

DEREGULATING OFF-STREET PARKING REQUIREMENTS

WHY CITIES AROUND THE COUNTRY ARE RECONSIDERING THEIR OFF-STREET PARKING REQUIREMENTS



Impacts to housing
affordability



Encourages automobile
dependency



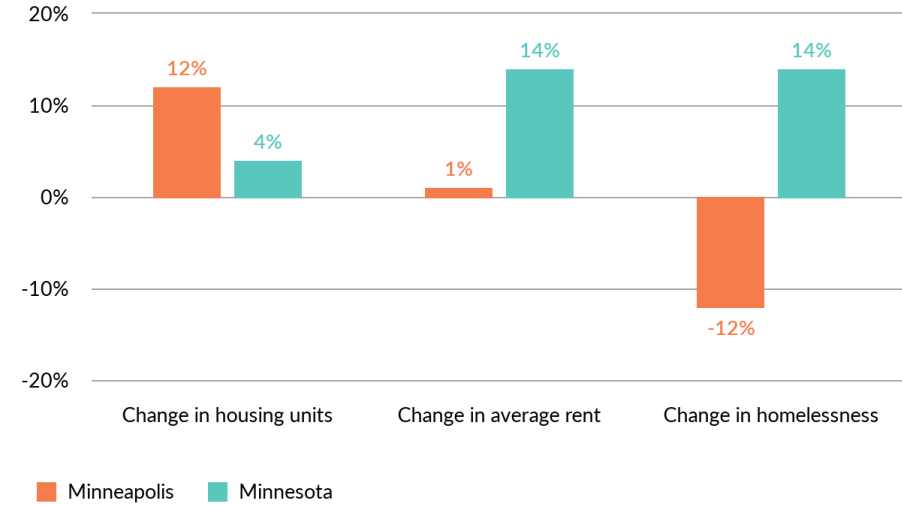
Environmental costs

IMPACTS TO HOUSING AFFORDABILITY

- Legislated parking minimums can increase the cost of housing, even for those who don't own a vehicle
 - According to the League of Wisconsin Municipalities, one surface parking space costs an estimated [\\$4,000](#) and multilevel garages cost upwards of \$20,000 a parking space

MINNEAPOLIS HOUSING POLICY REFORM

Figure 2
Minneapolis' Rent Growth Was Much Lower Than Minnesota's
Percentage change in housing stock, average rent, and homelessness, 2017-22



Note: The Minnesota housing unit data does not include Minneapolis. Homelessness data for Minneapolis reflects data for Hennepin County. Homelessness data for Minnesota excludes Hennepin County.

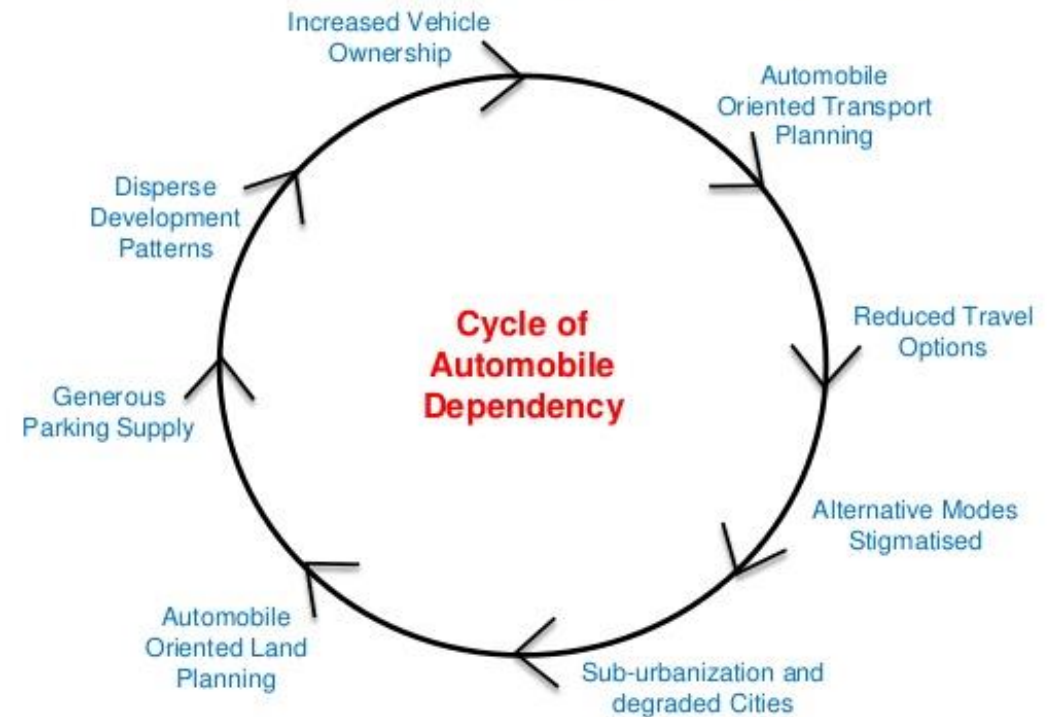
Sources: Rent growth comes from Apartment List's rent estimate data from 2017 and 2022. Rent data was downloaded Oct. 6, 2023, and represents an average of Apartment List's monthly median rent estimates. Data on housing units comes from the U.S. Census Bureau's American Community Surveys one-year population estimates from 2017 and 2022. Homelessness data comes from the Department of Housing and Urban Development's Point-in-Time homelessness counts from 2017 and 2022.

