

City of Houston's More Space Program



PLANNING &
DEVELOPMENT
DEPARTMENT

Main Street

Project Application Information Session
February 2021



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Program
Introduction



Why More Space?

- Due to COVID-19 restaurants must limit occupancy
- Reduced occupancy = reduced sales, hurting Houston economy



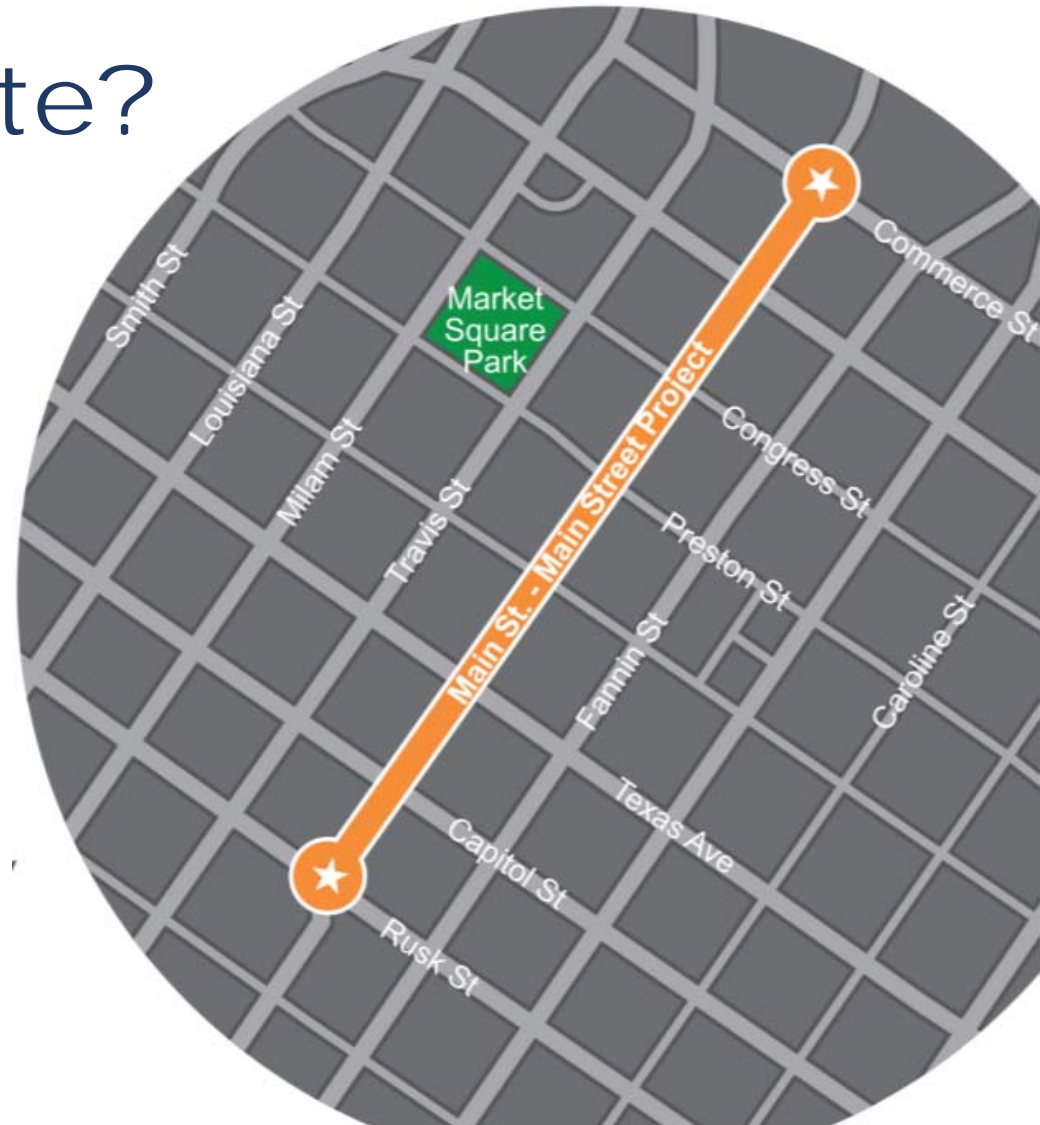
About More Space: Main Street

- Convert portion of Main Street from Commerce to Rusk
- Use sidewalks for walking
- Use roadway space for tables/seating
- Pilot program through March 31, 2022



Who Can Participate?

