



# Shared Parking Practices

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SPUR Digital Discourse | Instead of Paving Paradise, Can We Share It?  
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# SHARED PARKING SPACE CONDITION 1

Same parking space used at  
different times due to land use  
demand



# SHARED PARKING SPACE CONDITION 2

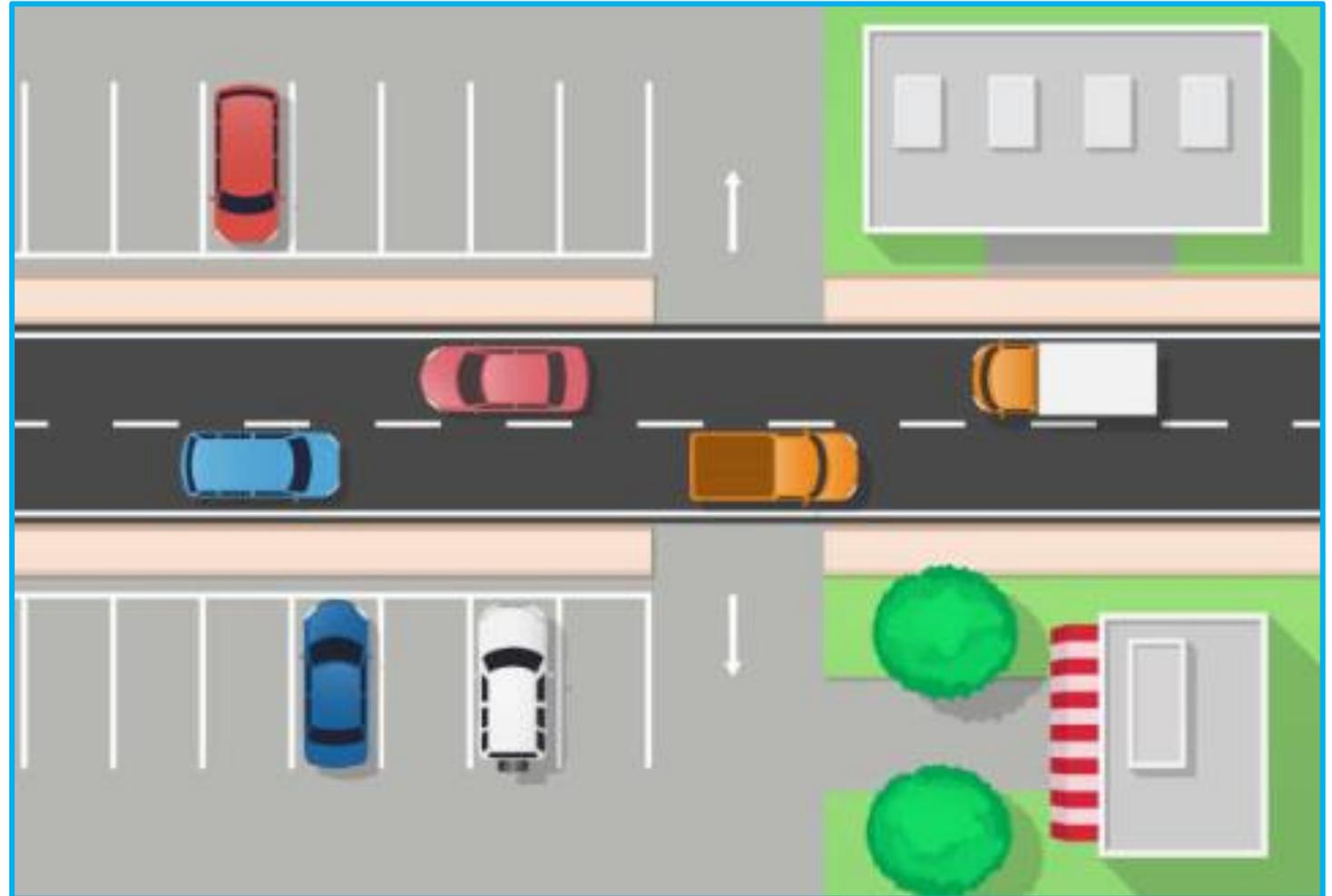
Relationships among the land uses that result in visiting multiple places on the same auto trip

“Park Once” or “Captive Market”