© 2023 The Pew Charitable Trusts

AUTOMOBILE DEPENDENCY

- U.S. has between [800 million](#) and [2 billion parking spaces](#)
 - Equates to about eight parking spots for every car
- Off-street parking requirements can accelerate urban sprawl

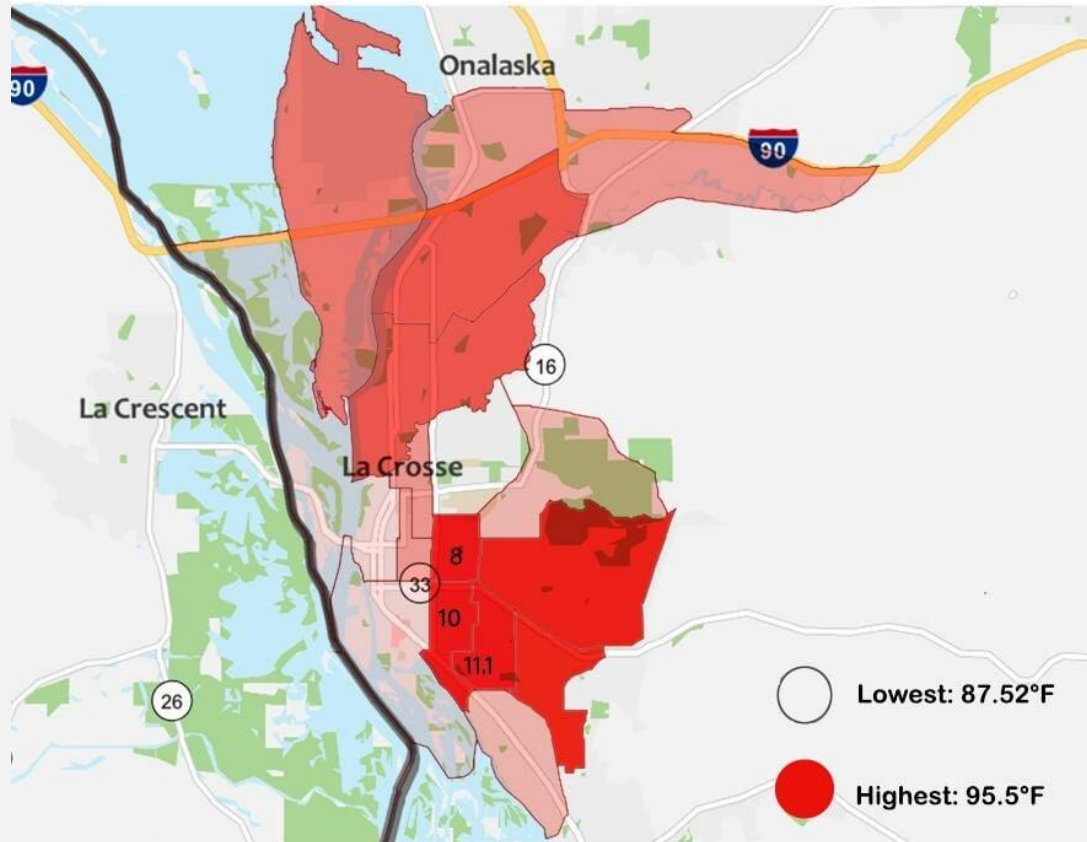
Automobile Dependency and Sprawl



Victoria Transport Policy Institute, "Evaluating Transportation Land Use Impacts"

La Crosse Heat Island Map

Areas of the city with the least green space were reported to have temperatures up to 8 degrees warmer than other areas.



