

# Metro Boston Perfect Fit Parking Initiative

PHASE 1: NEW METRICS AND MODELS FOR  
PARKING SUPPLY & DEMAND

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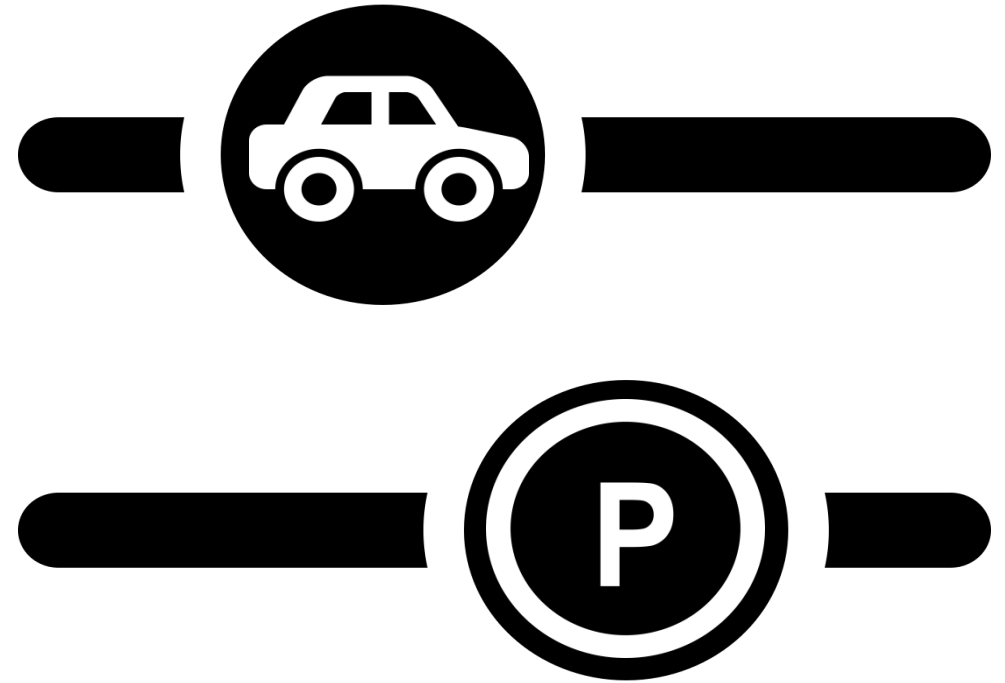


# Perfect Fit Parking:

## Aligning Parking Supply and Demand

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- Goal: collect data to gain insight into the existing relationship between parking supply and demand at **multifamily developments**





Parking/Unit Ratio (Number of Stalls)

< .5 Stalls  >= 1.5 Stalls

No Parcels Selected

Parking/Unit Ratio ⓘ



Building & Parking  
Specifications

Location  
Characteristics

Parking Impacts

The preset values below represent regional average values (from field work) for building and parking specifications. These represent the default values for which all parking use ratios are estimated. See below the break for guidance on unbundled and affordable housing options.

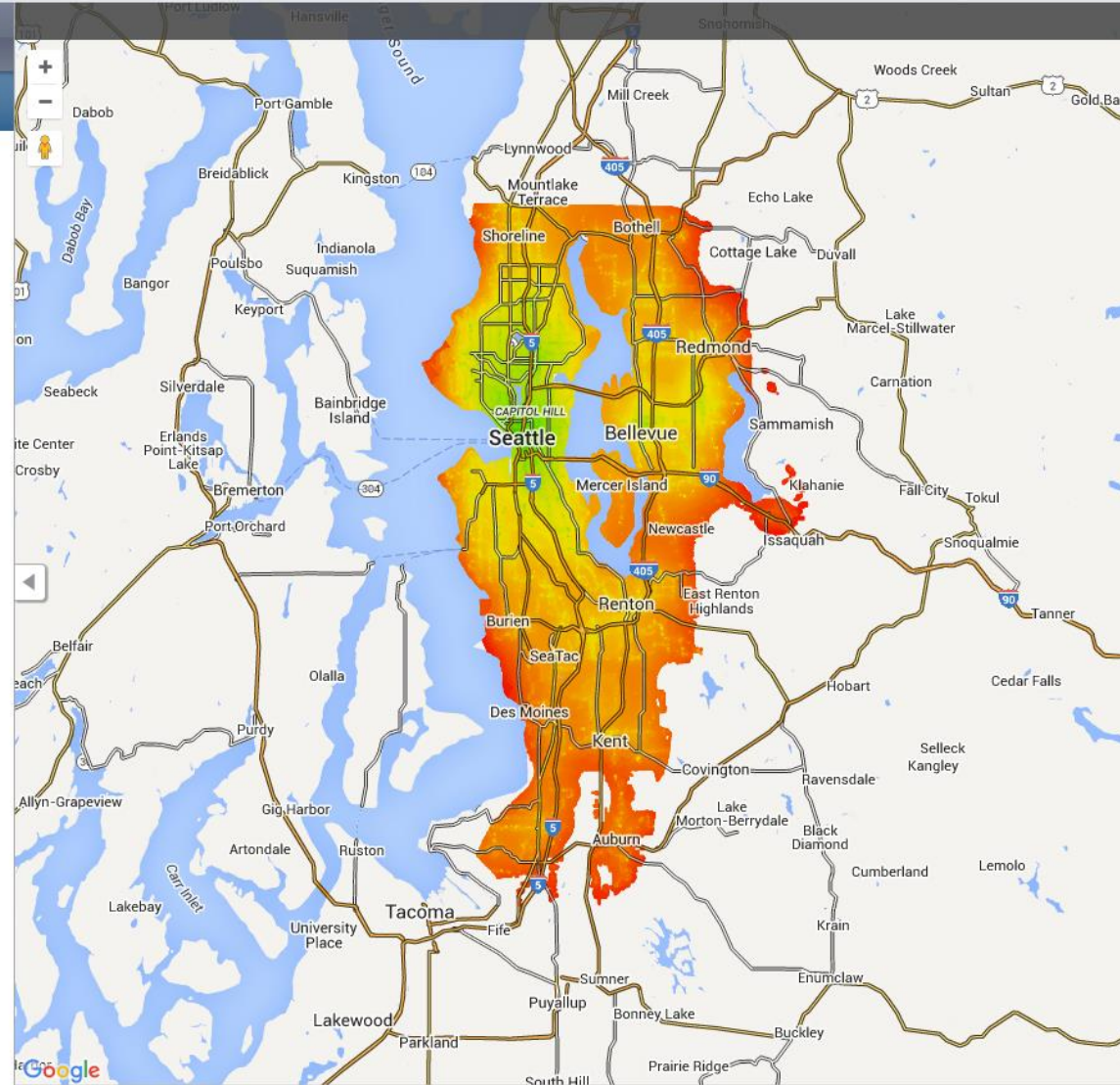
	NUMBER OF UNITS	AVERAGE RENT (\$)	RESIDENTIAL AREA (SQ FT)
STUDIOS:	<input type="text" value="20"/>	<input type="text" value="\$975"/>	<input type="text" value="550"/>
1 BEDROOMS:	<input type="text" value="60"/>	<input type="text" value="\$1,150"/>	<input type="text" value="750"/>
2 BEDROOMS:	<input type="text" value="60"/>	<input type="text" value="\$1,450"/>	<input type="text" value="950"/>
3+ BEDROOMS:	<input type="text" value="10"/>	<input type="text" value="\$1,575"/>	<input type="text" value="1200"/>
TOTAL:	<b>150</b>	<b>\$1,275</b>	<b>125,000</b>

