

# **DCA190-002**

## **Parking**

**Zoning Ordinance Advisory  
Committee (ZOAC)**

**9.3.2020**

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Senior Planners  
Sustainable Development and  
Construction**



**City of Dallas**

# Reports

- **National Parking Studies, Part 1**
- **Local Parking Studies, Part 2**
- Board of Adjustment Parking Reductions
- Citywide Plans



# Content

## General research and High-Level Parking Studies

- Todd Litman - Victoria Transport Policy Institute
- Donald Shoup
  - Parking code guidance (tools overview)
- Focused Research and Data
  - *(ratio comparison, MF analysis, fees in lieu, convertible parking garages + watershed urbanism solutions for parking lots)*

*(criteria: major schools of thought, topics discussed at ZOAC, data, analysis of solutions)*

# Content

## Dallas data and research

- Areas
  - *(Midtown, Preston Center, Downtown\*, TODs)*
  - Related studies
    - *(TIF urban design standards, maps by Trust for Public Land & Dallas Water Gardens, Housing Report, Access North Tx)*
- Multi-use
  - *Shopping centers (NorthPark, ...)*
- Single use
  - *Multifamily, restaurant with drive-through, GMFS*

*(criteria: available material, data)*

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# National Parking Studies

## topics, ideas

- TDM Encyclopedia (p7, 49)
- parking problems and solutions (p8, 14, 41)
- level of service by walking distance (p9)
- parking costs (construction + all life circle) (p10, 15, 17, 26, 56)
- shared parking (new view) (p11)
- flexible parking requirements (p12)
- table w solutions comparison (p13)
- impacts on affordability (p16, 23, 68)
- parking reform (p23, 30, 41)
- eliminating minimum requirements (p31, 33, 37, 41, 43, 46)

# National Parking Studies

## topic, ideas

- cruising for parking (p32)
- parking analysis in CBD\*\* (p 34)
- critique of ITE (p36)
- fees in lieu, unbundling parking, parking cash-out (p39, 46, 48, 68)
- rightsizing parking per land use type (p45)
- shared mobility (p51)
- ratio comparisons + **sf comparisons** (p58)
- analysis for MF (p62)
- solutions: convertible parking garages (p72) & watershed urbanism (p76)

# Local Parking Studies

## overview

- AV for shared parking - [solution](#)
- Analysis of a public parking garage
- Detailed analysis of Preston Center (public vs private parking) – *comparisons 2016-2019*
- Downtown: comparison of data *2001-2011-2016-2019* + *2011* strategic parking plan w goals and action items and visualization (p32)
- TODs: parking utilization data + [toolbox](#)
- [Urban design standards](#)
- Maps (environmental, housing, transit-dependency) (p59)

# Local Parking Studies

## overview

- NorthPark Center: *comparison and validation 2008-2010-2013; method*
- Larger shopping centers: *utilization/demand – adjustment of ratios – shared parking – ps/1,000sf*
  - *Mockingbird and Abrams (2 corners)*
  - *Small shopping centers within walking distance*
- MF & senior housing, restaurant w drive-through, GMFS larger



# Parking Code Amendment webpage

Webpage:

- <https://dallascityhall.com/departments/sustainable-development/planning/Pages/Code-Amendments.aspx>
- Interested Parties can signup at [parkingcode@dallascityhall.com](mailto:parkingcode@dallascityhall.com)





|                                    |
|------------------------------------|
| CURRENT PLANNING HOME              |
| ACCESSORY DWELLING UNITS           |
| AUTHORIZED HEARINGS                |
| BOARDS AND COMMISSIONS             |
| <b>CODE AMENDMENTS</b>             |
| CONSERVATION DISTRICTS             |
| HISTORIC PRESERVATION              |
| NEIGHBORHOOD STABILIZATION OVERLAY |

## Current Planning - Code Amendments

### Parking Code Amendment (DCA190-002)

The intent of the Parking Code Amendment is to review current parking regulations and based on research, best practices, and parking codes of other cities, to determine needed amendments to the City Code.

If you are interested in receiving emails and updates, please signup online by clicking [here](#).

