Parking Toolbox: **What is it?**

Parking Toolbox: Resource for local governments and other stakeholders to advance better parking management in the Dallas-Fort Worth region.

Regional Parking Demand Database – observed data from sites across North Texas. It can be used to evaluate parking requirements for various land uses. It is an ongoing regional data collection effort led by NCTCOG

Parking Management Strategies - examples and explanations of how local governments and private sector partners can better develop and use parking spaces
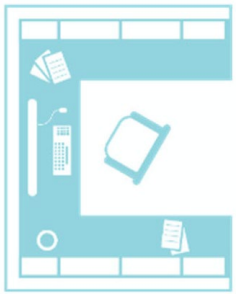
Parking Management
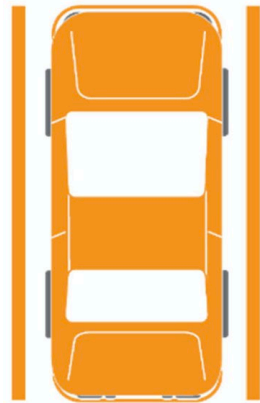Programs and policies aimed at optimizing the use and supply of parking spaces.

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Parking Management: **Why It Matters**

Space
Some developments build more space for parked cars than people.

300 – 400 square feet per parking space

~200 square feet per person in most US offices

Cost
Garage construction can cost $17,000 - $40,000 per space, (7 to 25% of an apartment project cost).

COST LESS THAN ITS PARKING SPOT

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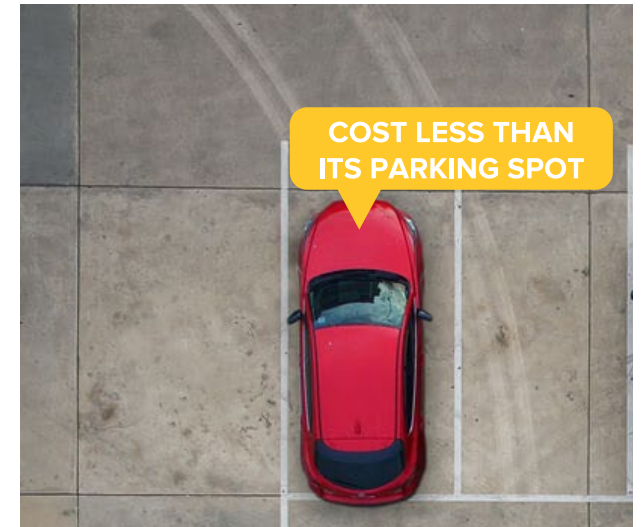
Parking Management: **Why It Matters**

Economics
Parking costs money to build and maintain but we rarely pay for it. It's baked into costs of everything else, increasing the cost of things like housing.
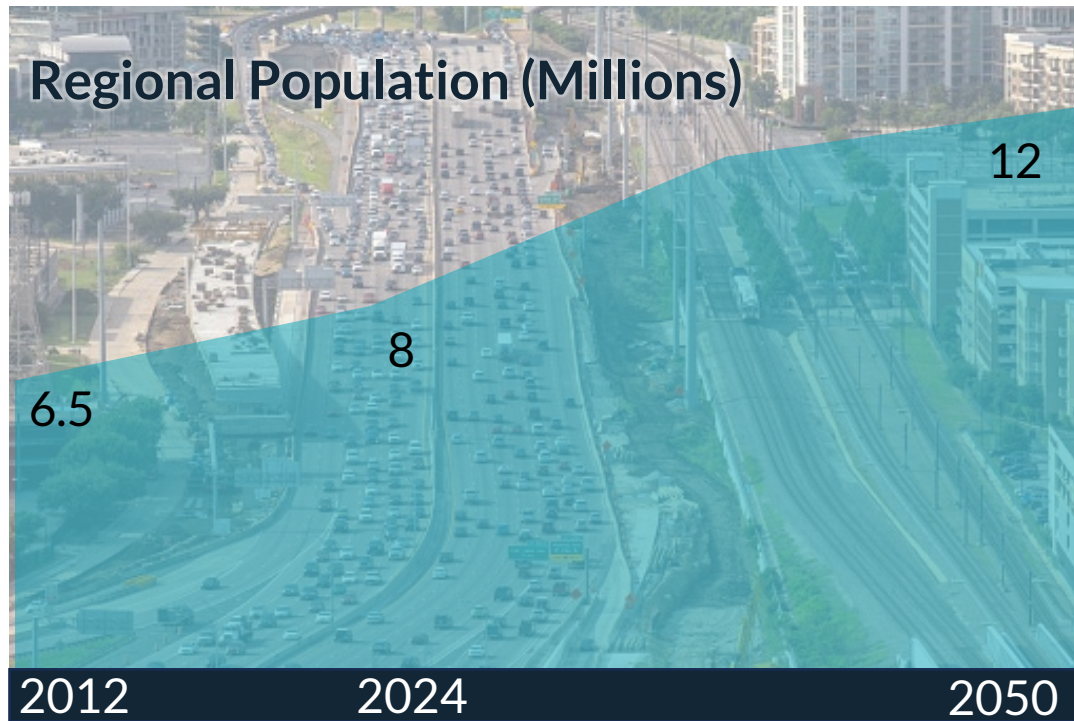