NUMBER OF AFFORDABLE UNITS:

MONTHLY PRICE PER STALL: (\$)

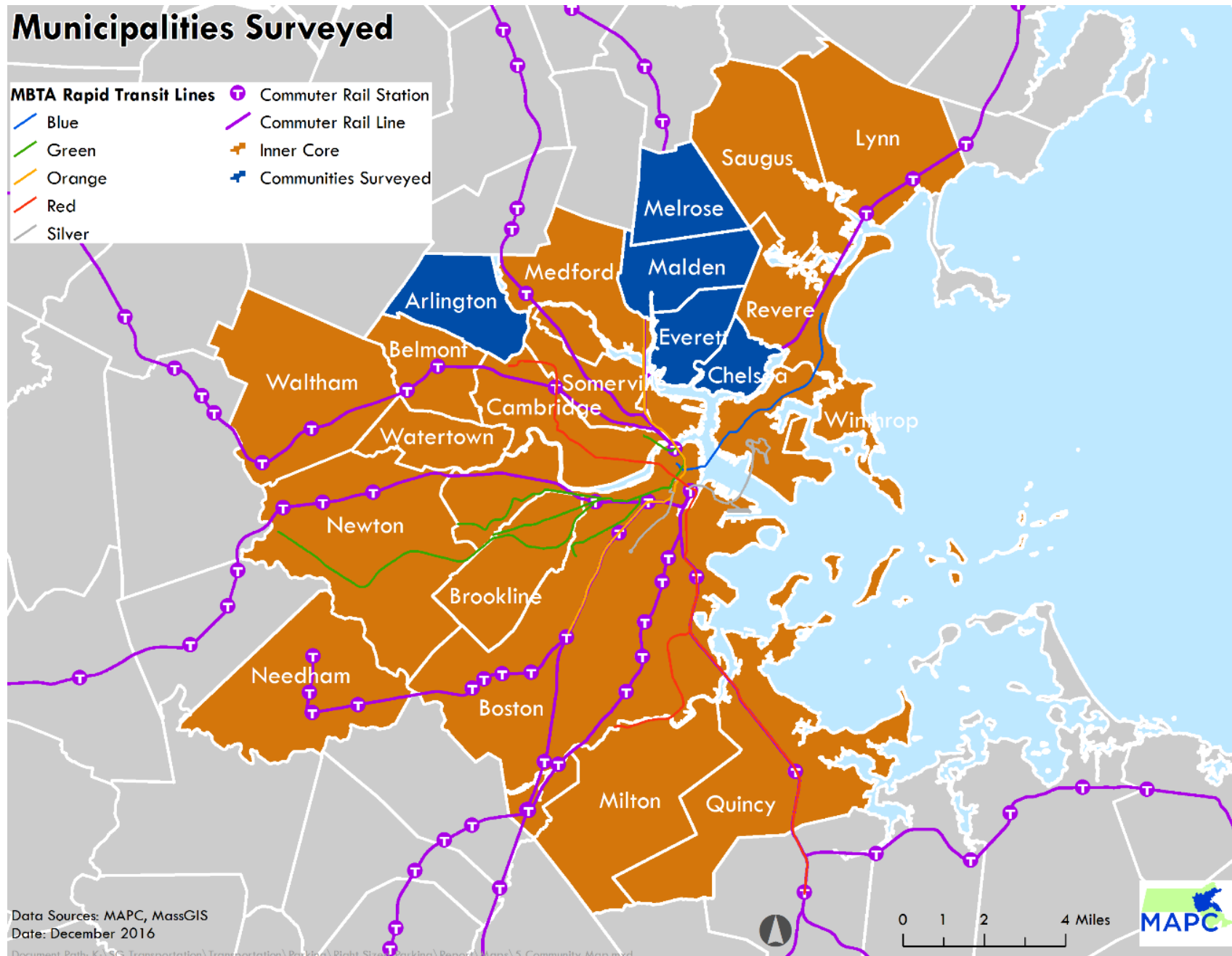
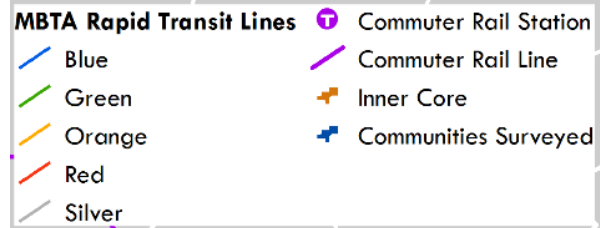
UPDATE

RESET



rightsizeparking.org

# Municipalities Surveyed

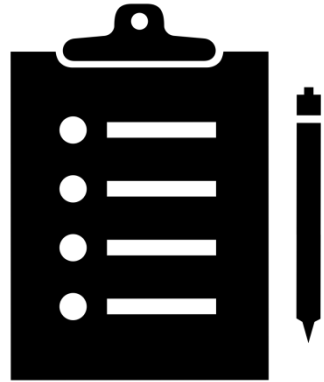


Data Sources: MAPC, MassGIS  
Date: December 2016

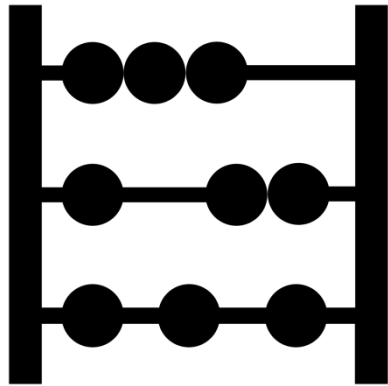
Document Path: K:\GIS\Transportation\Transportation\Parking\Right-Size-Parking\Report\Maps\5-Community-Map.mxd

# Data Collection

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Surveyed **126** multifamily properties

