

# Walkable Places Parking Subcommittee

Planning and Development Department  
City of Houston

Walkable Place Committee  
November 8, 2017

# Agenda

- Parking Subcommittee Objectives
- Current Off-street Parking Ordinance Overview
- Parking Strategies for Walkable Places
- Discussion of the Parking Element Menu
- Public Comment

# Parking Subcommittee Objectives

- **Objective:**

To create a parking element menu which will meet the guiding principles of the Walkable Places regulatory framework:

- Sensitive to local context
- Ensure walkable urban form across area
- Promote safe multi-modal transportation
- Create pleasant experience
- Local support

# Sensitive to Local Context

- Allow rules for an area's unique needs



# Ensure Walkable Urban Form

- Provide assurance that adjacent developments will also participate.



# Promote Safe Multi-modal Transportation

- Accommodate increased density
- Reduce automobile dependency
- Ensure safety & accessibility



# Create a Pleasant Experience



# Local Support





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# Current Off-Street Parking Ordinance Overview

- History:
  - In 1989, first off-street parking ordinance was created
  - In 2013, first revision to allow some flexibility to address parking needs in different areas
  - In 2017, second revision to expand variance notification area & allow administrative approval
- Regulate number of off-street parking spaces based on use only
- Limited tools for context sensitive development
- Focus on auto centric development