Congestion
Lack of management often means circling on-street parking or a delay in high-demand areas. Excess and free parking also makes other modes less competitive.

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Parking Management: **Why It Matters**

Regional Population (Millions)

12

8

6.5

2012   2024   2050

Most of the region is still dependent on their vehicle (80% drive to work*)

Need to support more transportation choices (transit, walking, biking, etc.)

How do we reduce the impact of parking in a vehicle-dependent region?

Step 1 – gather data

P **Parking Toolbox**

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*2023 1-year Census American Community Survey, Dallas-Fort Worth-Arlington Metropolitan Statistical Area
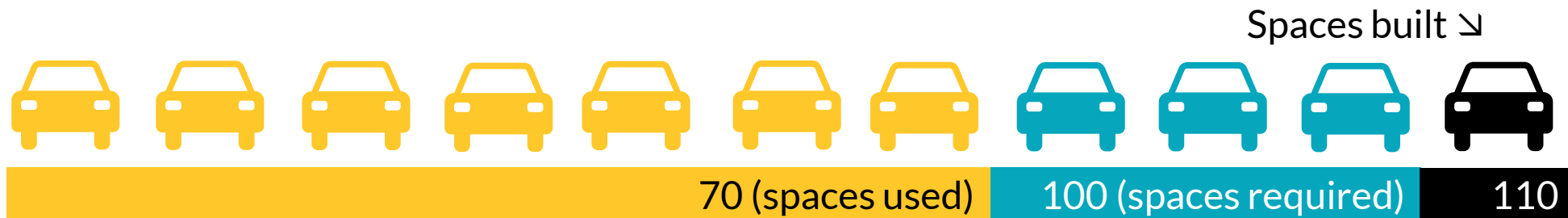
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Parking Toolbox: DATABASE

Regional Parking Demand Database

Observed parking demand counts collected by NCTCOG and shared by others in North Texas. This an ongoing effort local stakeholders can participate in. Goal is to inform parking management strategies.

How much parking do we need to build?

Current zoning codes and the private sector may build too much.

Spaces built ↘

| 70 (spaces used) | 100 (spaces required) | 110 |

www.NCTCOG.org/Parking

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Parking Toolbox: **DATABASE**

2024 Publication

- 106 private properties counted
- 12 land use categories (focus is on commercial and multi-family)
- Around 50,000 parking spaces counted from 2018 – 2022
- Data dashboard and summary report online

