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Hidden Cost of Parking in Hawai'i

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Oct. 13, 2020



Photos by Craig T. Kojima and Timothy Lee, Honolulu Star Advertiser

About Ulupono Initiative

- Committed to a more **sustainable, resilient** Hawai'i
- We invest, educate and advocate to support:

Local Food



DA BUX Double Up
Food Bucks
Farm Link Hawai'i
Farm-to-School
Hawai'i 'Ulu
Cooperative
OI-HPU Feed Mill

Water & Waste



Aloha Harvest
Fresh Water
Initiative
Re-use Hawai'i
WAI: Wastewater
Alternatives &
Innovations

Renewable Energy



BioEnergy Hawaii
Carbon Lighthouse
ClearFuels
Ibis Networks
Performance-Based
Regulation
SolarCity

Clean Transportation



A²CES for AVs
Biki/Bikeshare Hawai'i
Cost of Parking in
Hawai'i Report
Drive Electric Hawai'i
Quick Builds
Volta Charging

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Why Rightsizing Parking?

IMPACT

- Reduce VMT statewide by up to 29%, if right-sized (Transcending Oil 2018)
- Reduce cost of living
 - ✓ Roads, garages, etc.
 - ✓ Housing
 - ✓ Mandatory vehicle ownership
- Reduces congestion
- Increases residential density

OPPORTUNITY

- Local land use control
- Existing policy and planning frameworks that prioritize people over cars
- Under-utilized strategy
- Highly subsidized activity

TIMELINESS

- C&C off-street parking and loading update and on-street master plan
- North Shore parking enforcement and study
- Maui land use update
- Hilo downtown study and potential parking benefit district
- State Climate Change Commission priority

What Do We Know About Parking Supply?

- 4 spaces per car = over 2 million spaces
- At 330 sq. ft. per space =
660 million sq. ft.
or **15,151.51 acres**

or **23.67 sq. miles**






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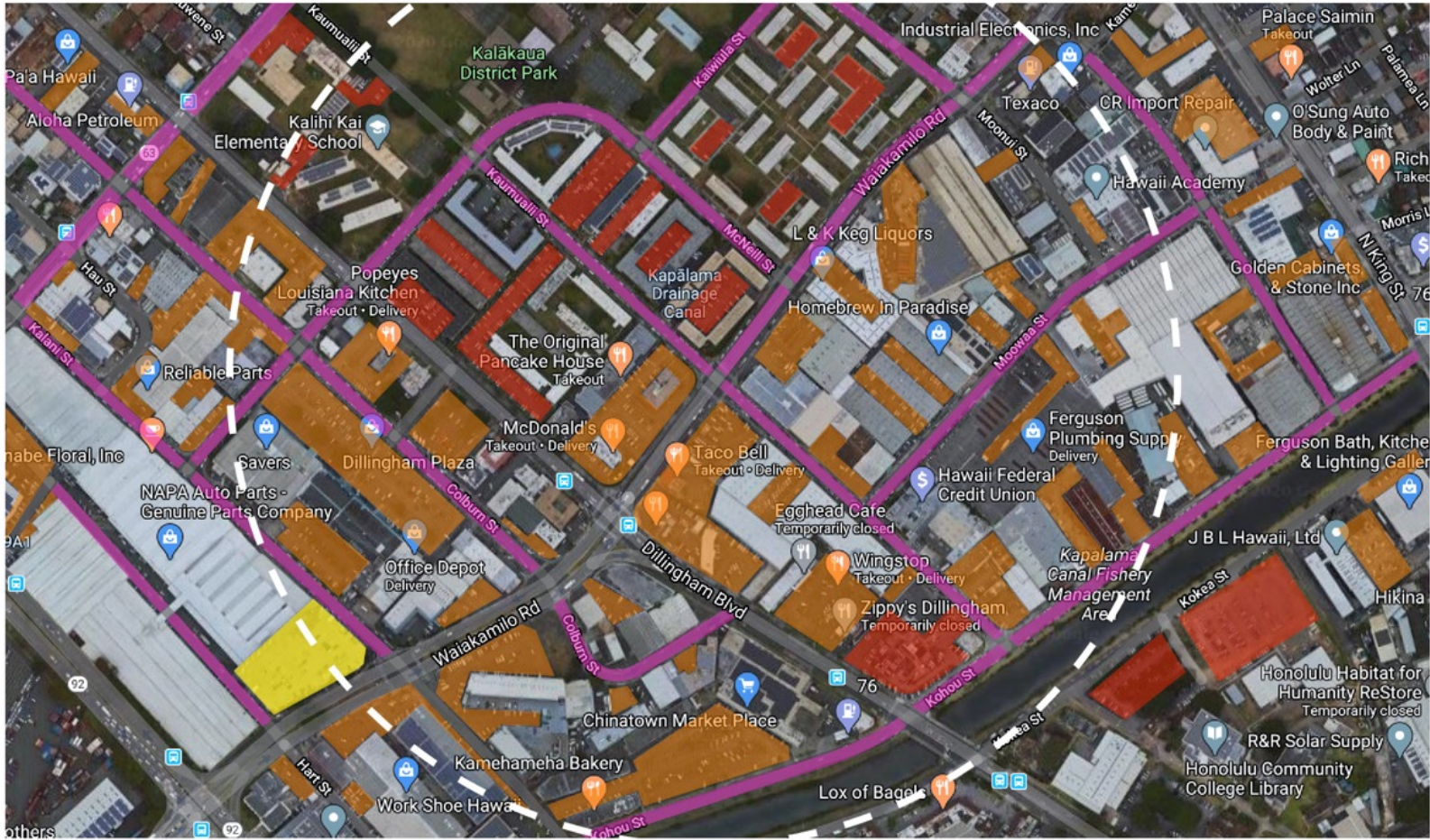
Ala Moana



