

Walkable Places Parking Subcommittee

Planning and Development Department
City of Houston

Walkable Places Committee
February 21st, 2018

Agenda

- Recap of Parking Element Menu
- Discussion of Transferrable Parking Right
- Discussion of On-street Parking Credit
- Discussion of Parking Exempt Area Expansion
- Public Comment

Recap 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

Agenda

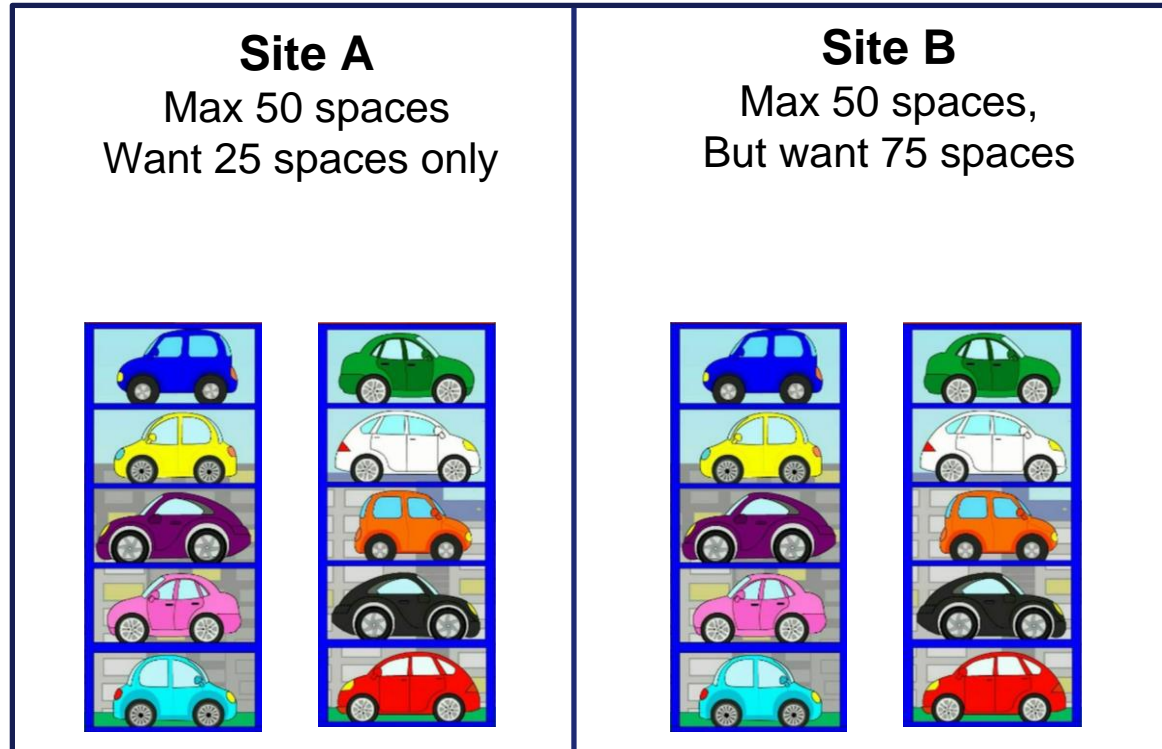
- Recap of Parking Element Menu
- Discussion of Transferrable Parking Right
- Discussion of On-street Parking Credit
- Discussion of Parking Exempt Area Expansion
- Public Comment

Transferable Parking Right

- **Intent:** to provide development flexibility within a district with parking maximum requirements
- **Targeted areas:** areas with maximum parking requirements
- **How it works:**
 - Based on its use and size, each site is entitled the right to construct a max number of parking spaces
 - Parking rights may be transferred between developers to meet their needs

