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Bundled Parking and Travel Behavior

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Costs and Perceptions of Costs

- Shifts the cost of driving into the property market
  - -Easiest, or only, way for developer to recover costs imposed by minimum parking requirements in zoning codes
- Also changes residents' perception of cost and benefits of driving
  - -Parking expense independent of how much they drive (no marginal cost)
  - -Ease and certainty of vehicle storage, less time and stress cruising for parking (makes driving easier i.e. lower cost)

Hypothesis and Research Question

How does residential bundled parking affect travel behavior?

Data and Methodology

Descriptive Statistics

Table 1
Summary Statistics, 2013 AHS Topical Module.

		N
Owned Units	66%	14,286
With Bundled Parking	97%	9,083
Rented Units	34%	14,286
With Bundled Parking	87%	5,184
In Central City	31%	14,489
Household in Poverty	14%	14,489
Units Built Pre-1920	7 %	14,489
Unit Rent-Controlled	1%	14,489
Median Household Income	$40,800	14,130
Median Year Structure Built	1970	14,489
Average Number of		
People in Household	2.5	14,489
Vehicles in Household	1.2	14,489
Units per housing development	9	14,489
Average Proportion of:		
HH Female	52%	14,489
HH Children	12%	14,489
HH Age 65 or Older	21%	14,489
HH Native Born	87%	14,489
HH Black	13%	14,489
HH Adults College-Educated	25%	14,489
Share of Households with:		
Access to Grocery Store by Biking or Walking	54%	13,873
Bike Lanes in Neighborhood	15%	14,143
Usable, Well-Lit Sidewalks in Neighborhood	46%	14,114
Access to Retail by Biking or Walking	22%	14,417
Access to Bank by Public Transit	52%	13,816

Regression Analysis

Table 7
Predicted Probabilities of Transit Use, Households with and without Bundled and Parking.

Overall Transit Use	*Without Bundled Parking*	0.01568*** (0.0131)
	With Bundled Parking	0.007*** (0.0005)
Frequent Bus Use (no distance variables)	*With Bundled Parking*	0.00182***(0.0041)
	Without Bundled Parking	0.01004*** (0.0020)
Frequent Bus Use (distance variables included)	*With Bundled Parking*	0.2027*** (0.0493)
	Without Bundled Parking	0.2504*** (0.06191)
Frequent Subway Use (no distance variables)	*Without Bundled Parking*	0.0139**(0.0046)
	With Bundled Parking	0.0033** (0.001)
Frequent Subway Use (distance variables included)	*With Bundled Parking*	0.358** (0.1038)
	Without Bundled Parking	0.4981*** (0.1164)

Standard errors in parenthesis.
*** $p < 0.001$; p** < 0.01; *p < 0.05.

Conclusions and Policy Link

Thank you