

# Metro Boston Perfect Fit Parking Initiative

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

Kasia Hart, Transportation Policy Associate

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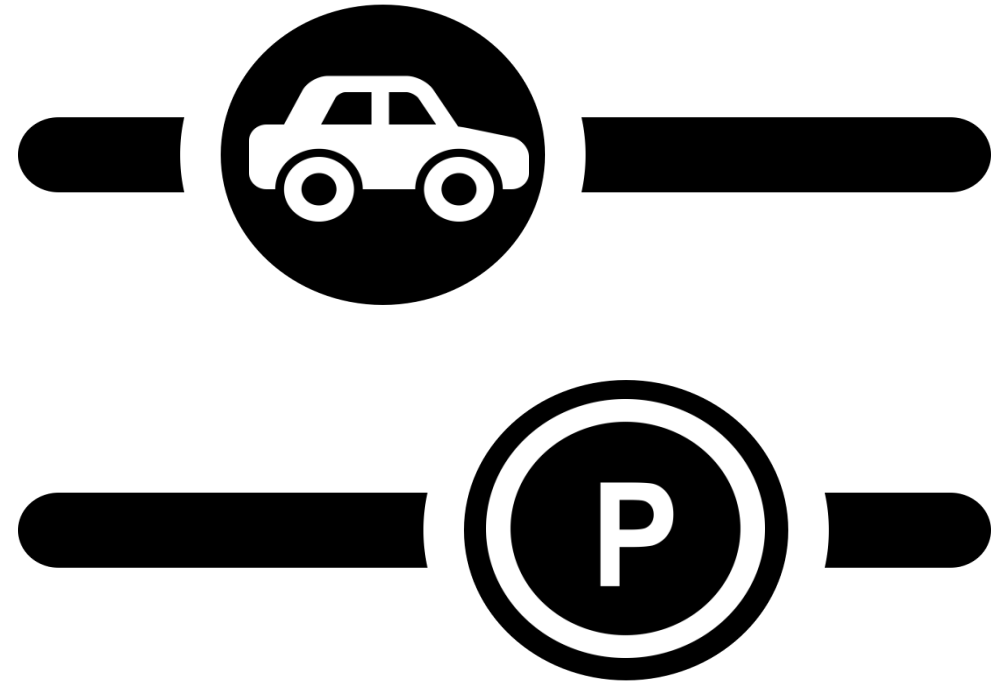


# Perfect Fit Parking:

## 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.

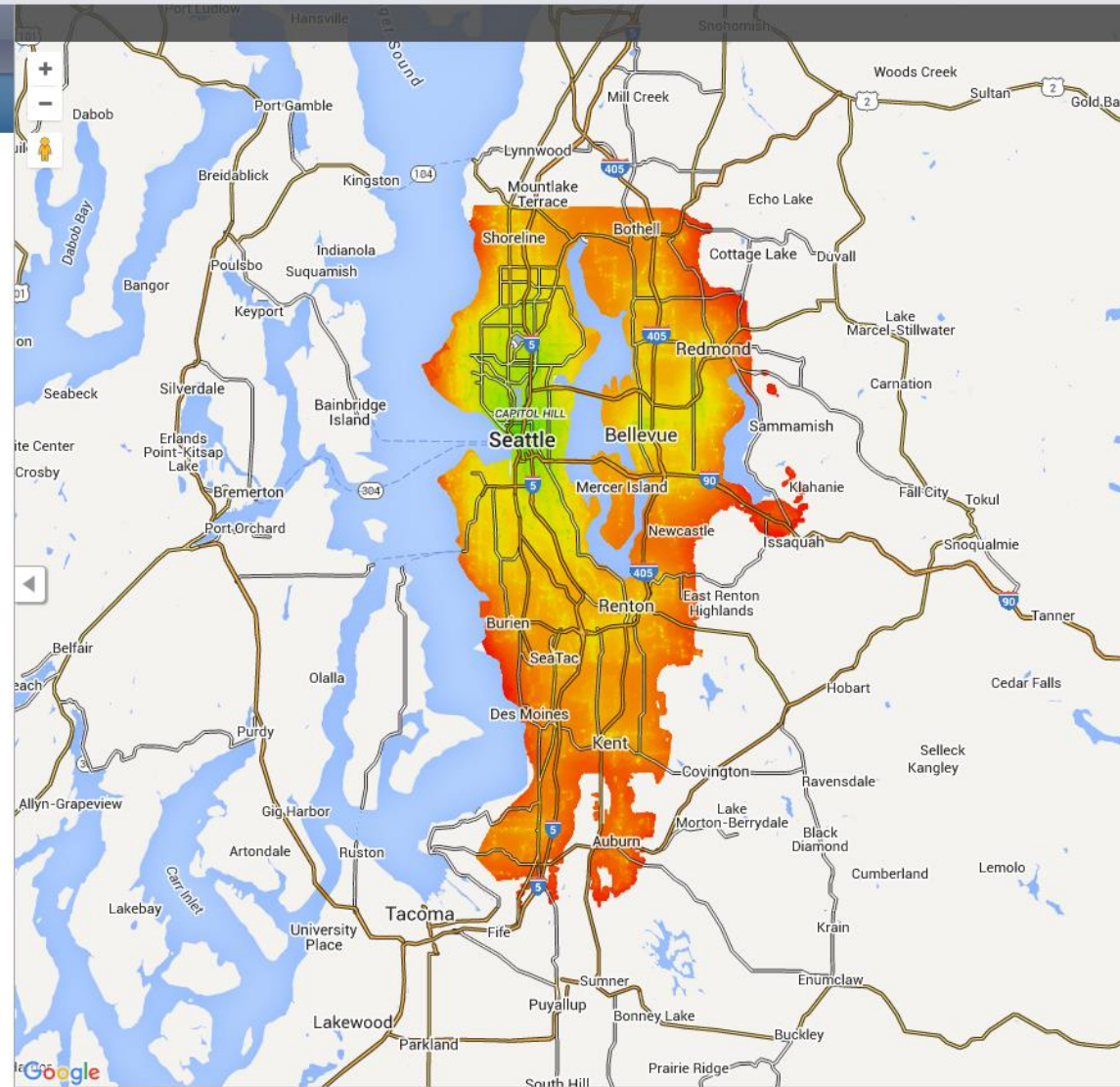
	NUMBER OF UNITS	AVERAGE RENT (\$)	RESIDENTIAL AREA (SQ FT)
STUDIOS:	<input type="text" value="20"/>	<input type="text" value="\$975"/>	<input type="text" value="550"/>
1 BEDROOMS:	<input type="text" value="60"/>	<input type="text" value="\$1,150"/>	<input type="text" value="750"/>
2 BEDROOMS:	<input 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: (\$)

