



North Central Texas Council of Governments |
Transportation

Regional Parking Garage Policy & Initial Projects

Public Meeting | 5.9.2022

Mobility 2045 Background

Mobility 2045 Goals

- Travel efficiency measures and system enhancements targeted at congestion reduction
- Encourages livable communities which support sustainability and economic vitality

SD02-001: Land Use-Transportation Connections Program

- *Addresses land use-transportation connections by utilizing parking management strategies and innovative parking technologies*



Parking Policy Purpose

Through a policy, the North Central Texas Council of Governments (NCTCOG) seeks to support surface and structured parking for a **limited strategic purpose with guiding criteria such as:**

- Parking on public lands or that constitute a reuse of public lands
- Parking advancing safety
- Parking that supports technology solutions and/or companies
- Parking that meets a special event use or location need
- Parking that significantly changes the transportation/land use balance of an area and solves a transportation problem using land use solutions
- Parking that supports transit operation
- Parking that provides environmental, air quality, and/or equity benefits



SMU/Mockingbird Station - Image source: NCTCOG



Policy Purpose

What it will NOT do:

Create more auto trips at the expense of transit ridership

Subsidize development costs without

- a strong regional benefit and/or public interest
- being transit-supportive

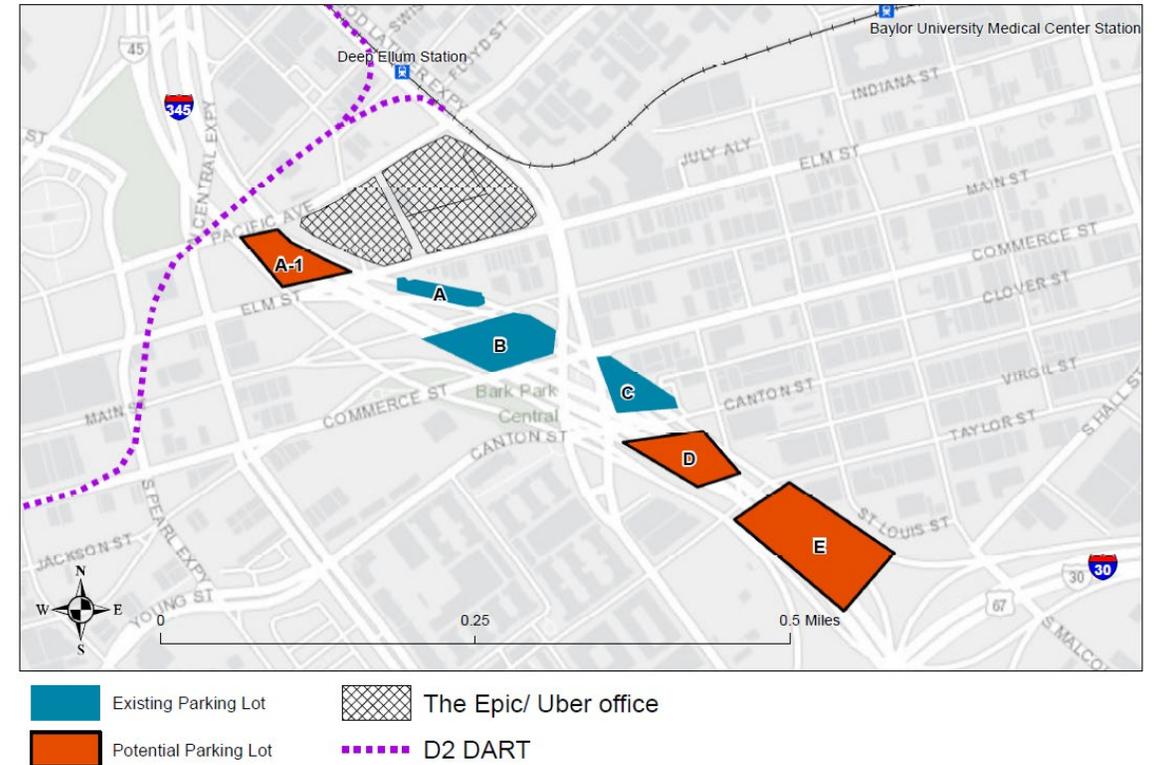
What it WILL do:

- Be part of a funding partnership (gap funding)
- Create efficient use of land to accommodate regional growth and fiscal resiliency
- Increase economic impact and expanded transportation options, especially in historically disadvantaged communities
- Promote data-driven decisions and technology as a solution
- Support air quality goals



