Air Alliance Houston



Research



Education



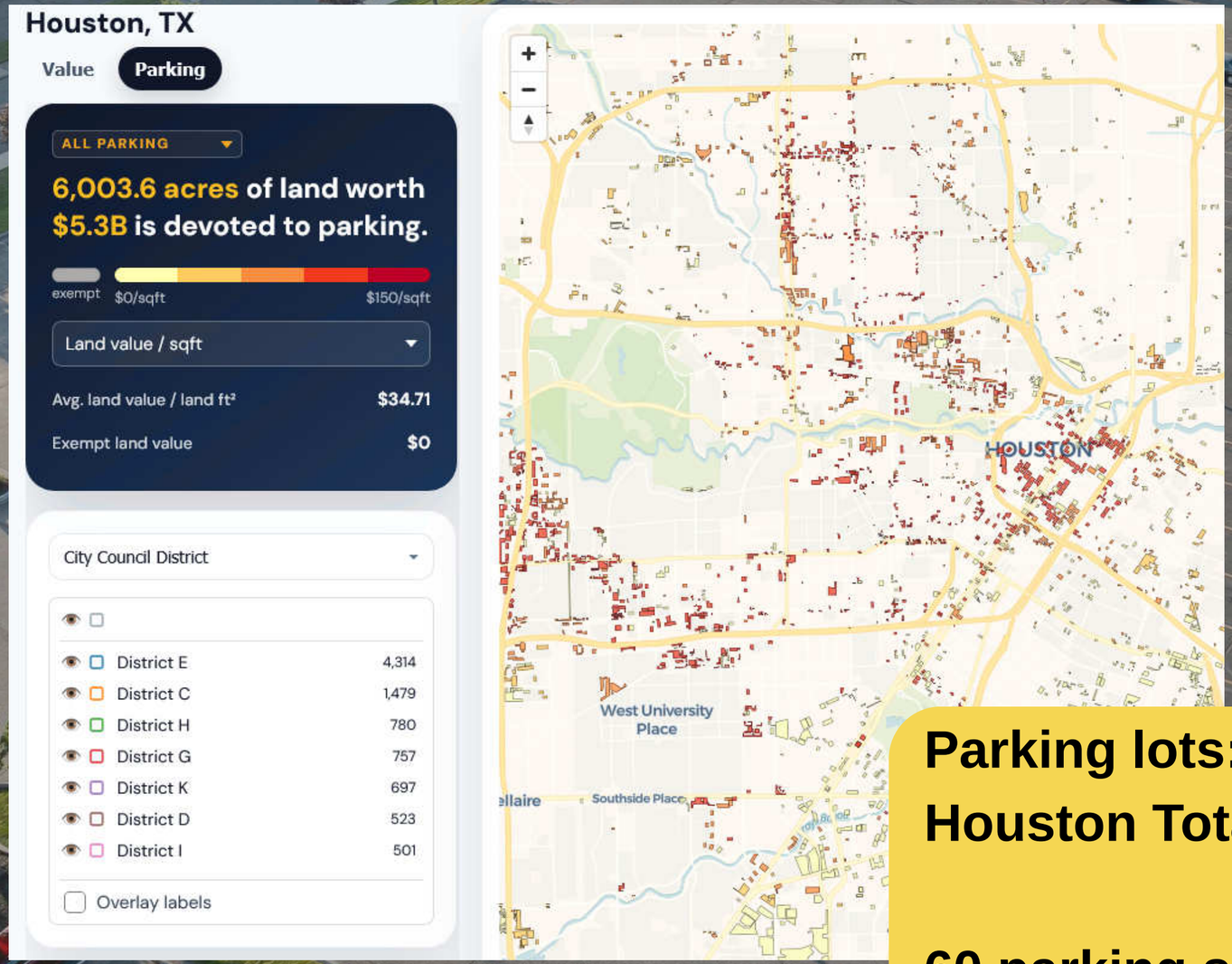
Advocacy

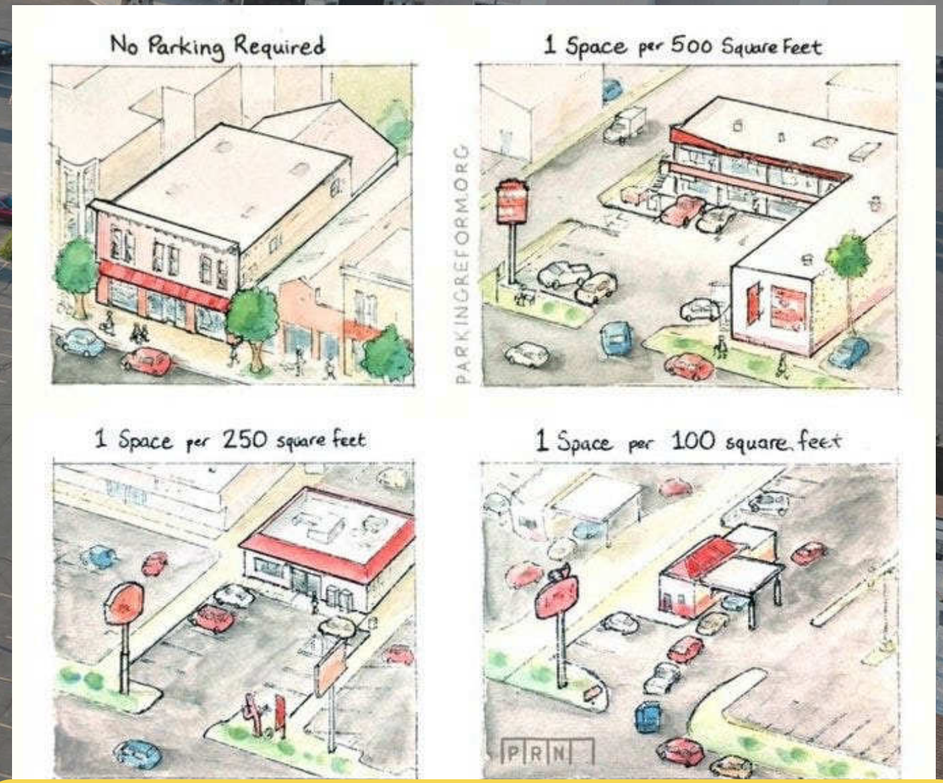
In 2017, mobile sources accounted for 60% of NOX emissions in Harris County.

Decrease in annual, community-level health costs by ~$12 million

a: 2520 Caroline Street, Suite 100, Houston, TX 77004 | p: 713.528.3779 | w: airalliancehouston.org

Houston has A LOT of parking.





Form Follows ~~Function~~ Parking

Parking lots: 58.96 mi^2
Houston Total Area: 671.76 mi^2

60 parking spots per person

Houston has a lot of parking because the government mandates it!

Parking minimums are based on the observed parking maximum

Type of Business	Mandated Parking
Retail Store	1 space per 250 sqft
Hospital	2.2 spaces per bed
Bowling Alley	5 spaces per lane
Swimming Club	9 spaces per employee
Restaurant	1 space per 100 sqft
Bar	1 space per 71 sqft

City of Houston Code of Ordinances, Chapter 26, Article VIII, Section 26-492

FAST FOOD RESTAURANT WITH DRIVE-IN WINDOW (836)

