







# Breda, The Netherlands



**BEFORE**

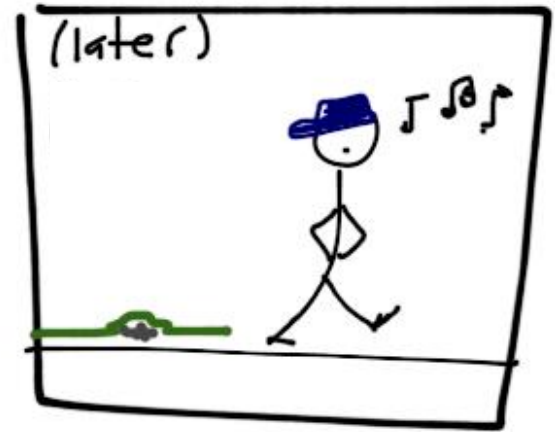


**AFTER**

“The walking distance to a parking place has to be *at least as long as* the walking distance to the public transport stop”  
– Hermann Knoflacher, Inventor of Walkmobile







# Parking Podiums Gone Wild



Chicago



Bangkok



Dar es Salaam

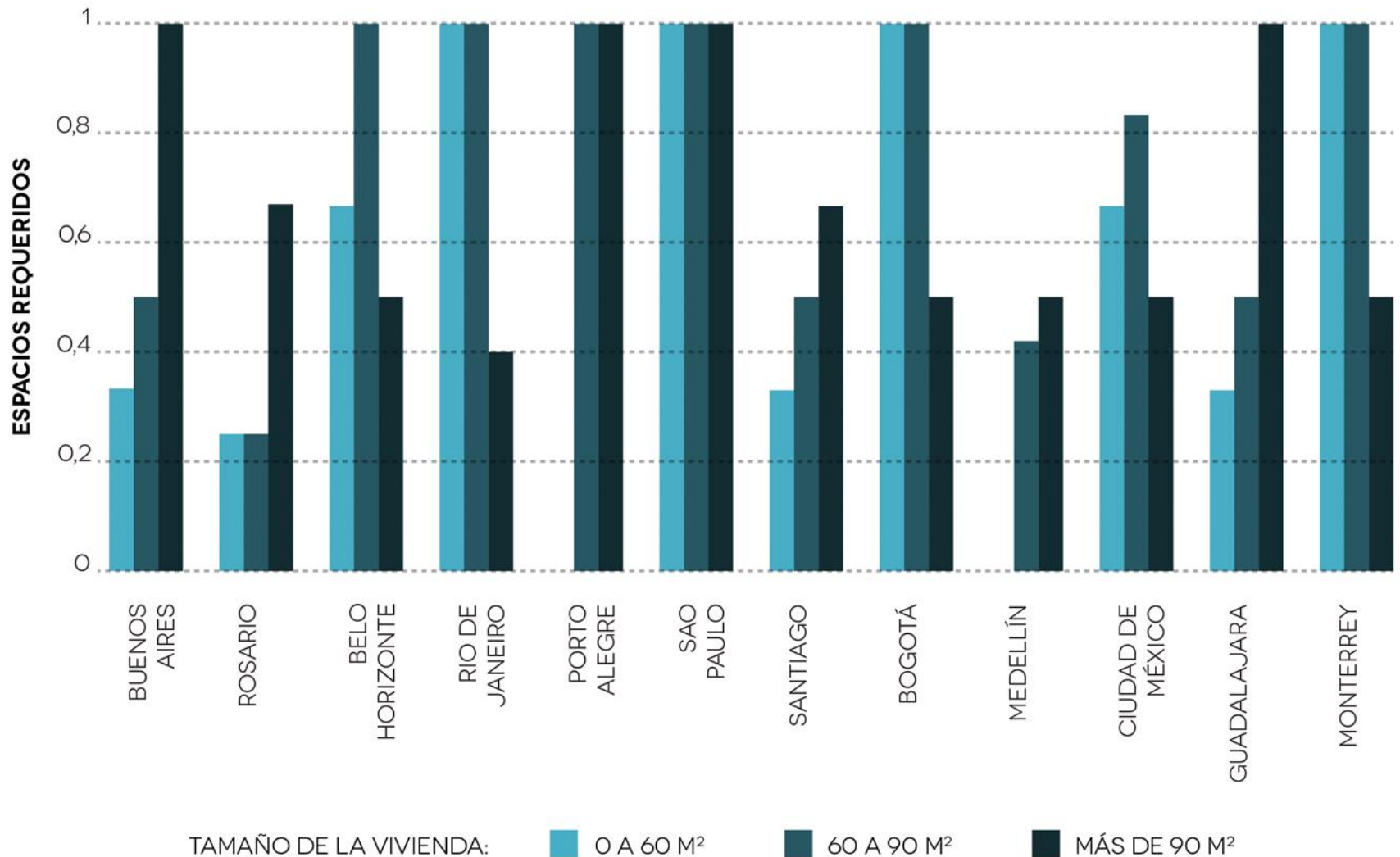
London's Gherkin:  
47,800 m<sup>2</sup> of commercial space,  
\$1 billion value