Previous Partnerships: Uber Funding

- Request for technology company campus surrounding improvements
- Became a commitment to the community for safety and technology-based solution in TxDOT surplus property
- **Total funding: \$10.4M**
 - Technology parking lots: \$4.5M
 - Rideshare plaza, pedestrian and signal improvements: \$5.9M



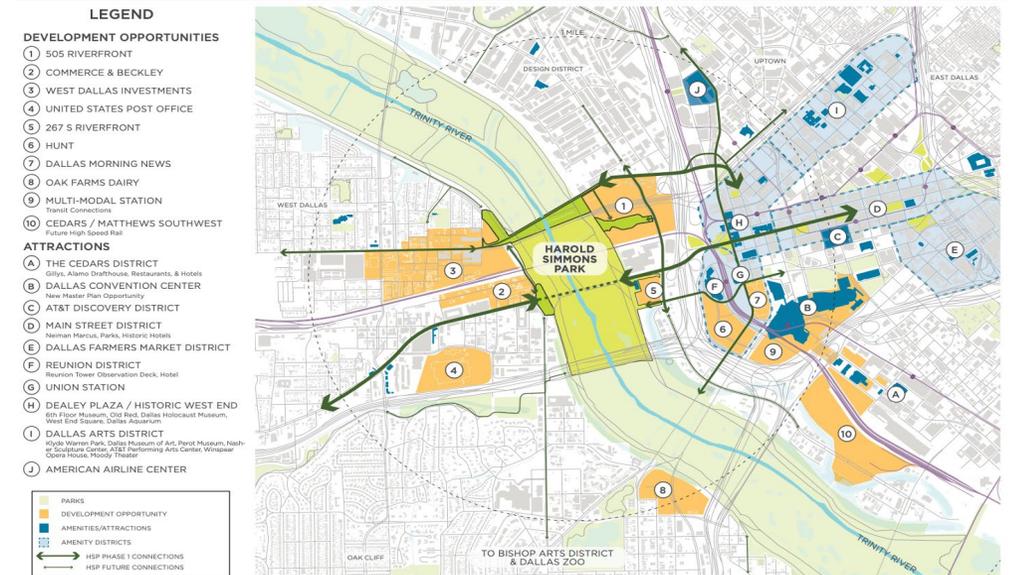
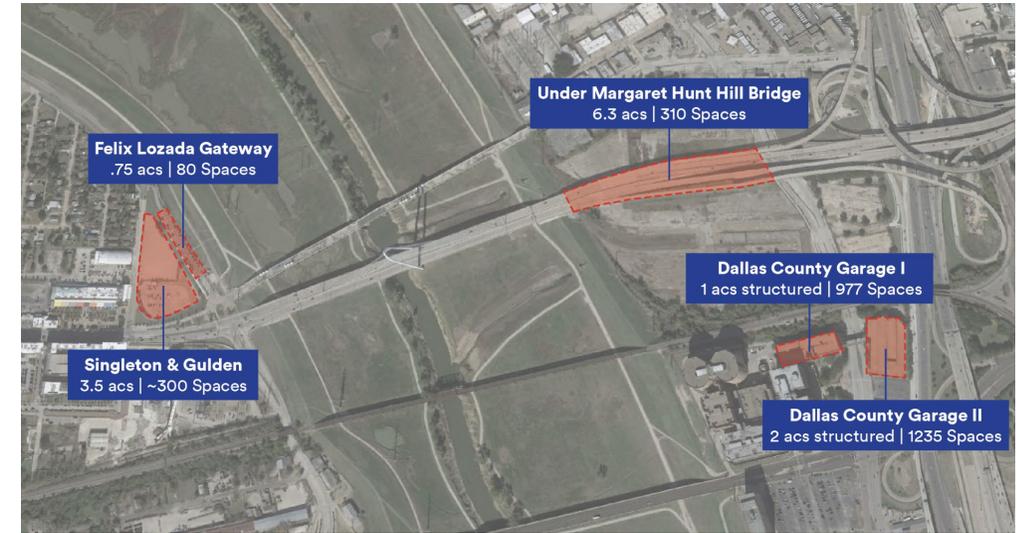
Previous Partnerships: Northwest Highway/Preston Center Study

- Parking that will significantly change the transportation/land use balance of the area and solve a transportation problem using land use solutions
- Approximately \$48M estimated total cost in 2020
 - \$10M Commitment from the Regional Transportation Council (RTC) and \$10M from the City of Dallas, \$28M to be committed from the private sector



Under Development: Trinity Park Conservancy

- Parking analysis conducted by Trinity Park Conservancy on nearby supply and demand
- Discussions underway with TxDOT to potentially utilize space under the Margaret Hunt Hill Bridge



