Community Parking Program

Quality of Life Committee

October 31, 2019

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What is the challenge?

- Mixed use areas have parking challenges that Residential Permits cannot address.
- Mixed use areas rely on the available curb space to serve a variety of establishments (residential, restaurants, museums, stores, small businesses).
- Houston needs a program to address parking challenges in mixed use neighborhoods where the on-street parking can be shared by a variety of users.
- Museum Park SN and Museum Area Municipal Association contacted ParkHouston for assistance with parking challenges.
Community Parking Program (CPP)

- On-street parking program designed to meet needs of community
  - Business
  - Residents
  - Cultural/Education
- District-wide approach versus block by block
- Multiple tools
  - On-street regulations
  - Permits for residents
  - Permits for employees
- Eight public meetings
- Three public comment periods
- Forty-four additional meetings with stakeholders (individual/groups)
City Council approve an ordinance amending Chapter 26 of the Code (and related Chapters) as follows:

- Creating the Community Parking Program, which would authorize ParkHouston to issue permits that exempt residents and employees of businesses in designated areas from the on-street parking restrictions (meter and/or time limits)

- Creating the Museum Park Parking Benefit District, which would include:
  - Museum Park Parking Benefit District Advisory Committee managed by the Greater Southeast Management District
  - $524K threshold after which net revenues are shared 60% with Community and 40% City.

- Amending various provisions throughout Chapter 26 to provide clarification, update titles, etc.
## Community Parking vs Residential Parking Program

<table>
<thead>
<tr>
<th>ITEM</th>
<th>CPP</th>
<th>RPP</th>
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</thead>
<tbody>
<tr>
<td>Area</td>
<td>Multiple streets, mixed use area acceptable</td>
<td>Block by block, mixed use areas do not qualify</td>
</tr>
<tr>
<td>Tools</td>
<td>Meters, time limits, permits (residents and employees), progressive pricing, parking benefit district</td>
<td>Permits for residents only</td>
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<tr>
<td>Process</td>
<td>District and permits approved by CNL in advance, phased deployment</td>
<td>Block by block approval to CNL</td>
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<tr>
<td>Equity</td>
<td>Everyone can park, permits available for single-family, limited multi-family and business</td>
<td>Only single-family residential can park at peak periods</td>
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<tr>
<td>Use of Asset</td>
<td>Maximizes use with penalties for abuse</td>
<td>Minimizes use</td>
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<tr>
<td>Requirements</td>
<td>Zones proposed by ParkHouston after study and neighborhood engagement must be approved by City Council</td>
<td>Block must be 75% single family housing Parking occupancy at least 60% Commuters at least 25% of the above</td>
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</table>
Museum Area Municipal Association

- 3-hour time limits
- Permits for residents and employees
- Two public meetings
- Seventeen smaller stakeholder meetings

- Boundaries: Montrose, Bissonnet, Graustark and US 59
Museum Park Super Neighborhood

- Meters
- 4-hour time Limits
- Permits for residents and employees
- Parking Benefit District
- Six public meetings
- Thirty-five smaller stakeholder meetings

Boundaries: Main St, Hermann Dr, SH 288 and US 59.
CPP Ordinance

- Single-family (single-family, duplexes, and condos and apartment complexes with 8 or fewer units)
  - Limit - Three
  - Residents exempted from on-street parking restrictions
- Multi-family properties with between 9 and 125 units
  - Limited to 1 permit per household
  - .5 ratio
- Employee Parking - $25 per month
  - First-come, first-served
- Not Eligible for Permits
  - Transit-Oriented Development
  - Structures receiving parking variances
  - Multi-family with more than 125 units
Parking Benefit District - Museum Park

- Requires installation of 28 meters ($224,000)
- Net meter revenues shared with community for projects
- Public improvement projects can include:
  - Landscaping
  - Sidewalk repair
  - Lighting
  - Security
- Current average annual revenue in Museum Park is $524,000
- Net revenues above $524,000 are split - 60% to community and 40% to City
- Greater Southeast Management District to manage projects for Advisory Committee
Timeline

November 2019
- CNL Approval

November 2019
- Permit Apps distributed
- Meters Deployed

February 2020
- 60 days Meters Effective

February 2020
- Monitor streets for spillover

March 2020
- Install Time Limit signs and mail permit apps

March 2020
- Notice residents of 10 day comment period

February 2020
- Identify streets reaching 60% occupancy
Update definitions
  - Organization name
  - Employee titles

Clarified residential permits definition

Clarified display of permit
Recommendation

- City Council approve the ordinance creating the Community Parking Program
  - Allows ParkHouston to issue permits that exempt residents from the on-street parking restrictions (meter and/or time limits)

- City Council approve the ordinance creating the Museum Park Parking Benefit District
  - Advisory Committee managed by the Greater Southeast Management District
  - Revenues dedicated to public improvement projects
  - $524,000 threshold after which net revenues are shared 60% with Community and 40% City.

- City Council approve the Chapter 26 revision ordinance
  - Primarily clarification
Questions?

- Visit www.houstonparking.org
- Click on