

RICE VILLAGE

Neighborhood Parking Plan

RECOMMENDATIONS

Neighborhood District Parking Management Plans

PARKING MANAGEMENT

November
2014



OVERVIEW

- **Neighborhood District Parking Management Plans**
 - ★ This presentation provides an overview of a new City of Houston Parking Management Program initiative to engage with local neighborhoods in the development of district specific parking management solutions



PROGRAM GOALS

- ★ Work directly with the local communities to help them achieve their larger neighborhood district goals through the development and implementation of district specific parking management programs and parking/transportation related strategies
- ★ This is a new service offered by Houston Parking Management (HPM) to enhance communications, coordination and to expand parking related services to assist in neighborhood district planning from a parking and access management perspective



PROCESS NOTES

- ★ This process is voluntary on the part of the neighborhood districts
- ★ This initiative is an outcome of the first phase of the HPM Parking Strategic Management Plan
- ★ The initial process involves a multi-level current conditions assessment and identification of key issues



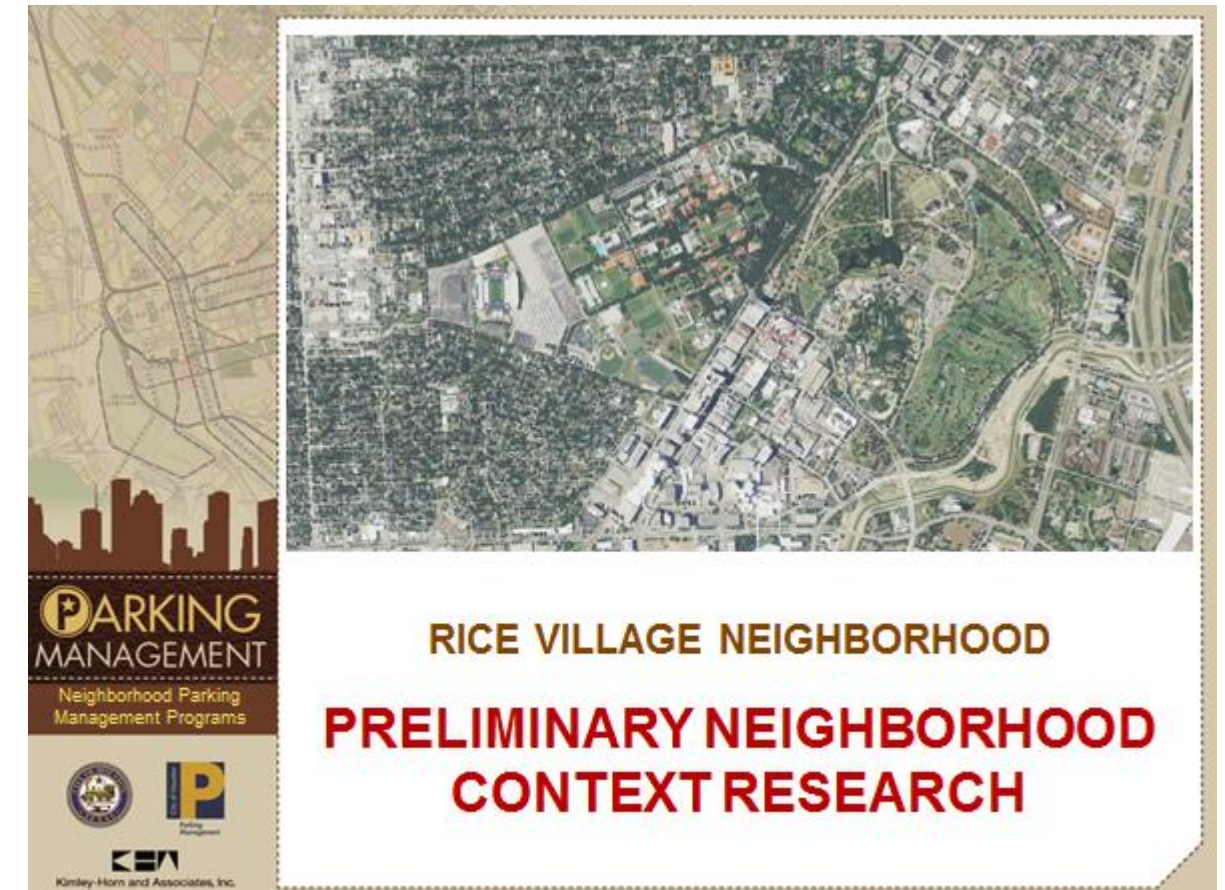
PROCESS OVERVIEW

- Defining Neighborhood Context
- Current Conditions Overview
- Neighborhood Parking Resources & Market Conditions
- Economic Development Initiatives
- Community Values and Goals
- Key Issues Identification
- Funding Tools, Resources and Potential Partner Organizations
- Parking and Mobility Management Specific Issues



REVIEW OF DISTRICT CONTEXT WORK

- **Area Characteristics**
 - Dominated by single-family residential land use
 - 2,415 single-family dwelling units
 - 1,020 multifamily dwelling units
 - 436 acres, 53% of the study area.
 - Adjacent commercial corridors:
 - Commercial space: 4,057,134 sq. ft.
 - Industrial space: 217,778 sq. ft.
 - Office space: 1,671,061 sq. ft.
 - 81 acres or 9.9% of the study area
 - While only 9.9% of area, these land uses generate the greatest need for parking solutions.



