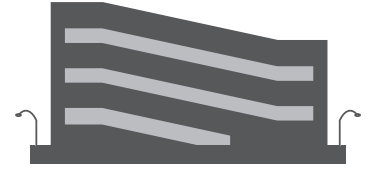
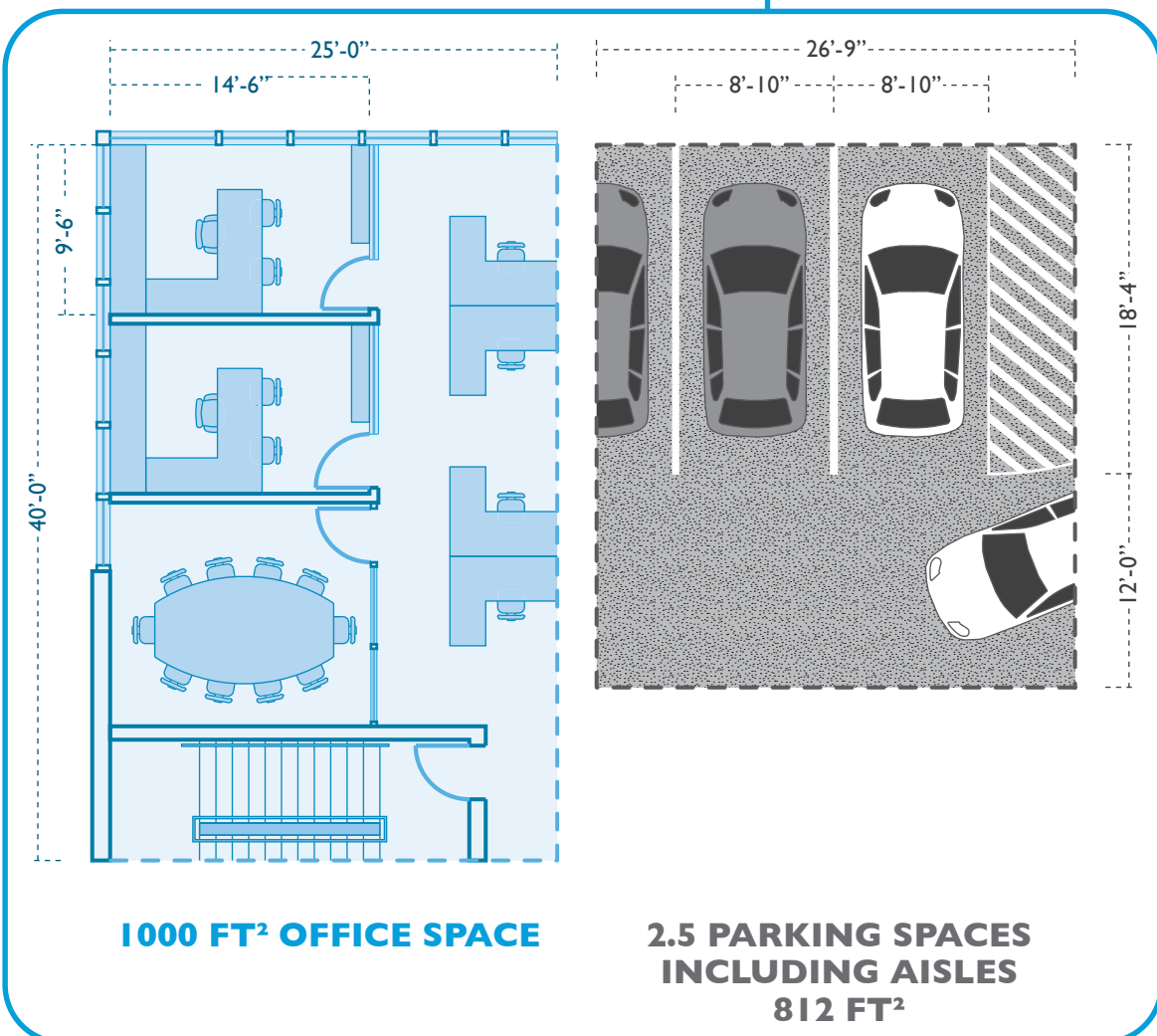