www.NCTCOG.org/Parking

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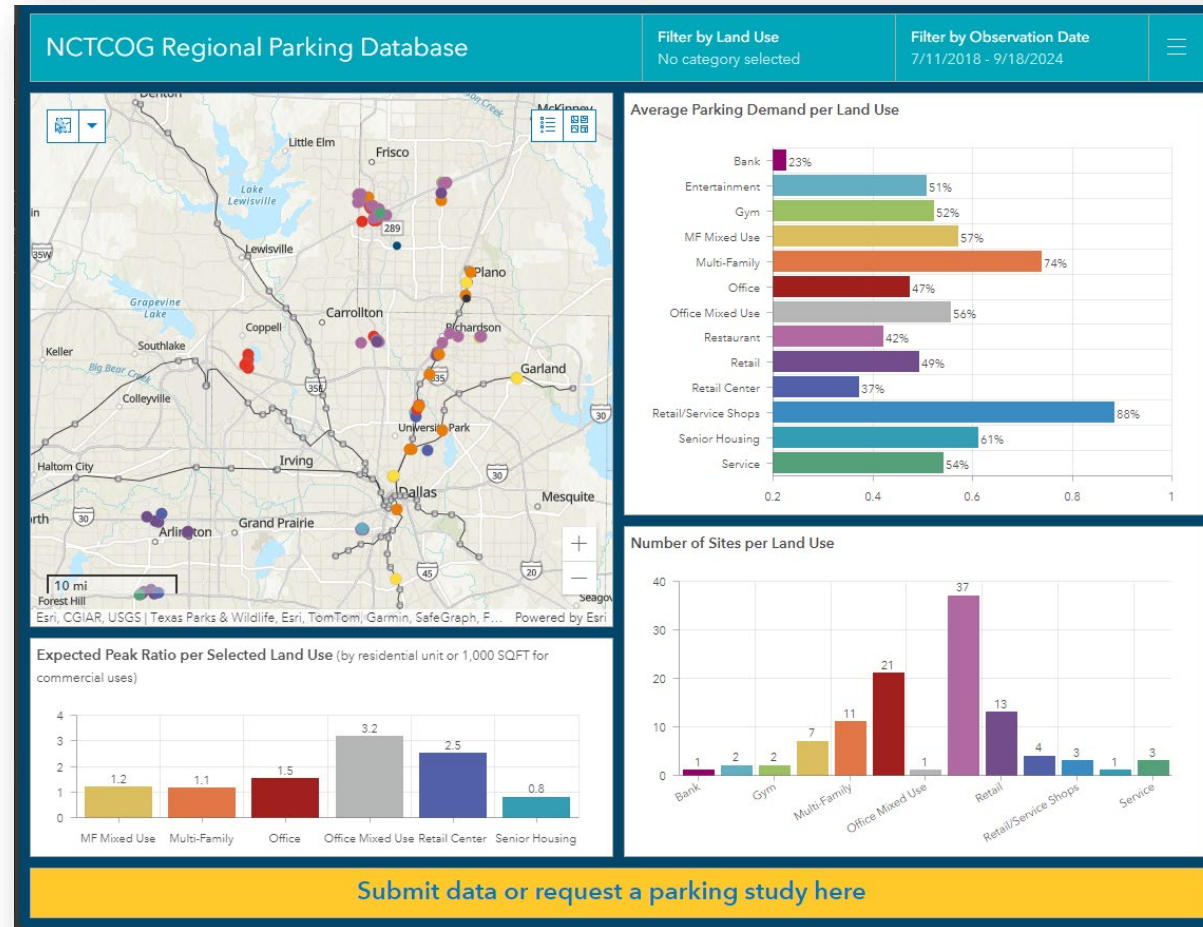
Parking Toolbox: **DATABASE**

2024 Key Findings

- More study is needed, findings are limited
- Sample data is consistent with national averages for parking demand such as those from the Institute of Transportation Engineers Parking Generation Manual
- Restaurants have the largest supply ratio
- Telecommuting impact? Office demand observed at 1.5 spaces per 1,000 SQFT
- Unclear impact of transit, no significant difference from non-transit sites

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Parking Toolbox: **DATABASE**

Next Steps

Ongoing data collection inputs to database

Two methods of input

1. Ask NCTCOG to do a count at your property (commercial development)
2. Count yourself, send data to NCTCOG (see guidelines on our website)

WE NEED COMMERCIAL PROPERTIES TO VOLUNTEER!