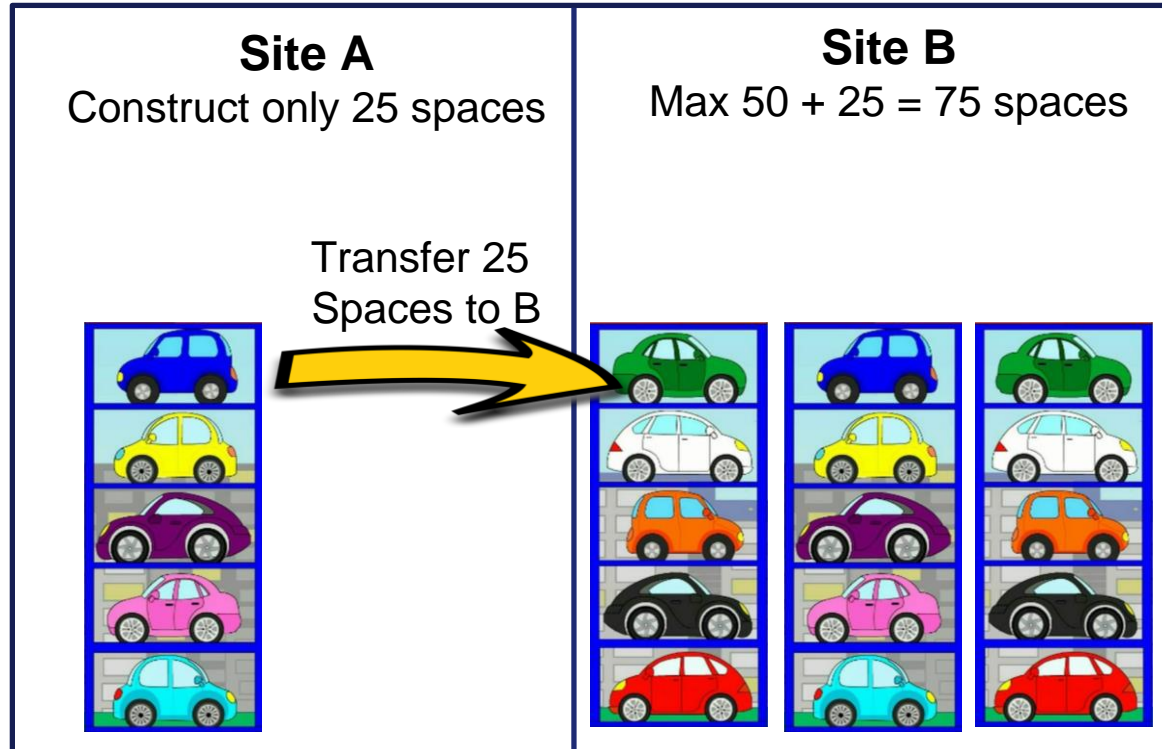
Transferable Parking Right

- **Scenario 1:**
 - Developers may build fewer parking spaces and transfer the right to future developments



