

Parking Smarter

General Trends in Parking and Why Parking Reform Matters

HGAC -Facilitating Parking for Livable Centers- September 18, 2020
Travis Liska, AICP - Senior Transportation Planner



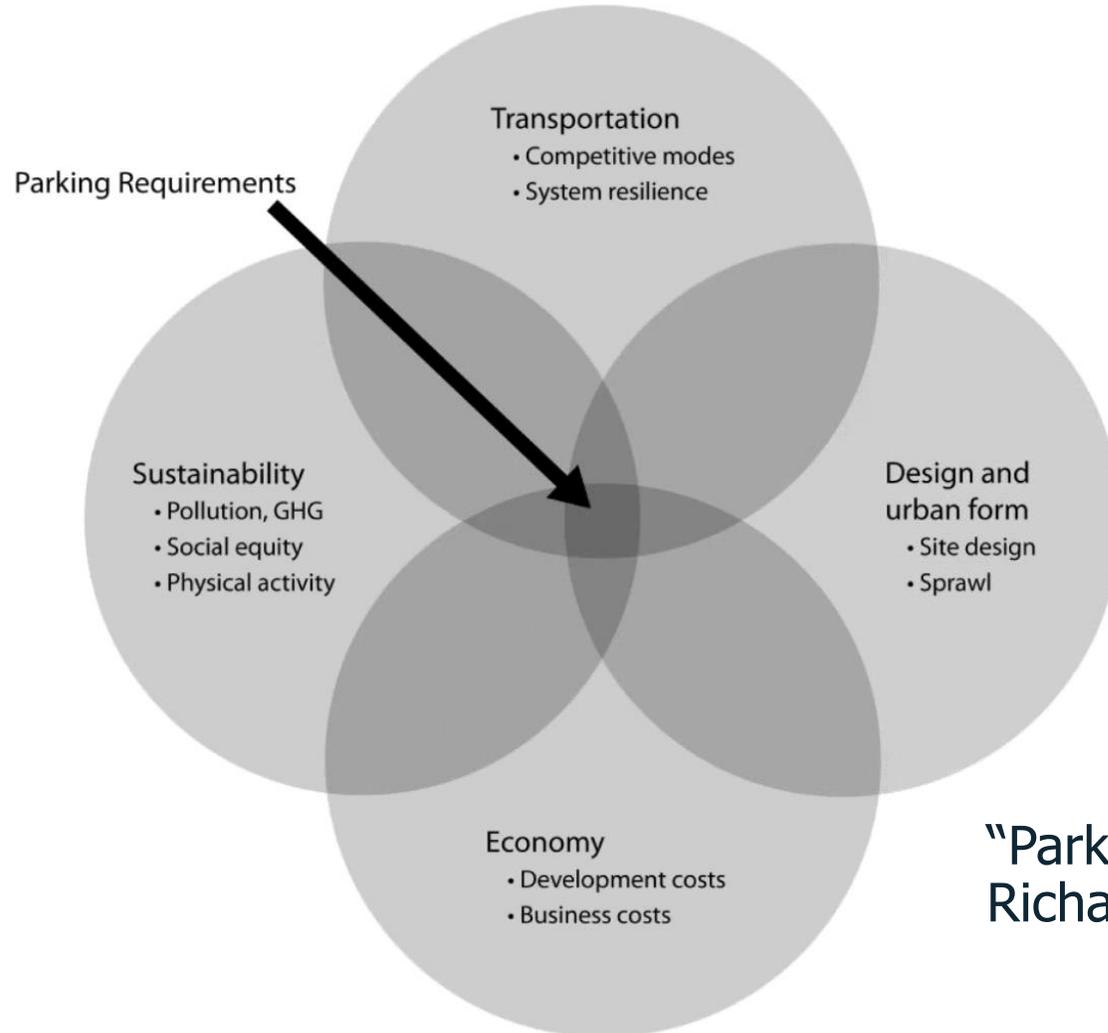
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Parking Smarter: Why It Matters