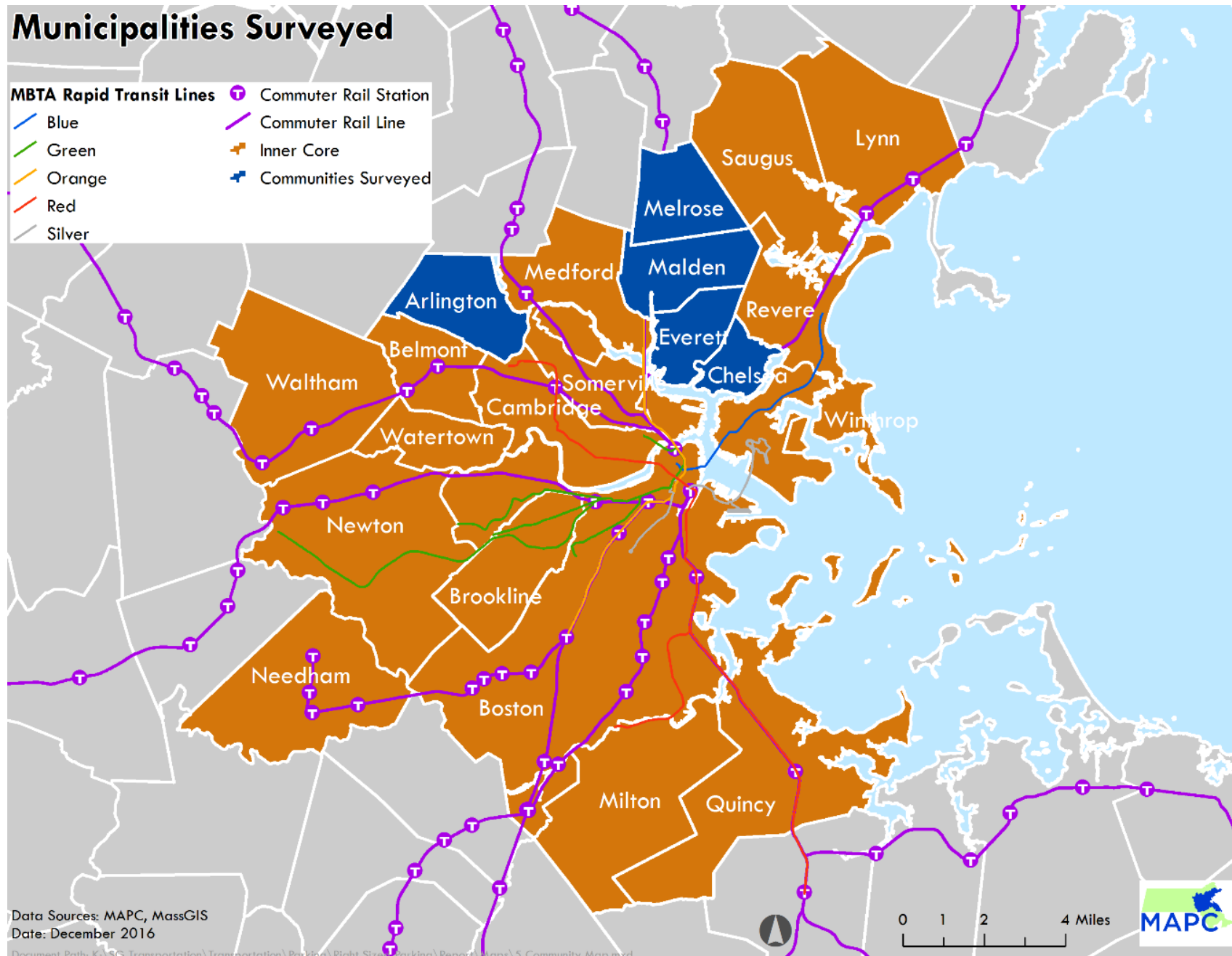
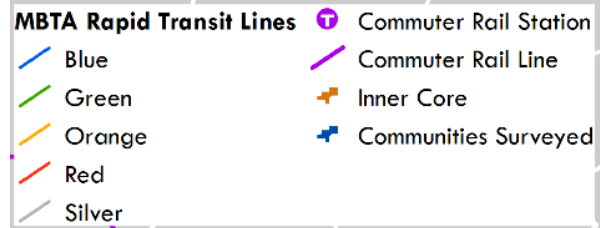
UPDATE

RESET



rightsizeparking.org

# Municipalities Surveyed



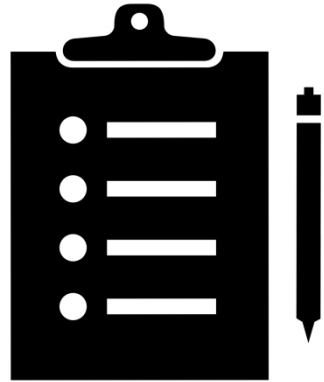
Data Sources: MAPC, MassGIS  
Date: December 2016