REVIEW OF DISTRICT CONTEXT WORK

■ Adjacent Areas - TMC

- TMC borders the Rice University neighborhood on the east side of Main Street
- Largest medical complex in the world, 52 member institutions with an annual patient visits estimated at 7.2 million per year
- The TMC campus covers 1,345 acres and 45.8 million square feet of buildings
- The TMC population:
 - 106,000 employees
 - 35,700 physicians, nurses, researchers, etc.
 - 49,000 life science students
 - 17,500 faculty
 - 7,000 patient beds
 - 16,000 international patient visits





RICE VILLAGE PARKING SURVEYS



RICE VILLAGE PARKING SURVEY RESULTS SUMMARY

- The following summarizes the results of a Rice Village Parking Survey conducted earlier in 2014 for the Rice Village Neighborhood Parking Management plan kick-off meeting.



RICE VILLAGE PARKING SURVEY RESULTS SUMMARY

Top Parking Management Relate Issues

Number One Rated Issues

- 1 Lack of employee parking
- 2 Congestion
- 3 Lack of parking overall
- 4 Improve pedestrian walking environment
- 5 Neighborhood parking spillover – especially at night
- 6 Neighborhood parking spillover – employees all day
- 7 Most properties “grandfathered in” with inadequate parking
- 8 Unrestricted parking on both sides of narrow streets
- 9 Pedestrian accessibility
- 10 Parking not addressed or managed due to conflicts between
large and small commercial property owners
- 11 Lack of parking for staff and residents of South Hampton



RICE VILLAGE PARKING SURVEY RESULTS SUMMARY

Other Issues or Concerns

- Poor pavement/sidewalk conditions
- No management district or TIRZ
- Lack of Village leadership /civic organization
- Add parking meters
- Bike safety is horrible
- Morningside is impossible to drive down
- Improve connectivity of bike lanes and paths
- Speed of traffic, Need traffic calming
- Issues with drop-off and pick-up parking near schools
- Reform procedures related to RPPP
- Merchants need to provide employee parking



