



Regional Parking Utilization Database

NCTCOG Launching Study to Help Determine Better Parking Practices

How much parking does Dallas-Fort Worth need as it continues to grow? Are there some areas of the region that need more spaces? Others that might need fewer?

The North Central Texas Council of Governments is developing a database to answer these and other parking-related questions as the region continues to welcome new residents. NCTCOG is launching a study to inform the Regional Parking Utilization Database, a tool intended to help developers and policymakers determine the right amount of parking for apartments, restaurants, retail establishments and other commercial buildings in a region with increasing demand. Previous studies indicate parking could be planned more efficiently, but additional information is needed. More local data on parking utilization could ultimately lead to more-walkable developments in a region expected to add nearly 4 million new residents by 2045.

Background

Determining minimum parking ratios today is often based on limited data and general assumptions, resulting in overparking, a phenomenon where too much parking is built for a given development. A 2018 study of Dallas Area Rapid Transit's Red and Blue Line corridors evaluated parking utilization at 16 transit-oriented developments. It found that in most cases, the supply of parking outstripped demand. While the DART study provides evidence that there may be too much parking near transit stations, more data is needed from a broader sample of properties throughout the region.

Better data on parking use in our region is essential. Resources used to build excess parking spaces could be better allocated to other development features, such as revenue-generating leasable space or public space that improves overall development quality. More efficient parking may also allow more affordable housing through reduced costs associated with parking construction.

This can also improve the transportation system by allowing buildings with a more compact and walkable design. Challenges created by current inefficient development practices will continue without strategic intervention. Evaluation of demand and the factors driving parking supply will help prevent overparking.

NCTCOG Regional Parking Utilization Database

A study of this scale could give cities and developers the tools they need to write more effective parking policy and inform private-sector development practices. NCTCOG's Regional Parking Utilization Database will be an ongoing collection of regional parking data from parking facilities with data and findings accessible online. The project is modeled on similar databases developed in San Francisco, Boston and elsewhere.

How to Participate

NCTCOG is calling on property managers and owners from across the region to volunteer properties for parking utilization counts. Parking use will be observed on-site by NCTCOG staff during peak hours over two to three days in 2022 or 2023. Data collection methods and study conditions will vary according to site-specific needs. Data will be provided to property managers and owners at the end of the study for their own parking management and operations use.

Additionally, if interested parties have completed their own studies or data collection, they are encouraged to share their findings with NCTCOG so the database becomes a central clearinghouse of parking data.

Who Can Participate

- Property managers/owners
- Properties located in the 12-county Dallas-Fort Worth area (Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise counties)
- Most commercial property types, including:
 - Industrial/warehouse uses
 - Entertainment/theaters/gyms
 - Restaurants
 - Retail (all types)
 - Office
 - Hospitality/hotels
 - Multi-family residential/apartments
 - Mixed-use sites

The study currently will not include single-family housing properties, entire neighborhoods or districts. To submit a property to participate in the study, fill out the survey at www.nctcog.org/parking or recommend participation in this effort among your professional network. For questions, contact Catherine Osborn at cosborn@nctcog.org.