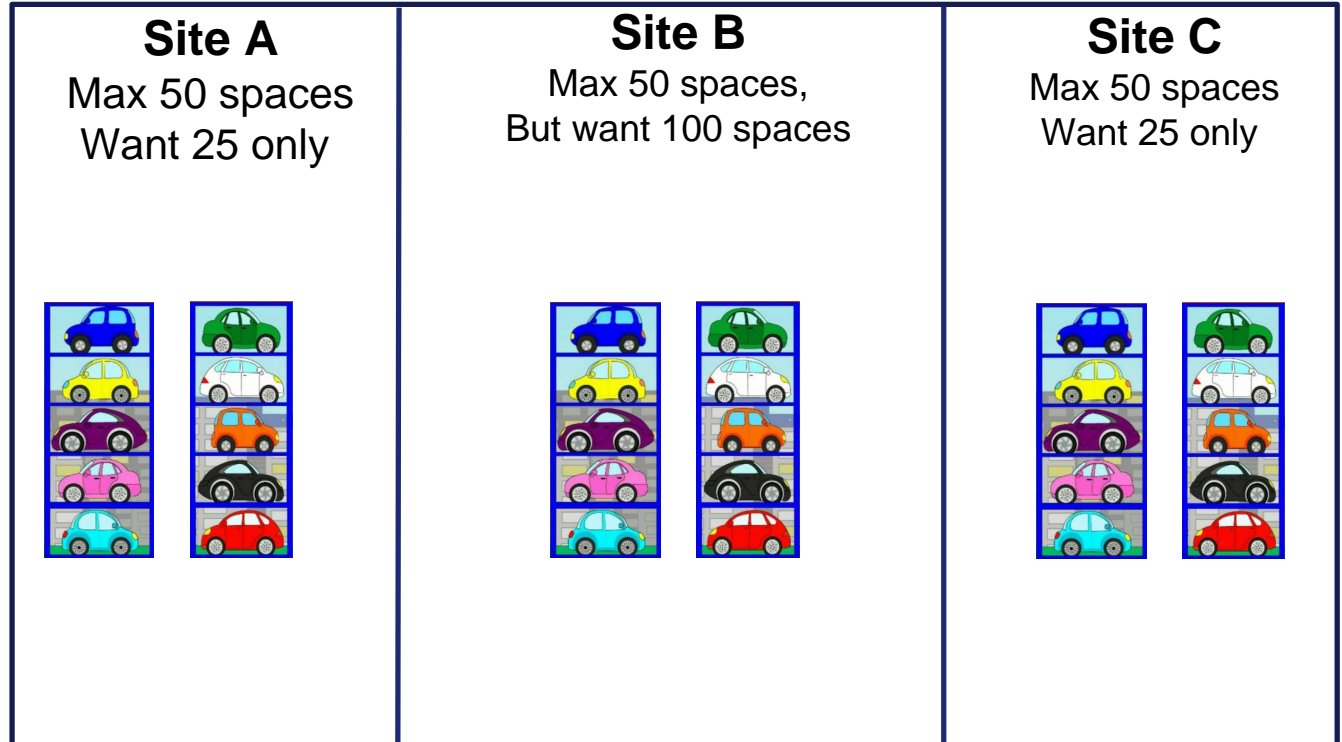
Transferable Parking Right

- **Scenario 1:**
 - Developers may build fewer parking spaces and transfer the right to future developments