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

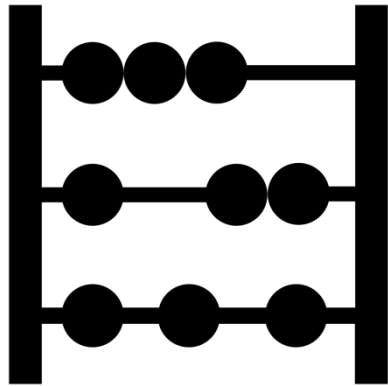


# Data Collection

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Surveyed **126** multifamily properties

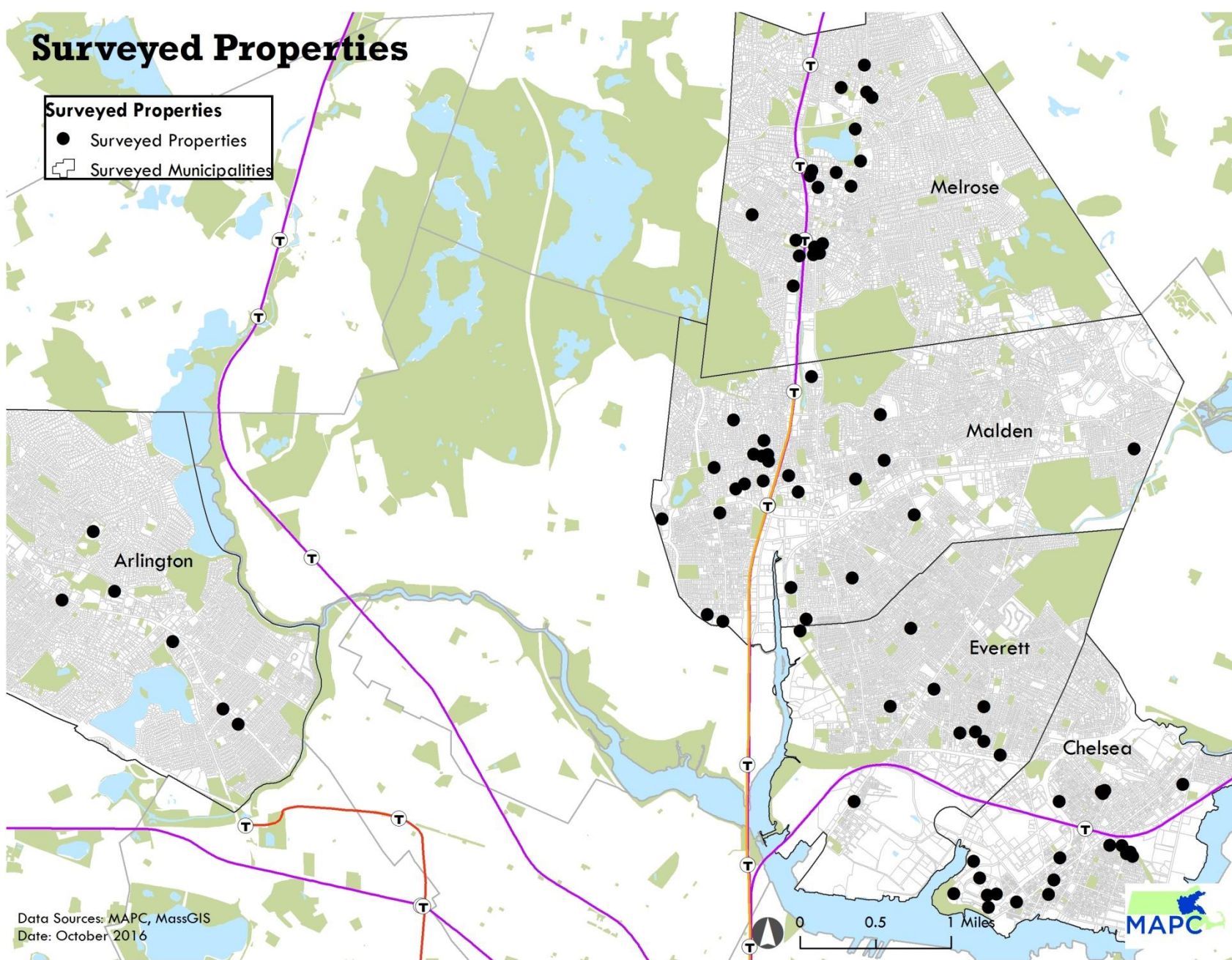