Current Request: Mockingbird Station

Currently 725 surface spaces exist and will be replaced with structured parking to enable:

- Mixed income, multi-family residential going into site (20% affordable housing)
- Mixed use, transit-oriented (future hotel and office tower)

Underground public parking garage requested, 500 spaces, three levels

Located adjacent to Dallas Area Rapid Transit (DART) Light Rail Station at the Mockingbird Station

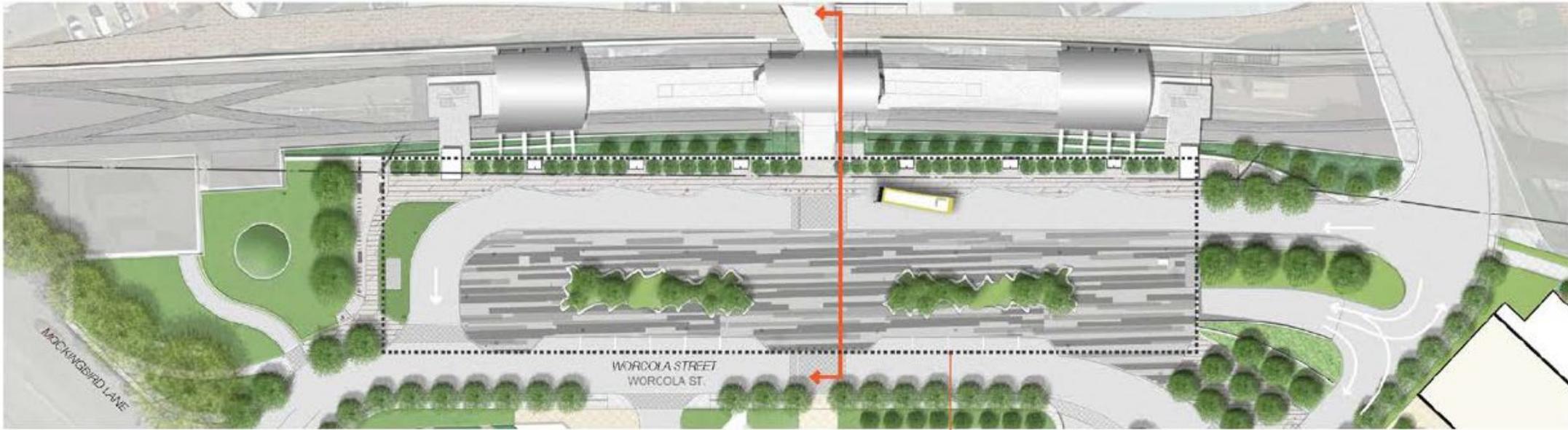
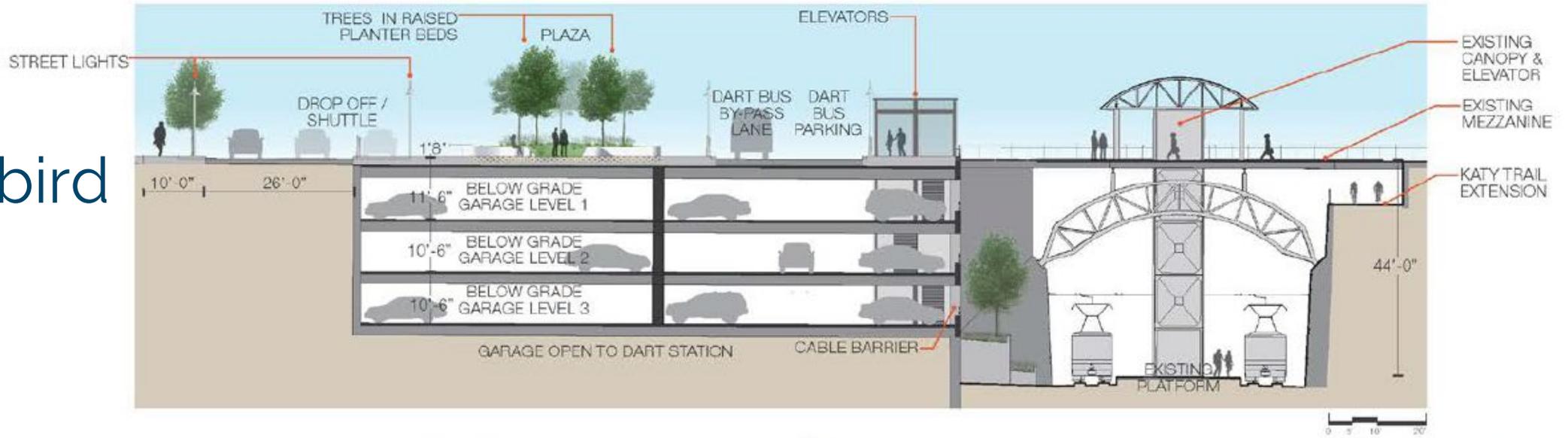
\$31.2M cost estimate