RICE VILLAGE PARKING SURVEY RESULTS SUMMARY

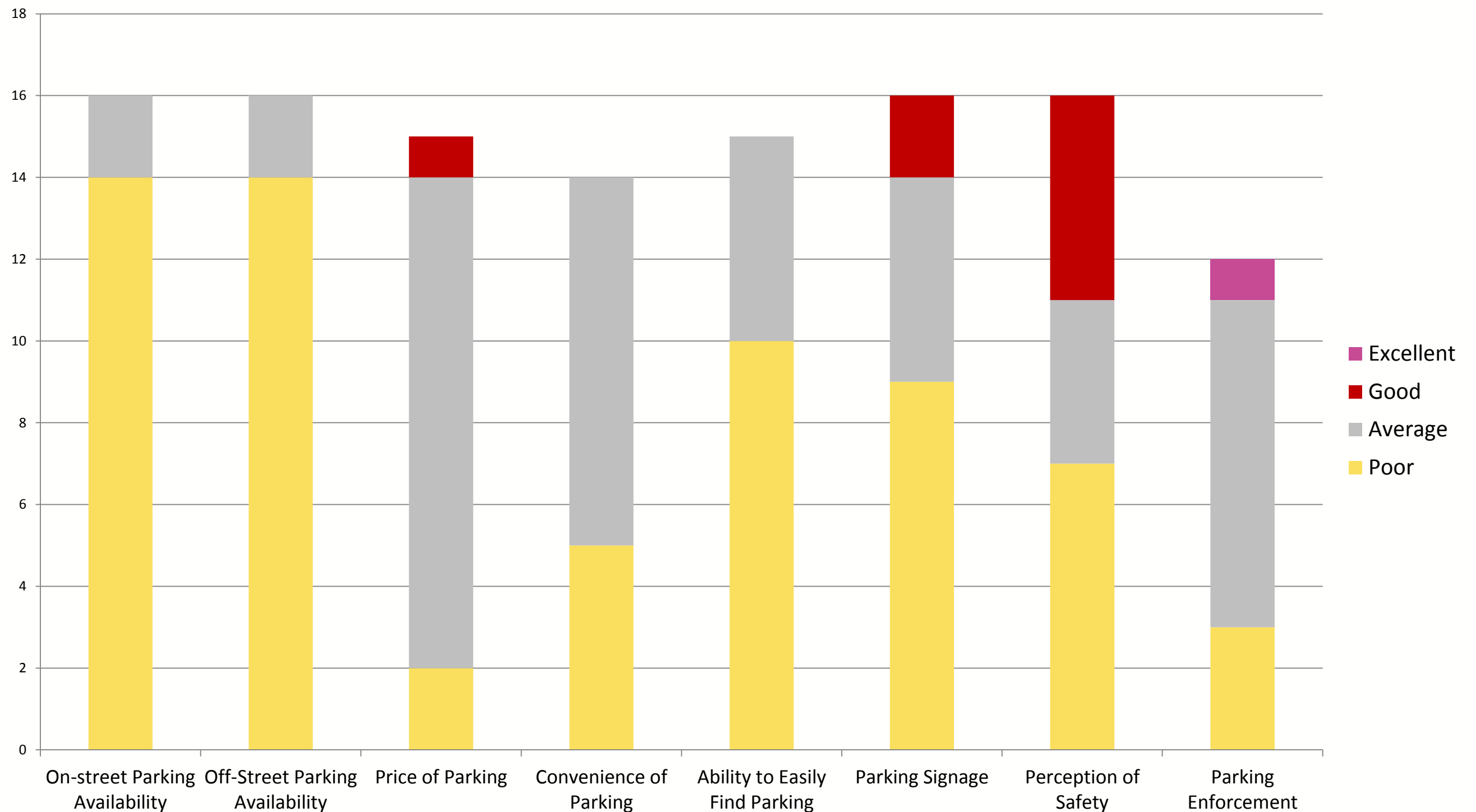
Other Issues or Concerns

- Need “real bike lanes” and improved sidewalks to promote biking and walking
- Non-enforcement of parking regulations in neighborhoods
- New developments not providing adequate parking
- Fix Kirby by widening from Sunset to US 59
- Speed on Greenbriar results in dozens of car accidents
- New residential buildings need adequate parking – creates spillover parking
- Need improved coordination between neighborhoods – take a more comprehensive and integrated approach to overall parking and mobility
- Cut-through traffic
- Evaluate city parking codes for various land uses



RICE VILLAGE PARKING SURVEY RESULTS SUMMARY

Parking Satisfaction by Categories





RICE VILLAGE MERCHANT PARKING SURVEYS



MERCHANT SURVEY

- October 2014, about 300 merchants of which 71 responded
 - ★ 79% of employees drive – 6:1 ratio of drivers to public transit users
 - ★ 37% use on-street parking assigned to the business
 - ★ PBD support is varied
 - 37% yes
 - 36% no
 - 27% not sure



MERCHANT SURVEY

Rice Village Employee Working Hours Analysis

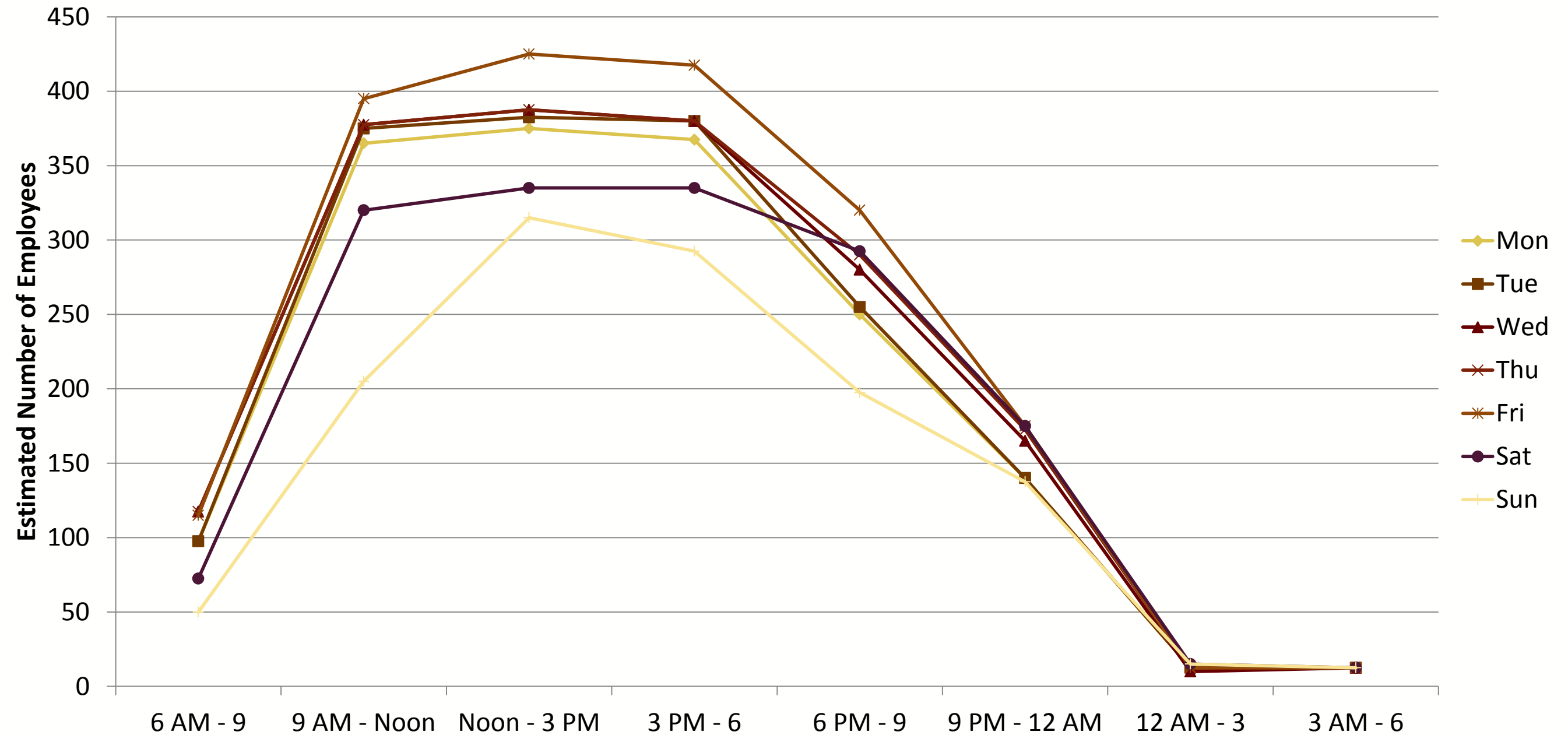
Rice Village Merchants
Times Employees Working
77 Merchants Responded

