

# Meeting Summary

Subject	Coordinated Land Use and Transportation Planning Task Force	Date	January 20, 2021
Facilitator(s)	Travis Liska, Shawn Conrad, Sydnee Steelman	Time	2:00 pm – 4:00 pm
Location	Zoom Meeting	Recorded by	Sydnee Steelman
Meeting Purpose	Coordinate with cities and other interested parties on the coordination of land use and transportation planning in North Texas. The purpose of this meeting was to discuss examples of implementing parking management practices and policy changes for different communities in North Texas.		

Discussion Items
Welcome and introductions by NCTCOG staff.
<p><b>1. Local Updates</b></p> <p>John Godwin, City of Terrell, provided the group with updates on the Terrell Downtown project. The goal of the project is to create a safer pedestrian environment by implementing complete streets components. Terrell is a traditional downtown featuring a Union Pacific Railroad line that creates a north and south divide. Currently, the Downtown area is lacking important ADA components and is dangerous for pedestrians. The City implemented a complete streets policy previously and is now in the process of applying for funding. The project would consist of improvements including a railroad barrier, signal upgrades, traffic controls, streetscaping, ADA-compliant curb ramps, and new sidewalks.</p> <p>Tamara Cook, NCTCOG Environment and Development Dept., is working on an Organize Waste to Renewable Natural Gas Project with the goal of looking at future energy sources for green transportation through anaerobic digestion. The project will be awarded EPA funding in February 2021 to research regional landfill capacities, recycling needs, and major food generators; and to fund pilot projects regarding feed stock collections.</p>
<p><b>2. Parking Reform and Solutions – North Texas Examples</b></p> <p>Travis Liska, NCTCOG Sustainable Development Team, discussed the common themes of 11 local parking studies to provide a regionally-coordinated approach to common parking challenges. Between two site-specific and nine district-wide studies, the most observed findings included: 1) there is an oversupply of parking, 2) there is a preference for up-front and on-street parking, and 3) off-street parking options are often underutilized. When it comes to specific parking recommendations, wayfinding and shared parking are the most common suggestions to improve a current parking situation. Travis recommended using the Parking Toolbox for resources and strategies related to parking challenges.</p> <p>Shawn Conrad, NCTCOG, and Mallory Baker, Walker Consultants, presented on the Dallas Midtown People Mover Study (parking feasibility study). The 450-acre study site was previously the Valley View Center Mall, located 10 miles north of Downtown Dallas. The goal of the study was to explore use of an automated transportation system (ATS) circulator that would eventually connect to the regional rail network. NCTCOG partnered with Walker Consultants to outline potential shared parking strategies for the site and a proposed model for a shared entity to manage both parking and the ATS on the site. Implementation of the study recommendations are currently ongoing with coordination with the City of Dallas to develop a parking management entity and potentially revise current parking regulations.</p>

Alek Miller, City of McKinney, presented key findings of the most recent Downtown McKinney Parking Study. Efforts completed by the City and its project consultant, Dixon Unlimited Resources, included an operational needs assessment, municipal code review, online survey, and a second site visit. Three key recommendations were given by the consultant, which included enhancements to wayfinding and parking guidance, parking demand management, and operations and enforcement. McKinney is working on launching a real-time digital parking guidance pilot with consultant CityFront. During a follow-up question, a meeting attendee asked if the parking garage in Downtown is 100% publicly owned. Funding for the garage referenced was part of a public-private partnership with an apartment complex development that offers a mixture of public and private parking. Another question was asked regarding shared parking agreements. Downtown McKinney does not have any shared parking agreements with private landowners currently but is starting that conversation.

Maggie Campbell with the Downtown Arlington Management Corporation discussed various examples of shared parking in Downtown Arlington. Shared-parking agreements have emerged in Arlington by using a “park here” approach in combination with public-private partnerships. An example of this includes the Vandergriff Town Center, which applied TIRZ-funded shared parking to be used among all building tenants. Also, the College Park Center shared parking garage was created from an agreement among the University of Texas at Arlington, First Baptist Church, and the City to develop the garage on 1.46 acres owned by the Church. This agreement provided additional parking opportunities for all parties. Lastly, the 101 Center parking garage is an example of another public-private partnership. The 101 Center utilized TIRZ #1 funding to build the garage, which offers free public parking on the first floor and private parking for residents on upper levels. In response to a question on the Urban Union development, it was shared that new restaurants were permitted without their own dedicated off-street parking as part of Arlington’s downtown overlay zoning.

Andreea Udrea with the City of Dallas provided insight to the Dallas Parking Code Amendments update process. The process for the City has included researching 21 cities from all over the United States, holding various meetings with public and private stakeholders, and creating a proposal framework. The City also reviewed four case studies of permitted developments to illustrate the impact of parking requirements and which parking policies to change. Various issues were expressed during the update process stakeholder engagement, including outdated codes, a cumbersome process, issues with loading, zoning tools, and other unintended consequences or barriers to redevelopment. At the time of presentation, their zoning change recommendations were still draft pending the approval of Dallas’ Zoning Advisory Committee.

