

multipurpose building; that is, an office building with a certain amount of parking provided as an integral part of the building. Quite frequently the reason for the provision of parking integrally is to comply with local zoning ordinances which require the provision of parking based on various scales.

Services Rendered

The parking services rendered by municipalities are in great part confined to the commercial heart of the city, however, there are exceptions to this. In some cases where a parking shortage has occurred in an industrial area the municipality has stepped in to relieve the deficiency. In the case of a manufacturer who may be thinking of moving his plant to an outlying area because of the difficulties his employees have parking, it can be to the economic benefit of the community from a fiscal standpoint for the city to provide the parking facilities rather than to lose the tax revenues from the plant. Other municipalities have found it desirable and necessary to provide offstreet parking in residential areas, an outstanding example of this is a midwestern city which has provided a great many residential parking lots. Another facet of municipal parking is the provision of parking facilities in neighborhood shopping areas. This has generally occurred in the older and larger cities where the neighborhood centers were situated in a strip development along streetcar lines and before the automobile became a part of the American way of life. Other cities which are located in the center of recreational areas have had to establish parking facilities to serve the users of such areas. Examples of this type are found both on our east and west coast where large numbers of persons are attracted by the pleasures that the oceans afford.

A recent study conducted for the Automobile Manufacturers Association disclosed the distribution of central business district parking facilities by population groups, registered vehicles, and area. (Figs. 1-5.)

The durability of parking structures can be equated with any commercial building constructed of reinforced concrete or structural steel. Maintenance of these structures is of limited nature and consists primarily of sealing and waterproofing of floors, painting and striping of stalls. One of the greatest factors of obsolescence found in older garage structures has been the increase in size of the vehicle over a period of years. Many old structures designed for three cars to a bay have had their capacity reduced by one-third because of this factor. Using modern techniques the garage of today is a clear span structure and any change in the size of vehicles will only result in the repainting of stall lines with very minimal loss of space.