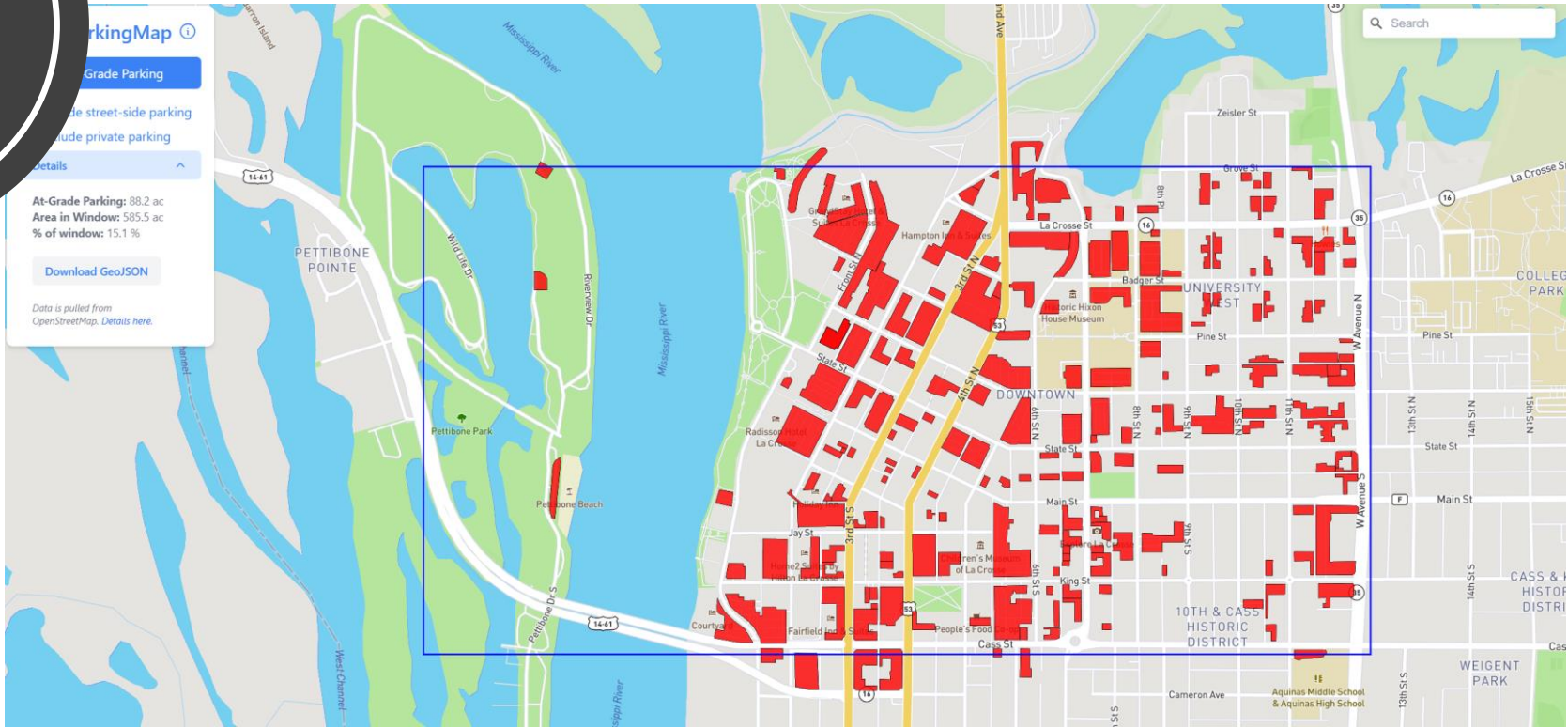
Sources: City of La Crosse Green Space Expansion, UW-Madison and the Census Bureau

Saskia Hatvany graphic, River Valley Media Group

ENVIRONMENTAL COSTS

- [Impervious surfaces contribute to heat islands](#) and negatively impact stormwater management

PARKING HAS
BECOME A
COMMON
LAND USE



VISUAL EFFECTS OF PARKING POLICY



SILL/KANE

- Two houses are now 24 off-street parking spaces, fully occupied a few times a week



WEST AVENUE

- Fast food drive thru
- 50 off-street parking spaces