- City of Dallas has committed \$0M for the garage
- DART has committed \$10M
- City is requesting the RTC fill the gap, NCTCOG staff evaluating funding availability, propose to fund a portion of the gap

Facility will be owned and operated by DART



Mockingbird Station



PHASE 1 - BELOW GRADE PARKING STRUCTURE

TCC Mockingbird Station East
Dallas, Texas

Evaluation Against Policy: Mockingbird Station Garage

Guiding Principles:

- ✓ Public Land
- X Safety
- ? Technology/Parking Management
- X Special Events/Location
- ✓ Land Use/Transportation Connection
- ✓ Transit-Supportive
- X Environmental/Equity

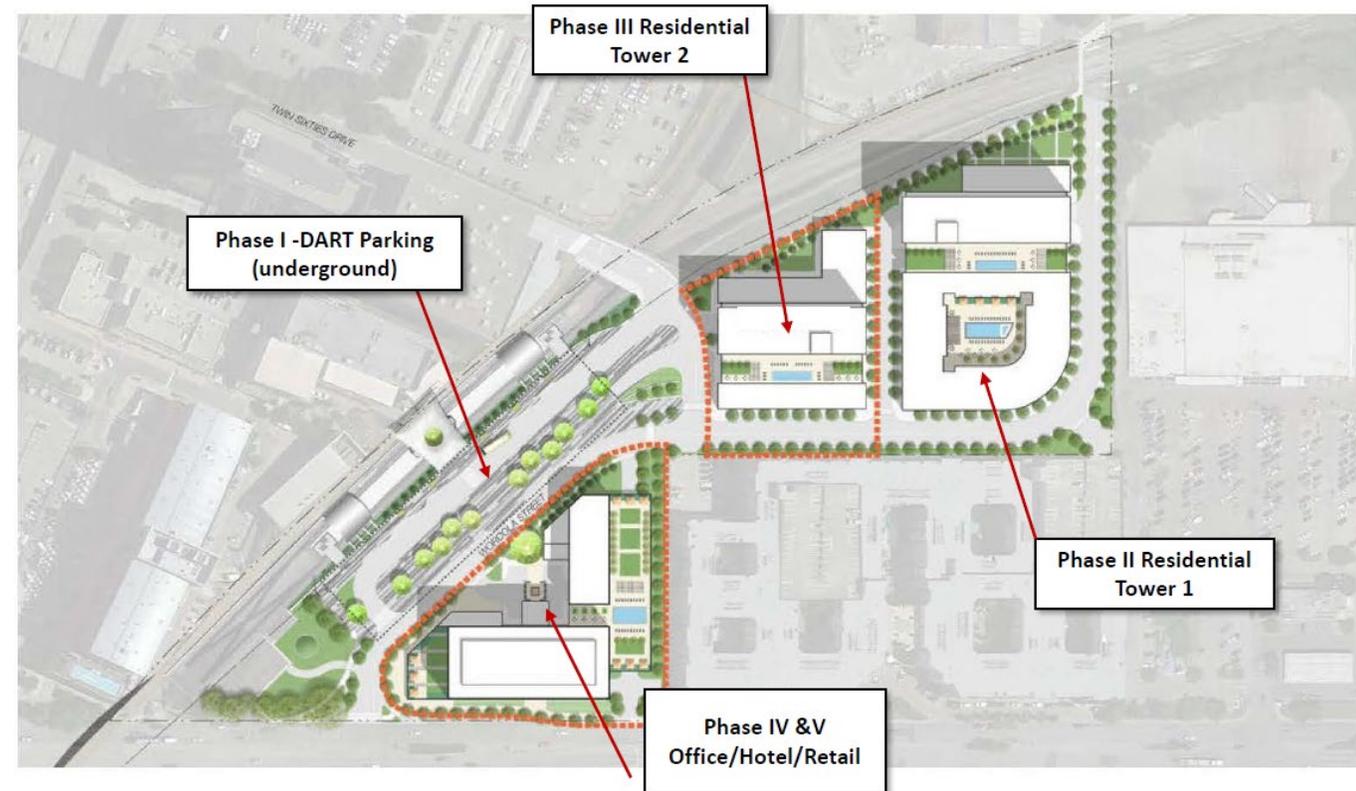


Image source: DART, 2021



Current Request: Dallas Zoo

- 811-space garage requested
- Located adjacent to DART Light Rail Station at the Dallas Zoo, provides parking for Southern Gateway Deck Plaza
- \$21.5M cost estimate
 - City of Dallas has committed \$3.5M
 - \$10M proposed with federal STBG funds from the RTC
 - \$8M to be paid by Dallas Zoological Society (private donations)
- Facility will be owned by the City of Dallas
- Discussions underway regarding potential fee structure for garage users