Dillingham

LEGEND

 Open Parking	 Limited Access Parking
 Street Parking	 0.25 Miles Radius
 Mixed-Use Parking	



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.

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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

It's a **MANAGEMENT** problem

- Notoriously *emotional* topic
- “Hidden” issue



Alec Baldwin Arrested After Fight Over Parking Spot

Making people think twice

Not enough parking management technology

Accurate, realistic, and local costs of parking



Hidden Costs of Parking Approach

- Using real costs/projects but reporting representative direct costs
- Ensuring statewide but contextual representation
- Using conservative estimates and validating across multiple sources of information
- Developing realistic housing and commercial scenarios

Representative Carrying Costs of Parking for Selected Household Profiles

Location	Podium parking	On-grade parking: residential				On-grade parking: commercial				Garage parking: commercial				
	Urban Honolulu	Other O'ahu	Maui Island	Kaua'i	Hawai'i	Other O'ahu	Maui Island	Kaua'i	Hawai'i	Urban Honolulu	Other O'ahu	Maui Island	Kaua'i	Hawai'i
Cost per stall:														
Construction	\$42,000	\$3,100	\$3,600	\$3,800	\$3,400	\$5,400	\$6,200	\$6,500	\$5,900	\$42,000	\$49,000	\$56,500	\$59,000	\$54,000
Land	\$0	\$19,400	\$11,600	\$3,200	\$800	\$20,000	\$17,000	\$7,000	\$7,000	\$15,000	\$4,000	\$3,400	\$1,400	\$1,400
Total costs	\$42,000	\$22,500	\$15,200	\$7,000	\$4,200	\$25,400	\$23,200	\$13,500	\$12,900	\$57,000	\$53,000	\$59,900	\$60,400	\$55,400
Typical GFA square feet per stall*	330	360	360	360	360	360	360	360	360	330	330	330	330	330
Cost per square foot GFA	\$127	\$63	\$42	\$19	\$12	\$71	\$64	\$38	\$36	\$173	\$161	\$182	\$183	\$168
Parking levels	7	1	1	1	1	1	1	1	1	7	5	5	5	5
Primary source for construction cost estimate	<i>RLB, based on contractor bids for 5 facilities</i>	<i>Reported on-grade expenses for recent private residential developments in West O'ahu, adjusted for soft costs, and geographic factors</i>				<i>Reported on-grade expenses for recent private residential developments in West O'ahu, adjusted for required landscape, irrigation and lighting costs, soft costs, and geographic factors</i>				<i>RLB, based on contractor bids for 5 facilities</i>	<i>RLB, based on a 355-stall Wailuku municipal parking structure</i>			

* Includes all facilities and areas associated with the development: may include elevator lobbies, stairwells, bicycle parking, mix of compact vs. standard stalls, landscaped areas and sidewalks, etc. Excludes storage facilities, waste disposal, and loading docks and areas, if any.