	Mon	Tue	Wed	Thu	Fri	Sat	Sun	TOTAL
6 AM - 9	98	98	118	118	115	73	50	668
9 AM - Noon	365	375	378	378	395	320	205	2415
Noon - 3 PM	375	383	388	388	425	335	315	2608
3 PM - 6	368	380	380	380	418	335	293	2553
6 PM - 9	250	255	280	290	320	293	198	1885
9 PM - 12 AM	140	140	165	173	175	175	138	1105
12 AM - 3	13	13	10	13	13	15	15	90
3 AM - 6	13	13	13	13	13	13	13	88
	1620	1655	1730	1750	1873	1558	1225	



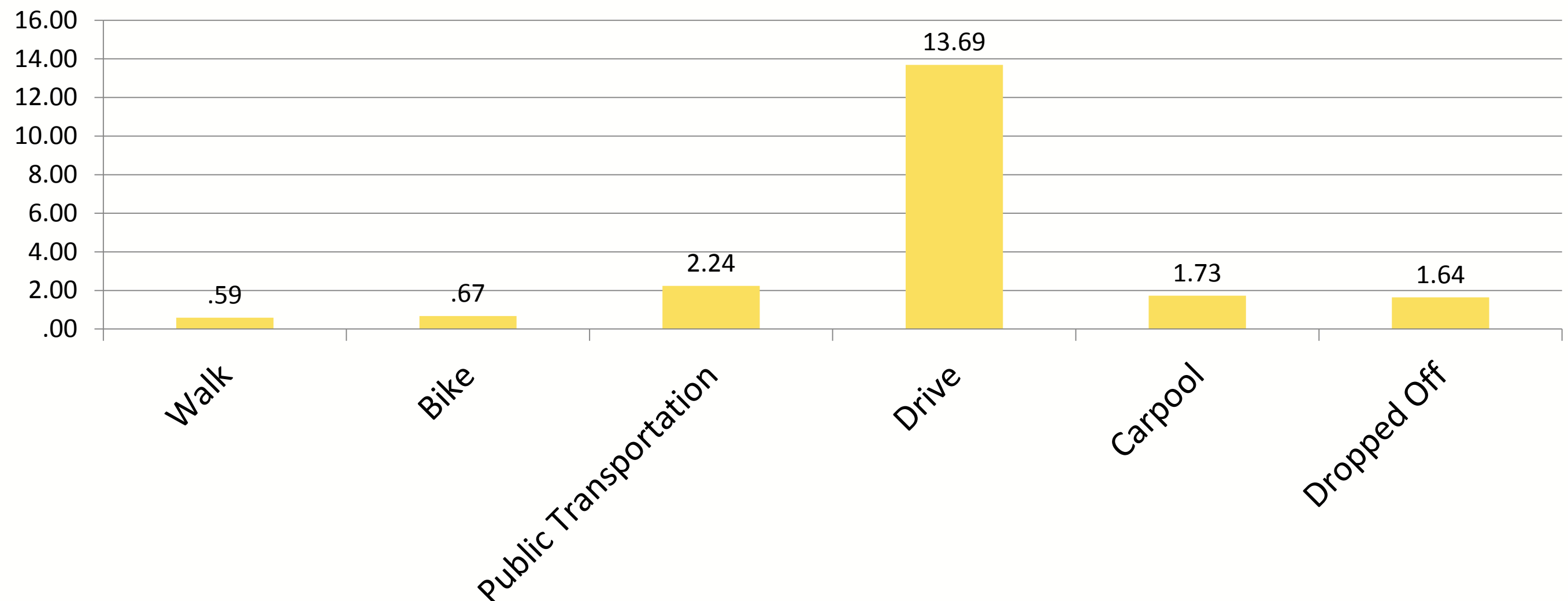
MERCHANT SURVEY

Est. Employees On-Site by Time of Day and Day of Week



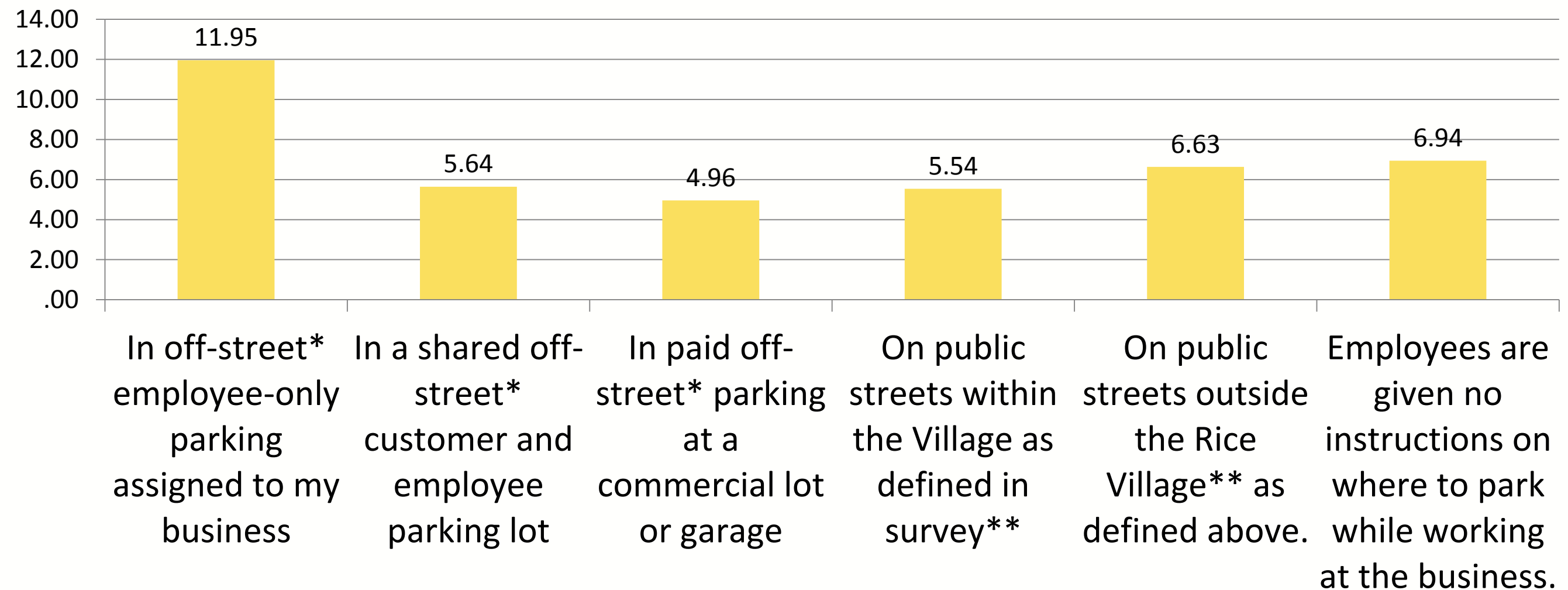
RICE VILLAGE MERCHANT PARKING SURVEY RESULTS SUMMARY

How many of your employees commute to work via each of the following methods?



RICE VILLAGE MERCHANT PARKING SURVEY RESULTS SUMMARY

Of those who drive or car pool to work, where do you tell them to park? Indicate the number of employees in each category.