Parking Toolbox

Parking Policy and Management Resources for North Texas
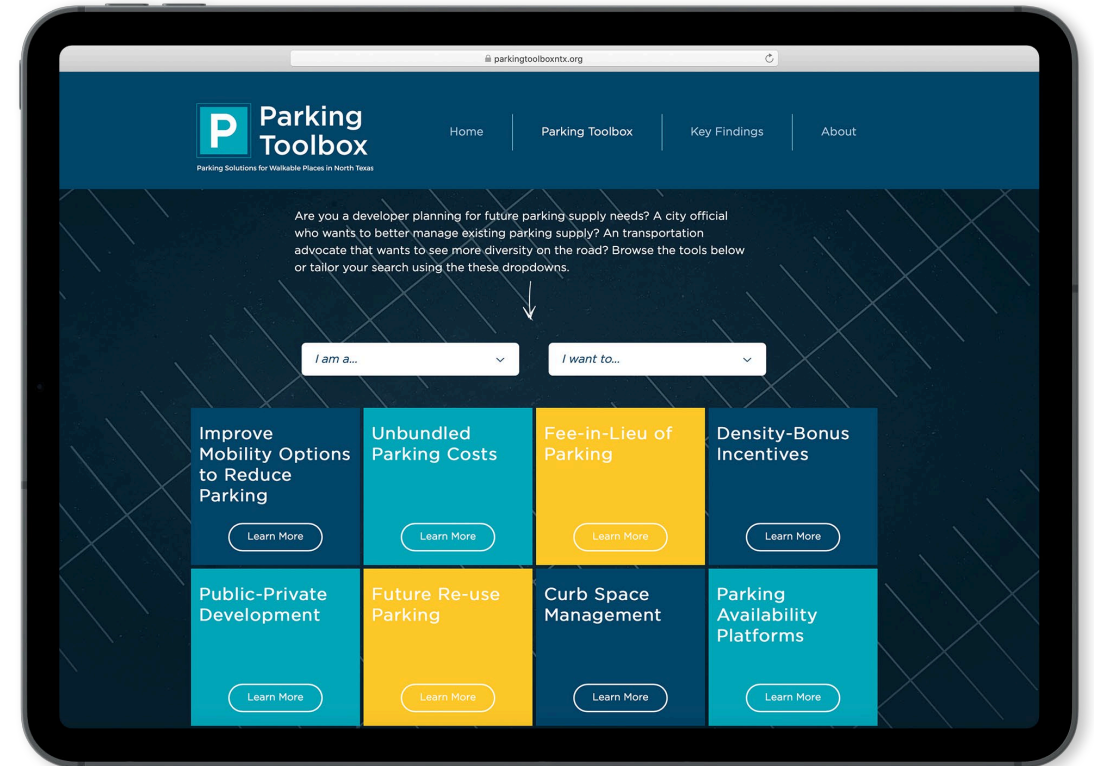
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Parking Toolbox: **STRATEGIES**

Parking Management Best Practices

- Complements the database

- 15 strategies with implementation examples
    - Shared parking
    - Parking Management Districts
    - Availability Platforms
    - And more...

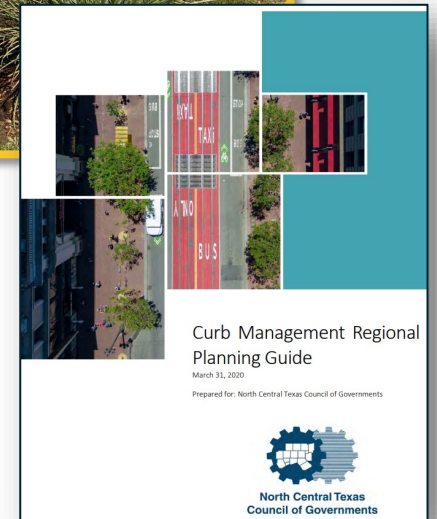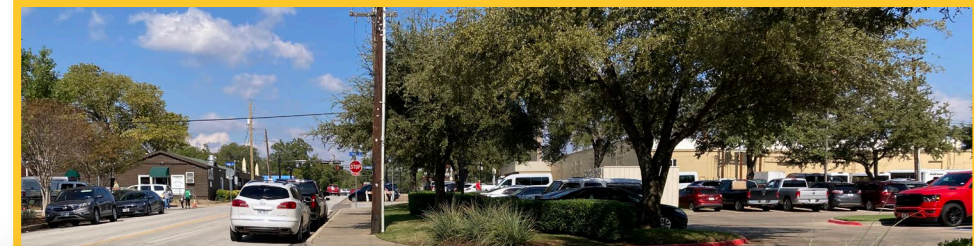- Applicable to local government and private stakeholder use

Parking Toolbox: **STRATEGIES**

Ongoing Local Coordination and Updates

NCTCOG will continue to add new information and examples to the toolbox

- Technology

- Policy innovations

- Coordination with mobility options

- Public/private coordination

FREE PARKING

P5	182
P4	190
P3	237
P2	94
G	OPEN

FREE PUBLIC PARKING

Curb Management Regional Planning Guide
March 31, 2020
Prepared for: North Central Texas Council of Governments

North Central Texas Council of Governments

Parking Toolbox

Parking Policy and Management Resources for North Texas

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Parking Demand Database – Learn more and how to help:
www.NCTCOG.org/Parking

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