

December 13, 2021



David Pope, President, Oak Park Residence Corporation

Transmitted by email, [dpope@oakparkrc.com](mailto:dpope@oakparkrc.com)

Dear David:

Thank you for your question regarding parking needs for the proposed development on Van Buren Street and Austin Boulevard in Oak Park. While the Center for Neighborhood Technology (CNT) does not conduct detailed parking studies for development proposals, we do have a calculator that estimates parking demand based on extensive past research on parking utilization.

The overall findings of our past work, summarized in the 2016 [Stalled Out](#) report, point to a clear conclusion: Most zoning codes require more parking in multi-family buildings than is actually necessary. In Chicago, we found that only 0.34 parking spots were needed per housing unit in multi-family buildings, far less than what was required by zoning. Unnecessarily high parking requirements have consequences: They make it more difficult to construct affordable housing and encourage more car ownership and more driving.

Applying the standard of 0.34 parking spots per unit to this 45-unit development would yield an estimate of actual parking need of 15 spaces, which is less than your current proposal of 17 spaces. In other words, your provision of parking meets the anticipated demand. In reality, the relationship between parking provided and parking used is more complex than this simple calculation, in an example of induced demand: The more parking that is provided, the more is used.

CNT doesn't make a practice of weighing in broadly on development proposals, but I will note that this project's inclusion of affordable units and sustainability features is certainly in alignment with our organization's mission.

Please contact me with any further questions at [bobdean@cnt.org](mailto:bobdean@cnt.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Dean".

Robert Dean, CEO