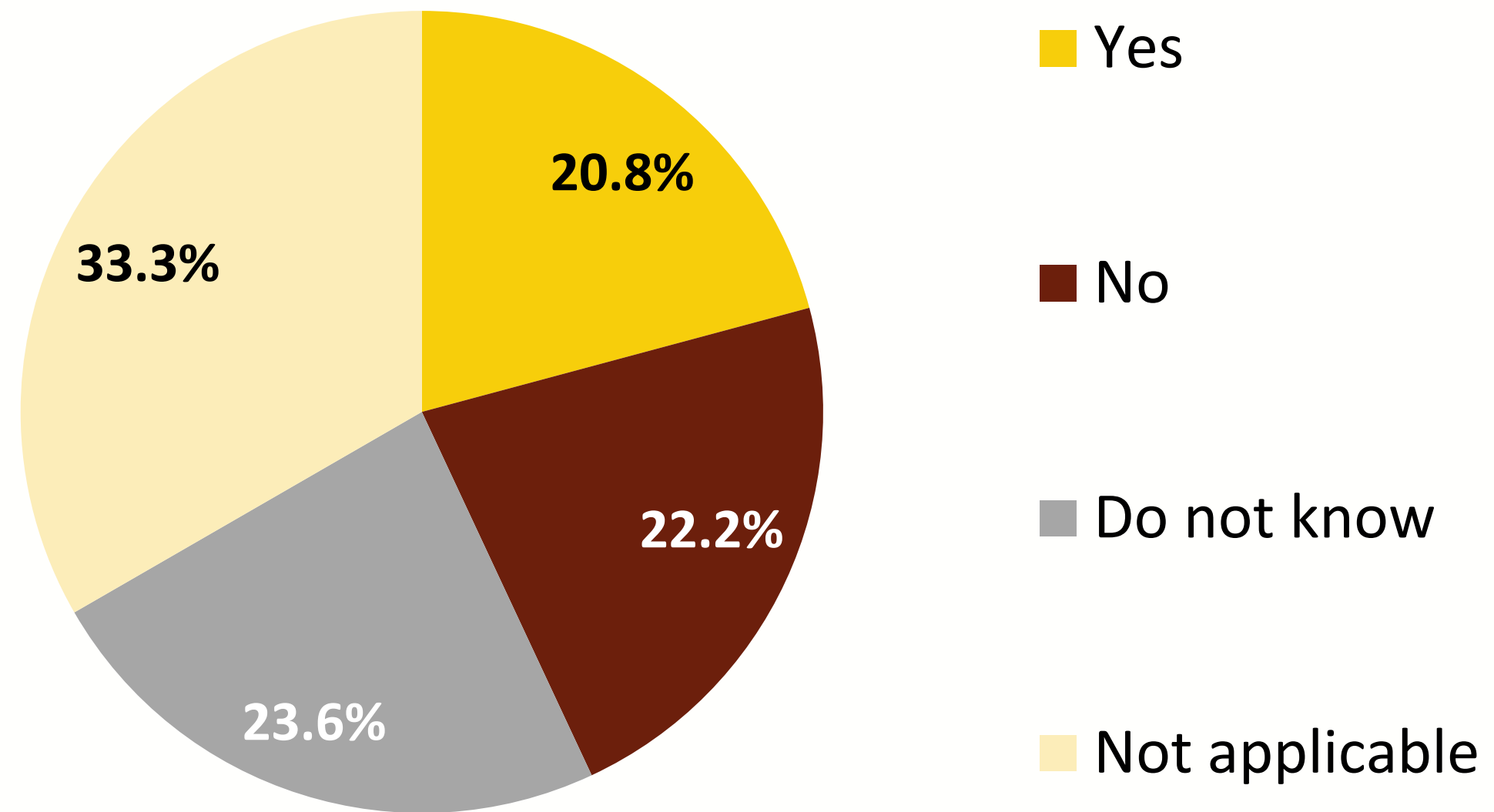


Average by Business



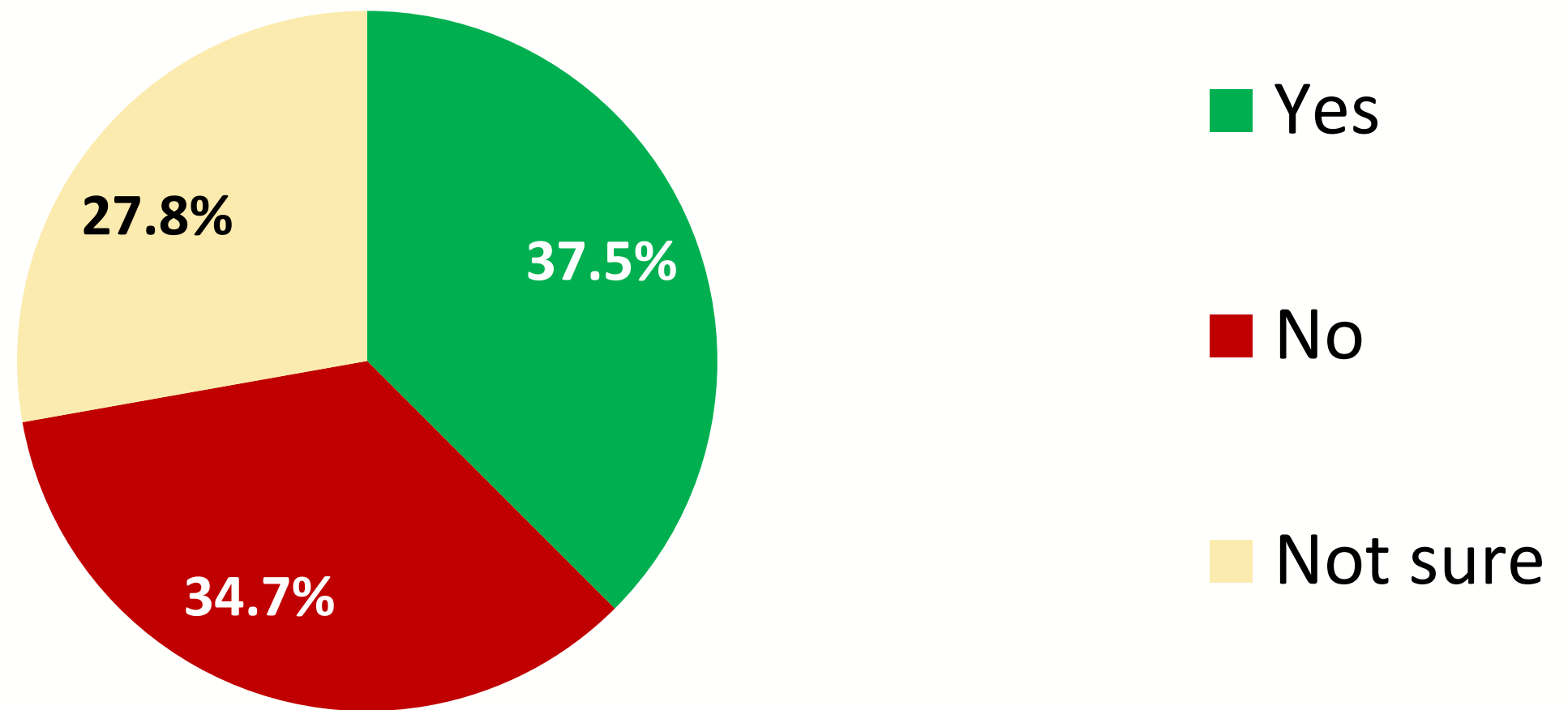
RICE VILLAGE MERCHANT PARKING SURVEY RESULTS SUMMARY

During the past week, did the employees who park on public streets consistently move their vehicles every two hours?



RICE VILLAGE MERCHANT PARKING SURVEY RESULTS SUMMARY

Would you support the creation of a parking benefit district and the installation of parking meters, to ensure parking turnover and to provide revenue for infrastructure reinvestment in the Village?





RICE VILLAGE PARKING UTILIZATION SURVEYS



DATA COLLECTION & ANALYSIS

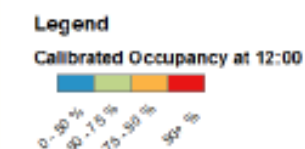
- Occupancy Counts conducted on Wednesday, August 26th 2013.
- 3,678 spaces within the study area
- 2,460 available to the public
- Of the 2,460 spaces, 400 are on-street
- Mid-week occupancy – approximately 77%
- On-street 100% utilized
- 846 spaces available at mid-week peak



DATA MODELING & ANALYSIS

- Impact of Implementing Paid On-Street Parking
 - ★ Weekday
 - Occupancy of the entire on-street system without paid parking: 77%
 - Occupancy of the entire on-street system with paid parking: 64%
 - The off-street system occupancy went up by 14% to offset this.

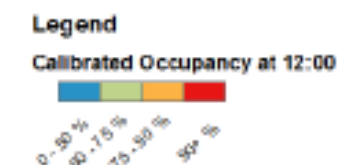
Parking Demand at Analysis Hour (12 PM)



DATA MODELING & ANALYSIS

- Impact of Implementing Paid On-Street Parking
 - ★ Weekend
 - Occupancy of the entire on-street system without paid parking: 84%
 - Occupancy of the entire on-street system with paid parking: 61%
 - The off-street system occupancy went up by 4%.