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Parking Smarter: **Why It Matters**



**2020...
COVID-19...
racial justice...
parking reform?**

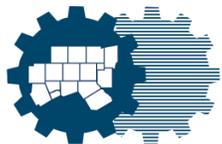
“Parking Reform Made Easy”
Richard W. Willson, Ph.D, FAICP,



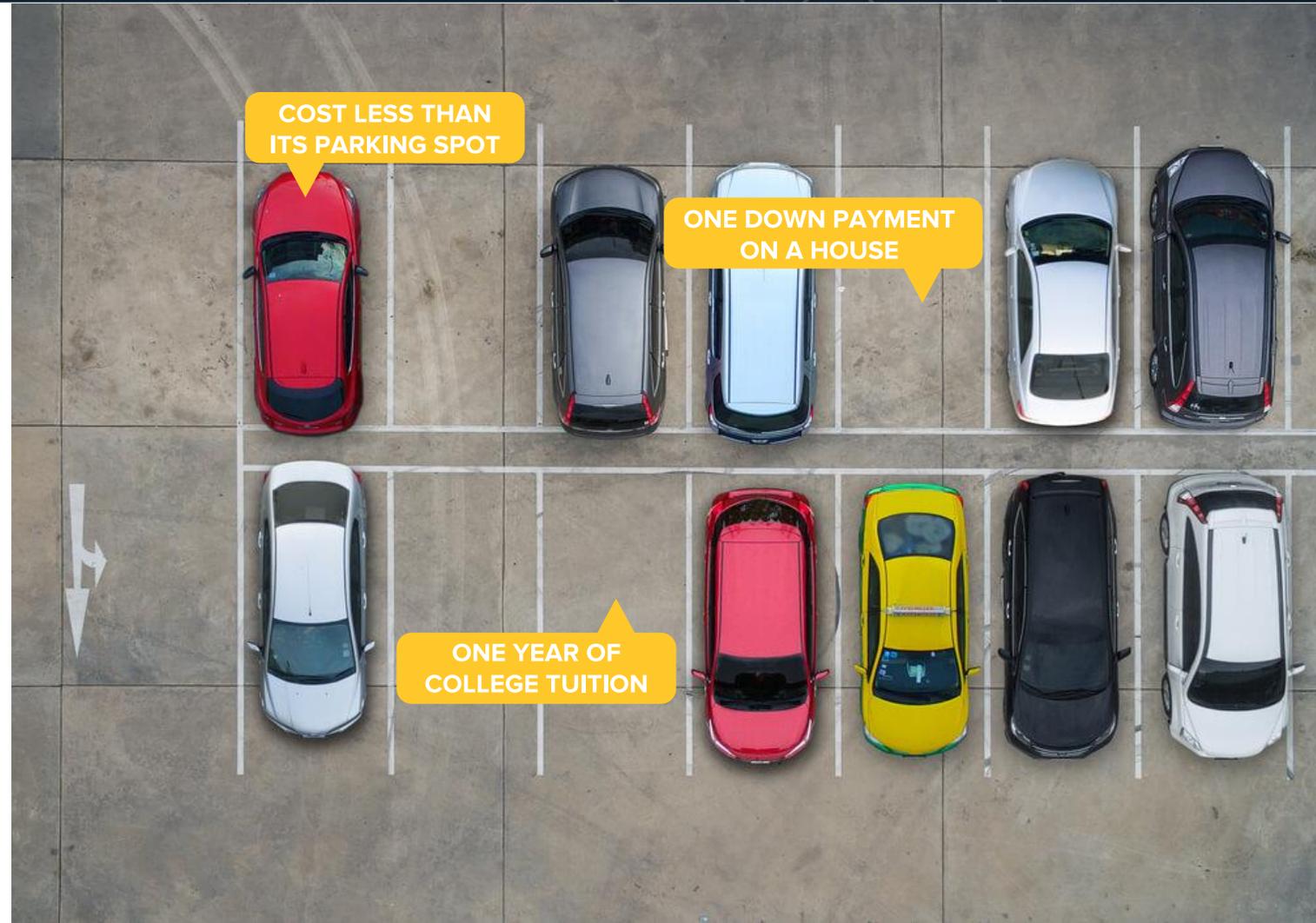
Parking Smarter: **Why It Matters**

THE COST

ONE garage spot costs
\$17,000 – \$40,000



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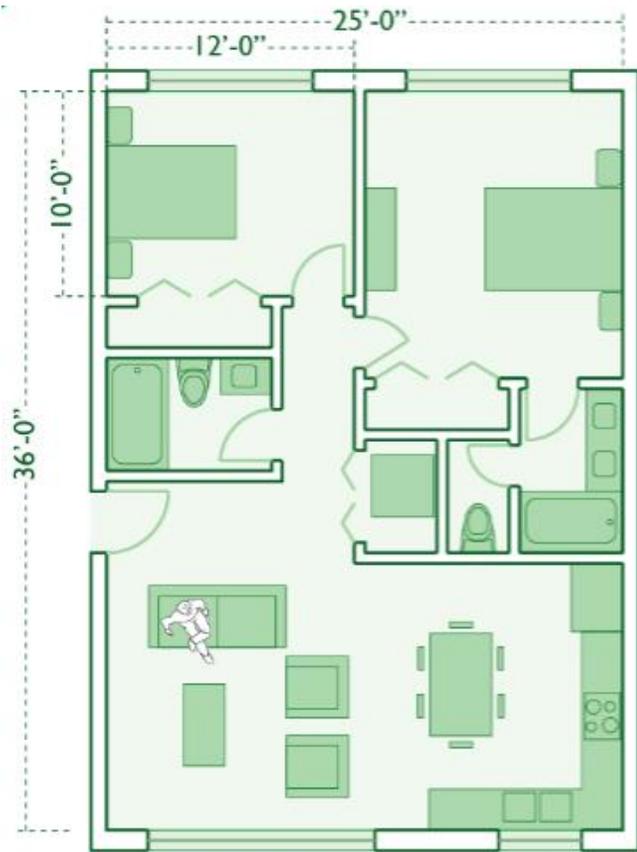