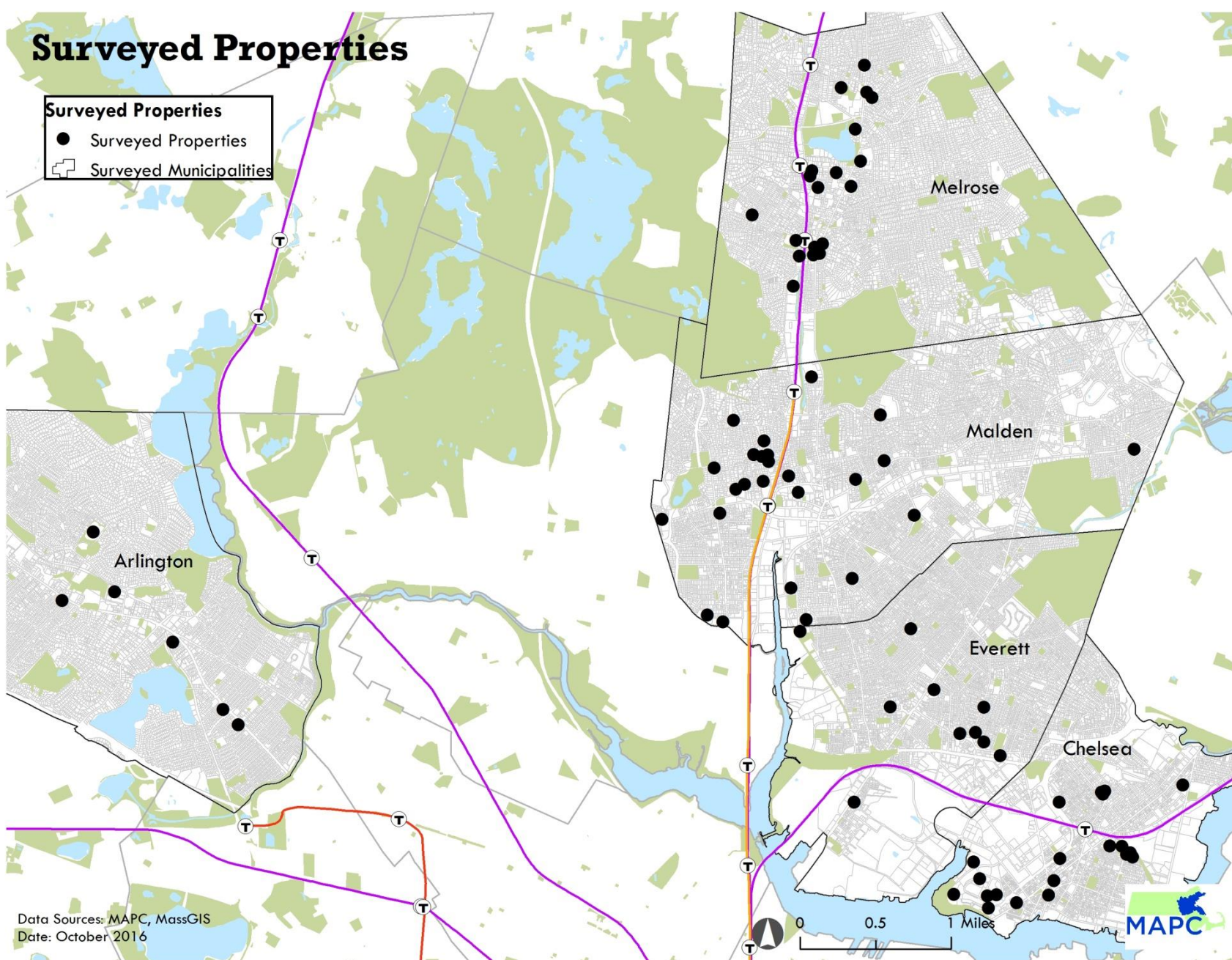


Conducted overnight parking counts at **80** multifamily properties



# Surveyed Properties

- Surveyed Properties**
- Surveyed Properties
  - ▭ Surveyed Municipalities

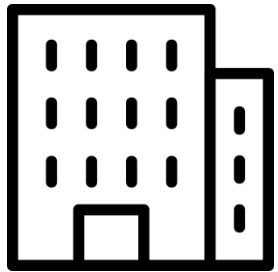