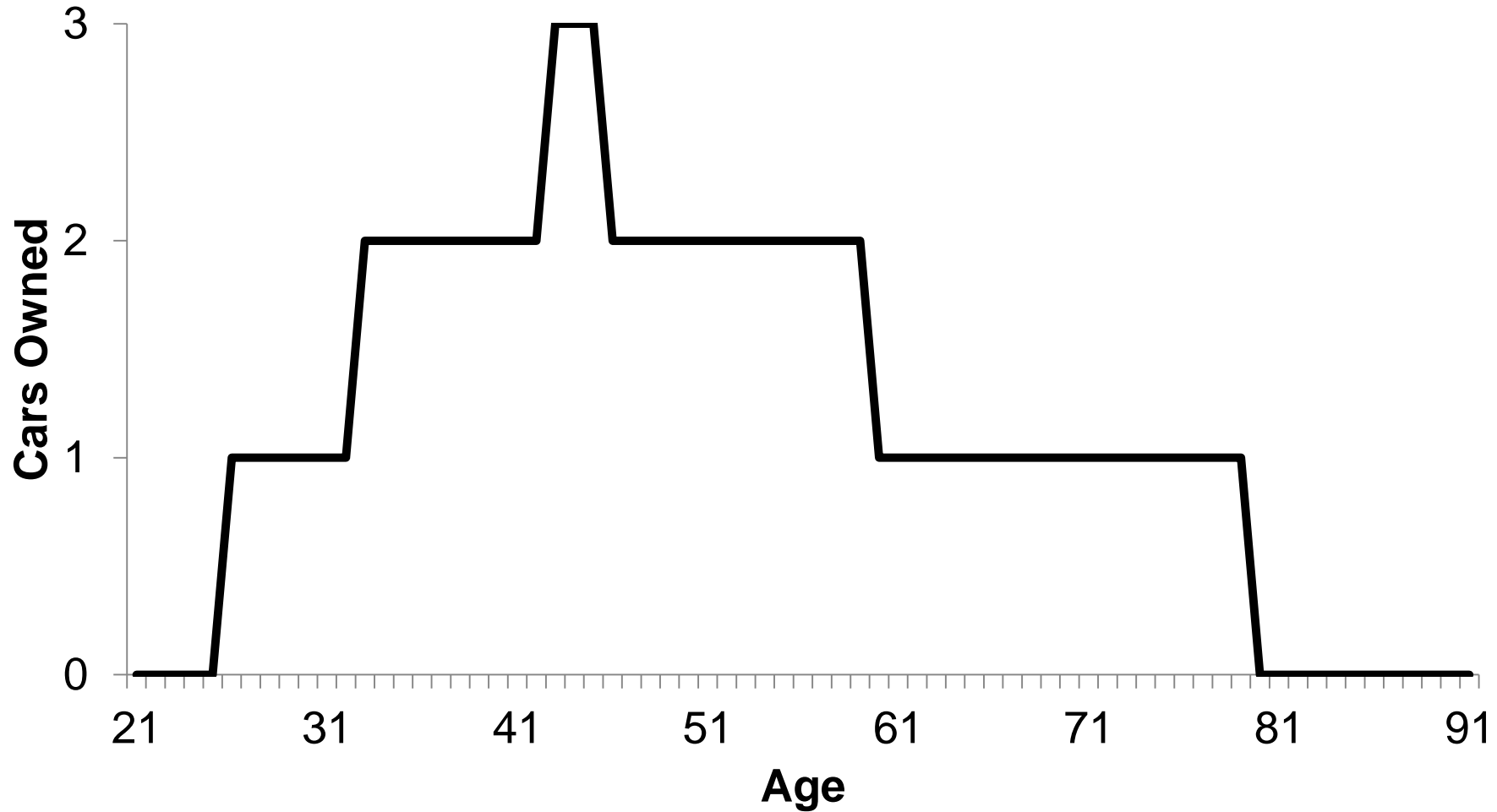
Chicago's Marine City:  
33% of floors for parking



