



NCTCOG PRESENTATION

# Parking Requirements Findings and Management Best Practices Update

Brayan Cervantes | NCTCOG Transportation Public Meeting | 6.8.2026

# Agenda

- **Why does managing parking matter?**
- **NCTCOG's Parking Program**
- **2026 Parking Zoning Requirements Evaluation**
- **Toolbox of Parking Management Best Practices Update**



# Why it Matters?

## High Cost, Low Return

### THE COST



**\$17,000 – \$40,000**

Cost to build one parking space

\$26,847 Dallas average\*

### THE RETURN



**\$0**

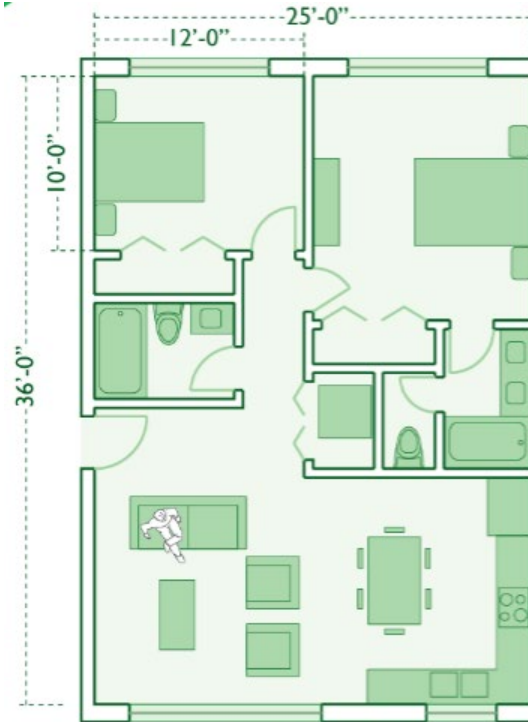
Typical revenue from free parking

- No direct return
- Replaces revenue generation-uses

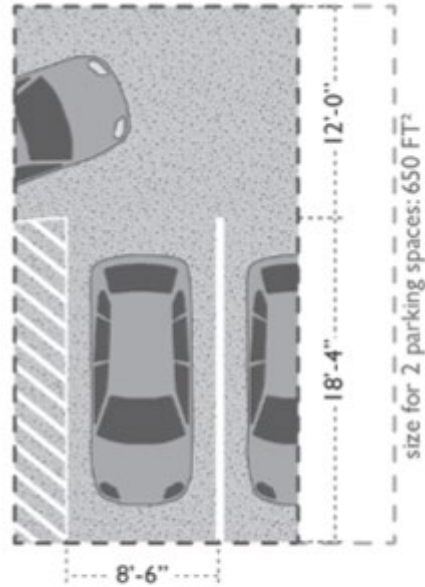
**!** High upfront cost + little to no return = **inefficient land use.**



