


Parking, Housing & Climate

Bill 2 (2020)



An aerial photograph of a coastline. On the left, there is a sandy beach with waves crashing onto it. To the right of the beach, a line of trees separates the land from a steep, dark brown cliffside. A waterfall is visible on the right side of the cliff, cascading down. The background shows rolling green hills under a clear sky.

Accelerating Hawaii toward
100% clean energy.

Lauren Reichelt
Clean Transportation Director

blue  planet
FOUNDATION



Pathways to Reducing Transportation Impacts

1. System Efficiency (VMT reduction)
2. Renewable Technologies/Fuels

e.g.: Reduce & Replace

Benefits of Parking & Housing Reform

Help us meet our climate goals

Reduce the cost of development and housing

Prioritize people-oriented design



Photo: HPR, Credit Wayne Yoshioka



Photo: Tracy Chan

How did we get here?



Outdated Parking Requirements Hurt Our Island

Cities typically have laws called "parking requirements," which mandate that new buildings provide large amounts of parking to residents and visitors. This increases the cost of housing and makes traffic worse.

They make construction more expensive.



They make housing more scarce.



They lead to more driving and undermine climate goals.





43% of O'ahu households have zero or 1 car

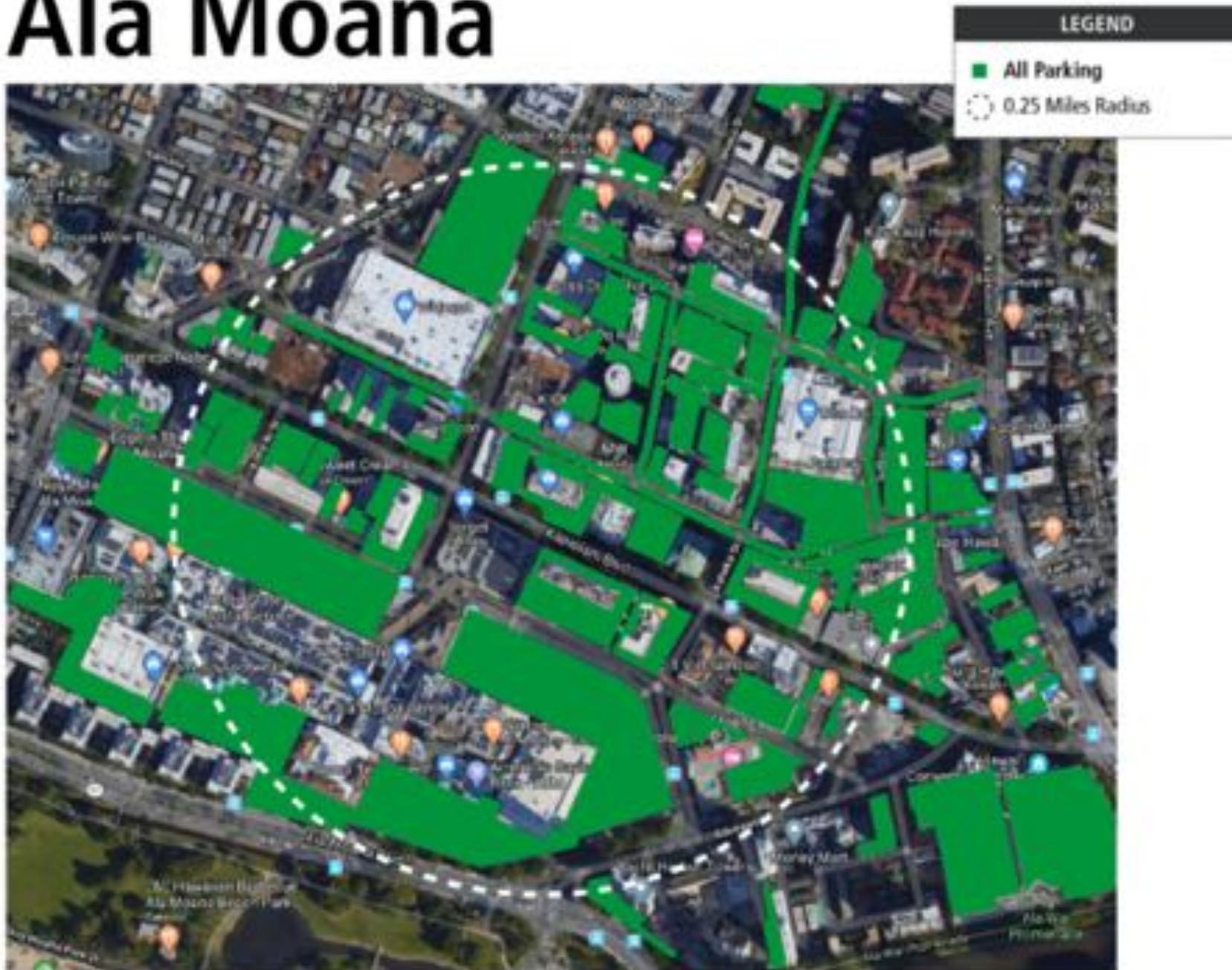




69% of Honolulu households without personal automobiles are low-income.

Source: Honolulu Complete Streets

Ala Moana



Credit: Ulupono Initiative

Kailua

LEGEND

- All Parking
- 0.25 Miles Radius



Credit: Ulupono Initiative

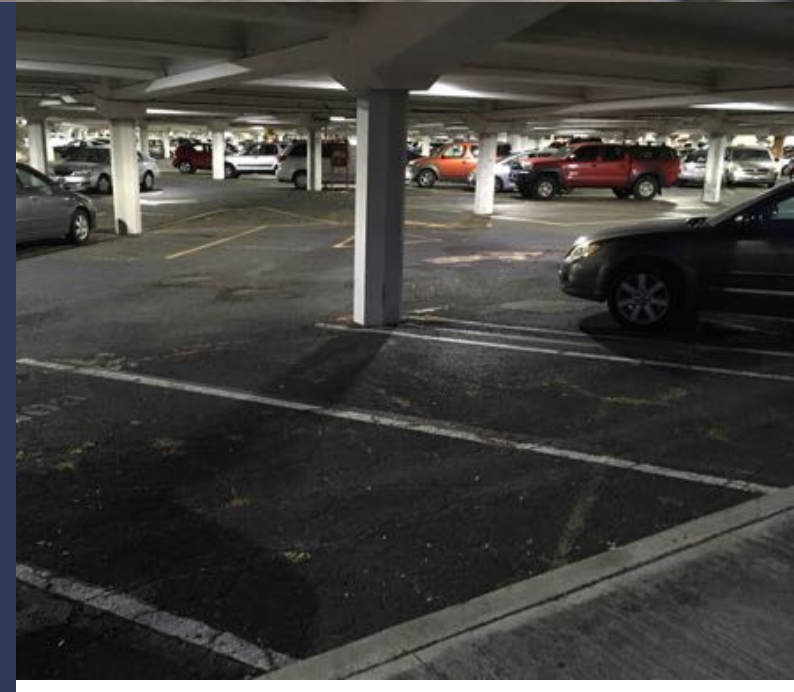
Downtown

LEGEND

- All Parking
- 0.25 Miles Radius



Credit: Ulupono Initiative



Parking goes unused?!

- How much residential parking goes unused?

26% in greater Boston¹

31% in greater Seattle²

33% in Madison, WI³

40% in Washington, DC⁴

44% in Chicago⁵

25-30% unused in Honolulu

In Some US Cities, There Are Over Ten Times More Parking Spaces Than Households

A new report reveals Americans' addiction to convenient parking at the expense of affordable housing.

SHARE



TWEET



ADVERTISEMENT



Image: Shutterstock

If you've ever been to a city council meeting, you know that people love to complain about a lack of parking. People want to be able to store their cars as close as humanly possible to the front door of whatever place they're trying to visit. Such complaints create an artificial impression that parking is in short supply.