# Residential Requirements in Latin American Cities

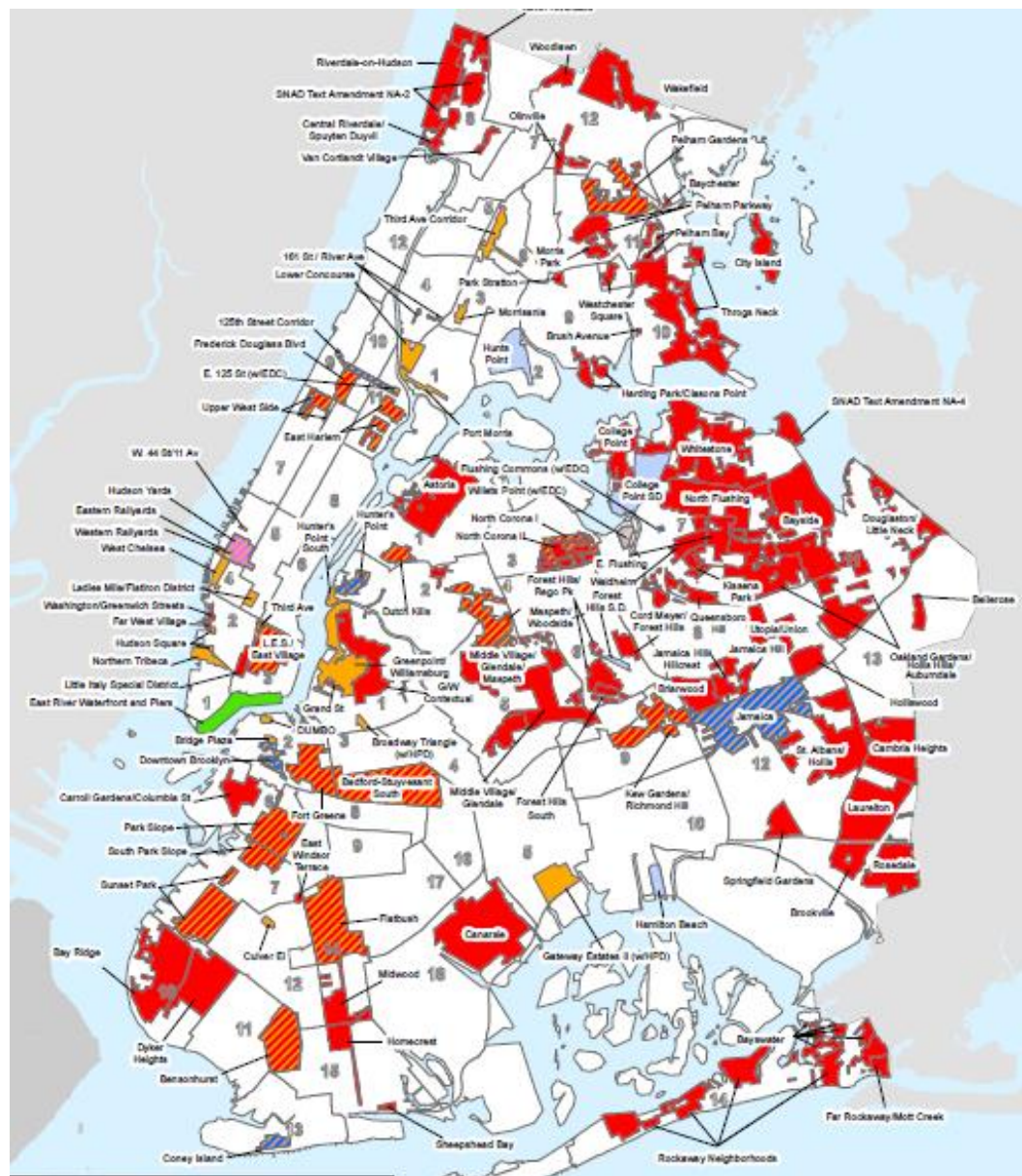


# Durable Infrastructure





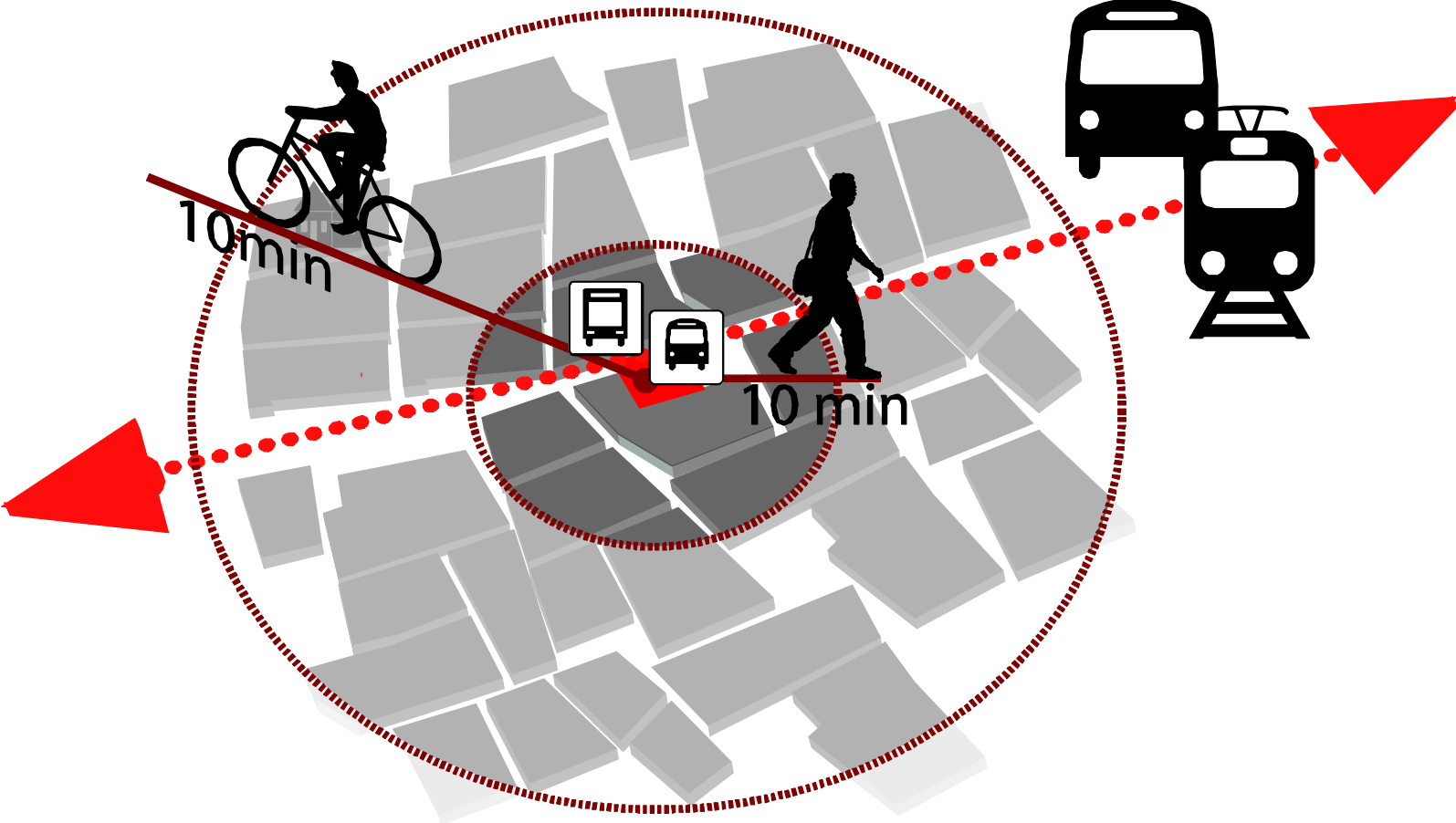
# New York City Rezoned 1/3 of the city since 2000



No density increases allowed if not near metro or BRT



# NYC Department of City Planning Zoning Changes



# How Should a City Grow?





y Onwards  
2646 666



GODREJ GARDEN CITY

LAUNCHING  
NEW TOWERS  
IN THE TOWNSHIP.