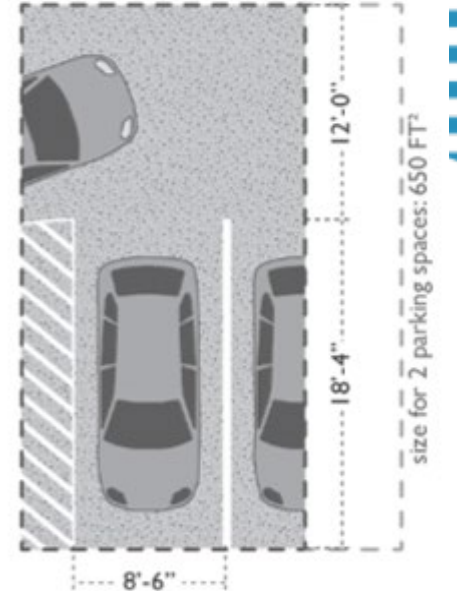
# Why it Matters? The Space



**2 BEDROOM APARTMENT**  
900 FT<sup>2</sup>



**1.5 PARKING SPACES  
INCLUDING AISLES**  
488 FT<sup>2</sup>



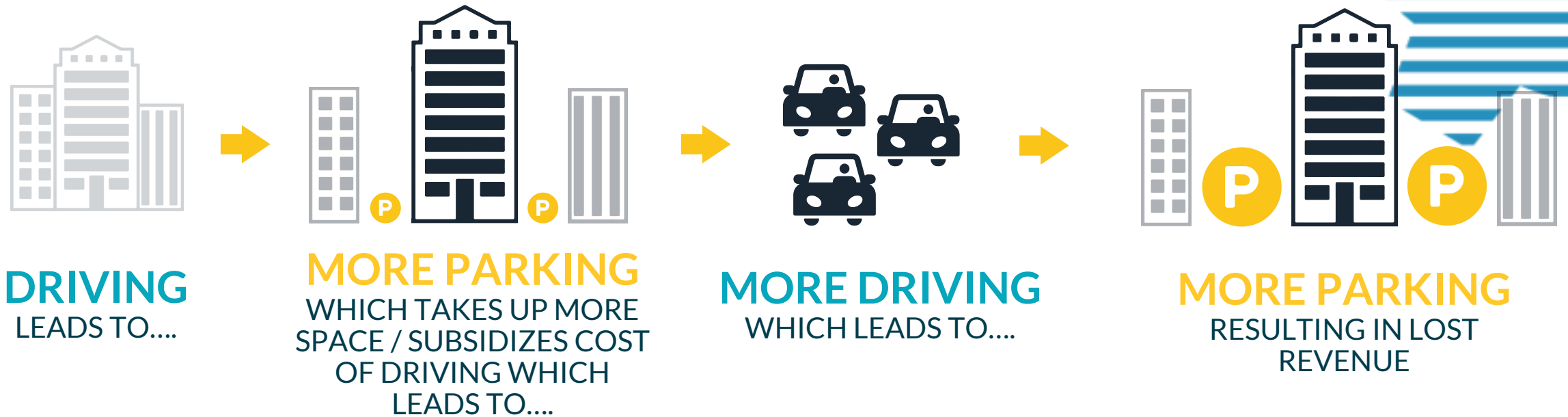
**1.5 PARKING SPACES  
INCLUDING AISLES**  
488 FT<sup>2</sup>

Image Source: Graphing Parking

## 2-3 Parking Spaces Use as Much Land as One Apartment Unit



# Why it Matters?



## A Vicious Transportation Cycle



# NCTCOG's Parking Management Program

NCTCOG supports parking management through plans, studies, and data collection -> [www.NCTCOG.org/Parking](http://www.NCTCOG.org/Parking)

Recommended four steps to parking management:



1. **Study/ Plan**– understand the context and options



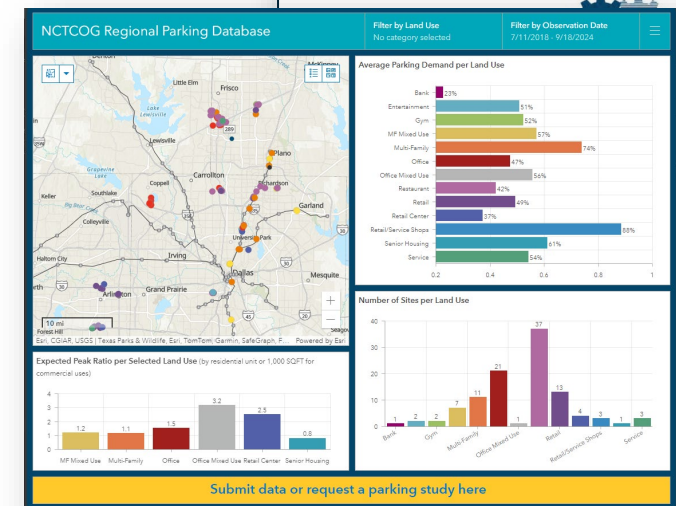
2. **Curb Management** – set rules for the on-street as applicable



3. **Zoning Reform** – reduce parking requirements, increase options



4. **Inform and Manage** – public and private strategies to more efficiently use parking supply