Data Sources: MAPC, MassGIS  
Date: October 2016





**4,511** parking  
spaces counted

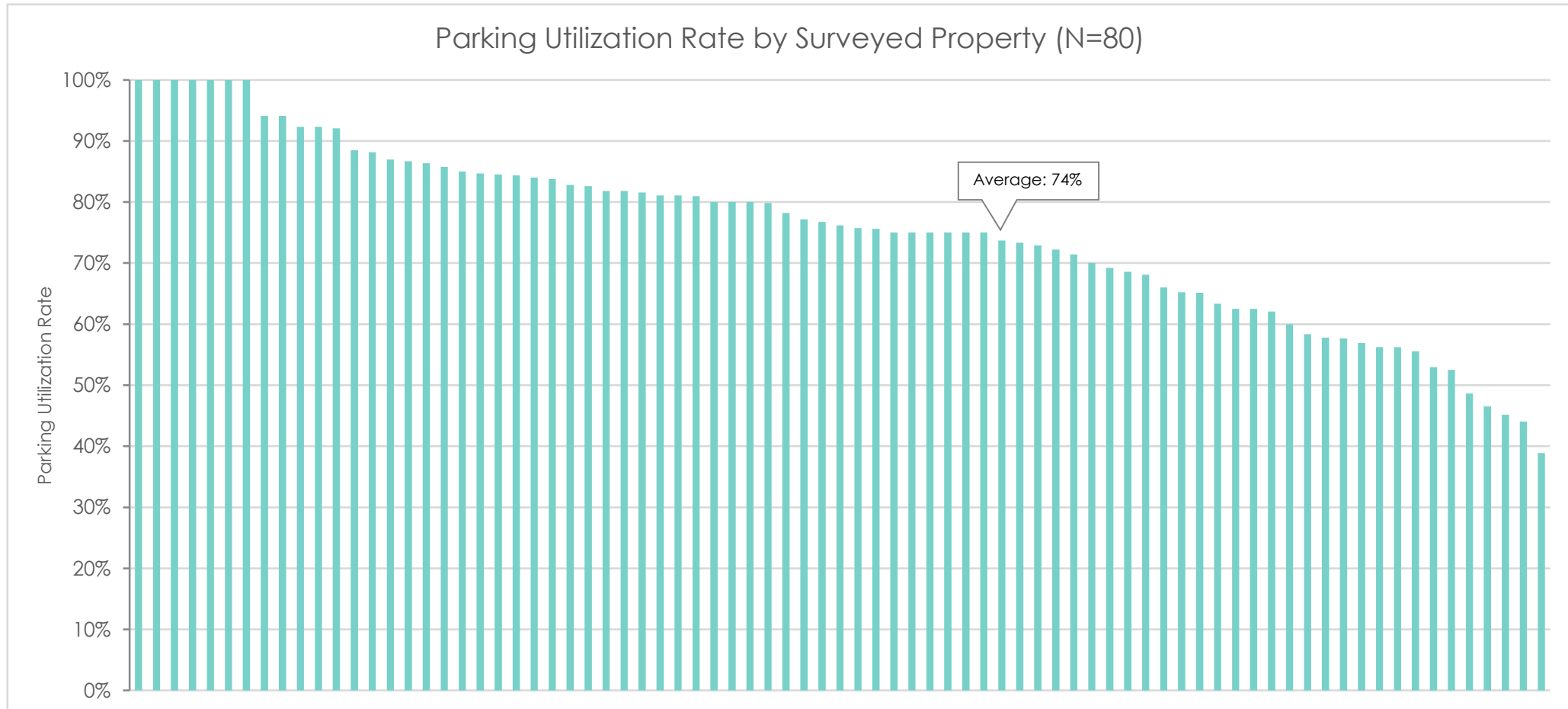


Serving **3,913**  
housing units



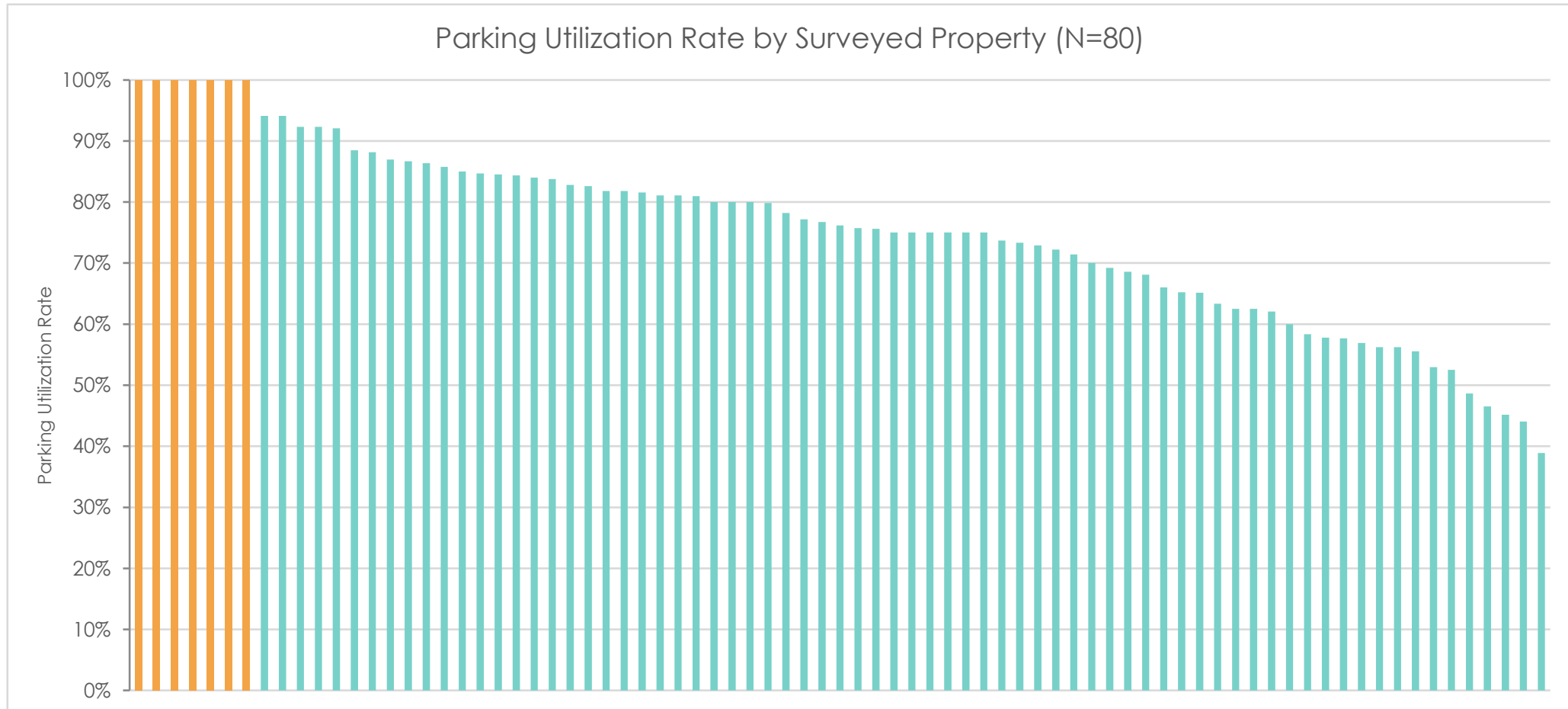
 **1,187** unused parking spaces  
**356,100 sq ft** of empty space

