

NCTCOG | Sustainable Development

North Texas Regional Parking Database

Public Meeting | 3.14.2022

Presentation Agenda

- ✓ Why Study Parking?
- ✓ Our project: The North Texas Regional Parking Database
- ✓ How to Help: Recruitment/Sample Outreach





WHY STUDY PARKING?

Do we have too much parking?

Effects of Too Much Parking



Dependence on our cars

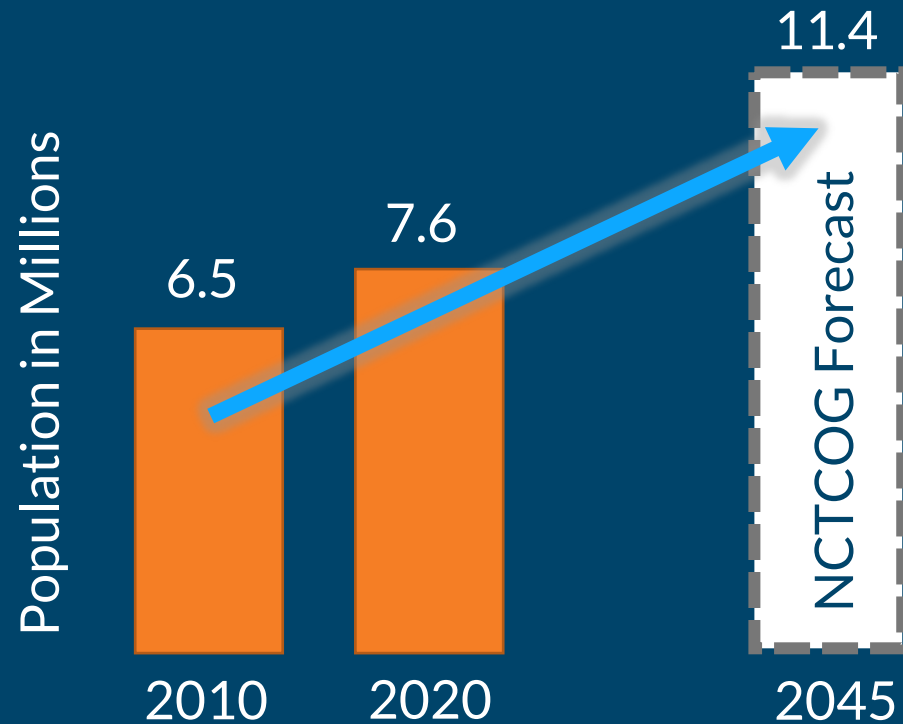
Less contribution to tax base

Increased development costs
(Garage: \$17,000 - \$40,000 per space)

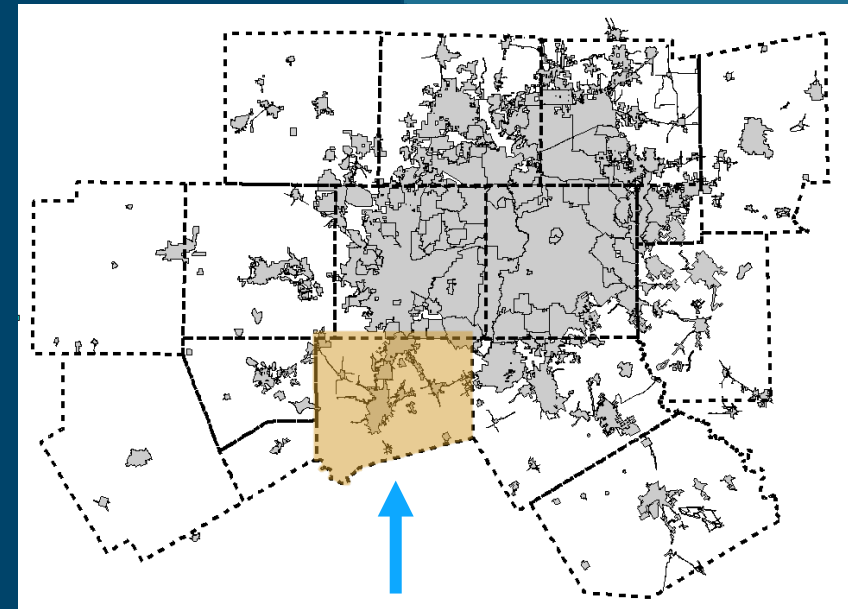
Lost land for housing/ other development
(~300 square feet per parking space)



Planning For a Growing Region



Assuming 8 spaces per car and estimate 10 million cars in 2045...