# Case Study

- **Commercial mixed use development at Yale St**



# Case Study

- Challenge: lack of context sensitivity



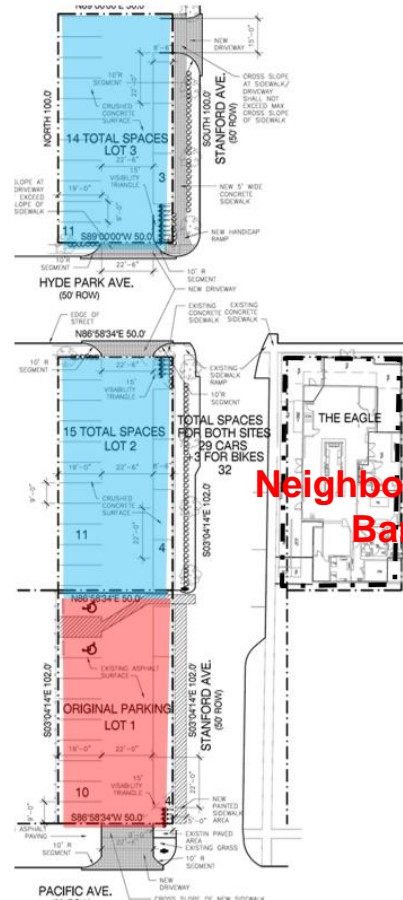
# Case Study

- **Outcome: create undesirable parking lots in a Walkable Place**



# Case Study

## ● A neighborhood bar in Montrose area

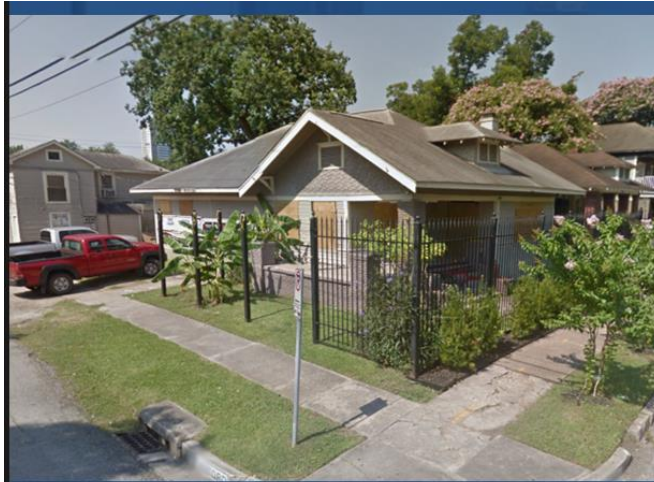


- Site
- 19 On-Site Parking
- 29 Additional Parking

48 Parking Spaces

# Case Study

- Outcome: create underutilized parking lots

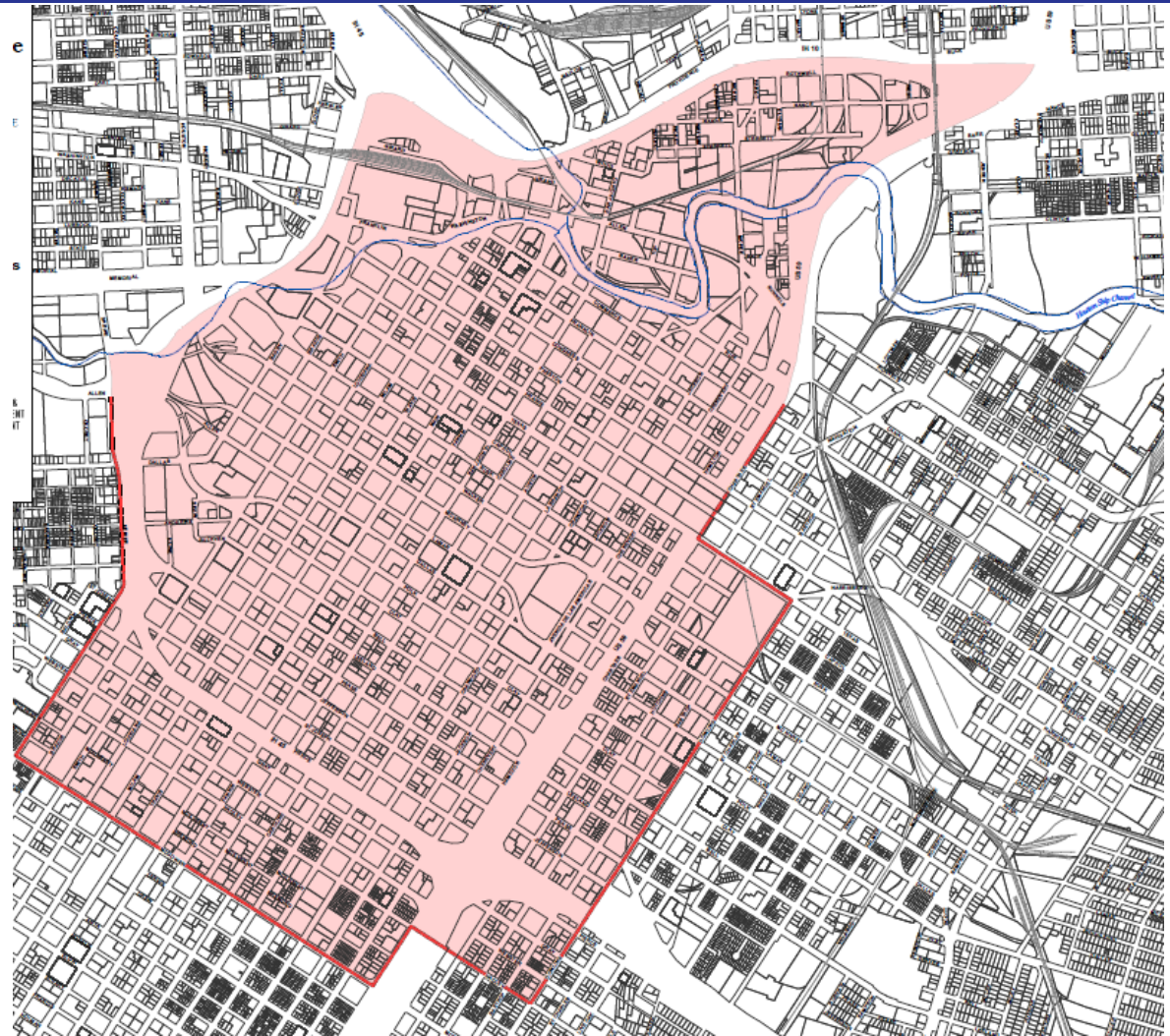


2016



2017

# Parking Exempt Area





# Parking Exempt Area

- No parking requirements for any types of development
- Intent: to maximize development density in CBD & its adjacent area
- Challenge:
  - Still create unwalkable development

# Case Study

- Pure market-based approach doesn't always create pedestrian friendly development



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# Parking Strategies for Walkable Places

- Compact mixed uses → more walking, less parking;
- 1 less off-street parking  $\neq$  1 more on-street parking;
- When parking is hard → people find alternate transportation tools;
- Parking strategies should be sensitive to local context.

# Parking Strategies for Walkable Places

- **Market Square – a Walkable Place**



# Parking Strategies for Walkable Places

- 19<sup>th</sup> Street in the Heights



# Parking Strategies for Walkable Places

- People come for the place, not the parking



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# Potential Parking Element Menu

- Reduced minimum parking requirements
- Fees in lieu of parking
- Allow credits for on-street parking
- Transferable parking right
- Parking maximum
- Parking exemption

# Discussion

- Do you agree these parking elements should be included on the Walkable Place Element Menu?

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