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

Can we afford to be wasteful with our resources?

Population In Millions

- 2010: 6.5
- 2020: 7.6
- NCTCOG Forecast: 11.4

North Texas Regional Parking Database

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

Assuming 8 spaces per car and estimate 10 million cars in 2045...
2018 DART Red and Blue Line Corridors TOD Parking Study

**Space built:** 15,151

**Required by code:** 11,375

**Peak parking used:** 9,098

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

**Codes:** May be using outdate 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
Parking Database: Project Phases

Where we are now

- Site Recruitment, 2022
- Data Collection Preparation
- Data Collection
- Data Analysis and Final Deliverables/Report, 2023

North Texas Regional Parking Database
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](http://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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