079-6190 0500 | sms GODREJ GC to 56070

Joint Venture Partner



ADANI



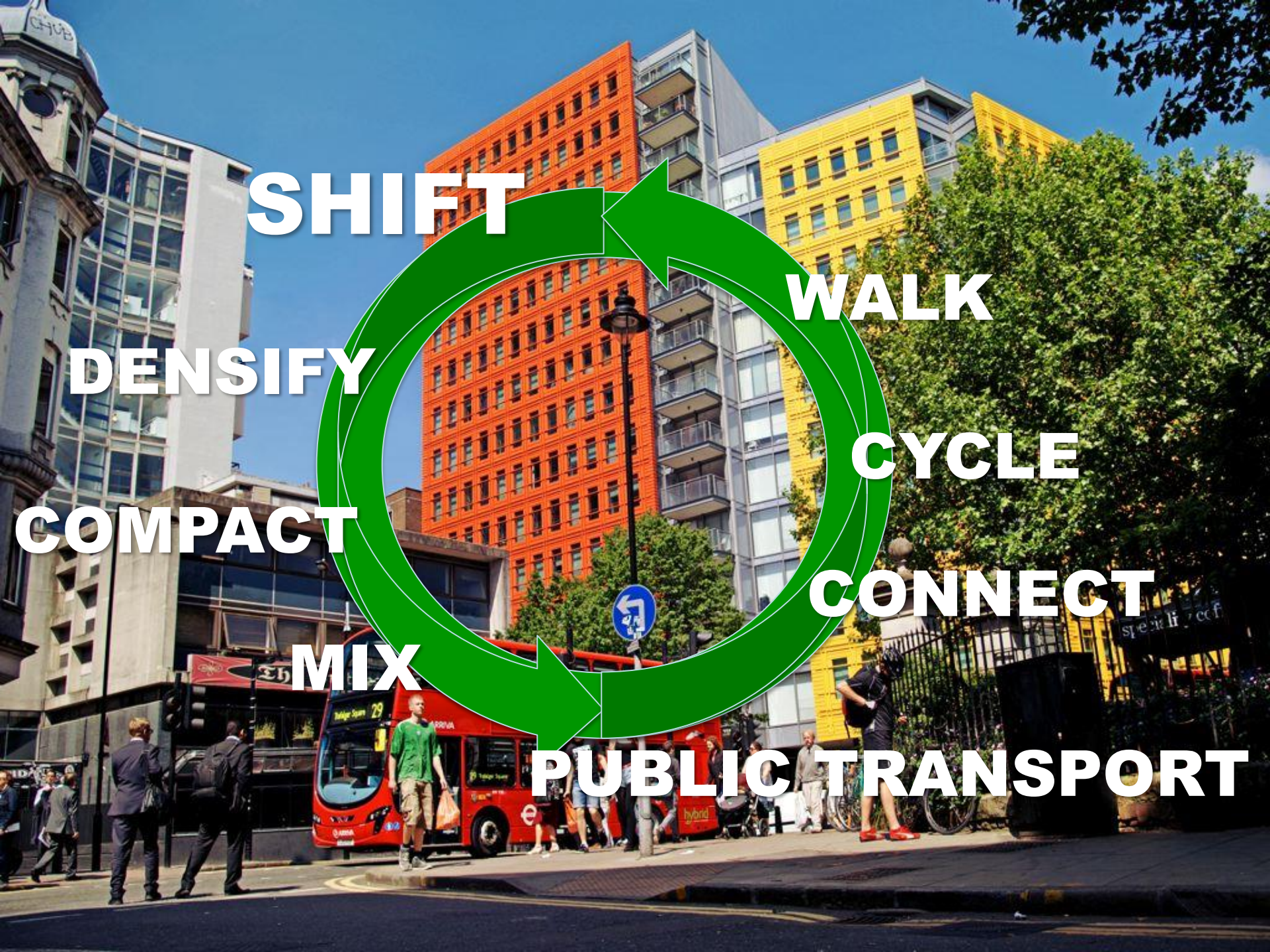
2 quartos  
Lazer completo



Avenida  
Brasil

# Implantação





**SHIFT**

**WALK**

**CYCLE**

**CONNECT**

**PUBLIC TRANSPORT**

**MIX**

**COMPACT**

**DENSIFY**



Guangzhou, China



# Upzoning along BRT, Density Restricted Elsewhere



Curitiba, Brazil

# Cleveland: Most Full BRT in US concentrates development



**US\$4.3 billion in new investment**



# Sizing Up Parking Space

## Restaurant Table

1.5m x 1.5m  
= 2.25 m<sup>2</sup>

## Office Cubicle

2.4m x 2.7m = 6.5m<sup>2</sup>

## Parking Space

3m x 6m = 18m<sup>2</sup>

# Sizing Up Parking Space

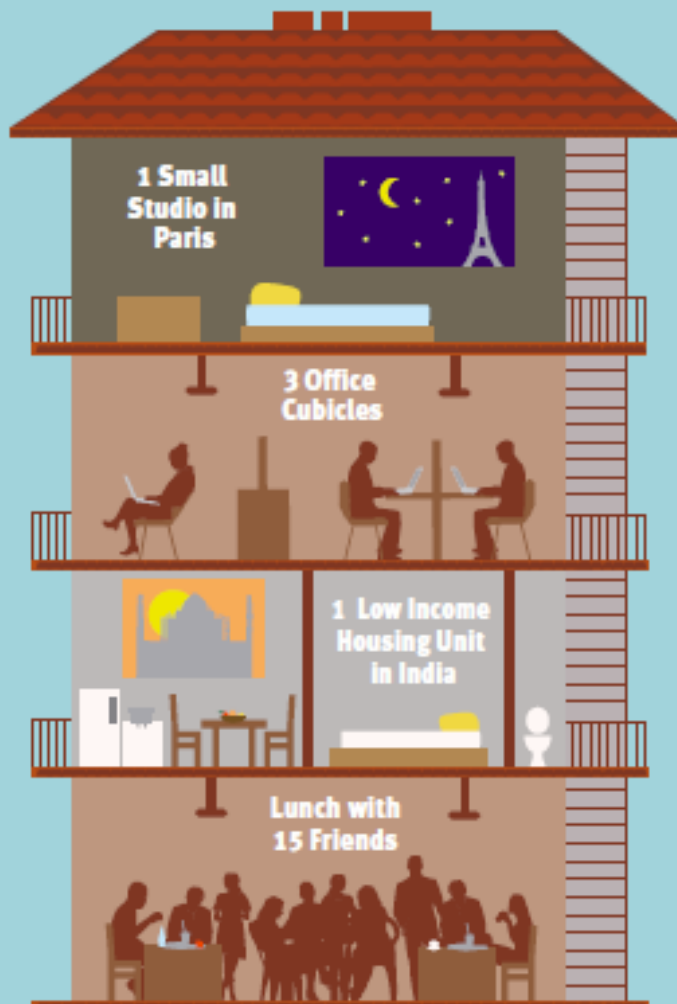
One Parking space is 18m<sup>2</sup> (220 ft<sup>2</sup>).



6m (20 ft)

3m (11 ft)

That's equivalent to...

