

Land use in Sandpoint	spaces per 1,000 sq feet	Residential parking requirements	~spaces per 1,000 sq ft
Banks	2.00	<1,200 sq ft	1.00
Restaurants	3.30	1,200 - 1,600 sq ft	1.00
Offices	2.00	>1,600 sq ft (3br+ requires 2 parking spaces)	1.00
Retail	1.25		
Other commercial	2.85	Ratio of non-residential to residential:	
Clinics	2.00		
Avg	2.23		

1996 average in lieu fee (per sq foot non-residential)*	\$	31.00
In lieu fee adjusted for residential parking requirements (per sq foot)**	\$	13.90
Construction price index, January 1996		137.70
Construction price index, January 2025		326.28
Construction inflation, 1996-2025		137%
Average residential parking in lieu fee in 2025 \$ (construction inflation)	\$	32.95
Consumer price index, January 1996		154.70
Consumer price index, January 2025		319.00
CPI inflation 1996-2025		106%
Average residential parking in lieu fee in 2025 \$ (consumer inflation)	\$	28.64

*Source: Page 11 of Appendix 12, "In Lieu Fees" of Downtown Boise's 2012 Parking Strategic Plan, produced by Kimley Horn. Study looked at 30 City's parking in lieu fees for non-residential downtown development, adjusted to per square feet.

**Sandpoint's residential parking requirements average 1 per 1,000 square feet of residential floor space. Non-residential averages 2.23 spaces per 1,000 sq feet. Available data on in lieu fees for non-residential land uses are adjusted for our local ratio of non-residential to residential to establish a fair representation of how residential in lieu fees can reflect average fees charged by other cities.