- Zoning Ordinance Advisory Committee (ZOAC) – June 18, 2020  
[Briefing - Current Parking Regulations Report - Current Parking Regulations Briefing - Technical Sources for Parking Data](#)
- Zoning Ordinance Advisory Committee (ZOAC) – March 5, 2020  
[Occupation](#)



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## **Parking**

**Zoning Ordinance Advisory  
Committee (ZOAC)**

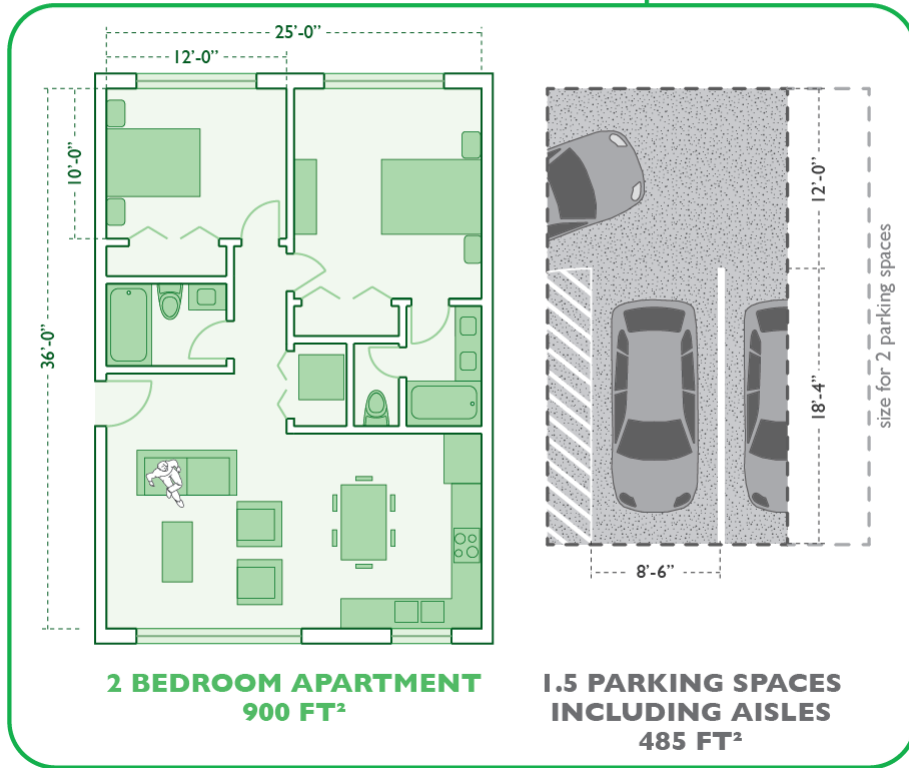
**9.3.2020**

**Sustainable Development and  
Construction**

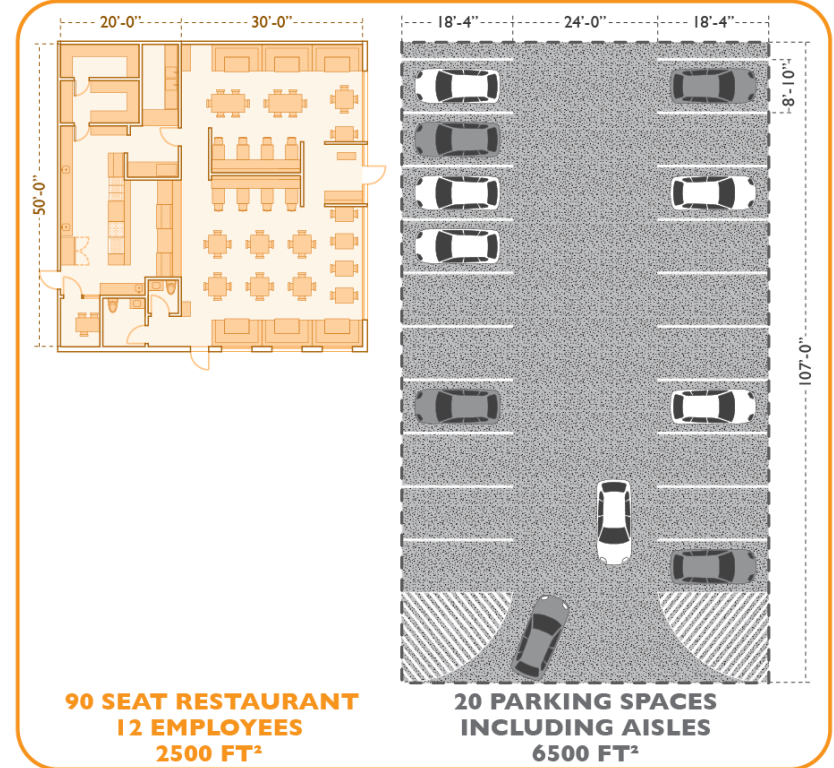


**City of Dallas**

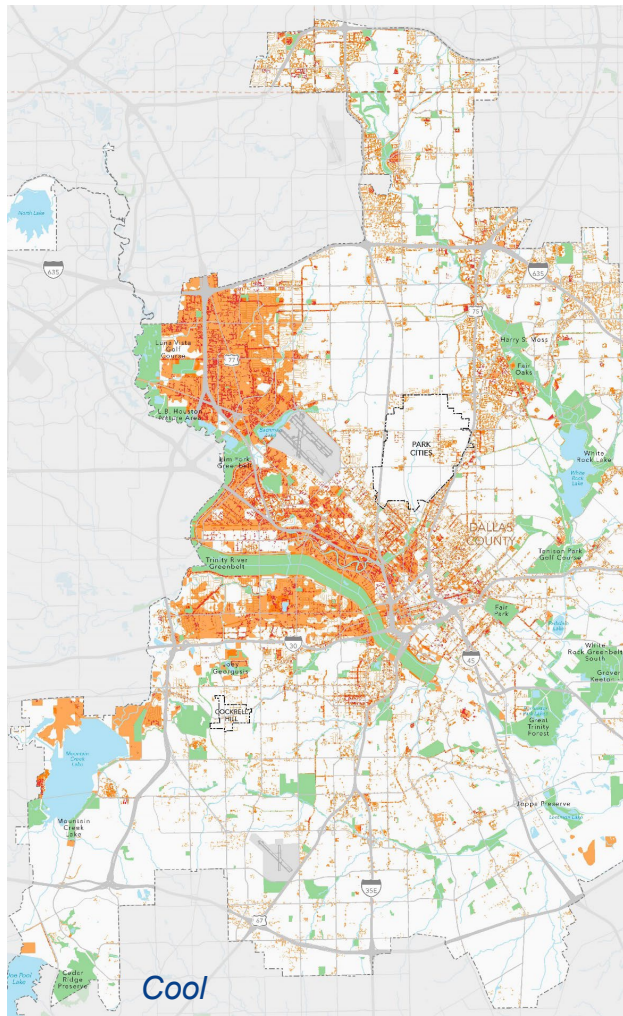
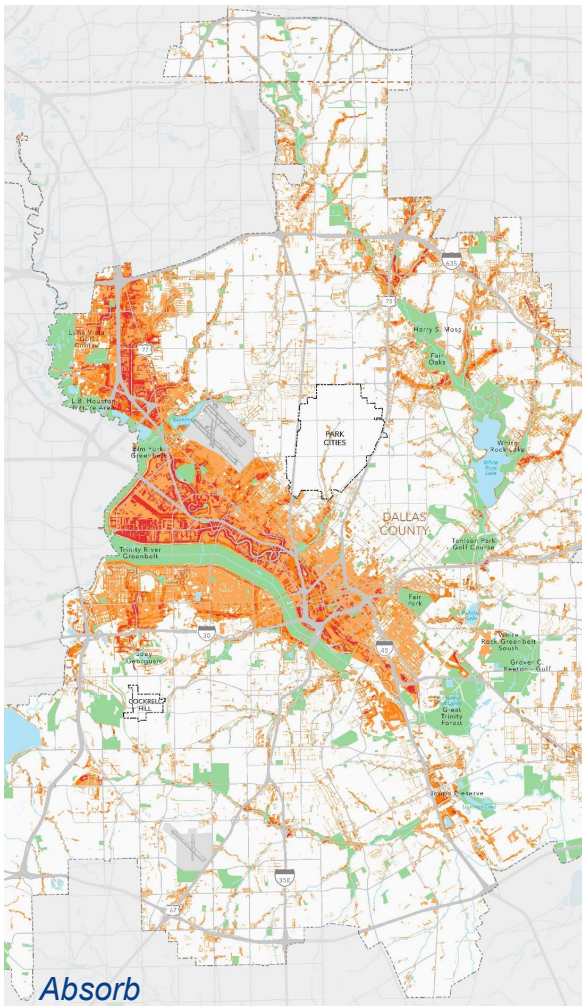
median requirement:  
1.5 spaces : 2 bedroom apartment