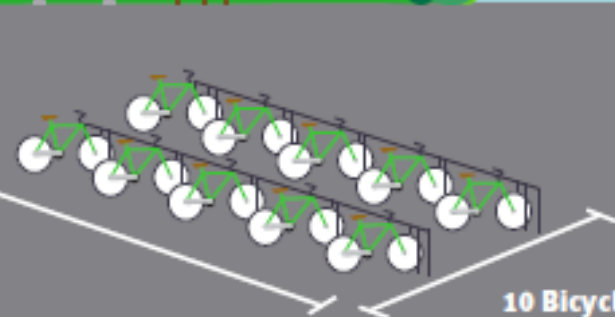


1 Small Studio in Paris

3 Office Cubicles

1 Low Income Housing Unit in India

Lunch with 15 Friends



10 Bicycles



5 Motorbikes



2 Rickshaw

## Residential Maximums, No Minimums

City	Regulation
Paris	1 space per apt unit
London	1 space per apt unit
New York CBD (1982)	20%, 35% dwelling units
San Francisco	25% of dwelling units

## Recent U.S. Trend: No Minimums, No Maximums

City
Cincinnati CBD (2013)
Nashville CBD (2010)

- Abolition of Euclidean zoning.
- Abolish setback requirements
- Height limits

# Supply Caps

**Hamburg:** Sealed inventory in Central Business District at roughly 30,000 spaces in 1976

**Zurich:** “Historic Compromise” instituted in 1996

**New York/Boston:** Compliance with Clean Air Regulations in 1970s



# Mexico City: ecoParq + review of norms





PIEL CANEL

PERDURA CON UN DETALLE EN PIEL

P

927-XYJ



TELMEX

¡Paga tus llamadas en Infinitum!

