



National Park(ing) Day

“What Is The Value Of A Parking Space?”

Income-Producing Development Opportunities

A single typical “on-street” parking space such as this occupies **200-250sf**.

A single typical “off-street” parking space occupies **300-350sf** when internal vehicle circulation is taken into account.

The General Services Administration (GSA) recommends **200usf per person** for office staff when determining basic real estate requirements. Clearly, **cars require more space than people**.

This 200sf “on-street” parking space would produce **75 cents per hour** of income for 12 hours a day, 6 days a week...or roughly \$234 of monthly income if used continuously. **That's only \$1.17/sf/month!**

With average lease rates between **\$15-20/sf**, Central Business District **area is much more valuable to people and corporations** than as automobile storage.

Spaces developed for **people create connections...**
Spaces developed for **cars spread people apart.**

Open Space Opportunities

Open Space brings many beneficial qualities to urban and non-urban areas beyond the well-documented aspects of **Human Health & Quality of Life Improvement**.

In cities like St. Louis, local sewer districts (such as MSD) wrestle with outdated infrastructure and the enormous public costs of repair and replacement. **Open Space reduces Stormwater Management Requirements and Costs** due to the permeability of soils and loose-laid pavers.

Heat Island Effects occur when warmer temperatures occur due to the thermal mass retention and release of solar heat from constructed surfaces. Developed **Open Space reduces Urban Heat Islands** and the resulting effects such as increased cooling costs and localized storm patterns.

Plant material creates oxygen from carbon dioxide by the process of photosynthesis. **Open Spaces Improve Human Health** by supplying us with oxygen and **reducing Greenhouse Gases** and their resulting effects.

Many species call Planet Earth “Home”. **Open Space provides Habitat** for Vegetation which in turn provides Habitat for Wildlife. This link is integral to the “Circle of Life” which is critical to the Food Chain and Human Existence.

Humans require physical activity to stay healthy and reduce opportunities for illness. **Open Spaces provide places for Recreation, Relaxation and Reflection** as well as expressions of our **Culture**.

Open Spaces connect and support critical biological systems.
Parking Spaces collect pollutants and degrade the environment.

For more information, please visit www.hok.com or contact tim.gaidis@hok.com



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