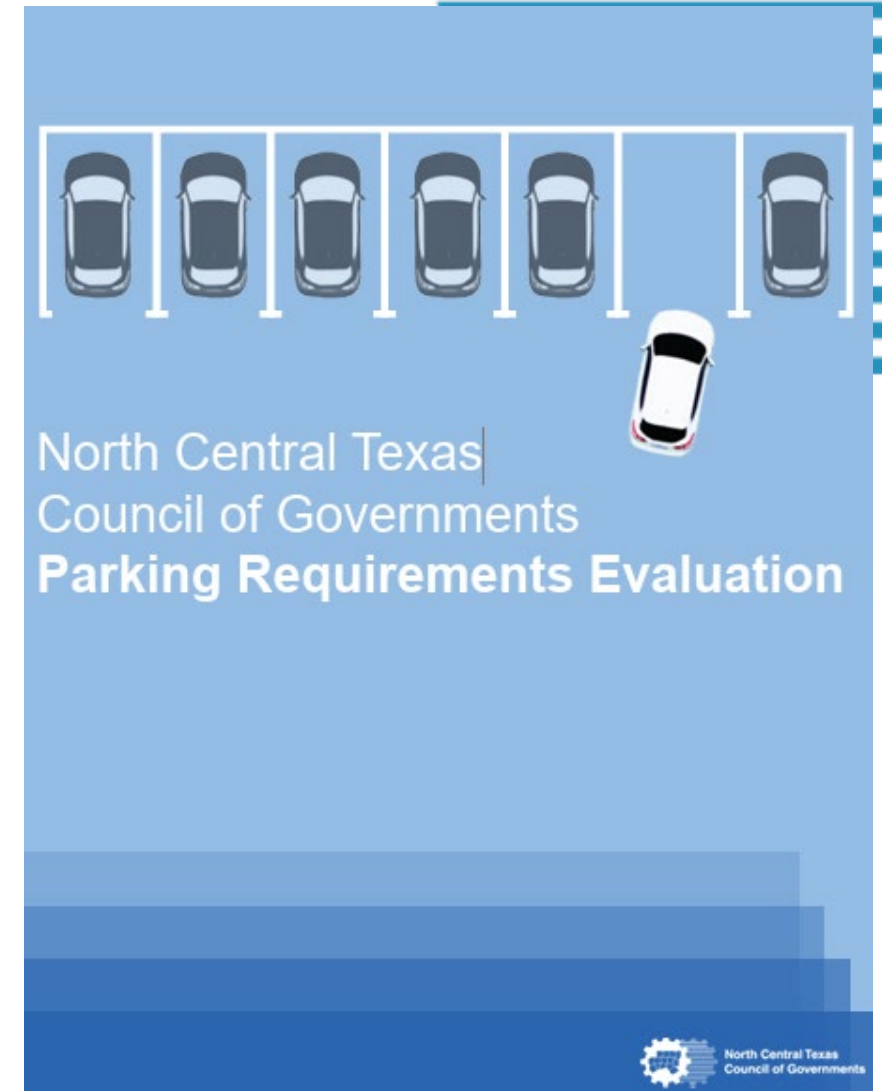


An aerial, top-down view of a parking lot. The lot is filled with various cars in different colors (white, black, blue, red, yellow) parked in neat rows. In the center of the image, a road runs horizontally. A white van is driving on this road, moving from left to right. Two white arrows on the road indicate the direction of traffic flow. The overall scene is brightly lit, and the colors of the cars are somewhat muted, giving it a clean, professional appearance.

# 2026 Parking Zoning Requirements Evaluation

# About the Study

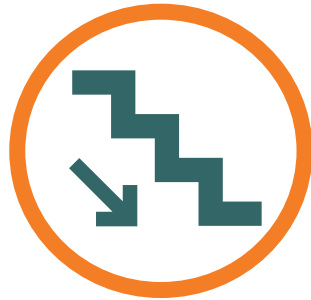
- Parking minimums are often based on limited data and broad assumptions, not actual demand
- Do parking minimums reflect real demand?
- Analyze 126 sites across DFW
- Compare:
  - Required parking (Zoning)
  - Built parking (Supply)
  - Observed demand
- Goal: Improve policy + planning decisions



# Key Findings



Parking is consistently overbuilt beyond zoning requirements



Most parking is underutilized—demand rarely matches supply



Oversupply persists across land uses—even at full occupancy



Cities allow parking reductions—but developers still overbuild.

**Parking requirements systematically overestimate demand - leading to widespread overbuilding and underutilization**



# Conclusions & Next Steps

- Parking standards often do not reflect actual parking demand
- Excess parking increases development costs, consumes valuable land, and reinforces auto-dependence
- Parking oversupply is driven by auto-oriented development patterns, limited transportation alternatives, and market expectations.

## Recommended Actions



**Key Takeaway:** Shift from minimum parking requirements to **active parking management and data-driven parking policy**

**Goal:** Align parking supply with demand while supporting efficient land use and multimodal transportation



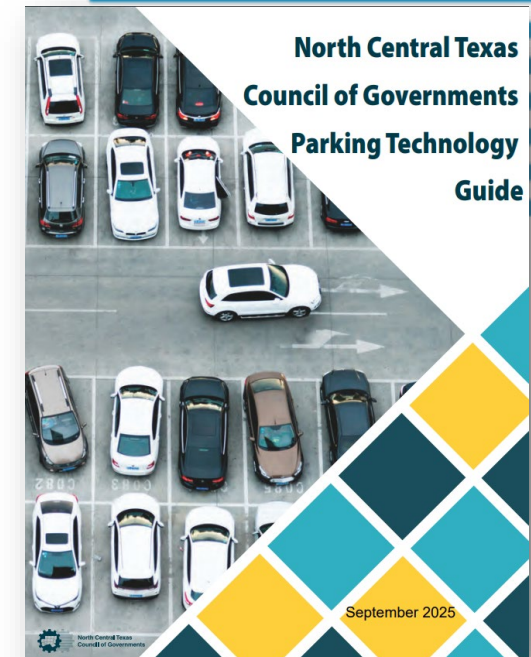
An aerial, top-down view of a parking lot. The lot is filled with cars of various colors (white, black, blue, red, orange, yellow) parked in neat rows. A central road or aisle runs horizontally through the middle. A white car is driving on this road, moving from left to right. The text "Parking Management Best Practices" is overlaid in a large, bold, dark blue font across the center of the image, positioned over the road and the cars. The overall scene is brightly lit, suggesting a clear day.