# How full were the parking lots?

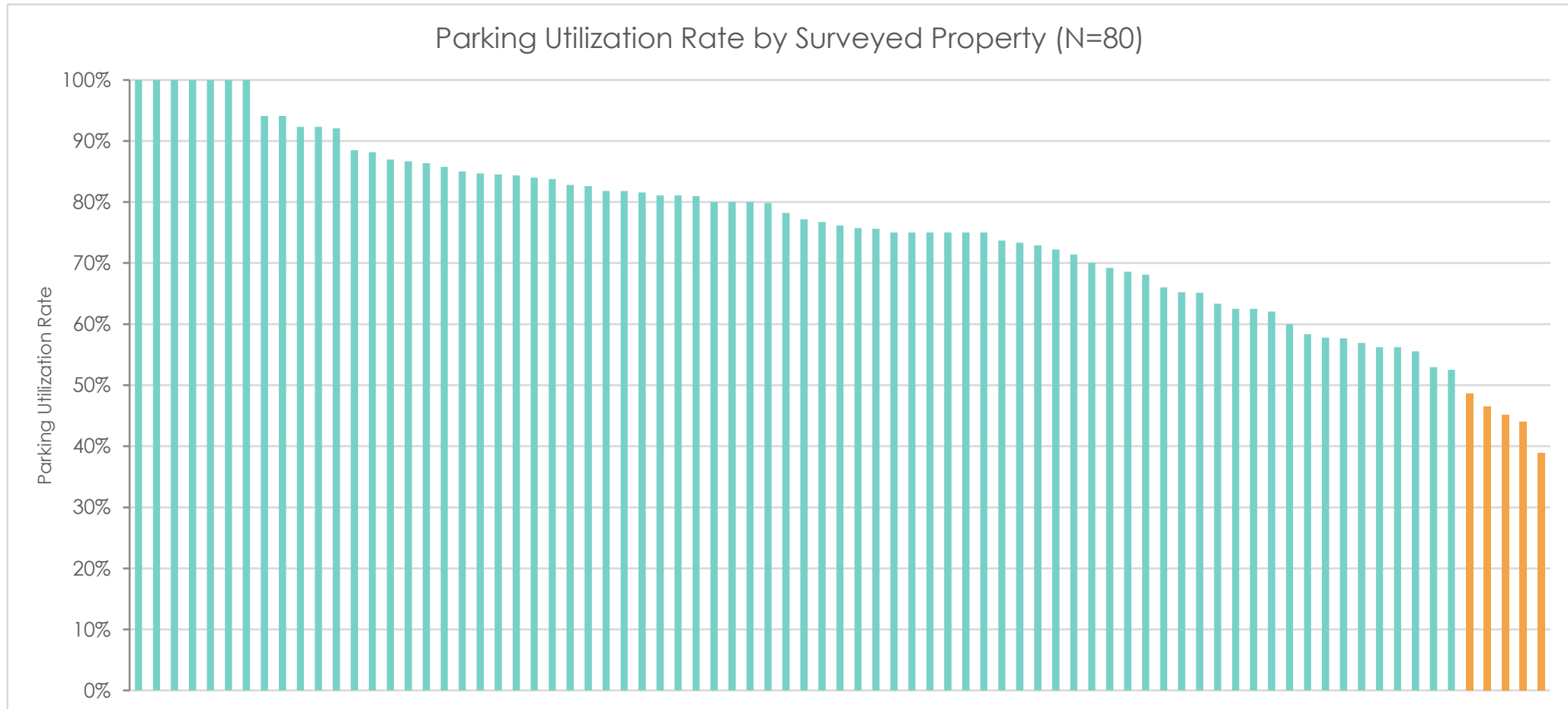




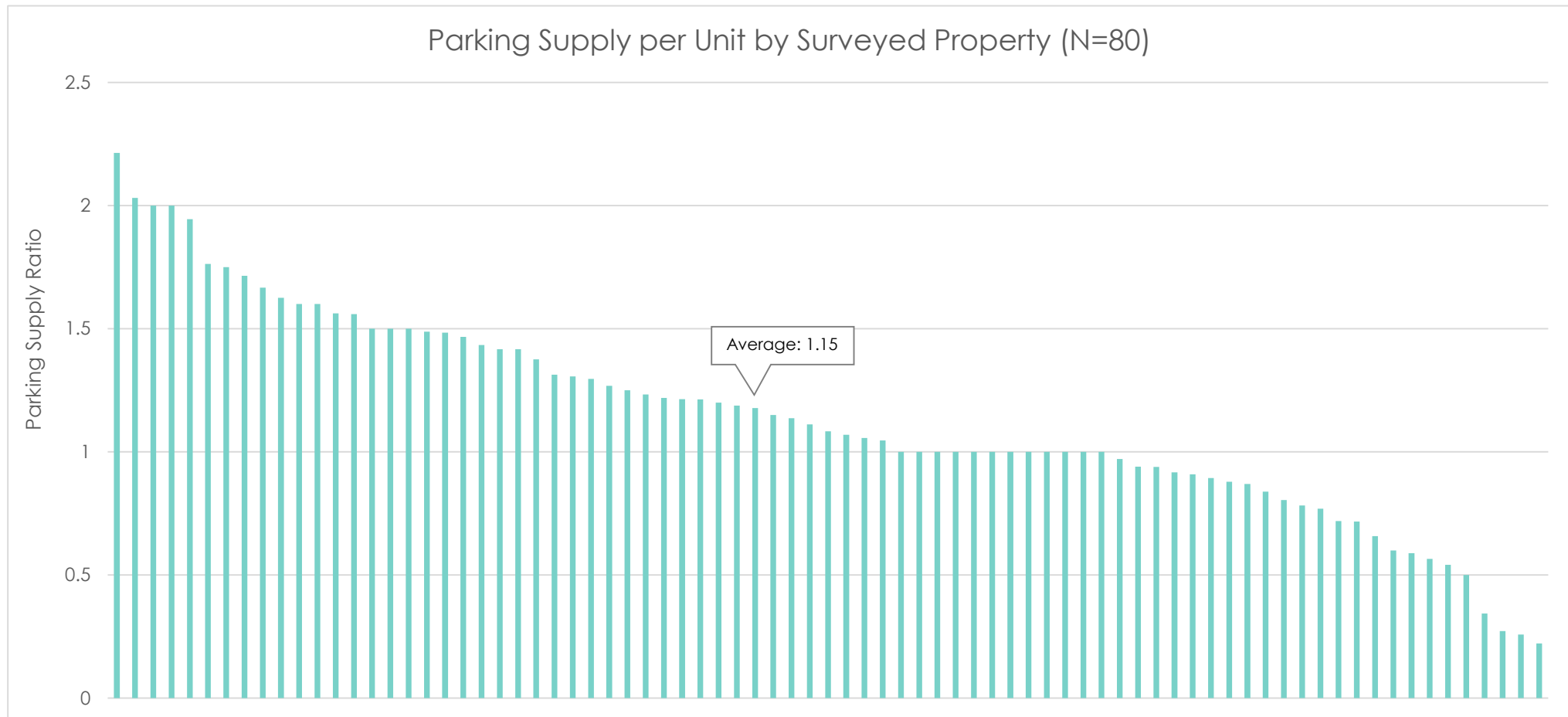
# How full were the parking lots?