Conducted overnight parking counts at **80** multifamily properties



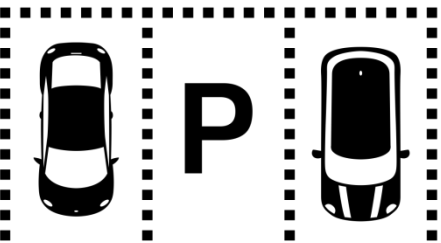
# Surveyed Properties

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

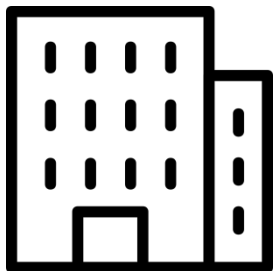


Data Sources: MAPC, MassGIS  
Date: October 2016

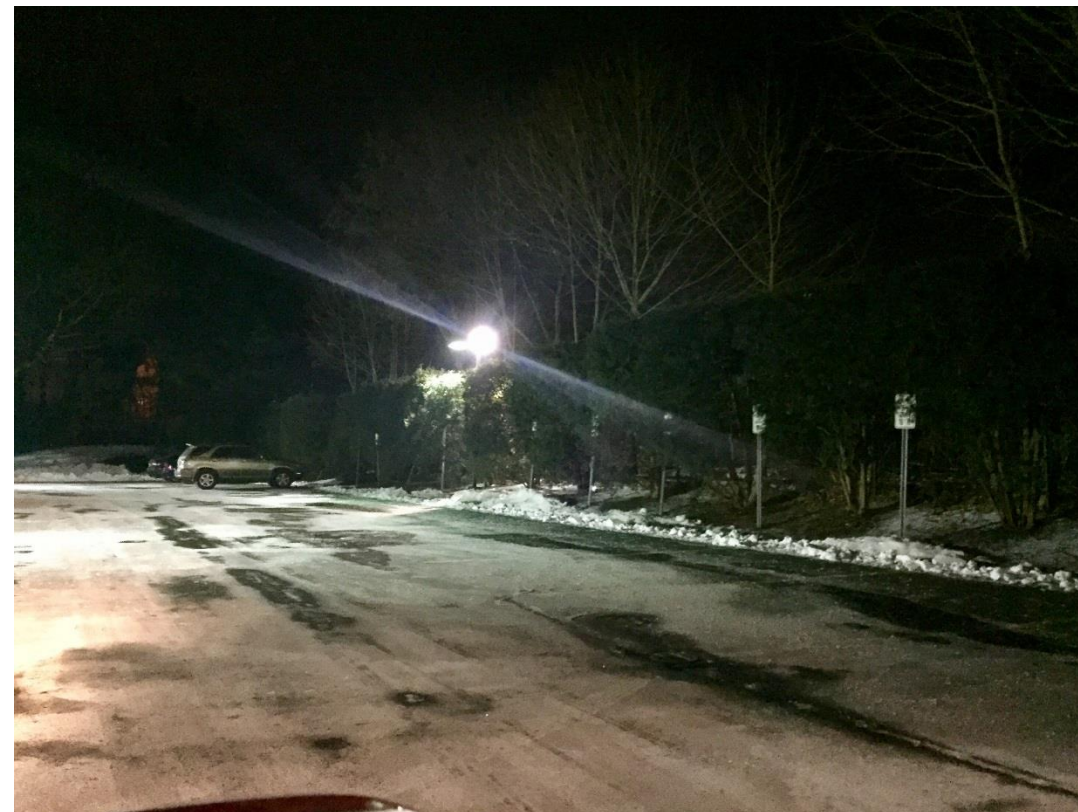




**4,511** Parking  
Spaces Counted



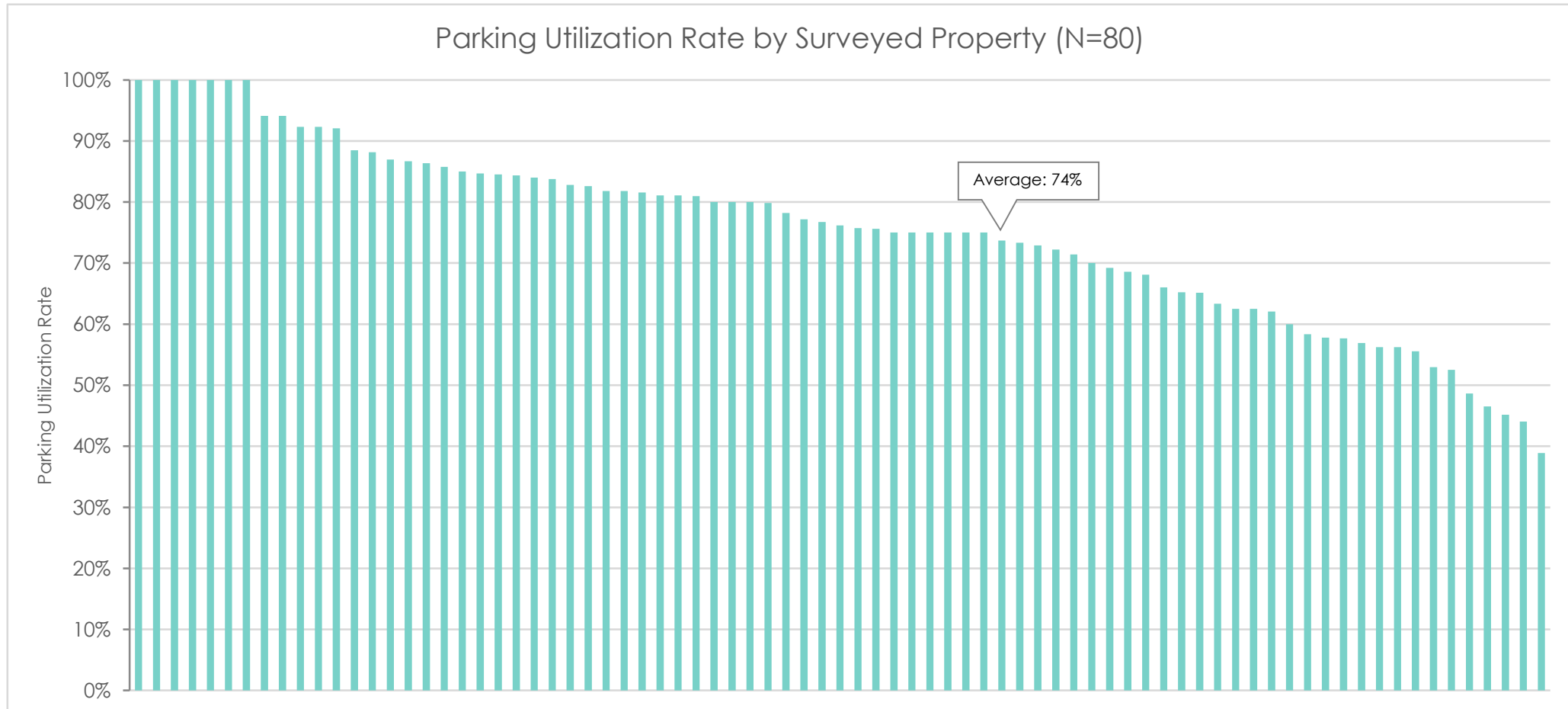
Serving **3,913**  
housing units



 **1,187** unused parking spaces

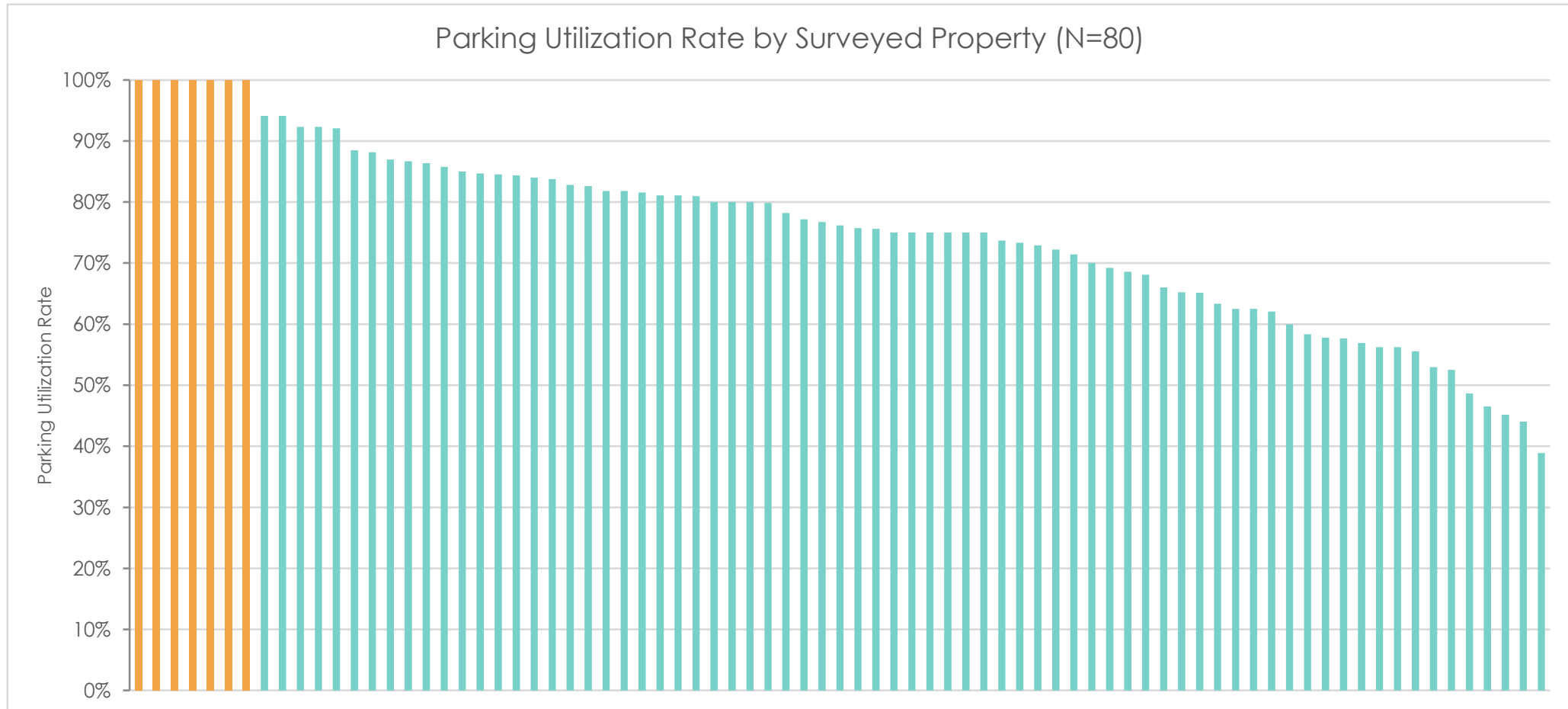