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

TELMEX

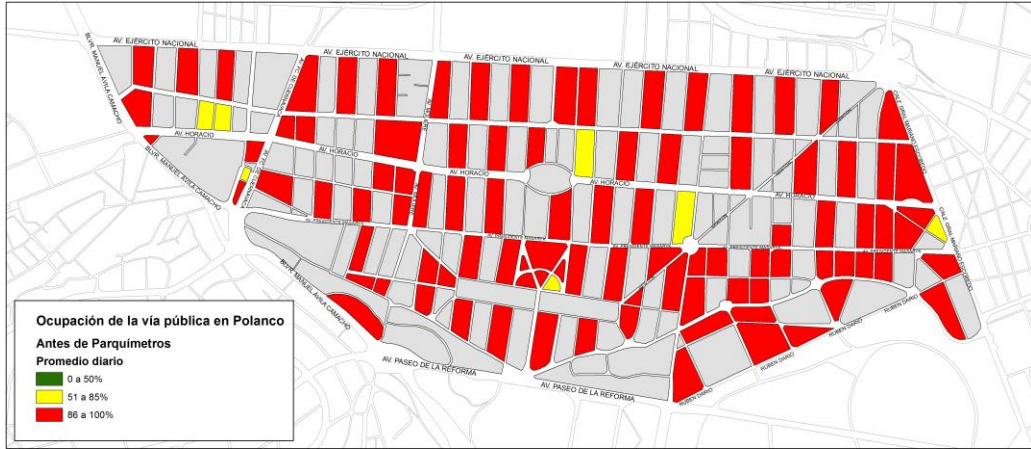
TELMEX

600 P

No to toxic reciclables



# The importance of meters...



**Before**



**After**

# Off-Street Regulations in Mexico City



## ***BANCOMER TOWER***

*Location: Reforma, next to CETRAM Chapultepec*

*Parking Spaces: **3000***

***\$70 million USD***

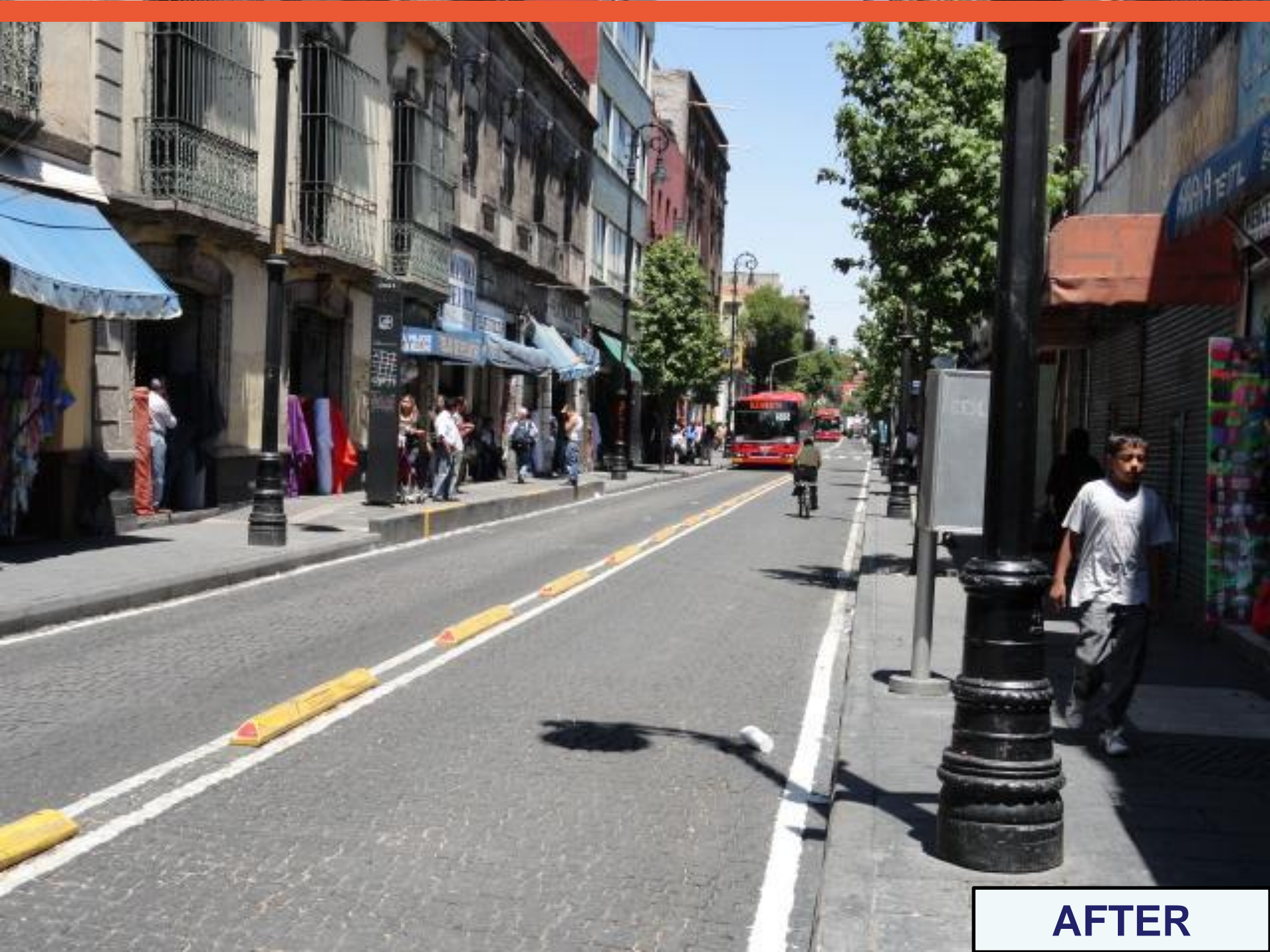


**SAY  
WHAAAAAAT!**

# Mexico City



**BEFORE**



**AFTER**



ESTACIONAMIENTO

PENSION HORAS

SERVICIO

AUTOSEVICIO USTED LO FRACCIONA



ESTACIONAMIENTO PUBLICO

COBRO FRACCIONADO DESDE LA 1ra HOR

OXXO

EL GAPANCO

Infantes Heróicos Scotiabank

CONTADORES Y ABOGADOS  
¿QUIERES PRESENTAR TU DECLARACION ANUAL A TIEMPO?  
¡NOSOTROS TE AYUDAMOS!  
PRIMERA CONSULTA GRATIS  
5709-7335 5709-7306