median requirement<sup>d</sup>

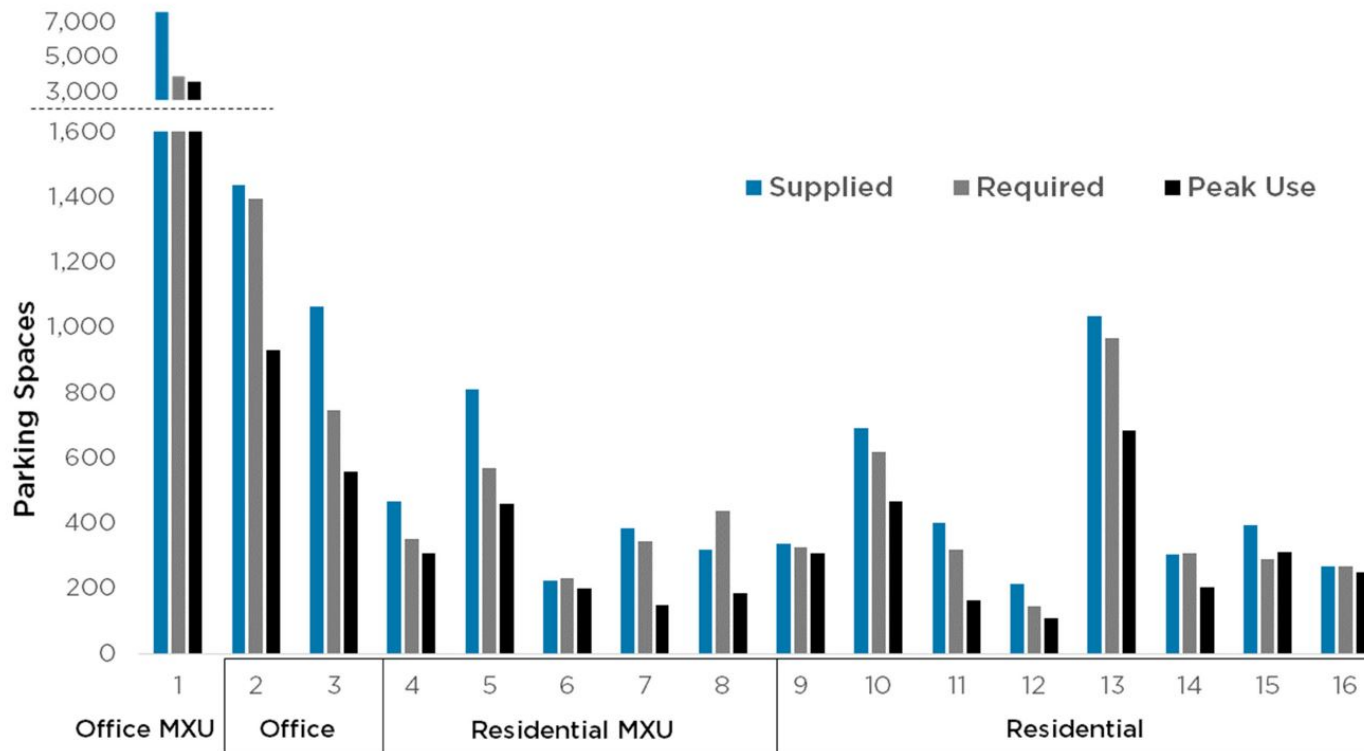


By Seth Goodman, 2013 @ <https://graphingparking.com/author/sethbgoodman/>



By Trust for Public Land, 2020 @ [https://web.tplgis.org/smartgrowthdallas\\_gallery/](https://web.tplgis.org/smartgrowthdallas_gallery/)