Evaluation Against Policy: Dallas Zoo Garage

Guiding Principles:

- ✓ Public Land
- ✓ Safety
- ? Technology/Parking Management
- ✓ Special Events/Location
- X Land Use/Transportation Connection
- ✓ Transit-Supportive
- ✓ Environmental/Equity

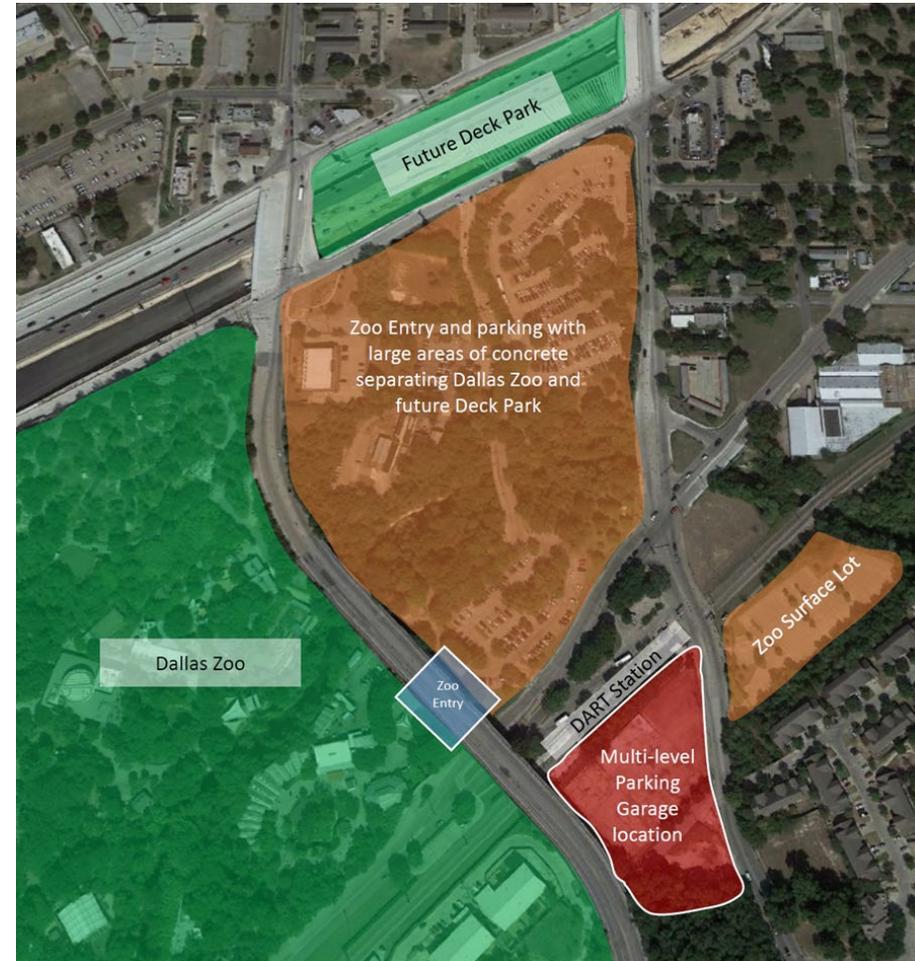


Image source: Dallas Zoo, 2021



Other Requests Under Development

Existing Transit Stations

- Downtown Plano
- Addison Circle
- Downtown Farmers Branch

Future Transit Stations

- Mansfield



Next Steps

- May Public Meetings - Policy
- May STTC – Action
- June RTC – Action



Staff Contacts/Questions?



Christie Gotti

Senior Program Manager

CGotti@nctcog.org | 817-608-2338



Karla Windsor, AICP

Senior Program Manager

KWindsor@nctcog.org | 817-608-2376



Brian Dell

Principal Transportation Planner

BDell@nctcog.org | 817-704-5694



Travis Liska, AICP

Principal Transportation Planner

TLiska@nctcog.org | 817-704-2512



Catherine Osborn, AICP Candidate

Transportation Planner

COsborn@nctcog.org | 817-704-5631