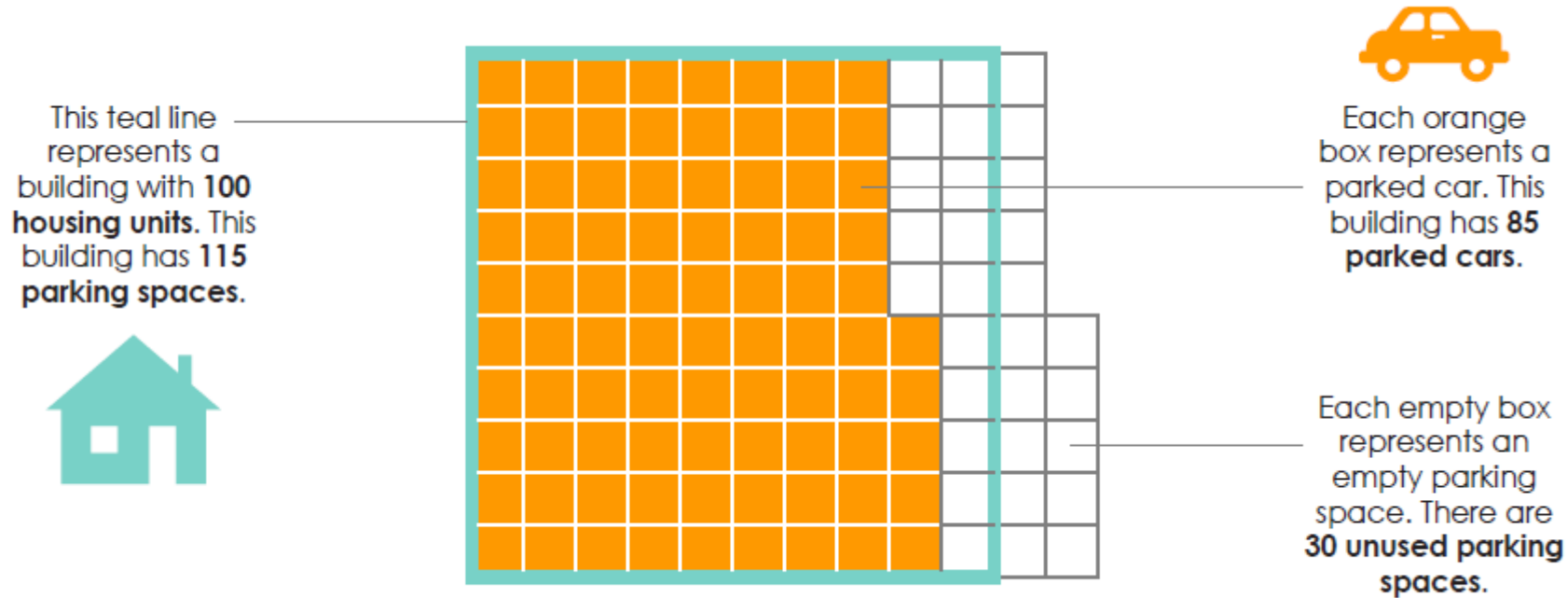
# How full were the parking lots?



# 0.2 to 2.2 parking spaces supplied per unit

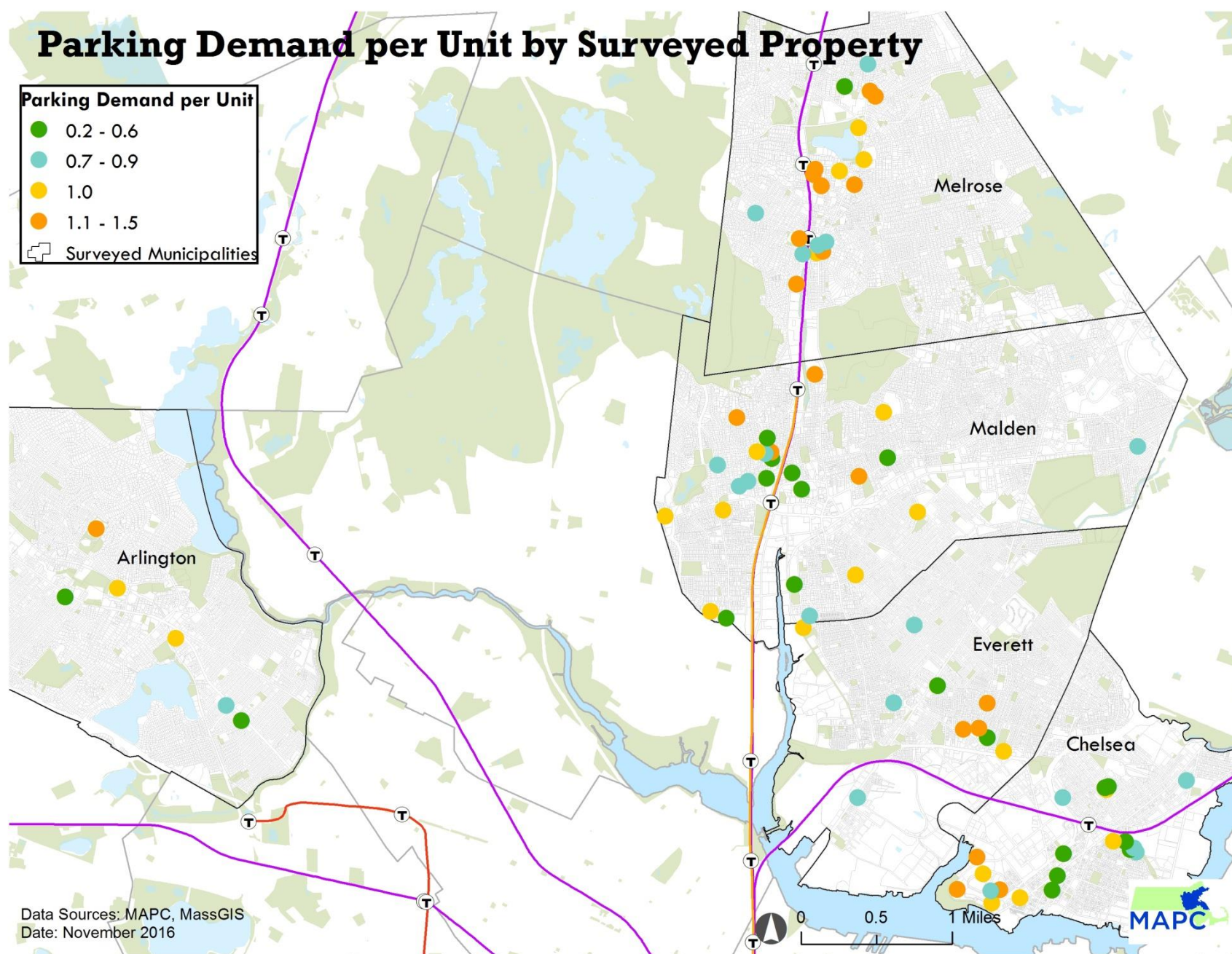
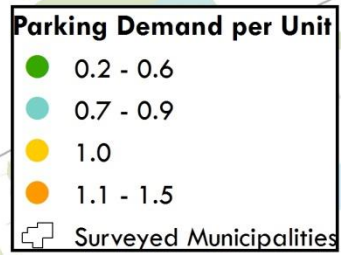