**356,100 sq ft** of empty space

# How full were the parking lots?

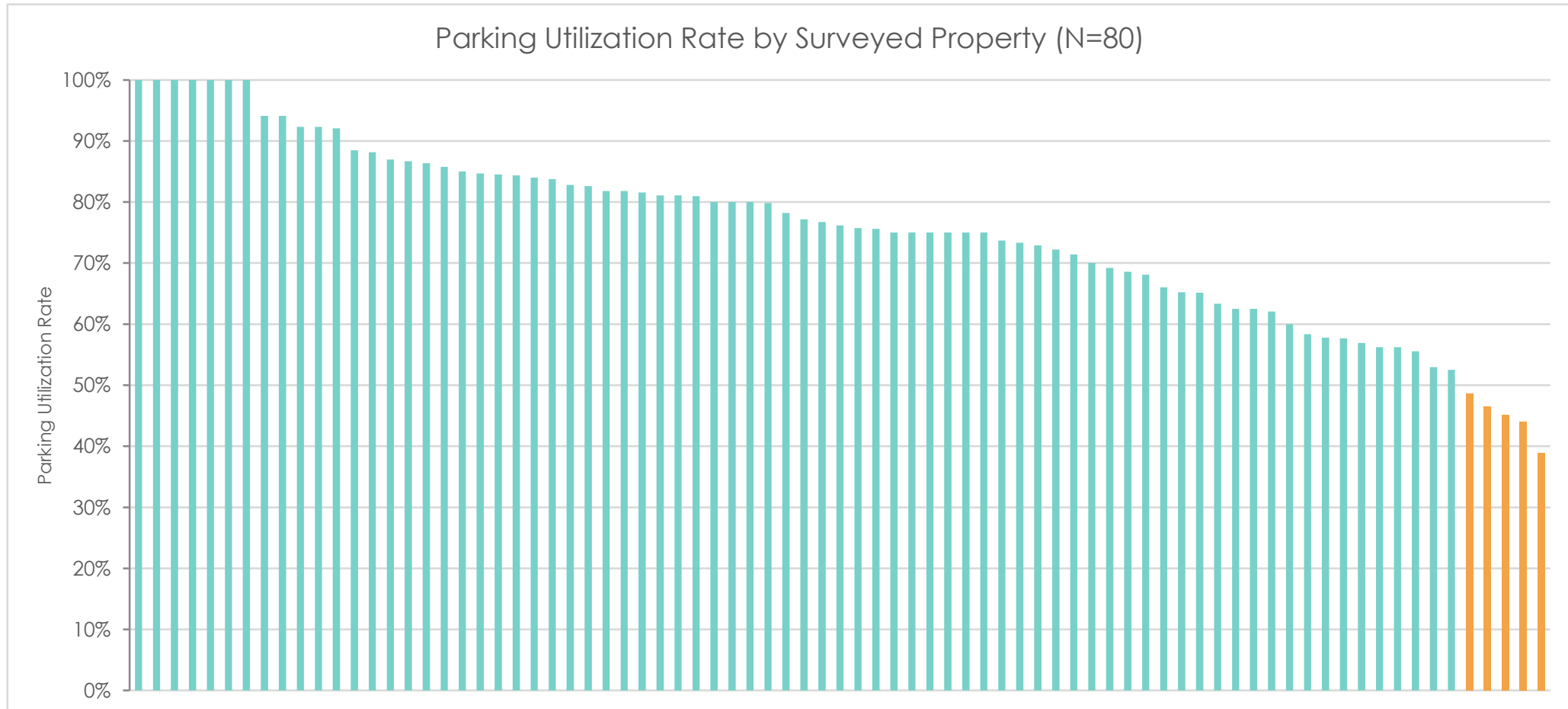




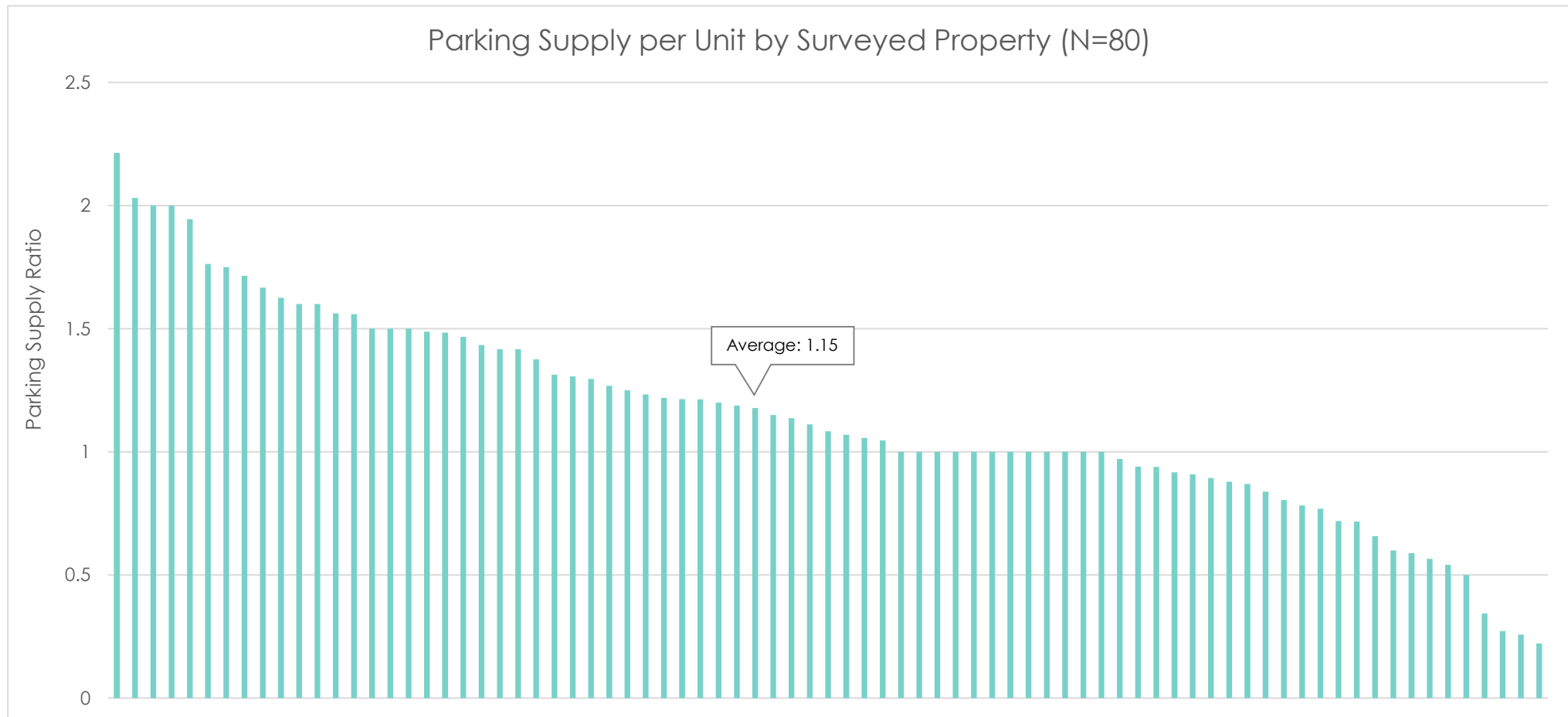
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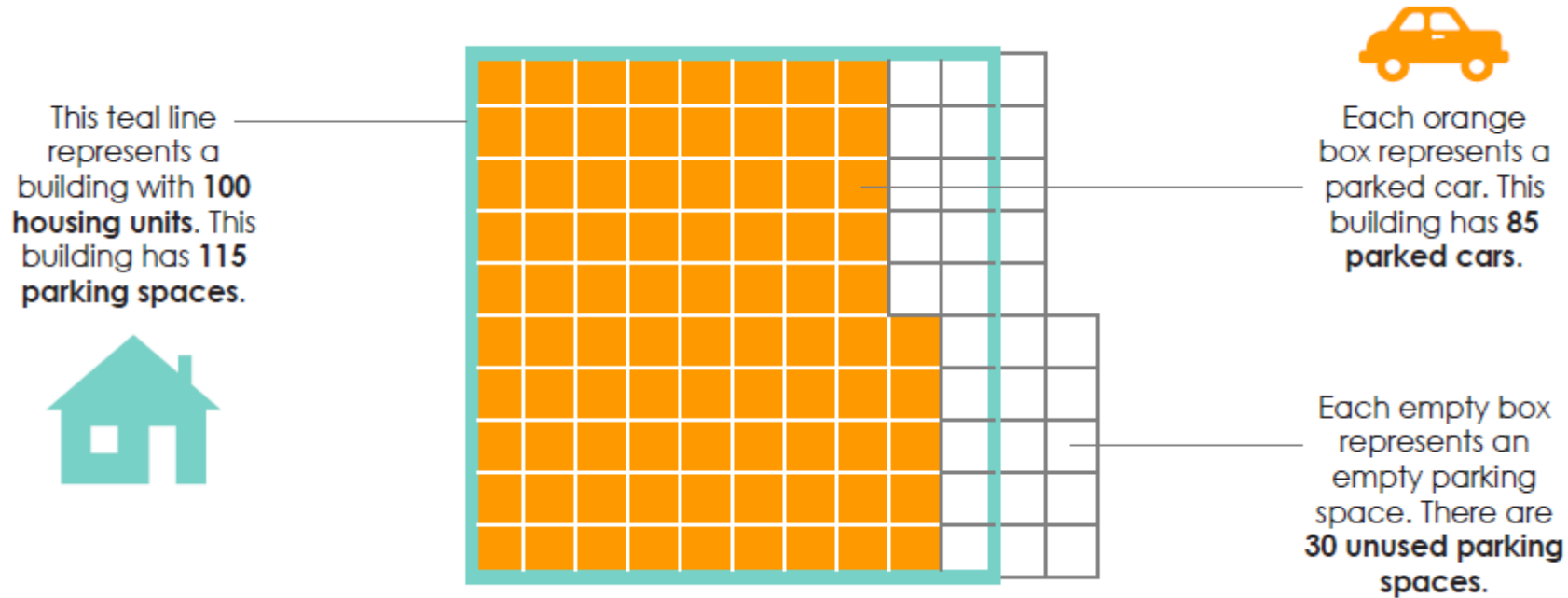
# How full were the parking lots?



