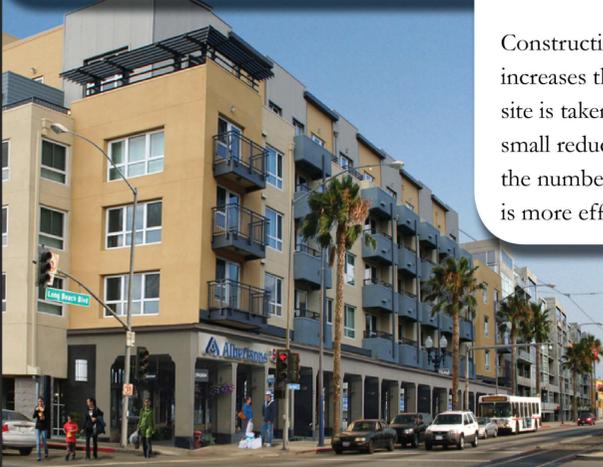


What is the difference between these buildings?

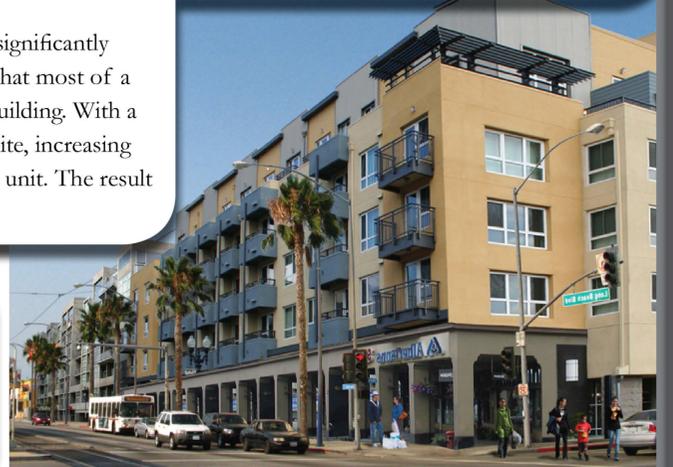
The **difference is on the inside.**

Constructing a building using Long Beach's current parking requirements significantly increases the cost of each housing unit. Requiring lots of parking means that most of a site is taken up by parking lot, limiting the area that can be taken up by a building. With a small reduction in parking requirements a building can occupy more of a site, increasing the number of housing units and decreasing the construction cost of each unit. The result is more efficient use of land and more affordable housing units.

"As parking lots proliferate, they decrease density and increase sprawl. In 1961, when the city of Oakland, California, started requiring apartments to have one parking space per apartment, housing costs per apartment increased by 18 percent, and urban density declined by 30 percent. It's a pattern that's spread across the country."
We Paved Paradise, Salon Magazine, 2007