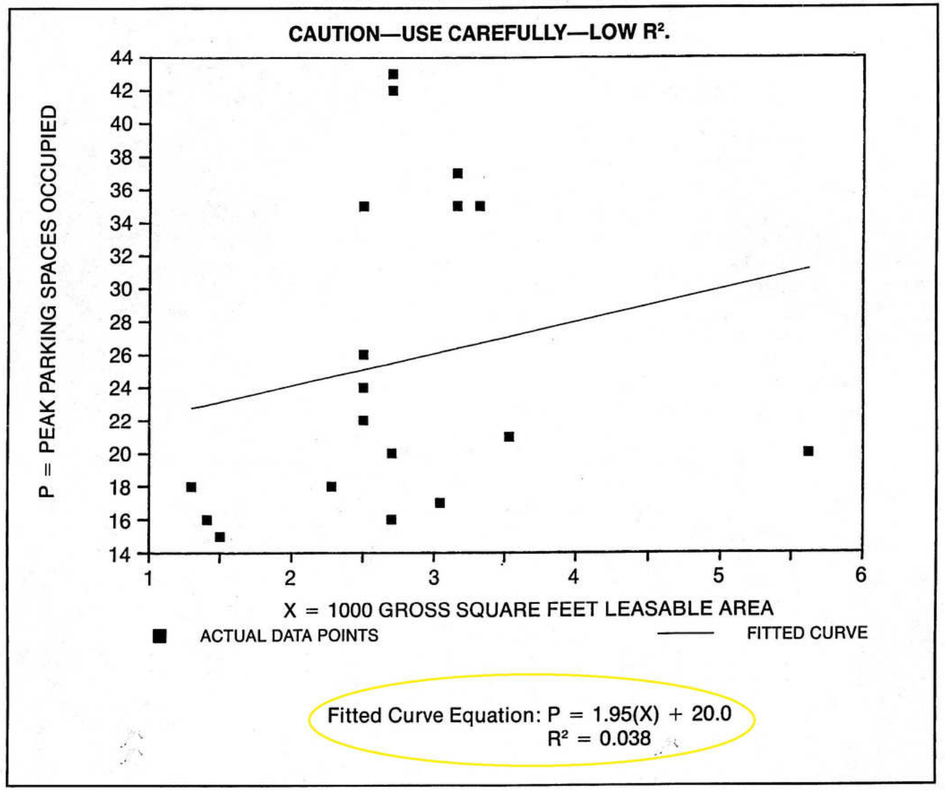
Peak Parking Spaces Occupied vs: **1,000 GROSS SQUARE FEET LEASABLE AREA**

On a: **WEEKDAY**

PARKING GENERATION RATES

Average Rate	*Range of Rates*	*Standard Deviation*	*Number of Studies*	*Average 1,000 GSF Leasable Area*
9.95	3.55–15.92	3.41	18	3

DATA PLOT AND EQUATION



Parking Generation, August 1987/Institute of Transportation Engineers

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How much does a parking space cost?

Urban Heat

For every 1% increase in parking coverage, mean summer land surface temperature increases by approximately 0.17°F.

Flooding and Runoff

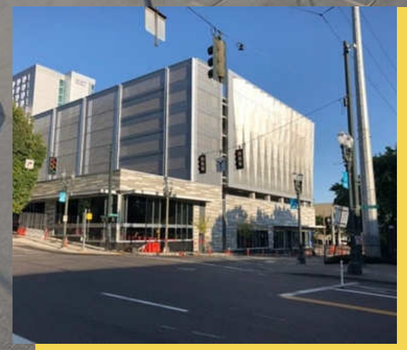
1 inch of rainfall on 1 acre of impervious surface generates 27,000 gallons of runoff.