# 0.2 to 2.2 parking spaces supplied per unit



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





# Phase 1 Model

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## BUILDING CHARACTERISTICS

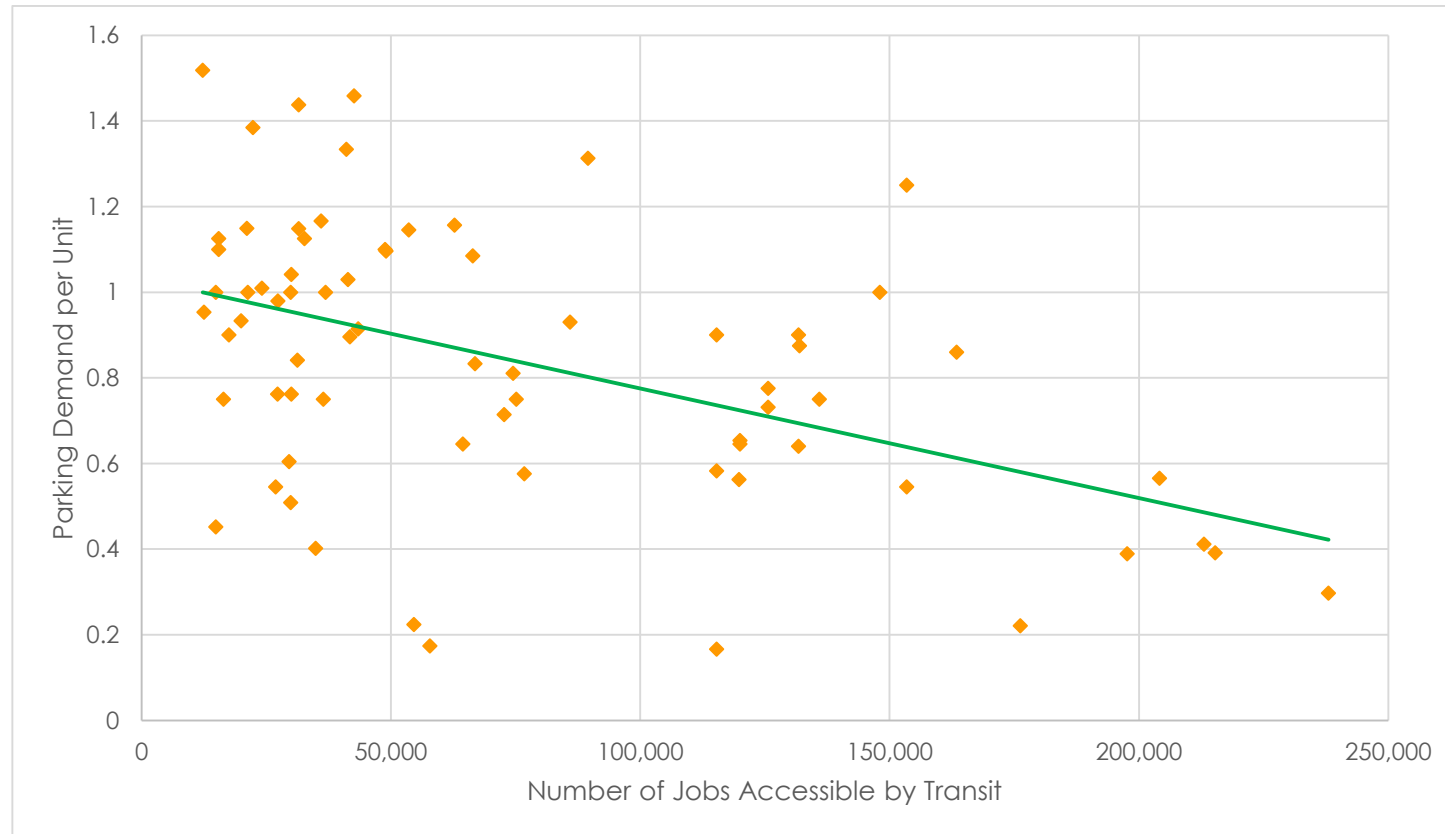
- **Parking supply per unit**
- % of affordable units
- Tenure
- Average number of bedrooms/unit
- Average Rent
- Parking cost included
- Building square footage
- Floor Area Ratio
- % building coverage of lot
- Year of construction