- Any bar or restaurant on Main Street between Commerce to Rusk, when COVID-19 restrictions allow business-type to be open
- Any property with different businesses on 2 floors must share



Space Available

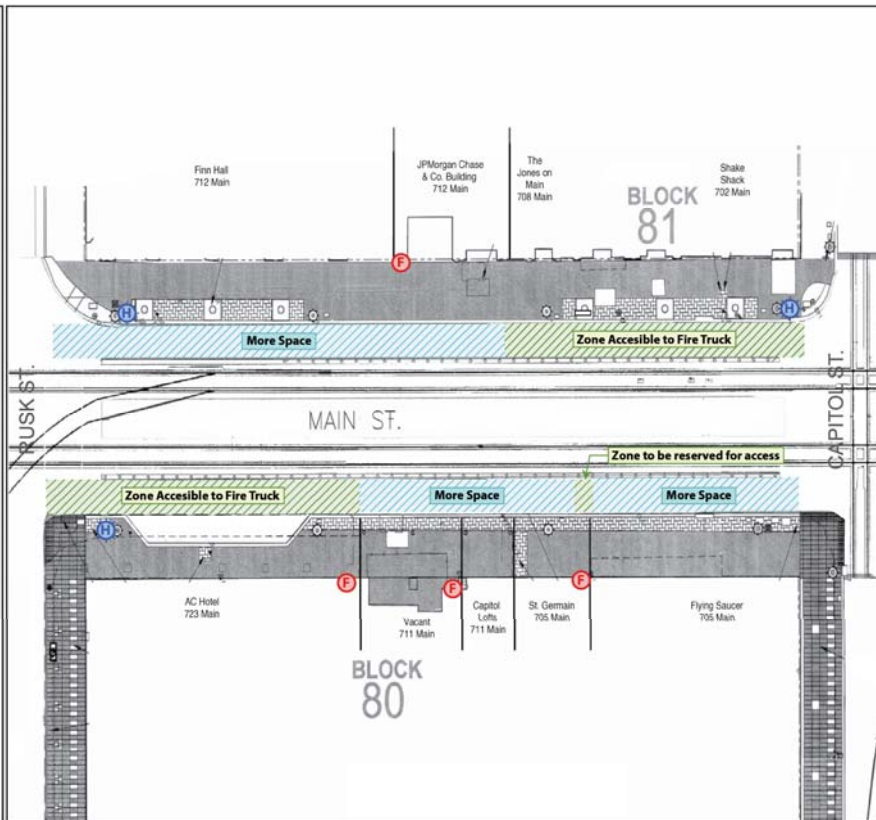
More Space: Main Street

Ⓡ Fire Department Connection

Ⓜ Fire Hydrant

Source: City of Houston,
Downtown District
Date: 11/16/2020
Reference: NAD 1983

This map is made available for reference purposes
only and should not be substituted for a survey
product. The City of Houston will not accept
liability of any kind in conjunction with its use.



- A business may use the space equivalent to their frontage, subject to space needed for emergency access.
- A business may extend beyond their frontage, provided the adjacent businesses does not want that space and provided that space is not required for emergency access
- Businesses may also cooperatively agree to share space (subject to any TABC restrictions).
- All businesses are encouraged to apply for only the amount of space they can actively use. Expanding or contracting later will require submission of an updated application.
- Allocated More Space Area may be modified at any time for public safety, or the public convenience and necessity.

See Block by Block designs in Design Guidelines identifying space available.

https://www.houstontx.gov/planning/docs_pdfs/More%20Space%20Main%20Street%20Program%20Guidelines%20112420_update.pdf

Design Examples



Who Does What

City of Houston

- Implement City ordinance.
- Provide, review, and approve applications + permits.
- Retime and manage traffic signals.
- Design and implement traffic signage.

Downtown District

- Design and implement District signage.
- Offering funding for ADA ramps.
- Install water-filled barriers for street/rail and crosswalk protection for pedestrian safety.

Businesses

- Confirm space & design:
 - https://www.houstontx.gov/planning/docs_pdfs/More%20Space%20Main%20Street%20Program%20Guidelines%20112420_update.pdf
- Submit application.
 - <https://www.tfaforms.com/4862715>
- Obtain TABC permit:
 - <https://tabc.texas.gov/licensing/files/Temporary%20Modification%20of%20Licensed%20Premises.pdf>
- Purchase & establish fencing (4 sides).
- Place furnishings that do not obstruct ramps and pedestrian right of way.
- Train staff on procedures and safety.
- Implement site-specific signage if desired/needed.
- Store equipment in off-hours.