Habitat Degradation

Urban sprawl induces driving, undermines transit, consumes natural land



$5,000+



$40,000+



$80,000+



Excess parking Induces Driving

Parking Subsidies: Taxing the Productive, Rewarding the Empty



Mixed-Use
TaxBill:$8,100 or
$1.62 / sqft

Right Single Family House
Tax Bill: $5,300 or
$1.07 / sqft

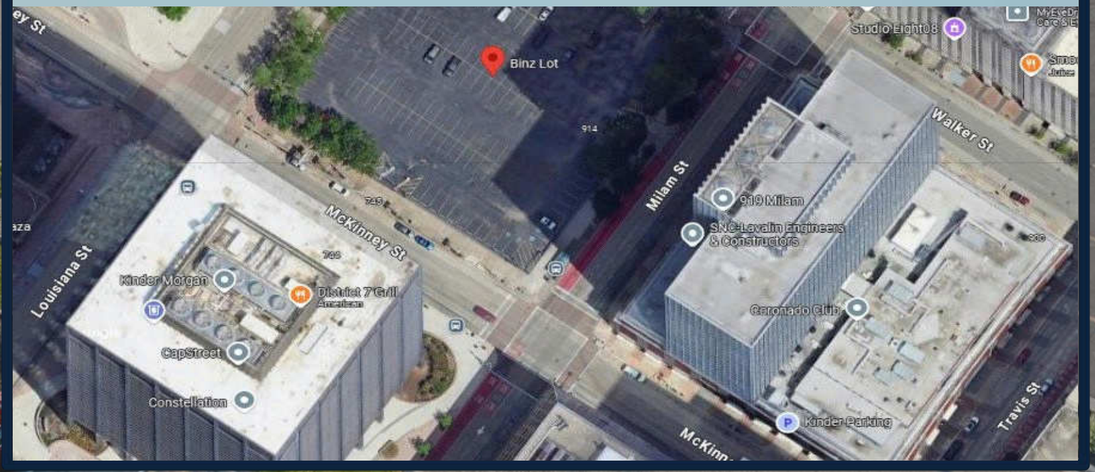
Left Single Family House
Tax Bill: $2,708 or
$0.55 / sqft

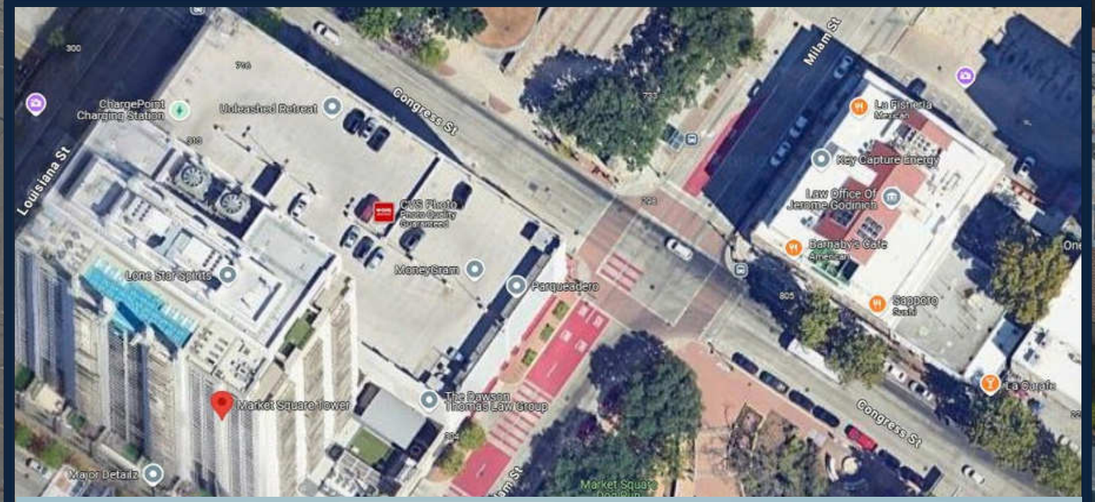
Vacant Lot
TaxBill:$2,504 or
~$0.18 / sqft

Parking Subsidies: Taxing the Productive, Rewarding the Empty

707 McKinney: 62,500 sq ft

2024 Property Tax Paid: $524,000





Market Square Tower: 63,000 sq ft

2024 Property Tax Paid: $3.5 million

Houston doesn't mandate parking everywhere.



Downtown, parts of Second Ward, and parts of Midtown are in the

Market Based Parking Area

(No Parking Mandates)

Properties near METRORail stations are considered

Transit Oriented Development

(No Parking Mandates or Mandates Reduced by 50%)

Why stop there?

Come talk to me