**Figure 9** Parking Observations across all 16 Study TODs

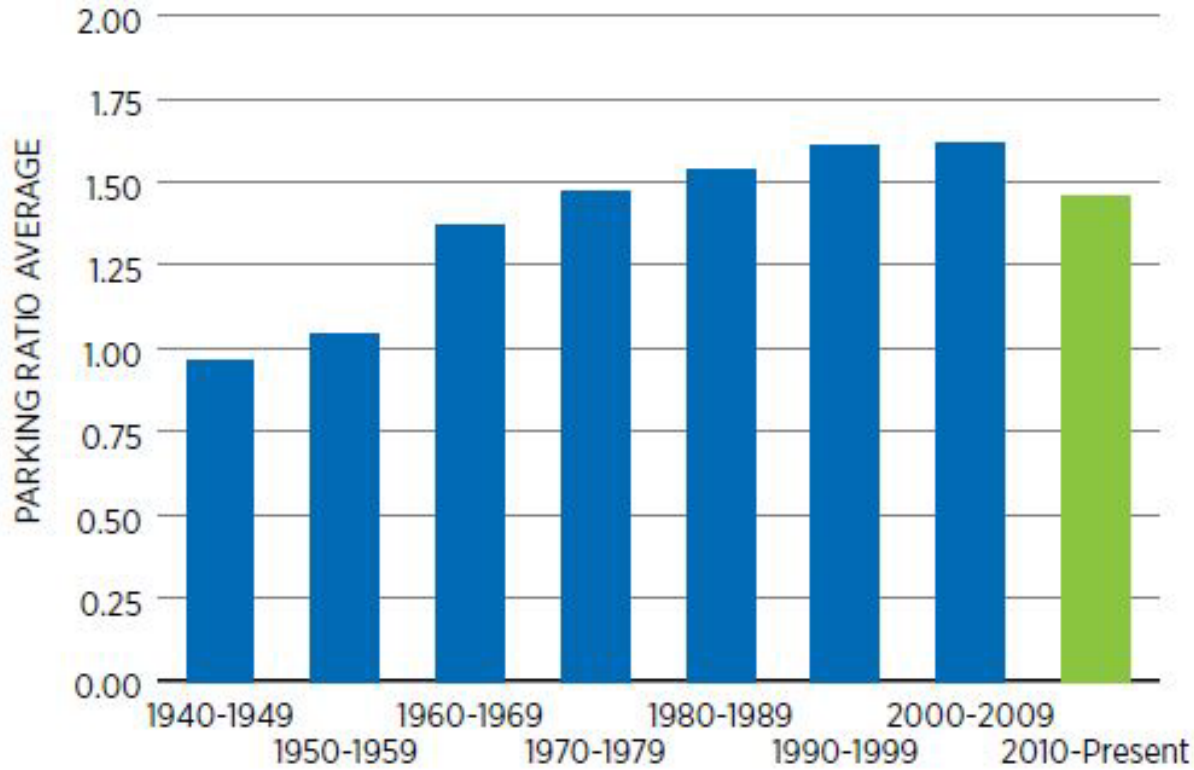


**LEGEND**

- |                          |   |                             |                            |
|--------------------------|---|-----------------------------|----------------------------|
| 1: CityLine 1, 2, and 3  | 5: West Village Garage 3                              | 9: Junction 15              | 13: Brick Row              |
| 2: Walnut Glen Tower     | 6: The Lofts at Mockingbird Station                   | 10: 5 Mockingbird           | 14: LBJ Station Apartments |
| 3: Rambler Park          | 7: 5 <sup>th</sup> St Crossing City Station (Phase 1) | 11: Lancaster Urban Village | 15: The Parc               |
| 4: West Village Garage 2 | 8: 5 <sup>th</sup> St Crossing City Center (Phase 2)  | 12: The Belleview           | 16: Modena                 |

By NCTCOG, 2019 @ [https://www.nctcog.org/nctcog/media/Transportation/DocsMaps/Plan/Landuse/TOD/DART\\_RedBlue\\_FinalReport.pdf](https://www.nctcog.org/nctcog/media/Transportation/DocsMaps/Plan/Landuse/TOD/DART_RedBlue_FinalReport.pdf)

## Parking Ratio Average by Decade Built



Source: Yardi Matrix

By NAA, 2018 @ [https://www.naahq.org/sites/default/files/naa-images/Research/naa\\_parking\\_final\\_revised\\_sep\\_2018.pdf](https://www.naahq.org/sites/default/files/naa-images/Research/naa_parking_final_revised_sep_2018.pdf)<sup>15</sup>