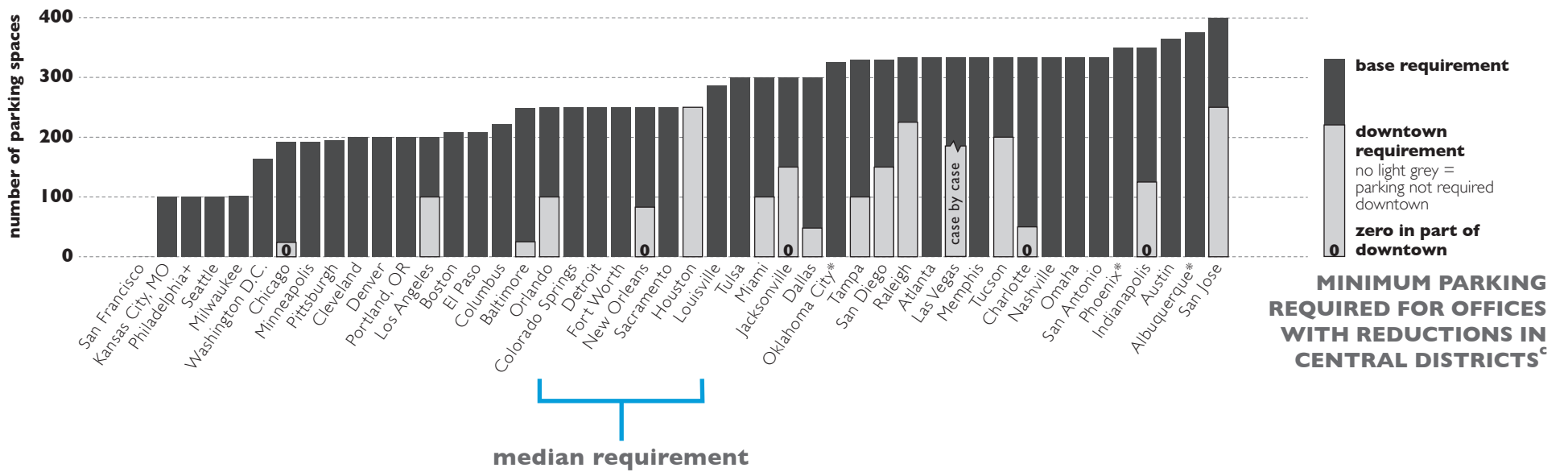
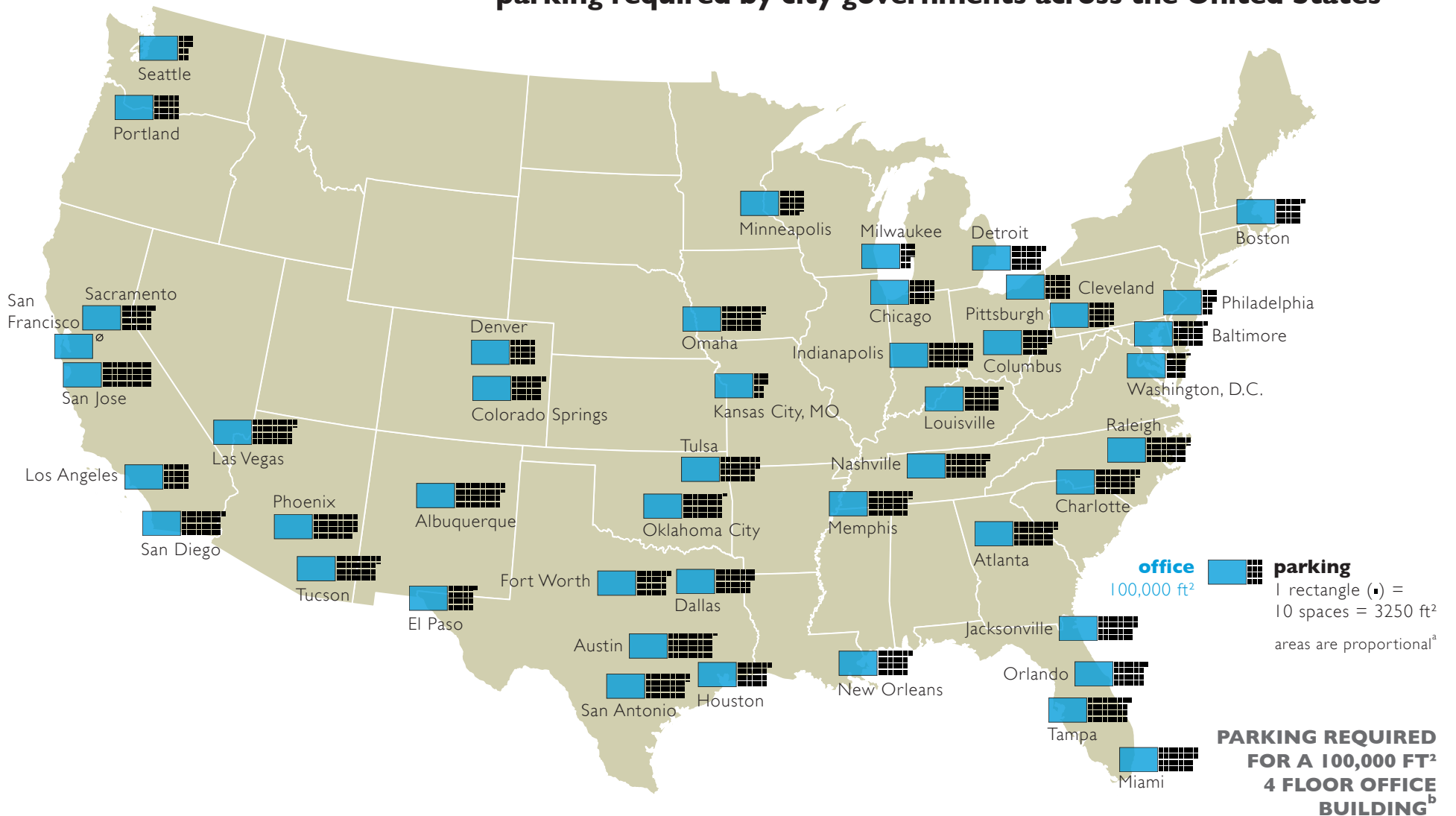