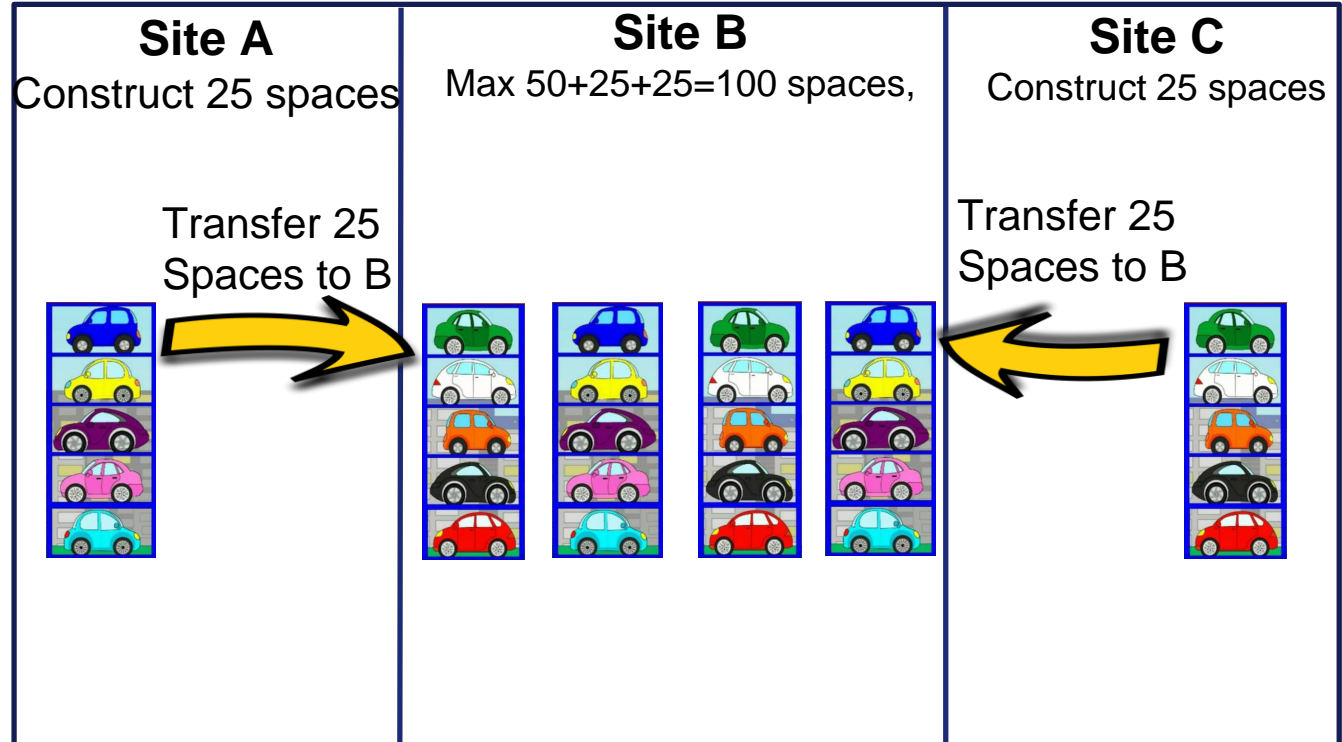
Transferable Parking Right

- **Scenario 2:**
 - Developers who need more parking spaces can proceed by purchasing the right from other developers



Transferable Parking Right

- **Scenario 2:**
 - Developers who need more parking spaces can proceed by purchasing the right from other developers

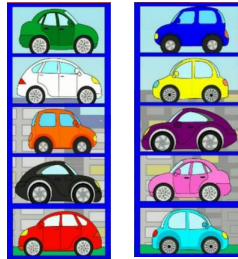


Transferable Parking Right

- **Scenario 3:**
 - Grandfather buildings have the entitlement to sell their parking right to new developments and then lease parking from the new developments

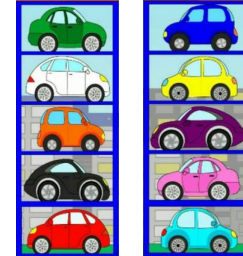
Site A (Grandfather)

Entitled 50 spaces
25 existing spaces



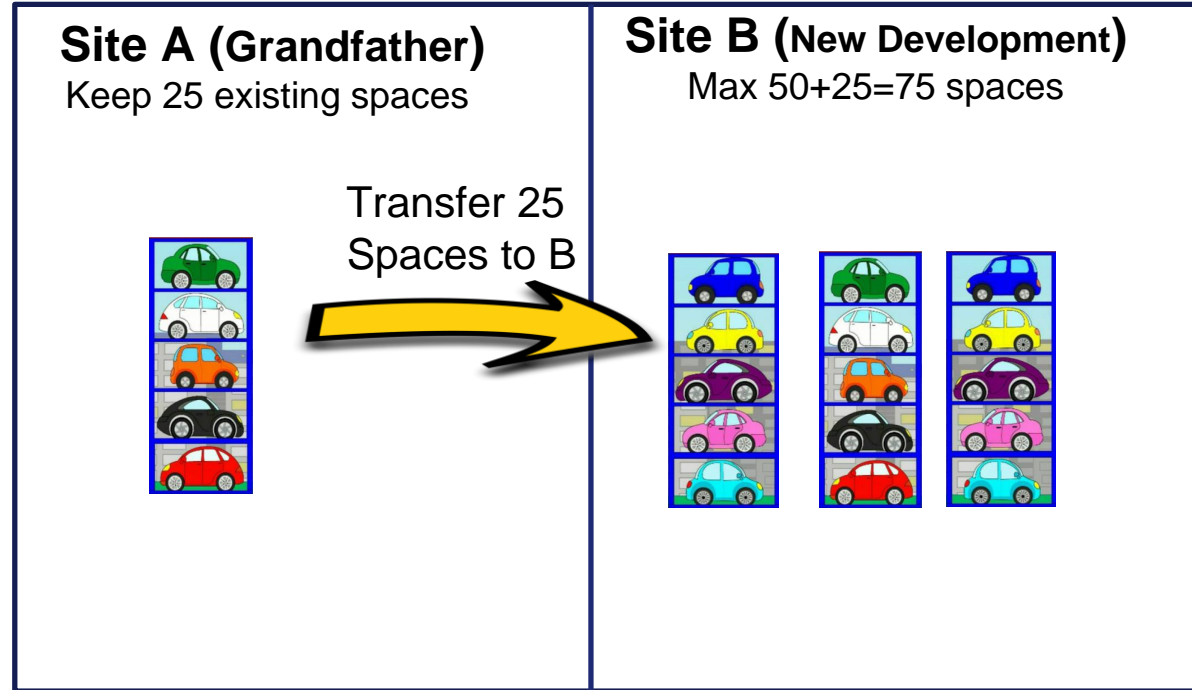
Site B (New Development)