Parking Smarter: **Why It Matters**

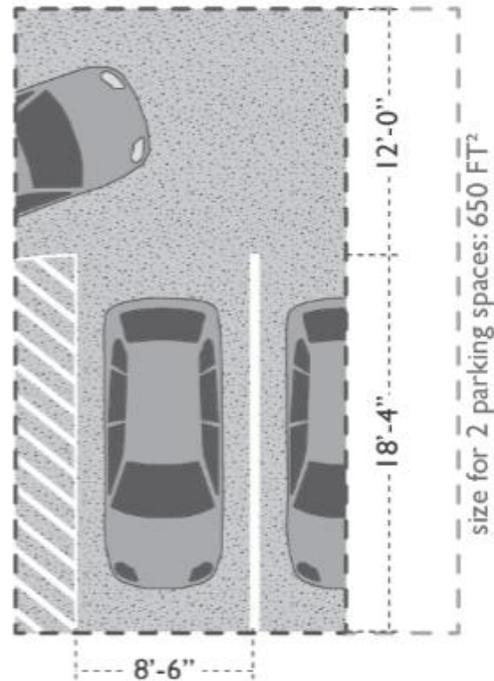
THE LOST REVENUE



Parking Smarter: **Why It Matters**

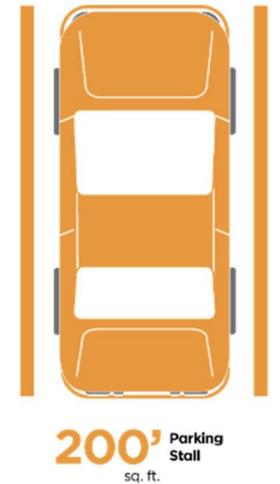


2 BEDROOM APARTMENT
900 FT²



1.5 PARKING SPACES
INCLUDING AISLES
488 FT²

THE SPACE



Parking Smarter: **Why It Matters**



THE VICIOUS CYCLE



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Parking Smarter: The Facts



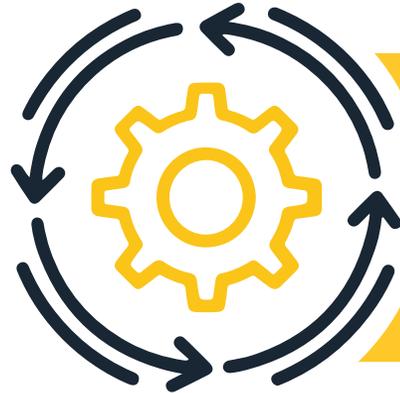
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Parking Smarter: **The Facts**

Dallas Area Rapid Transit – Red and Blue Lines TOD Parking Study



4 CITIES



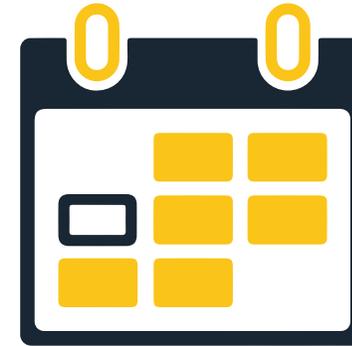
16 DEVELOPMENTS

2 OFFICES

1 MIXED-USE OFFICE

8 RESIDENTIAL

5 MIXED-USE RESIDENTIAL



3 DAYS
continuous parking
utilization counts



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ParkingToolboxNTX.org

Parking Smarter: **The Facts**

NEED IS LIMITED

13 of 16 sites never peaked above 80% utilization over the course of the 72-hour data collection periods.

Excess parking capacity in these 13 sites totaled over 4,500 spaces.