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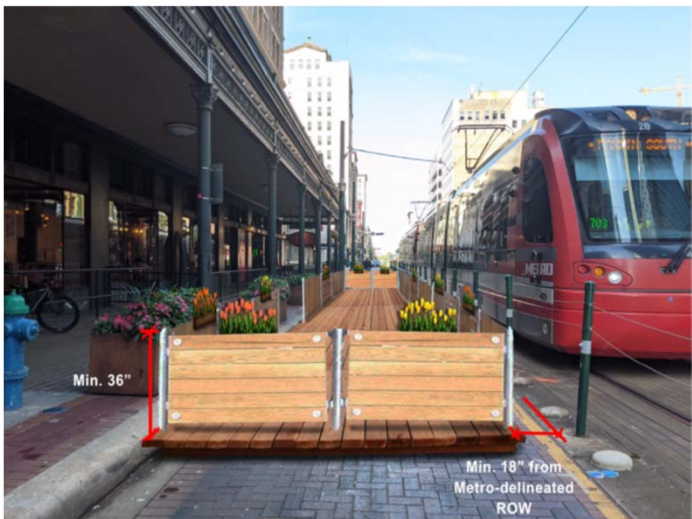
Permit
Requirements

Perimeter Fencing #1



- Perimeter must be enclosed on all 4 sides with the exception of a patio entrance(s).
- Perimeter fencing must provide at least 18" clearance from METRO-delineated ROW.
- Material and design of perimeter fencing must be fabricated wood or metal or a combination of the two. Planter boxes may be incorporated into the design.
- Minimum design loads of all proposed perimeter fencing must meet or exceed the Houston Construction Code provisions of Section 1607.8 for guards and resist a load of 50 pounds per linear foot and a concentrated load of 200 pounds applied in any direction.
- Perimeter fencing must have a minimum 5' entrance. Aside from this entrance, there should be no opening in the perimeter fencing that will allow the passage of a 4" diameter sphere.

Perimeter Fencing



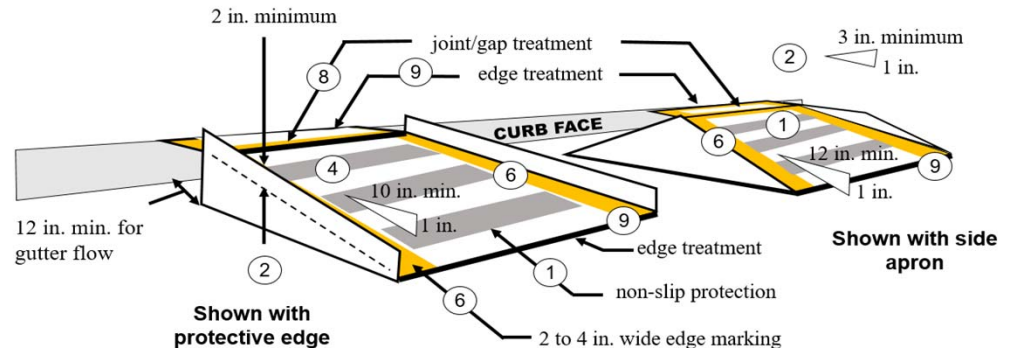
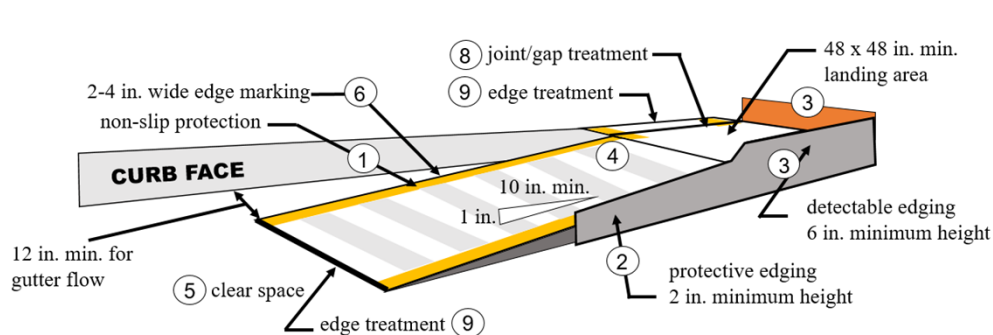
- Perimeter fencing around each More Space Area must adhere to the following dimensions and placement:
 - Be designed with guards, as specified in the Houston Construction Code Section 1013 having a minimum height of 42-inches from the top of the highest adjacent street or platform to the top of the fencing or guard;
 - Have flat and tapered edges that are between $\frac{1}{4}$ and $\frac{1}{2}$ inch thick, with no sharp edges;
 - Use 8-10" Hilti-brand anchors through pavers into the concrete subslab (to provide sufficient anchoring of the perimeter fencing to the roadway to meet the above minimum design loads); and
 - Be designed to prohibit people from sitting on the fencing.