## 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

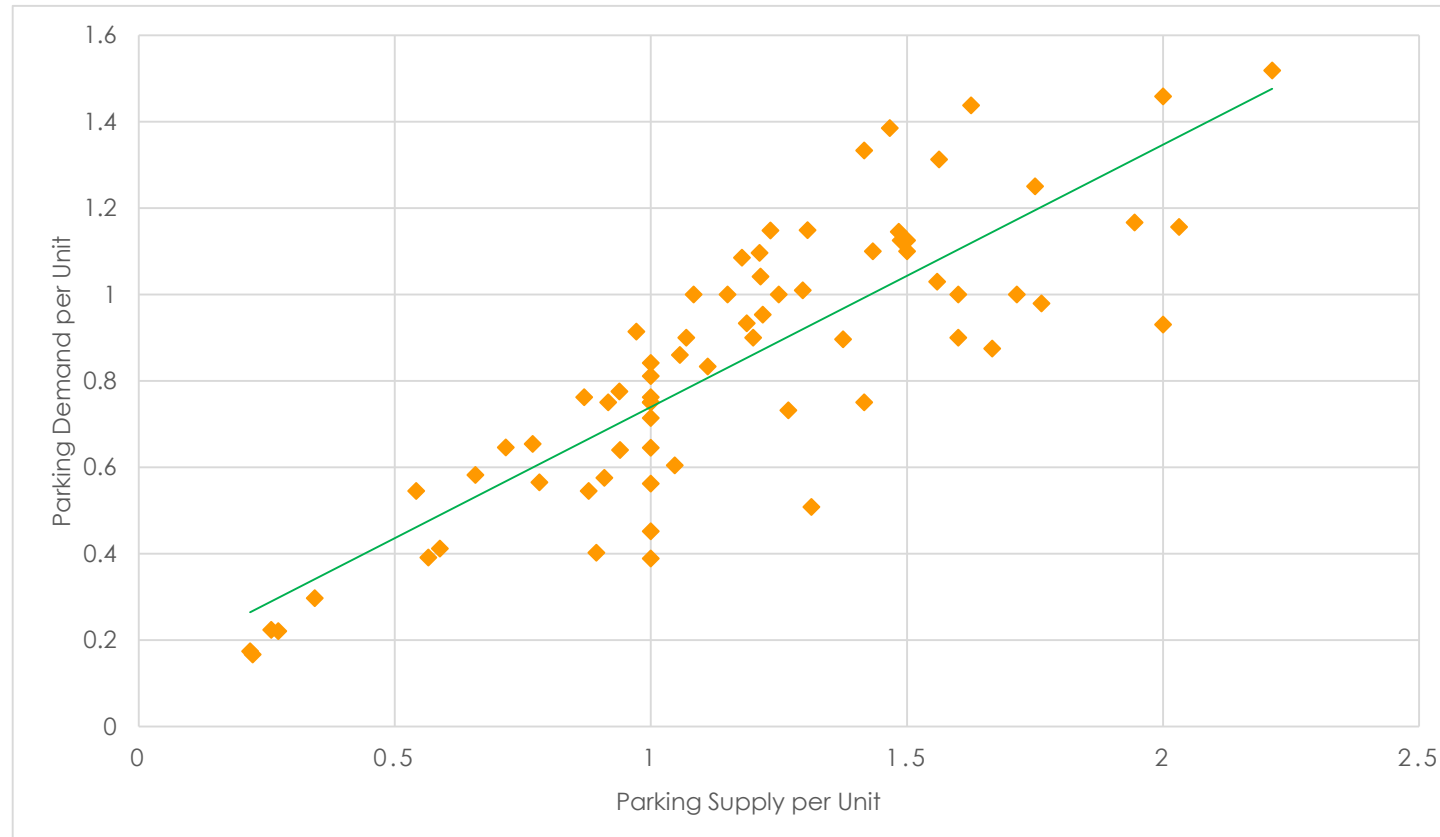
# Location matters...

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



# ...but supply may drive demand

- **Parking supply**



# Parking Supply Reduction Strategies

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- Zoning Changes

- Reduce or eliminate parking minimums
- Implement parking maximums
- Modify parking requirements based on use and/or access to transit

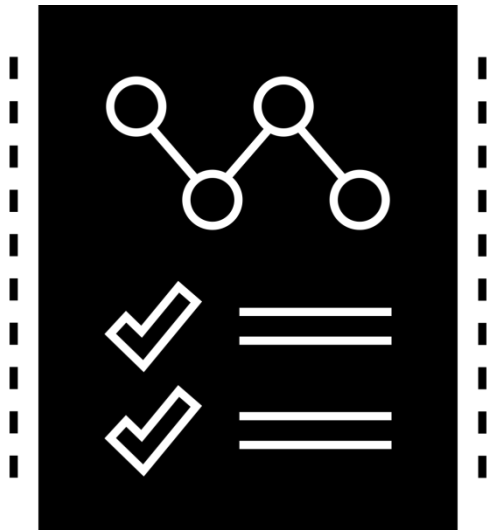
- Change incentives

- Unbundle price of parking
- Allow developers to pay a fee-in-lieu of parking
- Carsharing credits



# Don't let past thinking dictate future planning

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Collect Data



Engage Stakeholders



Context-Specific!

# Phase 2

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- Have begun work in 5 communities in the Inner Core, including Boston, Brookline, Cambridge, Medford, and Watertown
- Engaging with developers and property management companies directly
- Eventually-online tool for easily accessible comparable data

# Thank you!

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Please visit our project website at: [perfectfitparking.mapc.org](https://perfectfitparking.mapc.org)

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