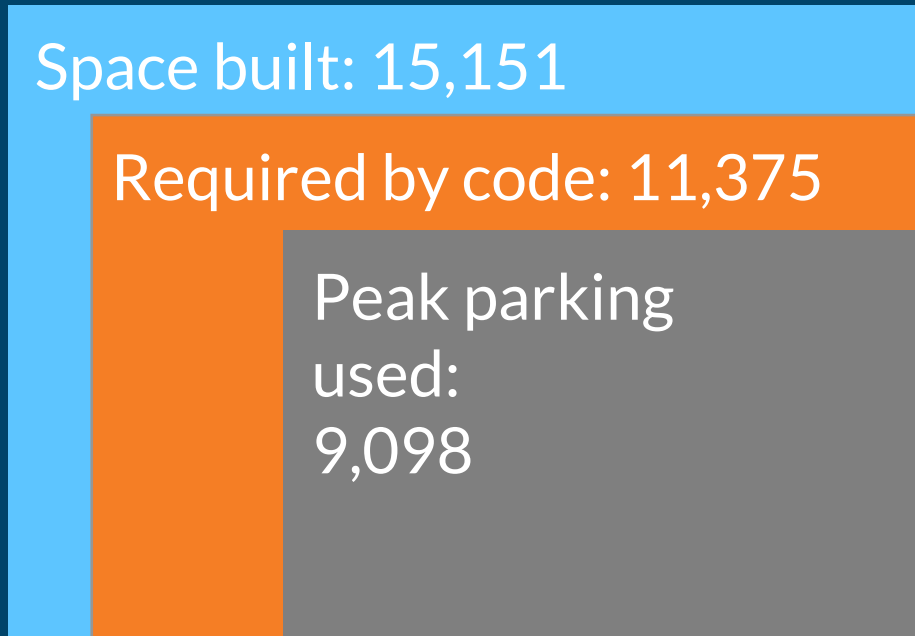
~775 sq mi of parking
(approx. size of Johnson County)

Can we afford to be wasteful with our resources?



Data / Decision-Making Challenges

2018 DART Red and Blue Line Corridors TOD Parking Study



~6,000 Spaces built went unused (40%)

Codes: May be using outdated formulas and estimates



- City development codes requiring parking
- Institute of Transportation Engineers (manual)
- Other formulas

Communication: Other stakeholders make assumptions on parking management shaping our cities



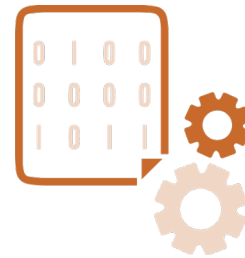
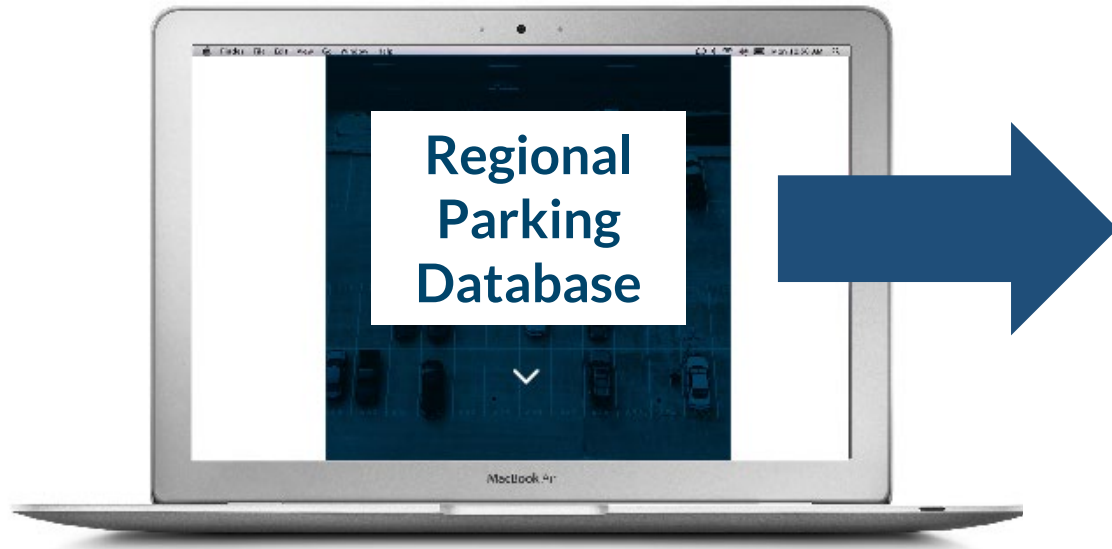
- Banks/lenders
- Commercial tenants
- Brokers