Ramps #1

- All participants must accommodate ADA access through one of the following options:
 - Use existing sidewalk corner ADA ramp(s) where More Space Area will be directly proximate to the bottom of the existing ramp;
 - Place a shared ramp located in an inactive portion of the roadway that can be shared by one or more businesses (note: neighboring businesses may share a ramp if ramp base is within 20' of each More Space Area);
 - Provide an ADA access ramp to the More Space Area;
 - Install a level platform across the More Space Area, so no ramps will be needed;
 - If after coordinating and evaluating all options, the business, the Mayor's Office of Persons with Disabilities, and City of Houston Planning & Development cannot identify a reasonable option, the business may be granted an exemption to provide ADA access to the More Space Area.

Ramps #2

- Ramps must adhere to the following specifications:
 - Maximum slope of 1:10;
 - Minimum width of 48 inches with detectable edging of 2 inches minimum height;
 - Landing area at top of 48 inches x 48 inches with detectable edging of 6 inches minimum height;
 - Non-slip protection;
 - Minimum width of 12 inches between the ramp and the gutter to maintain drainage;
- Ramps must be securely attached to the concrete sub-slab to prevent their displacement by winds or flooding, per Chapter 16 of the Houston Construction Code;
- Ramps may not restrict access to manholes, valve boxes, standpipes, fire hydrants or water supply outlets, any meters, or any public utilities. This includes either clear access at all times or an immediately accessible hatch with signage; and
- Understand there is a risk of destruction if emergency access is necessary; emergency vehicles may drive over the ramps if required.



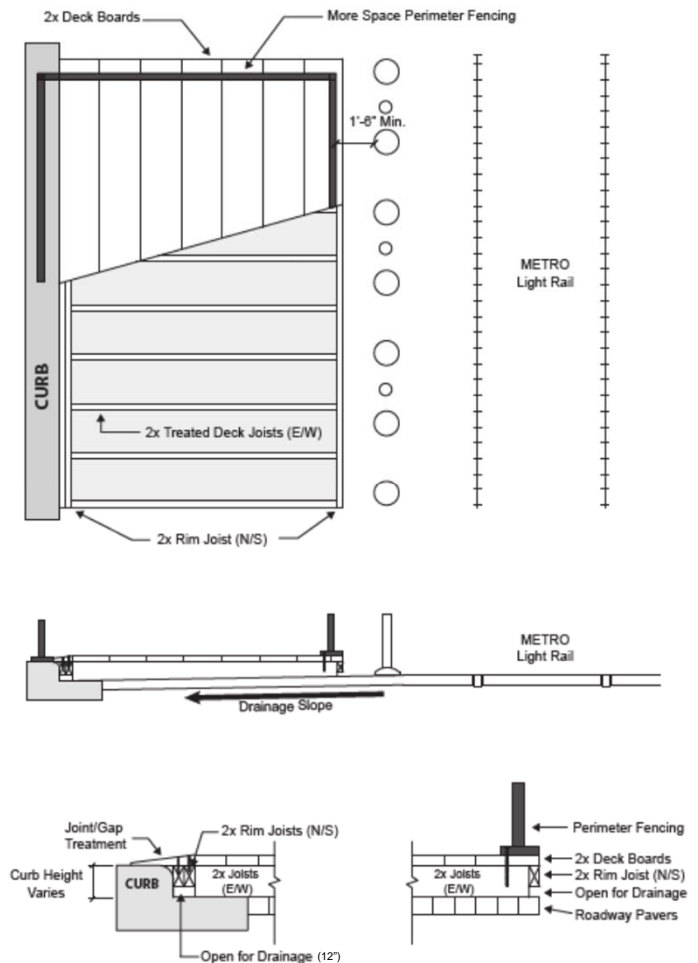
Platforms 1

- Platforms must adhere to the following specifications:
 - Platforms must be designed to comply with the prescriptive design requirements for (assembly) platforms with a minimum uniform distributed live load of 100 (psf) as required by Table 1607.1 and Section 1607.1 of the Houston Construction Code.
 - The platform design must accommodate storm water runoff in the roadway at the curb and along street gutters sufficient to address a storm rainfall rate of 8-inch per hour for the area served (Section 1101.11.1 of the Houston Plumbing Code).
 - Wood framing used for platform construction that will be located within 18-inches of the ground or in contact with the ground, masonry, or concrete must be constructed using preservative-treated materials (in accordance with the provisions of Sections 1807.1.4 and 2304.11). It is imperative that preservative-treated wood platform joists maintain appropriate clearance along all curbs to allow for storm water runoff sufficient to accommodate the area served as required by the Office of City Engineer to prevent street and building flooding and displacement of platforms and ramps. (Chapter 16, 18 and 23 of the Houston Construction Code. Chapter 11 of the Houston Plumbing Code.)