Sources: Rider Levett Bucknall, 2020; PBR HAWAII, 2020 (land costs); verbal estimate of recent on-grade hard construction costs by O'ahu developers.

Q1 2020 dollars

Profile #1

TRANSPORTATION



Scenario

Single person renting a high-rise, 400 sq ft studio in urban Honolulu building

Burden

\$410 per month for 1 space

At 50% AMI, this could be up to 37% of the maximum allowable rent

Profile #2

TRANSPORTATION



Scenario

Senior couple renting a high-rise, 600-square foot 1-bedroom unit in urban Honolulu

Burden

\$410 per month for 1 space

At median income, that would be 17% of the allowable rent for this income

Profile #3

TRANSPORTATION



Scenario

A family of three looking to rent a two-bedroom, 750-square-foot townhome on O‘ahu but outside of urban Honolulu

Burden

Between \$180 and \$360 per month with an average of \$270 in parking costs, depending on number of spaces

At 50% AMI, this would represent around 19% of the maximum rent

Profile #4

TRANSPORTATION



Scenario

A family of three looking to buy a two-bedroom, 1,000-square-foot unit in a **high-rise** development in urban Honolulu (podium parking)

Burden

\$84,000 for the two required parking spaces, equaling **\$820/month** in carrying costs

If the unit cost \$425,000 (median sales price for a condominium on O‘ahu in 2019), that’s 20% of the purchase price

Profile #5

TRANSPORTATION



Scenario

A family of four looking to buy a three-bedroom, 1,200-square-foot home on O‘ahu but outside the urban core

Burden

\$45,000 for the two required parking spaces, equaling \$360/month in carrying costs

Compared to the median single-family home sale on O‘ahu in 2019, this would represent about 6% of the purchase price

Profile #6



Scenario	Burden
160,000-square foot “big box” store outside of the urban core	\$10.9 million to develop 534 spaces
<ul style="list-style-type: none">• Nearly 190,000 square feet of parking – larger than the store itself• A family that spends \$100 per week at the establishment (\$5,200 over the year) could be considered to be paying \$68 to \$104 per year for the parking	

Rightsizing Means Choices

- Market dependent
- Neighborhood dependent
- Willingness to pay
- Personal need

Consumers “do not believe that owning a car is worth the investment.”



We Have a Transportation System to Support these Choices

- Ignores current transportation realities
 - 30% already take non-single-occupancy modes statewide
 - 80,000 daily bus riders on the Bus
 - ~43% of households have 0 or 1 cars on island



Potential for new market forces

'Choice: Garages or Affordable Homes'

- With parking requirements, the most profitable proposal is for high-cost townhomes in the range of \$700,000
- Without parking requirements, the most profitable is a \$280,000 mixed-income condominiums

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IN MID-DENSITY ZONES, PORTLAND HAS A CHOICE: GARAGES OR LOW PRICES?
The city's analysis shows that the need to build parking is catastrophic for housing affordability.

If too much parking is mandatory in Portland's new RM2 zone, its own analysts say most projects will be like these townhomes at NE Couch and 53rd Avenue, currently selling for \$729,000 each. But if parking isn't needed, the most profitable project would be mixed-income condo buildings with average prices near \$280,000. Photo by Michael Andersen, used with permission.

Author: Michael Andersen
(@andersen) on October 2, 2019 at 10:10 am

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Mahalo

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Report available at:

http://ulupono.com/news_posts/report-reveals-the-hidden-costs-of-parking-in-hawaii

