

North Texas 2050 Action Package

Issue:	Transportation/Sustainability	
Action Tool Title	Density, Height and Parking Codes	
Description of the tool:	These types of codes encourage density, outdoor areas and walkable environments.	
How Well Does It Work?		
How valuable is this tool? How important is its contribution to achieving North Texas' vision for the future?		
These codes provide significant support for Connected Centers, Return on Investment and Green Region scenarios. The NCTCOG Transportation report identifies these outlooks as important for pollution control and pedestrian/bicycle transportation when compared to the Business as Usual (BAU) scenario. Encouraging Transit Oriented Development through greater density and reduced parking requirements promotes a walkable environment while reducing the need for individual transit options and impermeable land cover.		
How does it actually work?		
By allowing increased density or height in codes if mixed uses or city parks are included in development plans, or permitting shared parking in exchange for complimentary development, municipalities can encourage outdoor areas and a walkable environment, while reducing transit needs. Conversely, height restrictions deter mixed use and promote sprawl.		
What are the costs and who will they affect?	What are the benefits and who will they help?	
The initial costs are administrative. NCTCOG projects savings of 4.9 to 6.9 billion dollars on road infrastructure (See the Transportation System Benefits table on page 4 of the Transportation report).	NCTCOG projects reduced delays by up to 19.4% VS BAU. Estimates for reduced pollution vary from 6.6% to 8.6%, depending on the scenario and pollutant, compared to BAU.	
What are the biggest stumbling blocks?	How can they be addressed?	
Revising codes may require additional staff time for review and administration.	Additional education and training for municipal staff.	
Who Would be Responsible?		
Primary (lead) responsibility	NCTCOG	
Secondary responsibility	Municipalities/Counties	

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Need for coordination	Coordinate across municipal boundaries.	
How Should it be Funded?		
Primary (lead) responsibility	Create a partnership between Cities, NCTCOG, Developers, Citizens and Special Interest Groups to determine funding sources.	
Secondary responsibility		
How Does It Connect?		
What other VNT issues are helped by this tool?	Sustainability.	
What other VNT issues could be hurt by this tool?		NA
How Should It Be Implemented?		
What will be done?	When will it happen?	
• First step for action	indicate the timing for start and completion of this step	
• Following steps for action	indicate the timing for start and completion of this step	
add additional steps as appropriate	indicate the timing for start and completion of this step	
What Examples Can We Follow?		
North Texas Case Studies	provide summary description and links as appropriate	
Other Texas Case Studies	provide summary description and links as appropriate	
Other U.S. Case Studies	provide summary description and links as appropriate	
Supporting Research	provide summary description and links as appropriate	
Related Information	provide summary description and links as appropriate	
Acknowledgements		