# On average, parking lots were **74%** full





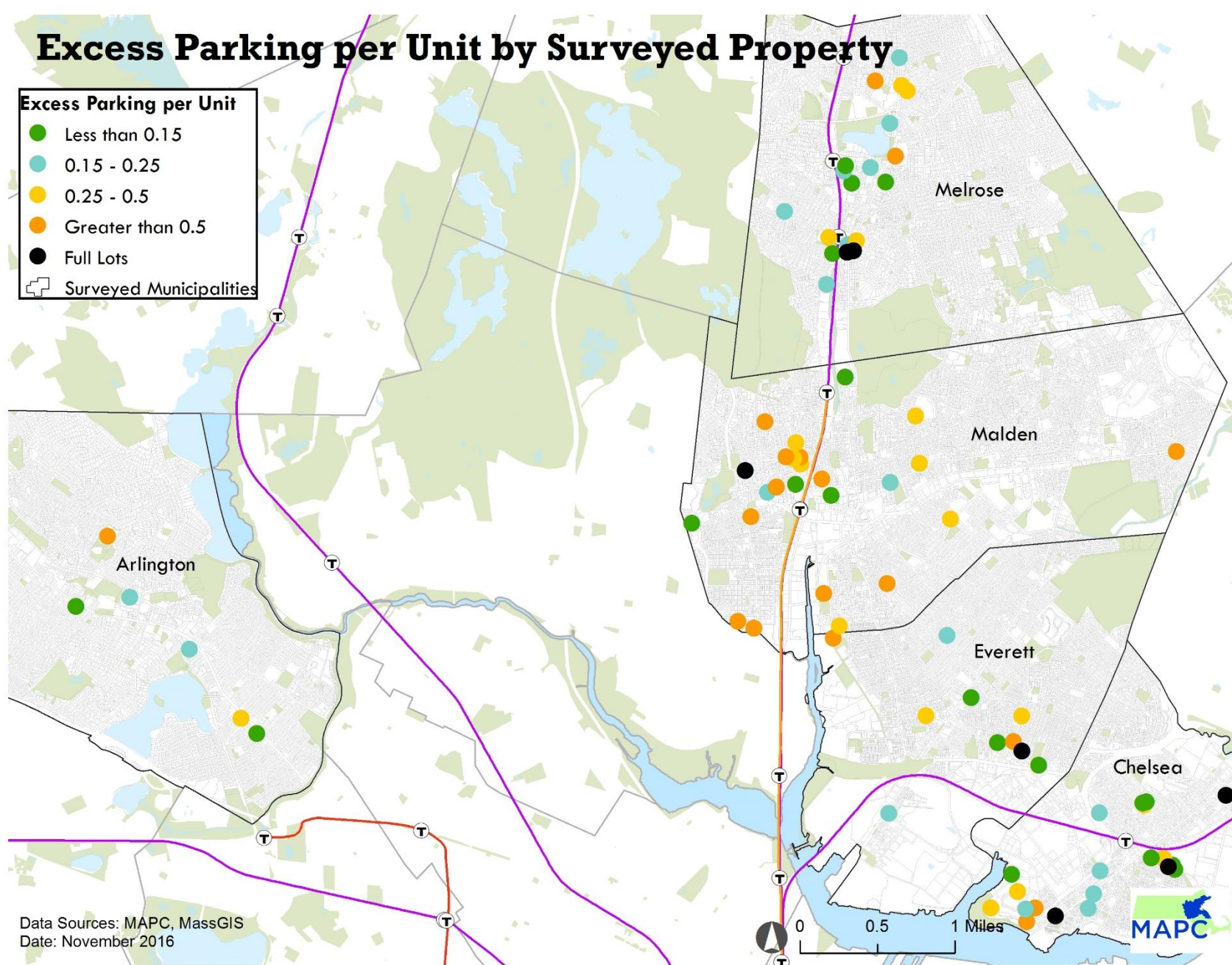
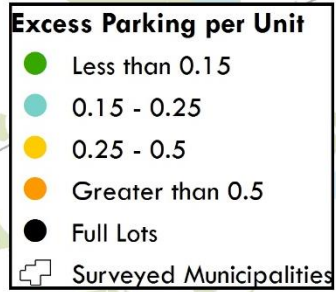
# Parking Demand per Unit by Surveyed Property



Data Sources: MAPC, MassGIS  
Date: November 2016



# Excess Parking per Unit by Surveyed Property



Data Sources: MAPC, MassGIS  
Date: November 2016

# Phase 1 Model

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## BUILDING CHARACTERISTICS

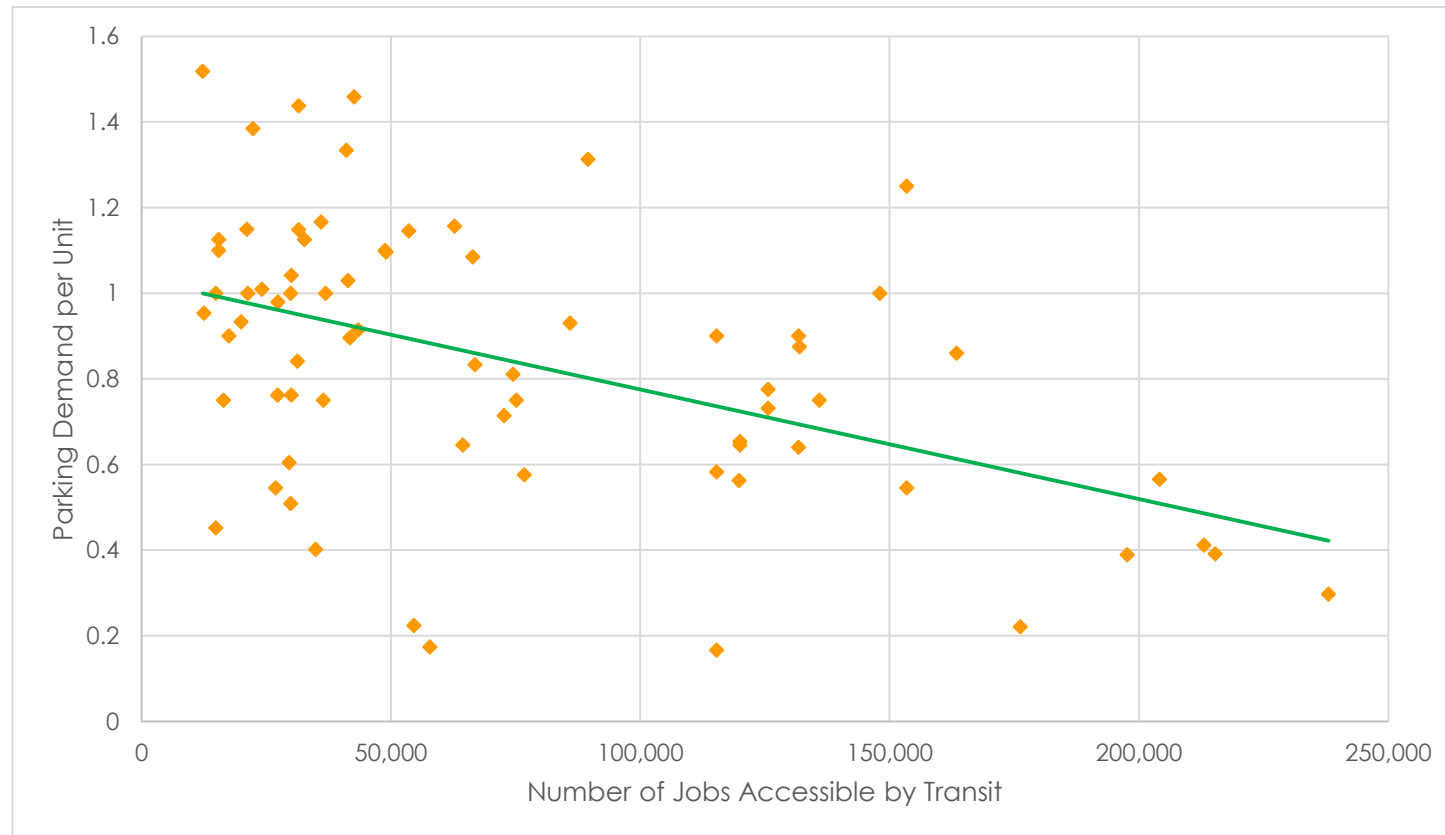
- **Parking supply per unit**
- % of affordable units
- Tenure
- Average number of bedrooms/unit
- Average Rent
- Parking cost included
- Building square footage
- Floor Area Ratio
- % building coverage of lot