Parking Demand at Analysis Hour (1 PM)





RICE VILLAGE PRELIMINARY PARKING RECOMMENDATIONS



PRIMARY RECOMMENDATIONS

- Long-term goal: Pursue establishment of a management district or TIRZ
- Create a Rice Village “Parking Benefit District” including a Rice Village Parking District Advisory Board
 - ★ Leverage potential parking revenues to fund the long list of other community enhancements detailed in the community survey results.
 - ★ Preliminary estimates project nearly a million dollars in potential district revenues within 3 years.



PRIMARY RECOMMENDATIONS

- Better manage on-street parking assets
 - ★ Implement on-street meters
 - ★ Implement Pay-By-Phone
 - ★ Expand Meter Art Program



PARKING BENEFIT DISTRICT

■ Rice Village Preliminary Meter Revenue Projection Assumptions:

★ # of Metered Spaces:	400
★ Hrs. per Day:	13
★ Days per Week:	7
★ Weeks per Year:	50
★ Hourly Rate:	\$1.25
★ Utilization Factor:	0.50
★ Projected Annual Revenue:	\$853,125.00



PARKING BENEFIT DISTRICT

- **Rice Village Parking Benefit District Preliminary Revenue Projection Summary**
 - ★ **Project Meter Revenue**
 - Year # 1: **\$853,125.00**
 - Less Initial Capital Costs: \$66,000 (9 year amortization)
 - Less Estimated Year #1 Operating Costs: \$200,000
 - ▶ Annual Operating Cost/Space: \$500
 - ▶ \$500 x 400 spaces = \$200,000
 - ▶ Taxes: \$44,747
 - Net Parking Meter Revenue – Year #1: \$542,378
 - Net Parking Meter Revenue – Year # 2: \$542,378
 - Net Parking Meter Revenue – Year # 3: \$542,378
 - ★ **Three Year Net Revenue Projection: \$1,627,134**



PARKING BENEFIT DISTRICT

■ **Rice Village Parking Benefit District** **Revenue Split**

★ Three Year Net Revenue Projection:
\$1,627,134

★ Revenue Split:

- **District** – 60% or \$976,280.00
- **City** – 40% or \$650,853.00



SECONDARY RECOMMENDATIONS

- Evaluate options to create additional employee parking options linked to bus or shuttle service
- Explore potential enhancements to the neighborhood RPP and parking enforcement policies
 - ★ Best practice research is currently being conducted
- Explore the potential for time-limited parking in non-deed restricted areas
 - ★ With permits that would over-ride time limits for residents