Max 50 spaces
Want 75 spaces



Transferable Parking Right

- **Scenario 3:**
 - Grandfather buildings have the entitlement to sell their parking right to new developments and then lease parking from the new developments



Agenda

- Recap of Parking Element Menu
- Discussion of Transferrable Parking Right
- Discussion of On-street Parking Credit
- Discussion of Parking Exempt Area Expansion
- Public Comment

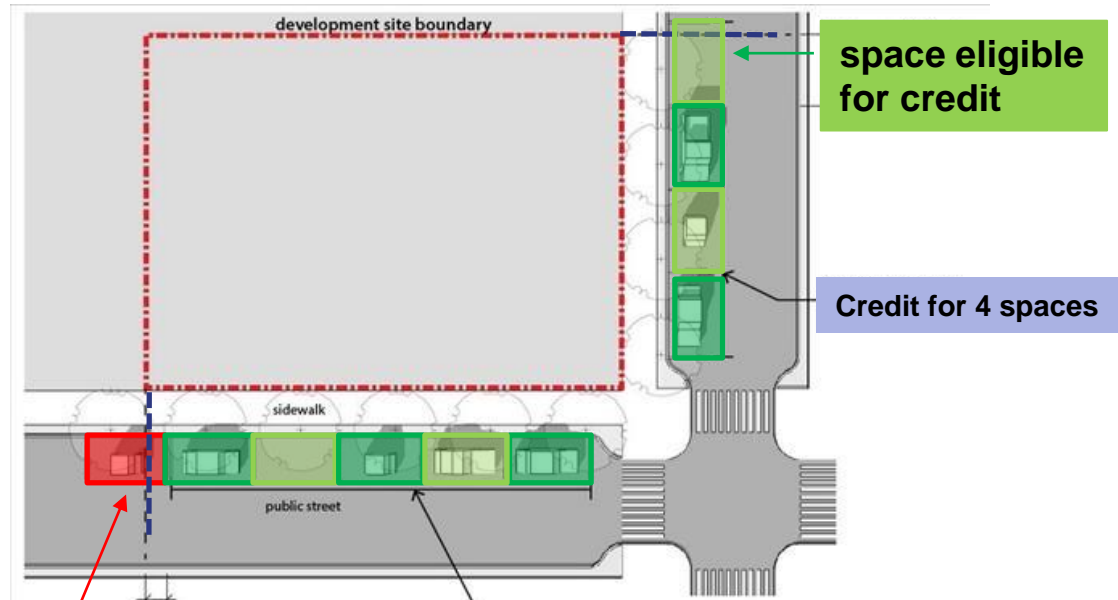
On-street Parking Credit

- **Intent:** to allow less off-street parking spaces in certain areas
- **Targeted areas:** high density mixed-use urban areas/
corridors
- **Common requirements for on-street parking spaces:**
 - Accessible 24 hours a day
 - Available to the general public
 - Within close proximity to the site
 - Standard size
 - Prohibited locations:
 - Clear zones adjacent to curb cuts
 - Clear zones adjacent to bus stops/ transit stations
 - Areas prohibiting parking

On-street Parking Credit

-- Different Approaches

- **Approach 1:**
 - **Location requirements:**
 1. On the same side of the street as the proposed use
 2. Directly abutting the development site
 - **All qualified spaces may be counted towards off-street parking requirement**



space not eligible for credit

Credit for 5 spaces

Hillsboro, NC

On-street Parking Credit

--

Different Approaches

- **Approach 3:**
 - **Location requirements:**
Within convenient walking distance (for example 600') from the doorway of the site
 - **Challenge:** need an effective mechanism tracking the usage of adjacent on-street parking spaces
- **Applicants can decide their own approaches as long as justification is provided**