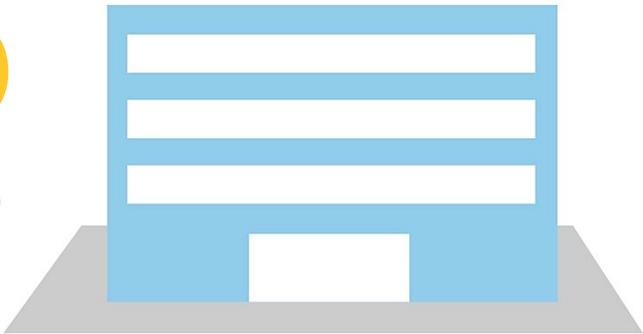
Parking Smarter: **The Facts**

PARKING EXCEEDS REQUIREMENTS

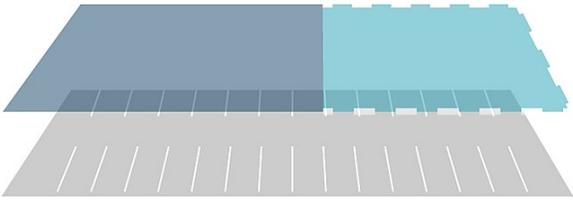


◀ **WHO'S COUNTING?**
Banks/lenders
Commercial tenants
Brokers

Most TOD Parking Supplies
EXCEED
REQUIREMENTS

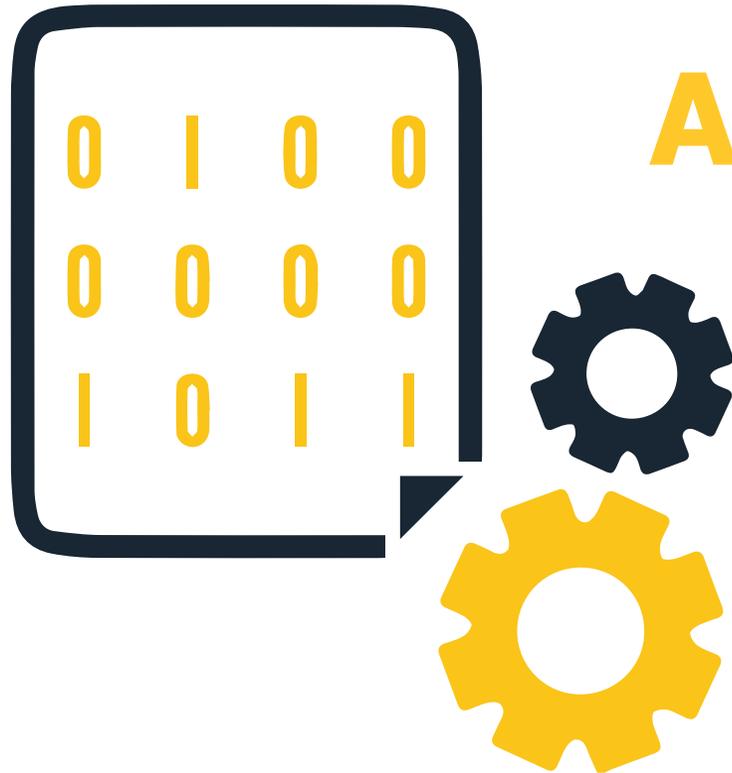


10 of the 16 studied sites provided 10-69% more spaces than required by code.



Parking Smarter: **The Facts**

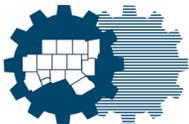
ANTIQUATED PARKING REQUIREMENTS



OLD CODES

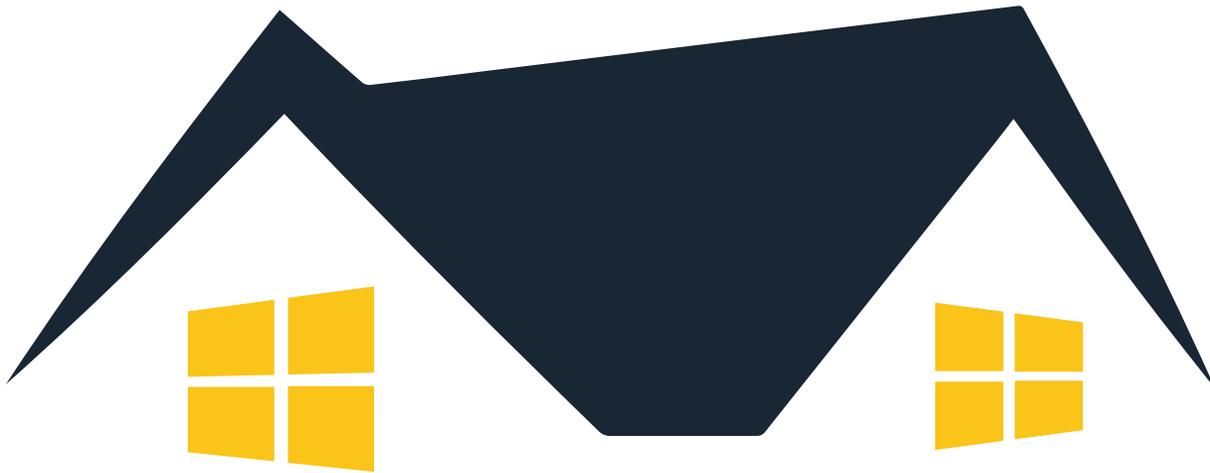
ARE NOT BASED

ON ACCURATE DATA



Parking Smarter: **The Facts**

AFFORDABLE HOUSING NEEDS EVEN LESS PARKING



PEAK UTILIZATION
50% THE BELLEVIEW &
40% LANCASTER
URBAN VILLAGE

Free housing for cars? What about people?