But according to [a new report](#) by the Research Institute for Housing America, an arm of the Mortgage Bankers Association, cities actually have an overabundance of parking space. They're also very bad at

Housing People Not Cars

**Bill 2
(2020)**

Simplify regulations

- Consolidated & clearer
- Fewer permits required
- Single residential requirement (1 stall : 800 sq ft)

Reduce & right size parking requirements

- No minimums (doesn't mean no parking!!)
- Modest increase for parking at large homes

Create flexibility for developers AND residents

- Allows developers to build to unique sites and needs
- Unbundles: Gives residents, owners and tenants more choice in how much parking they need

People-centered, not car-centered design

- Parking structures must be lined with active use
- Parking set back, not the feature from street
- More trees in parking lots!

Prepare for the future

- Requires uber/grubhub etc loading zones
- Unbundling enables repurposing parking stalls
- Allows more shared, joint-use innovative parking

Benefits of Parking Reform

**Bill 2
(2020)**



Makes new homes more affordable by “right-sizing” parking requirements and reducing the cost of construction



Addresses climate change by helping reduce driving



Reduces cost of living by enabling residents to pay for only the parking they will need and use



Provides more equity and choice in our system for low- or no-car owners



Creates more walkable, safe and accessible streets



Relieves pressure on limited street parking



Increases healthy trees in parking lots; more on-site stormwater retention.