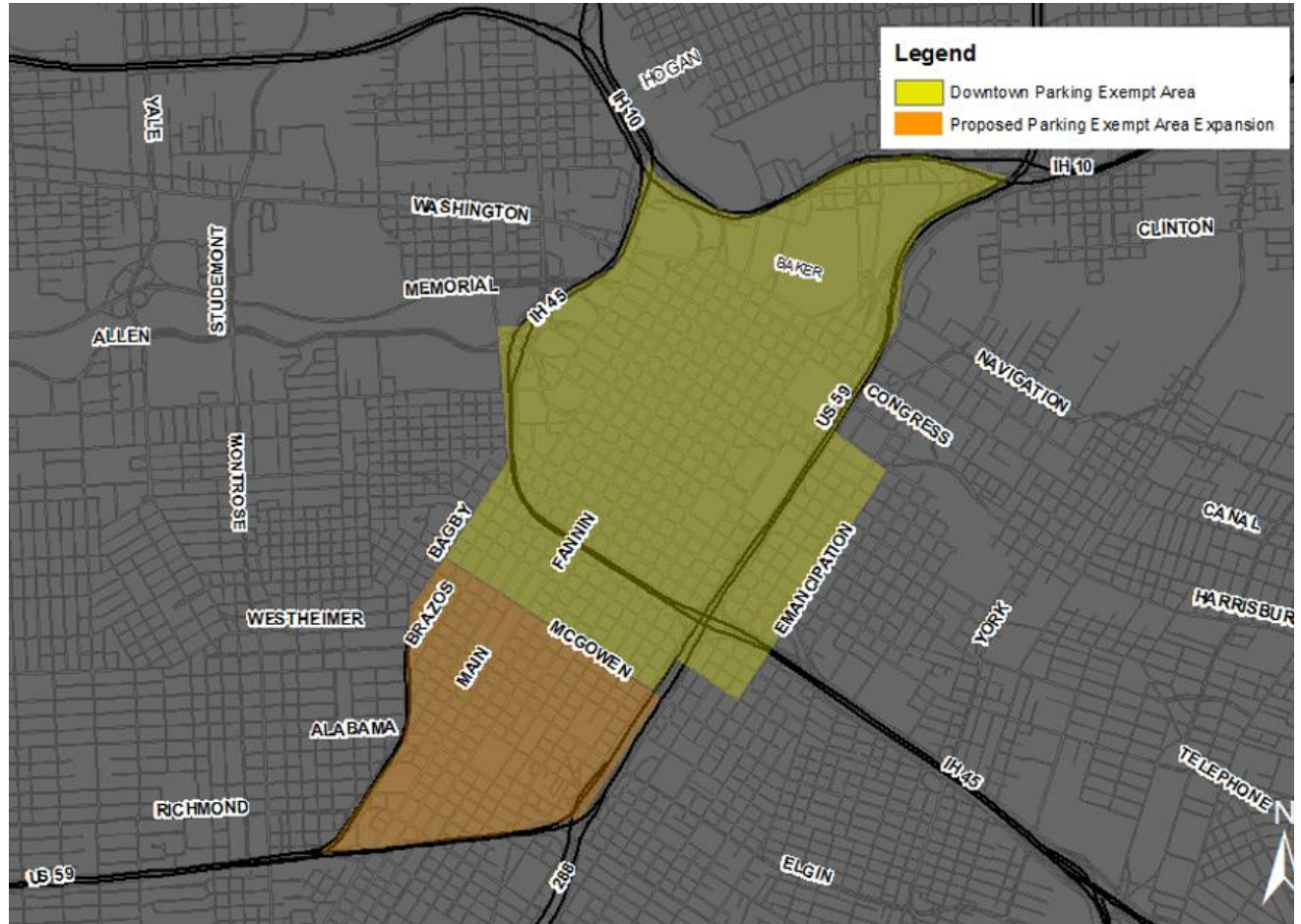
Agenda

- Recap of Parking Element Menu
- Discussion of Transferrable Parking Right
- Discussion of On-street Parking Credit
- Discussion of Parking Exempt Area Expansion
- Public Comment

Existing Parking Exempt Area



Proposed Parking Exempt Area Expansion



Challenge in Parking Exempt Area

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



Proposed Parking Exempt Area Expansion

- Options for potential next step:
 - Make no changes
 - Expand the existing parking exempt area
 - Expand the existing parking exempt area with maximum parking requirements

Discussion



Agenda

- Recap of Parking Element Menu
- Discussion of Transferrable Parking Right
- Discussion of On-street Parking Credit
- Discussion of Parking Exempt Area Expansion
- Public Comment