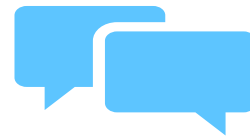


THE NORTH TEXAS REGIONAL PARKING DATABASE

Parking Database: Informing the Region



Inform city **codes** with a clearinghouse of count data



Communicate better knowledge on how to develop more efficient parking



Parking Database: Data Collection



Utilization & Supply

Counts of on-site parking spaces and peak use



Building Occupancy

Information on occupied units and leased space, number of units



Site Characteristics

Type of parking, special rules, related amenities, site age, etc.



Area Context

Transit availability, available street parking, walkability



Parking Database: Focus Areas

Context: representative of region's variety of transportation and development contexts

Broadly Applicable: most commercial property types

- Industrial/warehouse uses
- Entertainment/theaters/gyms
- Restaurants
- Retail (all types)
- Office
- Hospitality/hotels
- Multi-family residential/apartments
- Mixed-use sites



● Planning Research, 2021

Where we are now

Site Recruitment, 2022

● Data Collection Preparation

Data Collection

● Data Analysis and Final Deliverables/Report, 2023

Parking Database: Project Phases



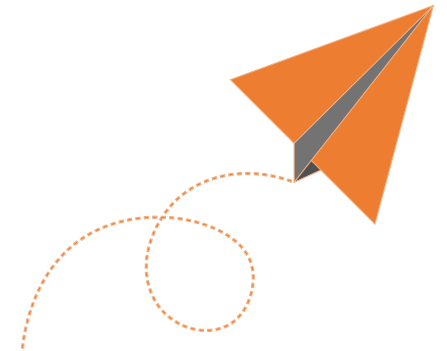
Parking Database: Sample Outreach

Goal: build a robust sample

We need **property managers** and **owners** to volunteer properties for parking utilization studies that will form the database.

Who can participate?

- ✓ Property managers/owners
- ✓ Properties located within the greater Dallas-Fort Worth area
- ✓ Most commercial property types





HOW TO HELP?

What can you do?

www.NCTCOG.org/PARKING

Share the project with property owners/managers

Submit a property to participate in the study by filling out the Property Characteristics Survey

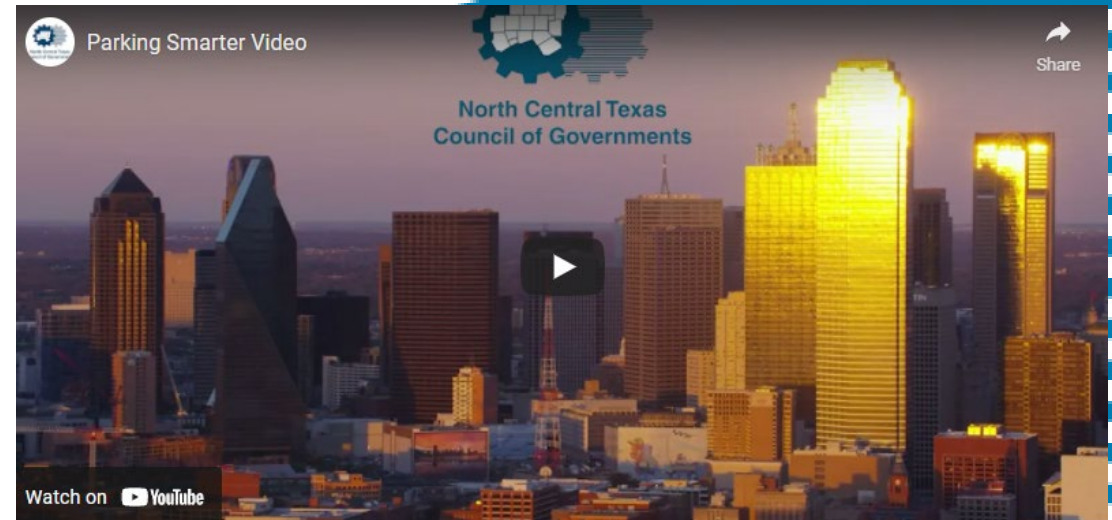
Already collected data or performed a **study**? Contact us to add it to our regional database.



Want to learn more?

www.NCTCOG.org/PARKING

- Regional Parking Database Project Information
- Educational Resources
- Parking Management Strategies and Policies Best Practices



Contact Us



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