Parking Smarter: Take Action



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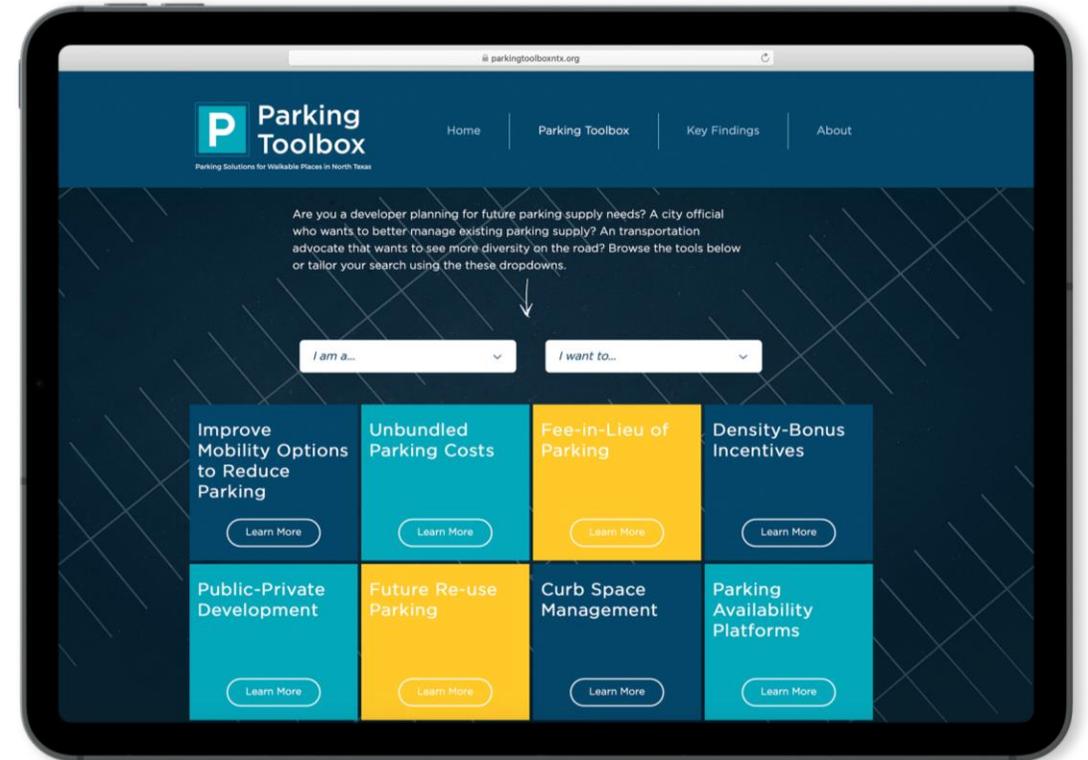
Parking Smarter: **Take Action**



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PARKING TOOLBOX

Check out
ParkingToolboxNTX.org
before you build!



Parking Smarter: **Take Action**

SMARTER CODES

**NCTCOG.org/PARKING -
"Local Parking Studies"**



continue
DATA COLLECTION



Parking Smarter: **Urban**

Fort Worth

Magnolia Village Parking Circulation Study

NCTCOG.org/PARKING - "Local
Parking Studies"



Parking Smarter: **Suburban**

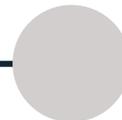


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Plano

Downtown Parking Study

NCTCOG.org/PARKING -
"Local Parking Studies"



Parking Smarter: **Small Town**



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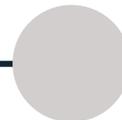
Decatur

Downtown Decatur Parking Inventory and Analysis

NCTCOG.org/PARKING -
"Local Parking Studies"



Credit: City of Decatur



Parking Smarter: **Coordination**





Parking Smarter Contact:

Travis Liska, AICP
Senior Transportation Planner

tliska@nctcog.org



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