Existing Regulation



Market-Feasible Regulation

Price

decrease unit cost

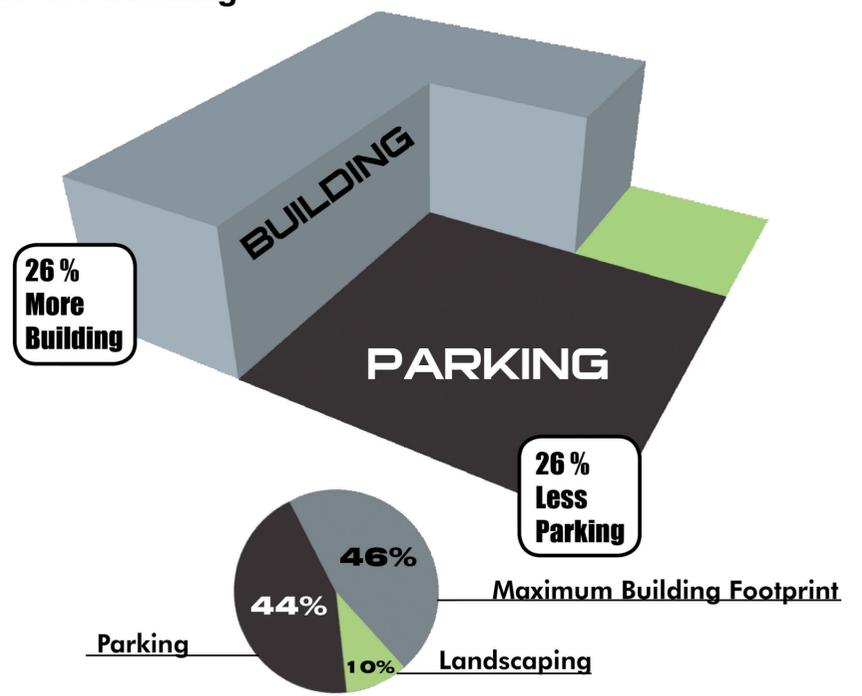
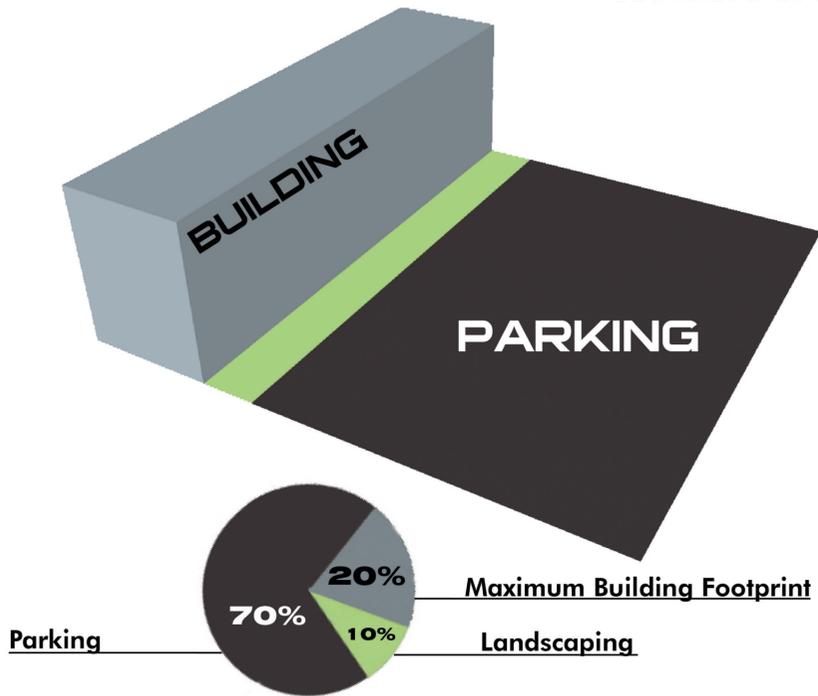
# of Bedrooms	# of Parking Spaces per Unit
0	1 Parking Space
1	1.5 Parking Spaces
2 +	2 Parking Spaces



# of Bedrooms	# of Parking Spaces per Unit
0	0.5 Parking Space
1	1 Parking Spaces
2 +	1.5 Parking Spaces

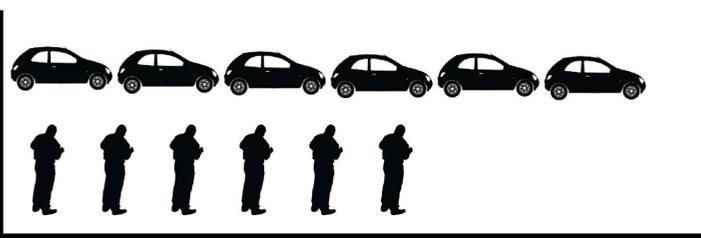
Efficient Use of Land

use more of the site for the building



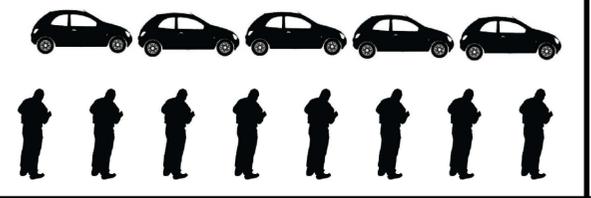
Number of Units

trade parking for people



🚗 = 30 parking spaces
👤 = 10 dwelling Units/ Acre

18% Less Cars
29% More People



🚗 = 30 parking spaces
👤 = 10 dwelling Units/ Acre