### 3. Discussion & Announcements

The following are general comments and questions that were discussed throughout the meeting.

- **Comment:** How are tenants/businesses reserving parking for their customers and employees when parking is reduced through shared parking?
  - **Response:** Maggie Campbell responded that garages in Downtown Arlington have typically applied reserved parking by dividing garage levels and signed spaces into reserved and public.
- **Comment:** Attendees mentioned some apartments have been monetizing their parking. Apartments with gated parking are charging premium for gated spaces. Residents who don’t want to pay the extra fee are consequently fighting for on-street spaces and illegally encroaching on bus stops, which further dissuades transit riders.
  - **Response:** An attendee noted that North Richland Hills is experiencing the same thing. The result is ample off-street parking availability and limited to no availability on-street.
  - **Response/Possible Solution:** Andrea from the City of Dallas noted the importance of parking priority areas in curb management. On-street parking is good for revenue, but it does play into walkability. Ask your community which way it would like to go. Dallas explored unbundled parking.

- Parking is expensive and adds additional costs to housing, so you may want to give your user the option of what they are paying for.
- **Response/Possible Solution:** Maggie Campbell mentioned that the City of Pasadena does not have a lot of off-street parking and instead has a lot of on-street parking. They use a management system that consists of overnight paid parking which allows them to keep up with the cars parked in certain lots and helps with vehicle abandonment issues.
  - **Comment:** Shifting residential parking to on-street spaces [spillover], is problematic if it impacts retail. In this case, implement time restrictions for the on-street parking and inform the apartment managers. The on-street parking time management impacts their ability to lease units.
    - **Response:** The developer will need to negotiate dedicated parking spaces for employees and residents as a part of lease agreements.
  - **Comment:** Mallory Baker added regarding unbundling parking that it functions best in areas where the city is enforcing and managing spillover parking. Unbundle parking from the cost of a unit and instead market those units to people that are active transportation or transit users – could be a city initiative.

**Announcement:** The next meeting was announced for April 21, 2021.

Action Item(s)			
	Item	Responsibility	Target Completion Date
1	NCTCOG to post meeting materials on website	NCTCOG	Early February
2	NCTCOG to distribute meeting notes and other materials to Task Force participants	NCTCOG	Early February

**Next Meeting:**

**Date:** April 21, 2021

**Time:** 2:00 pm – 4:00 pm

**Location:** Virtual Meeting

Virtual Attendees			
NAME	AGENCY REPRESENTNG	NAME	AGENCY REPRESENTING
Alek Miller	City of McKinney	Justin Weiss	City of Fate
Alex Glushko	Town of Prosper	Karl Stundins	City of Lancaster
Alex Koenig	City of Rowlett	Karla Weaver	NCTCOG
Andreea Udrea	City of Dallas	Keith Krum	City of Richardson
Angela Self	City of Garland	Korrie B	City of Fort Worth
Aryt Wheaton-Rodriguez	City of Fort Worth	Lacey Rodgers	City of Royse City
Barbara Walsh	NCTCOG	Lori Levy	City of Dallas
Breanne Johnson	NCTCOG	Maggie Campbell	Downtown Arlington
Brooks Tanya	City of Fort Worth	Mallory Baker	Walker Consultants
Carlos Monsalve	City of Rowlett	Marcy Ratcliff	City of Kaufman
Catherine Osborn	NCTCOG	Martha Obermiller	City of Forth Worth
Cherrell D-Charles	City of DeSoto	Mary Elliott	
Chris Dyser	City of Balch Springs	Mia Hines	
Clayton Comstock	City of North Richland Hills	Nathaniel Barnett	City of Garland
David Nevarez	City of Dallas	Olga Chernomorets	Town of Addison
Don Raines	City of Dallas	Olivia Kale	NCTCOG
Drew Brawner	City of Plano	Patrina Newton	City of Fort Worth
Dustin McAfee	City of Celina	Patrick Baugh	Town of University Park
Helen Lawrence		Phil Dupler	Trinity Metro
Jane M		Rachel Roberts	City of Crowley
Joe Clemens	DART	Renae' Ollie	City of Wylie
Jeff Armstrong	City of Mesquite	Robbie Highfield	City of Fate
Jessica Rees	City of University Park	Shane Shepard	City of Lancaster
John Lettelleir	City of Frisco	Shawn Conrad	NCTCOG
John Chapman	Town of Flower Mound	Sydney Steelman	NCTCOG
John Godwin	City of Terrell	Stu Burzette	NCTCOG
JP Walton		Tamara Cook	NCTCOG
Jeff Armstrong	City of Mesquite		