TAXI

MILEN

# Paris: Quartier Massena Best Practice



# Quartier Massena in Paris







13 Ave  
RUE  
MONTREAL  
WELL-ALL  
1900-1905  
MONTREAL







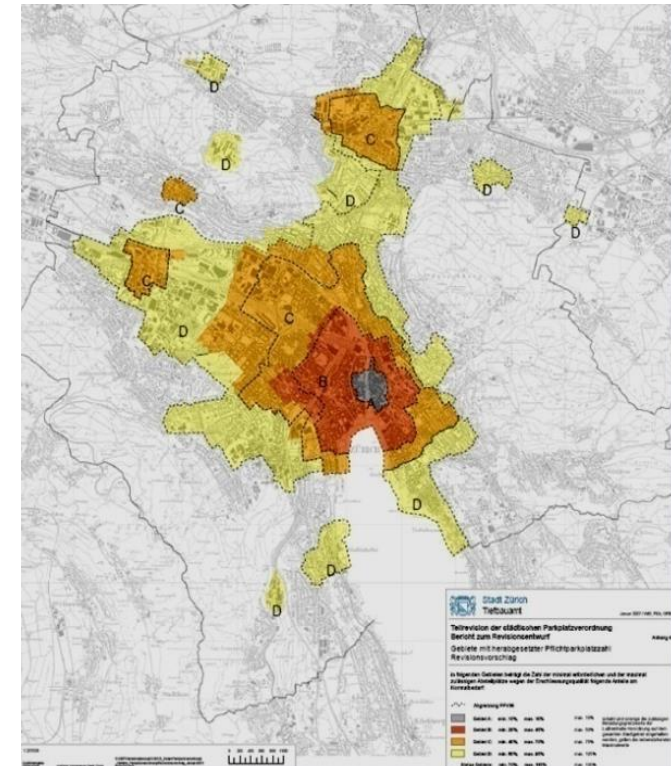


# Zurich: Off-Street Parking Best Practice



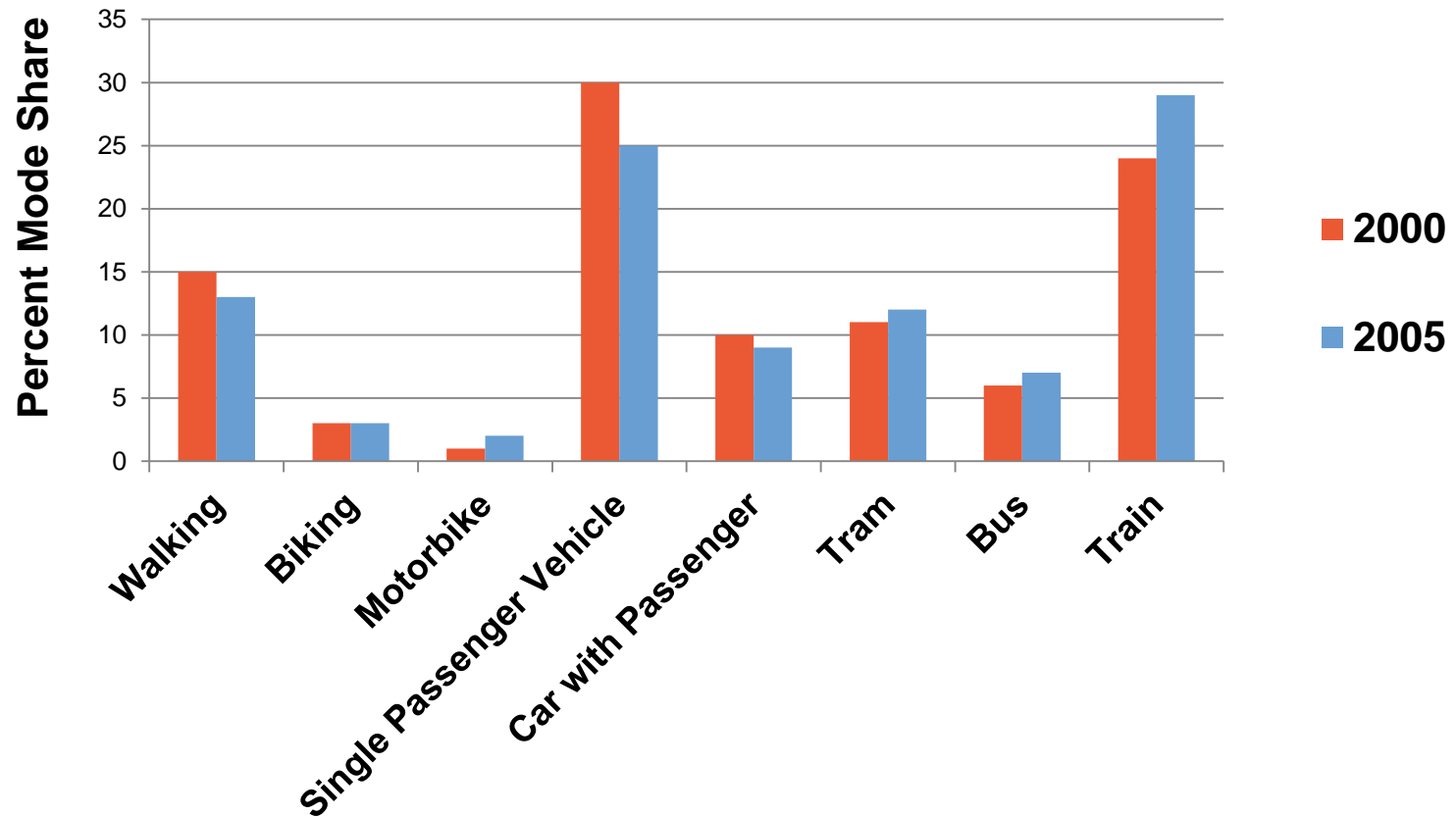
# Parking Requirements Based on Access to Transit

	<u>Area</u>	<u>Minimum (%)</u>	<u>Maximum (%)</u>	<u>*Maximum 2 (%)</u>
	A	10	10	10
	B	25	45	50
	C	40	70	75
	D	60	95	105
Remaining Areas		70	115	130



\*Related to clean air regulations and road capacity

# Zurich Mode Split Trend (2000 & 2005)







PULS 5





Markthalle

Restaurant Markthalle

...36

Restaurant Markthalle

...37

# Design Guidelines



# “Park Once” Facility at Multi-Modal Station



Hamburg, Germany (Altona District)

# Storefront Frontage & Transparency Requirements



Nashville, USA

## Connect with us:

- [ITDP.org](http://ITDP.org)
- [mkodransky@itdp.org](mailto:mkodransky@itdp.org)
- [@ITDP\\_HQ](#), [@mkodransky](#)
- [facebook.com/ITDP.org](https://facebook.com/ITDP.org)
- [youtube.com/ITDP1](https://youtube.com/ITDP1)
- [flickr.com/itdp](https://flickr.com/itdp)