# Parking Management Best Practices

# Parking Management – NEW Best Practices

[NCTCOG.org/Parking](https://www.nctcog.org/Parking)

<b>Optimize Use</b> Strategies that improve efficiency of using the parking supply without redevelopment or new development at current sites	<b>Reduced Demand</b> Efforts to reduce the number of parking spaces needed and used at current sites	<b>Future Development</b> Strategies that either reduce or optimize demand but are dependent on redevelopment or new development.
<ol style="list-style-type: none"> <li>1. Shared Parking</li> <li>2. Parking Availability Platforms</li> <li>3. Parking Management/Benefit Districts</li> <li>4. Permits and Special Users</li> <li>5. Valet Parking</li> <li>6. Wayfinding, Markings and Signage</li> </ol>	<ol style="list-style-type: none"> <li>7. Improve Mobility Options</li> <li>8. Curb Space Management</li> <li>9. Paid Parking</li> <li>10. Unbundled Parking Cost</li> </ol>	<ol style="list-style-type: none"> <li>11. Credit Off-Site Parking</li> <li>12. Eliminate or Reduce Parking Requirements</li> <li>13. Fee in Lieu of Parking</li> <li>14. Incentives for Public Parking</li> <li>15. Parking Maximums</li> </ol>



Technology applications for parking management

<p><b>Parking Toolbox:</b> 15 best-practice strategies with definitions, key benefits, implementation considerations and relevant case studies</p>	<p><b>Parking Technology Guide:</b> Technology applications that support parking management and operations</p>
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# Optimize Use– Shared Parking

**What and How it Works** - Share parking between uses with different peak times

## Why It Matters

- **Lower Costs** → Fewer spaces needed
- **Maximize Use** → Parking used all day
- **Support Infill** → Less land for parking
- **Flexible** → Works wherever uses are walkable

## Implementation

- Public Vs Private Role
- Location, Cost & Timing
- Technology Applications

## Where It Works

- Walkable areas
- New + existing development

**Case Studies** – Portland, OR; New Braunfels, TX; McKinney, TX



*Shared Parking Downtown Arlington, TX*

[NCTCOG.org/Parking](https://www.nctcog.org/Parking)



# Reduce Demand- Curb Space Management

**What and How it Works** - Manage curb space to balance parking, deliveries, transit, and access

## Why It Matters

- **Community Needs** → dining, public space, access
- **Mobility** → walk, bike, transit
- **Safety & Congestion** → fewer conflicts, less circling
- **Business Access** → better loading + turnover
- **Demand Management** → pricing + regulation

## Implementation

- Public vs Private Role
- Location, Cost & Timing
- Technology Applications

## Where It Works

- Mixed-use & commercial areas
- New + existing development

**Case Studies** - San Francisco, CA; Dallas, TX



*Curb Space Management, Fort Worth, TX*

[NCTCOG.org/Parking](https://www.nctcog.org/Parking)

# Future Development – Eliminate or Reduce Parking Requirements

**What and How it Works** - Remove rigid requirements → flexible, demand-based parking

## Why It Matters

- **Flexibility** → Build only what's needed
- **More Development** → Supports infill & reuse
- **Lower Costs** → Less unused parking
- **Better Design** → More walkable places

## Implementation

- Public vs Private Role
- Location, Cost & Timing

## Where It Works

- Best in walkable, mixed-use, transit areas
- Applies to new + redevelopment

**Case Studies** – Austin, TX; Dallas, TX; Fort Worth, TX



*Eliminated Parking Fort Worth, TX*

[NCTCOG.org/Parking](https://www.nctcog.org/Parking)



# Parking Management - Parking Technology Guide

## Purpose

Supports the North Texas Parking Strategies Toolbox by explaining technologies used across parking management strategies



### Input Technology

Collects data to support systems and decision-making



### Information Technology

Provides real-time or static parking information to users



### Management & Enforcement

Manages access, ensures compliance, and regulates demand

**Technologies support—but do not replace—parking policy and management strategies.**



# Contact Us



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[NCTCOG.org/Parking](https://www.nctcog.org/Parking)



## Parking Database

Ongoing collection of observed parking counts from North Texas

[Learn More](#)

**Zoning  
Requirement  
Evaluation**



## Best Practices

Parking management strategy toolbox with descriptions and case studies

[Learn More](#)

**Toolbox of Parking  
Management Best  
Practices**