# SHARED PARKING SPACE CONDITION 3

Opening up public or private underutilized parking to satisfy code requirements



# Shared Parking Model Background

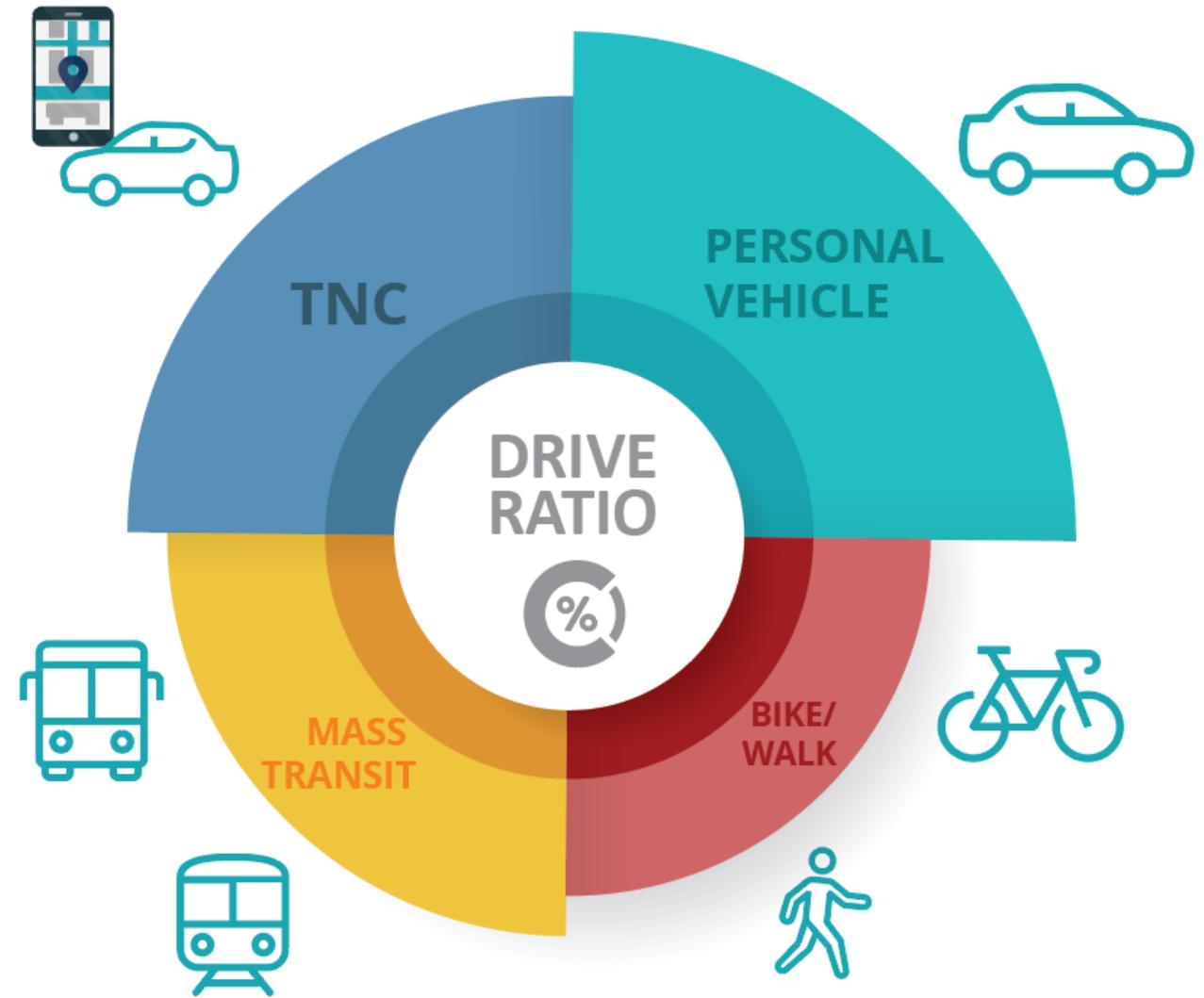
*Projecting peak-hour parking demand for mixed-use areas, taking into account that different land uses peak at different times and don't all need their peak supply at the same time. Also considers impact of land use connections within a site that reduces the number of cars.*



# DRIVE RATIO

PERCENTAGE OF PEOPLE  
ARRIVING AT THE SITE IN A  
PERSONAL VEHICLE

Adjusts parking needs based on  
for local use of walking, biking,  
cabs/ TNC's (Uber, Lyft, etc.),  
bus, train, carpooling, drop-  
offs, etc.



# “Park-Once” Adjustments

- **Captive market** - people who are already present and can walk to nearby destinations
  - Captive markets generate demand for the places **without generating parking demand**
- **Non-captive** - the percentage of people that do drive a car to the site and park



# Shared Parking = Right Sizing Parking

Land Use	Location	Parking Stalls Required Per Code	Recommended Parking Supply with Shared Parking	Difference	Percent Reduction
Mixed-Use Development	Colorado	650	409	241	37%
Major City Downtown Hotel	Colorado	74	31	43	58%
Retail	Ohio	376	166	210	56%
Grocery	Ohio	250	70	180	72%
Theater	Ohio	718	336	382	53%
Residential	Ohio	1,582	1,056	526	33%
Self-Storage	Ohio	105	8	97	92%
Mixed-Use Development	Nebraska	4,340	3,352	988	23%
Mixed-Use Development	Illinois	2,985	1,732	1,253	42%
Mixed-Use Development	California	5,988	3,588	2,400	40%
Office	California	536	308	228	43%
Mixed-Use Development	California	477	346	131	27%
Mixed-Use Development	California	271	207	64	24%
Warehouse/Gathering Space	California	94	74	20	21%
Office	California	1,272	926	346	27%
Business Hotel	California	125	90	35	28%
Mixed-Use Development	Texas	18,917	11,937	6,980	37%
Limited Service Hotel*	Florida	100	58	42	42%
Resort/Beach Hotel	Florida	175	124	51	29%

\*Ratio based on actual parking demand for area hotels compared to code requirement for 100 room hotel

Source: Walker Consultants

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## Parking will still be built:

- Based on data and market demands
- Support transportation demand management to encourage transit, biking, walking