## NEIGHBORHOOD CHARACTERISTICS

- **Number of jobs accessible by transit within 30 minutes**
- WalkScore
- Block size
- Median rent
- InfoUSA
- AllTransit score
- Transit Connectivity Index
- Transit as percentage of income

# Location matters...

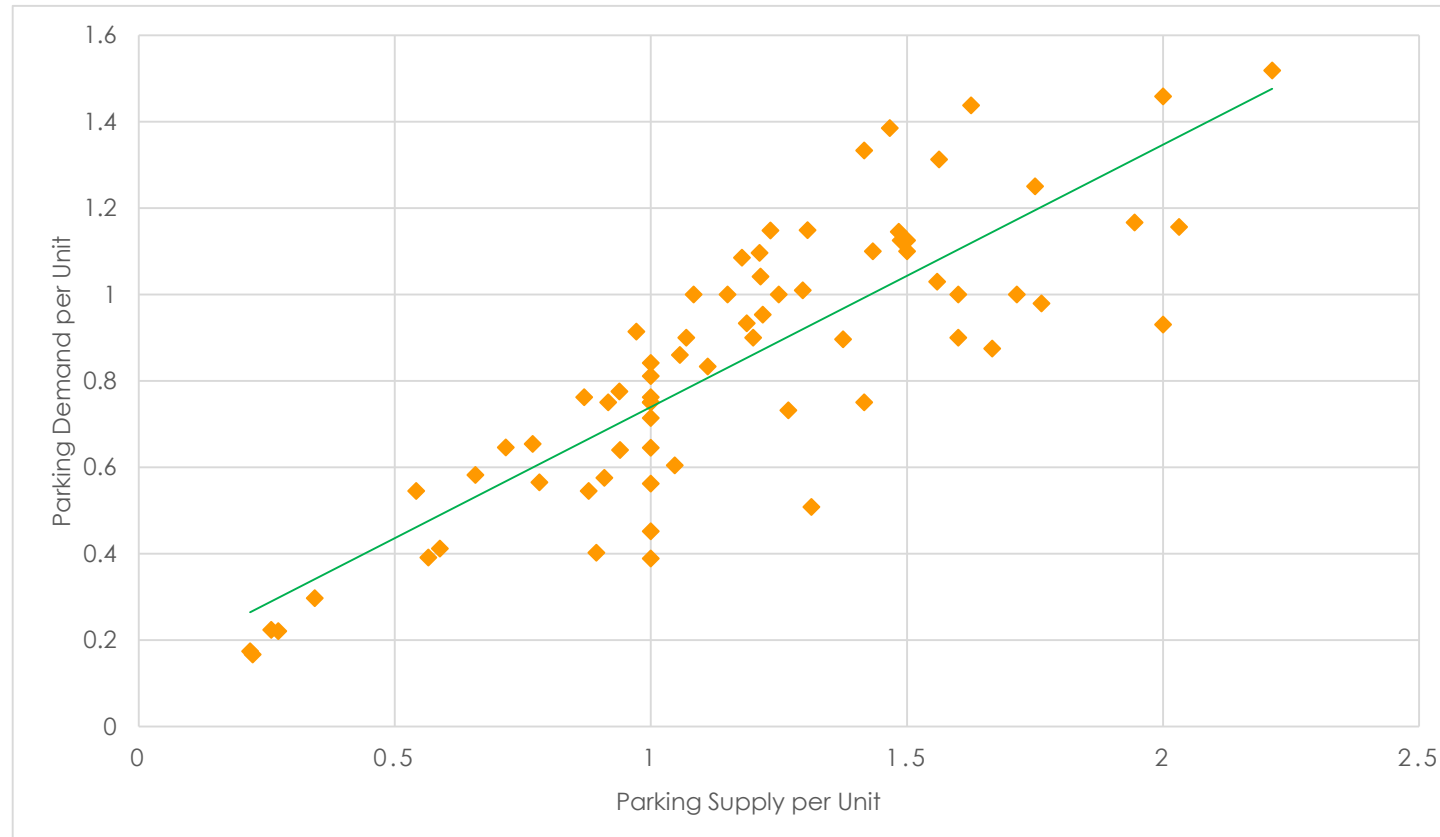
- **Jobs Accessible by Transit within 30 minutes**





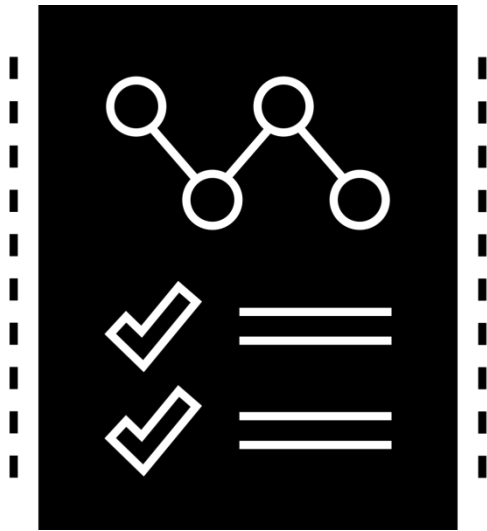
# ...but supply may drive demand

- **Parking supply**



# Don't let past thinking dictate future planning

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Collect Data



Engage Stakeholders



Context-Specific!

# Phase 2 Sampling Frame Criteria

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- Located in the Inner Core
- Apartments with 9 units or more
- Transit accessibility
- Vehicle ownership per household

# Thank you!

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