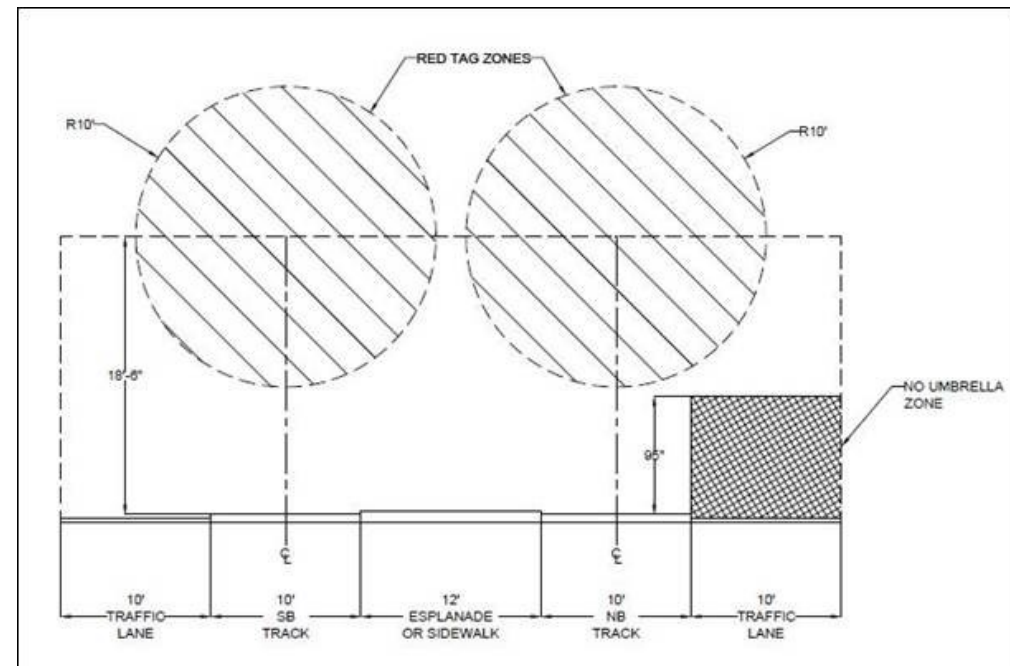
Platforms 2

- Platforms must adhere to the following specifications:
 - No more than a 1/4-inch gap is allowed between planks of platform
 - Platforms must be flush with curb to facilitate ADA-access and to eliminate tripping hazards.
 - Platforms must adhere to enclosure Perimeter Fencing specifications
 - Platforms may not restrict access to manholes, valve boxes, standpipes, fire hydrants or water supply outlets, any meters, or a public utilities. This includes either clear access at all times or an immediately accessible hatch with signage.
 - Texas engineer designed and sealed plans for all platforms and forms must be submitted to BCE for structural plan review and approval Houston Public Works.
 - Understand there is a risk of destruction if emergency access is necessary; emergency vehicles may drive over the platforms if required.



Furniture and Umbrellas

- Material and design of furniture must be specific for outdoor use. A high level of quality is encouraged to maintain the unique character of Main Street.
- Moveable furniture (tables, chairs, etc.) must be secured or stored off-street when not in use.
- No tents or canopies allowed.
- Umbrellas are allowed in the More Space Area provided they adhere to the following dimensions and placements:
 - The umbrella must be placed and kept outside of the safety zone surrounding METRORail's energized wires (indicated as "Red Tag Zones").
 - The bottom of the umbrella canopy must be no lower than 95" above the top of the adjacent light rail tracks.
 - Umbrellas must be anchored by a base weighing 10 pounds for every 1 foot of canopy width (e.g. a 9-foot umbrella needs a 90-pound base).



Signs and Traffic or Pedestrian Control Devices

- All signage and traffic or pedestrian devices must conform to the Sign Ordinance of the City of Houston, and all traffic device regulations of Houston Public Works or Texas Department of Transportation Sign Manual.

Project Information



www.houstontx.gov/planning/MoreSpace-MainStreet

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