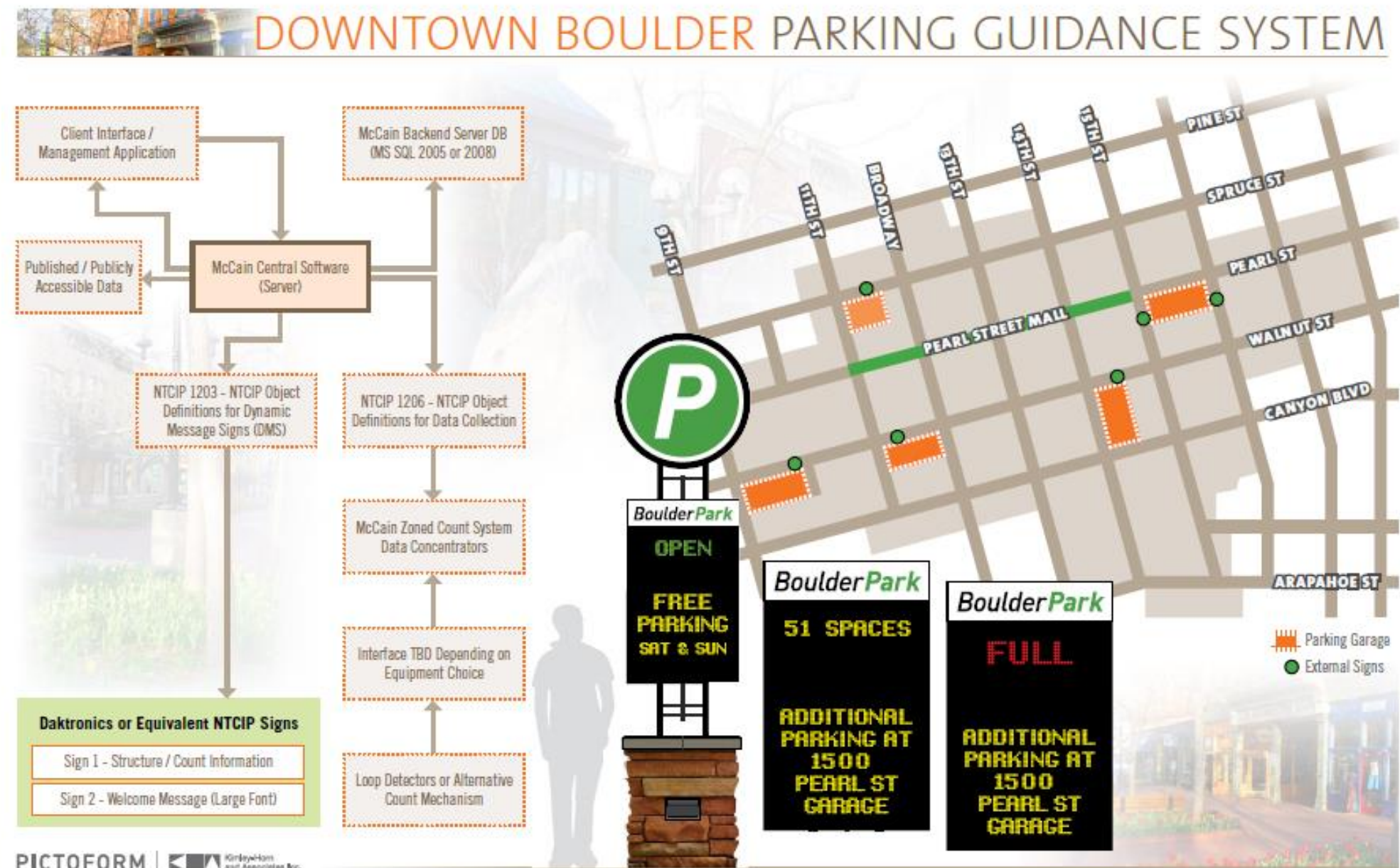
SECONDARY RECOMMENDATIONS

- Explore potential public private partnerships related to proposed new development projects as they emerge
- Explore potential COH management of private parking facilities to improve consistency of parking options, signage and operations



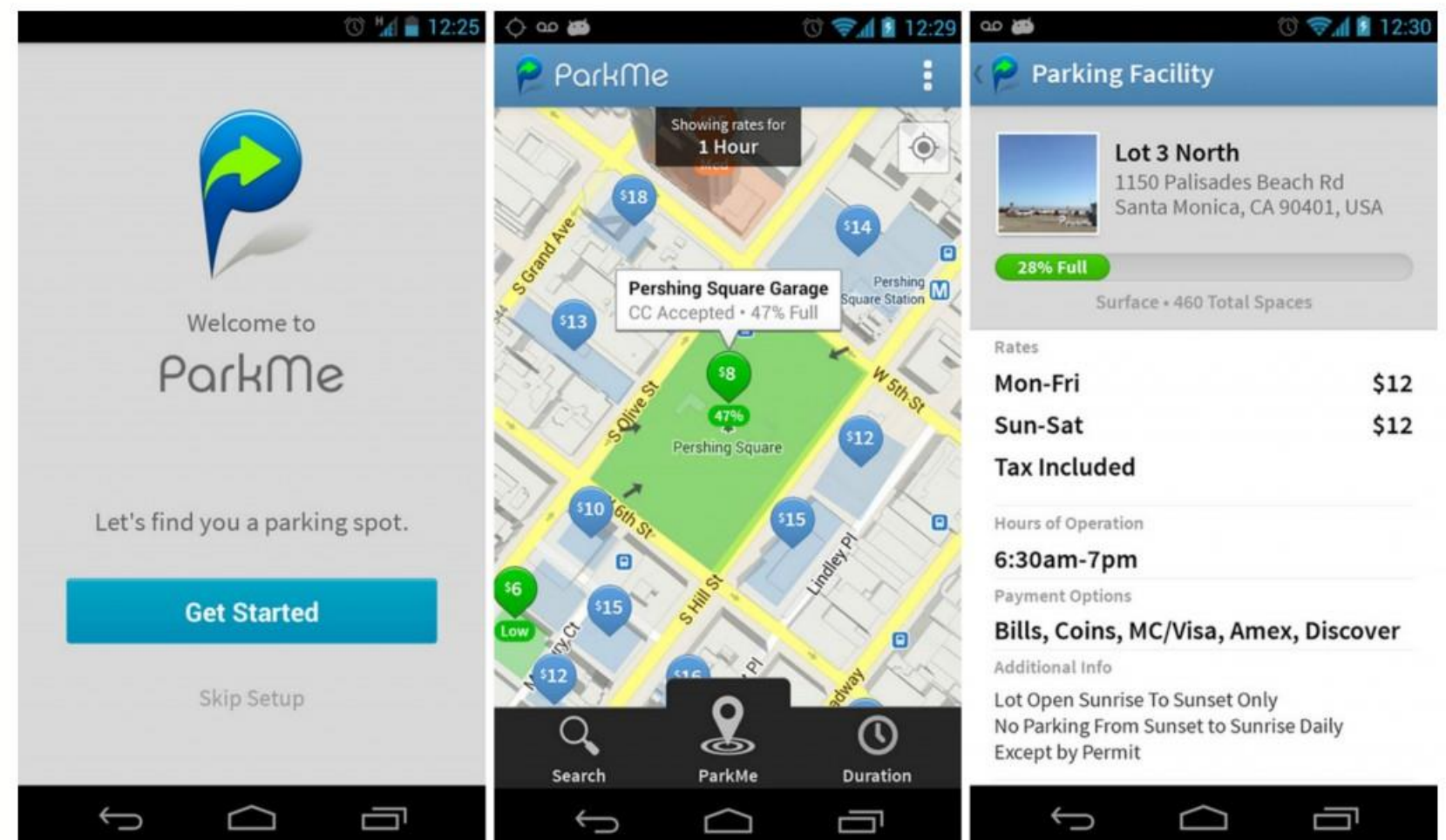
SECONDARY RECOMMENDATIONS

- Develop a Rice Village specific parking signage and wayfinding program



SECONDARY RECOMMENDATIONS

- Explore the possibility of an on-street wireless sensor pilot program (Leveraging HGAC funding)
- Explore the development of a mobile parking app (Park Me)



SECONDARY RECOMMENDATIONS

- Overall supply/demand assessment revealed less of a “supply problem” than expected
 - ★ Continue parking utilization Monitoring
- Develop a “Know the Numbers” campaign to help address the “parking perception problem”



Thank You!



Discussion