OFFICE VS PARKING SPACE



parking required by city governments across the United States



Cities across the United States require a minimum amount of parking to be built with nearly every office building. Constructing this parking is enormously expensive and often takes up more space than the building itself. Municipal parking mandates increase the cost of hiring employees because they raise the cost of each square foot of office space. Businesses are unable to save on parking costs by encouraging employees to carpool, ride transit, walk, or bike to work. Employees are not offered parking cash-out programs which reward workers who do not use parking with a portion of the savings.

These graphs show the requirements for a typical office building in major cities across the United States. There is huge variation from city to city—ranging from zero to four hundred spaces for the same building. There seems to be little logic to these differences. (See El Paso vs. Albuquerque or Kansas City vs. Omaha) Which city is correct? Wouldn't it be better to let businesses decide instead?

Minimum parking requirements can lead to a massive oversupply of parking. This wastefulness hurts companies' bottom lines and the economy at large. Cities often make exceptions or reductions in special zones, but why should offices have to be located downtown to choose to build less parking? People can carpool anywhere, and while transit and pedestrian infrastructure may be less developed in some places, it would be expanded if more people demanded it. That demand is artificially stunted so long as cities deny their citizens from reaping the full benefit of making more frugal choices.

a - parking area includes space between ■ symbols
b - a list of the pertinent sections of each city's municipal code (with links) can be found at: graphingparking.com/sources
c - calculations based on a general professional office building with four equal floors of 25,000 square feet each
* requirements are based on gross leasable area instead of gross square feet; these cities' requirements may be somewhat overstated relative to others
+ no requirements in any commercial zone