Encourages clean transportation options – bike, walk, bus, rideshare

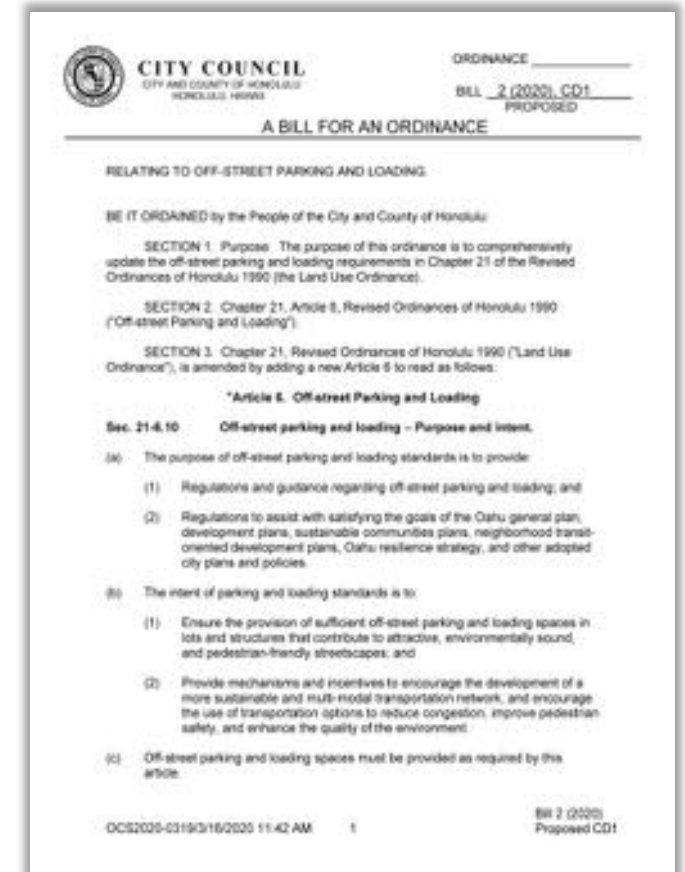
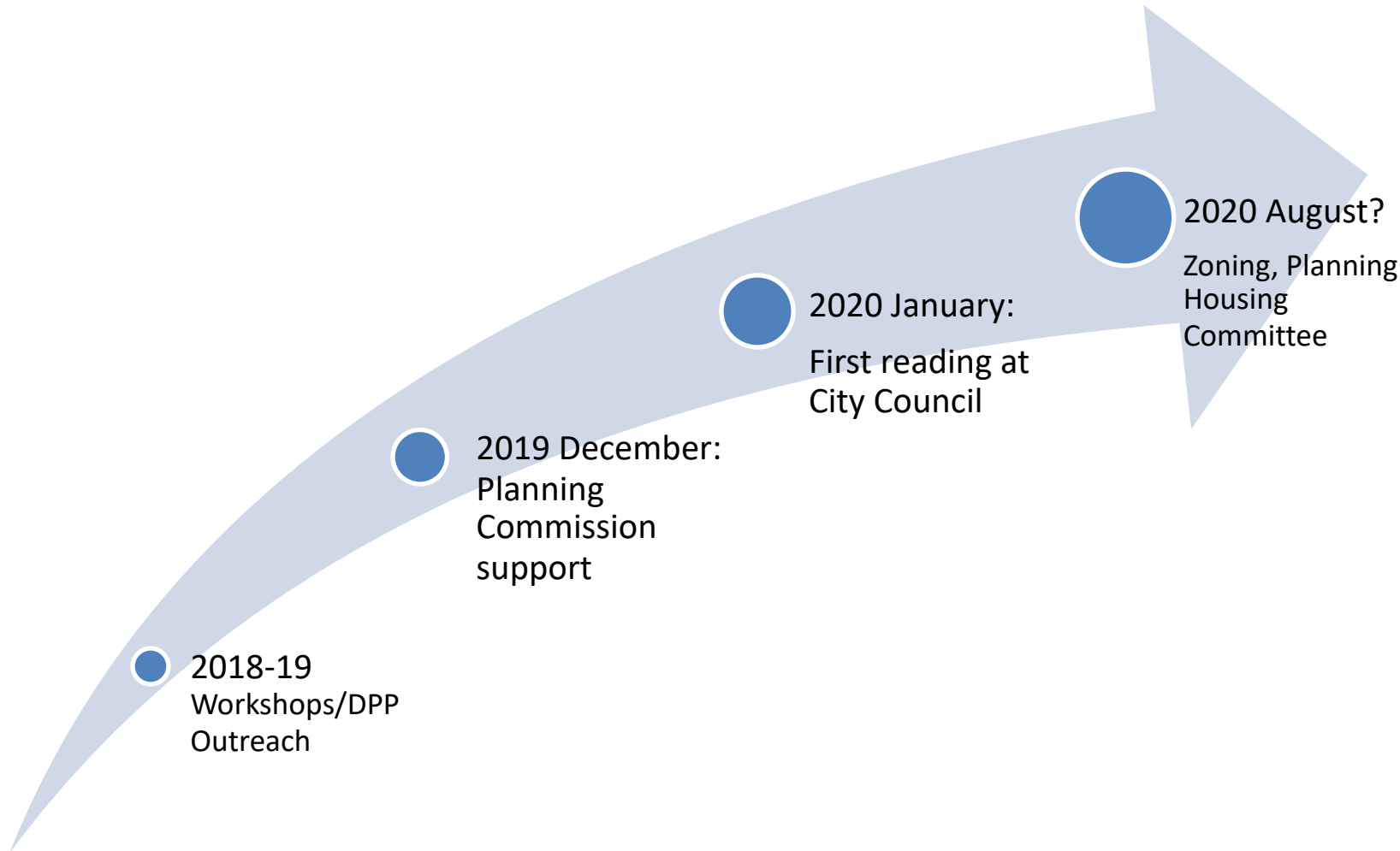




Credit: Historichawaii.org



Timeline & Next Steps



More information?

Honolulu Bill 2 (2020): [http://www4.honolulu.gov/docushare/dsweb/Get/Document-249760/BILL002\(20\).htm](http://www4.honolulu.gov/docushare/dsweb/Get/Document-249760/BILL002(20).htm)

AARP Livability Fact Sheet: Parking - <https://www.aarp.org/livable-communities/info-2014/parking-fact-sheet.html>

The True Cost of Free Parking Video - https://www.youtube.com/watch?v=Akm7ik-H_7U

NRDC Action Fund - [Honolulu's Bill 2 Takes a Fresh Look At Parking For a More Affordable, Resilient City](#)

Ulupono Initiative- <https://www.civilbeat.org/2019/12/theres-no-such-thing-as-free-parking/>