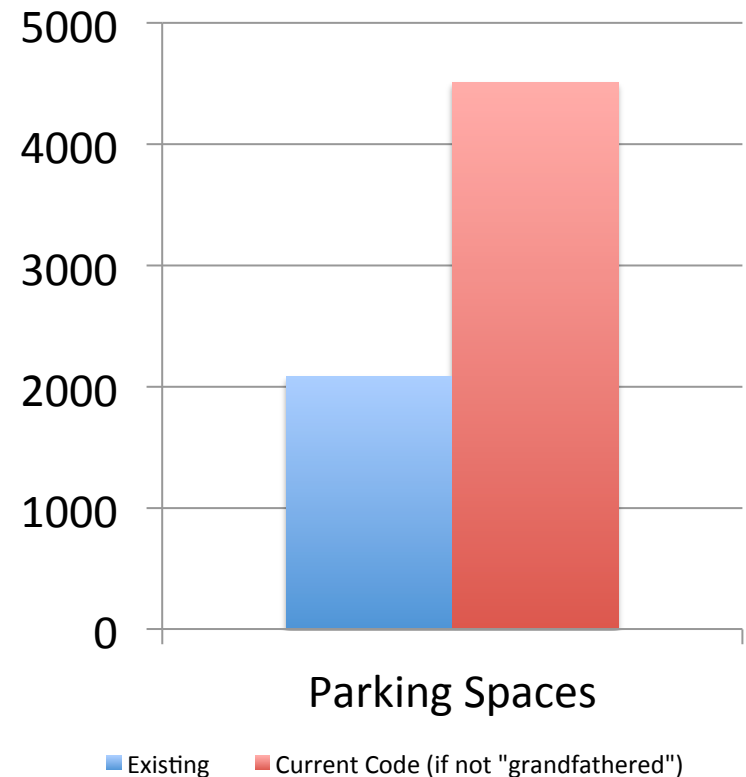


Montrose

Special Parking Area application

The Situation

- Parking is severely constrained
- Many businesses are grandfathered
- Impacts economic potential of the business community and quality of life of surrounding neighborhoods
- Montrose offers a unique character and culture that could be destroyed by traditional parking solutions



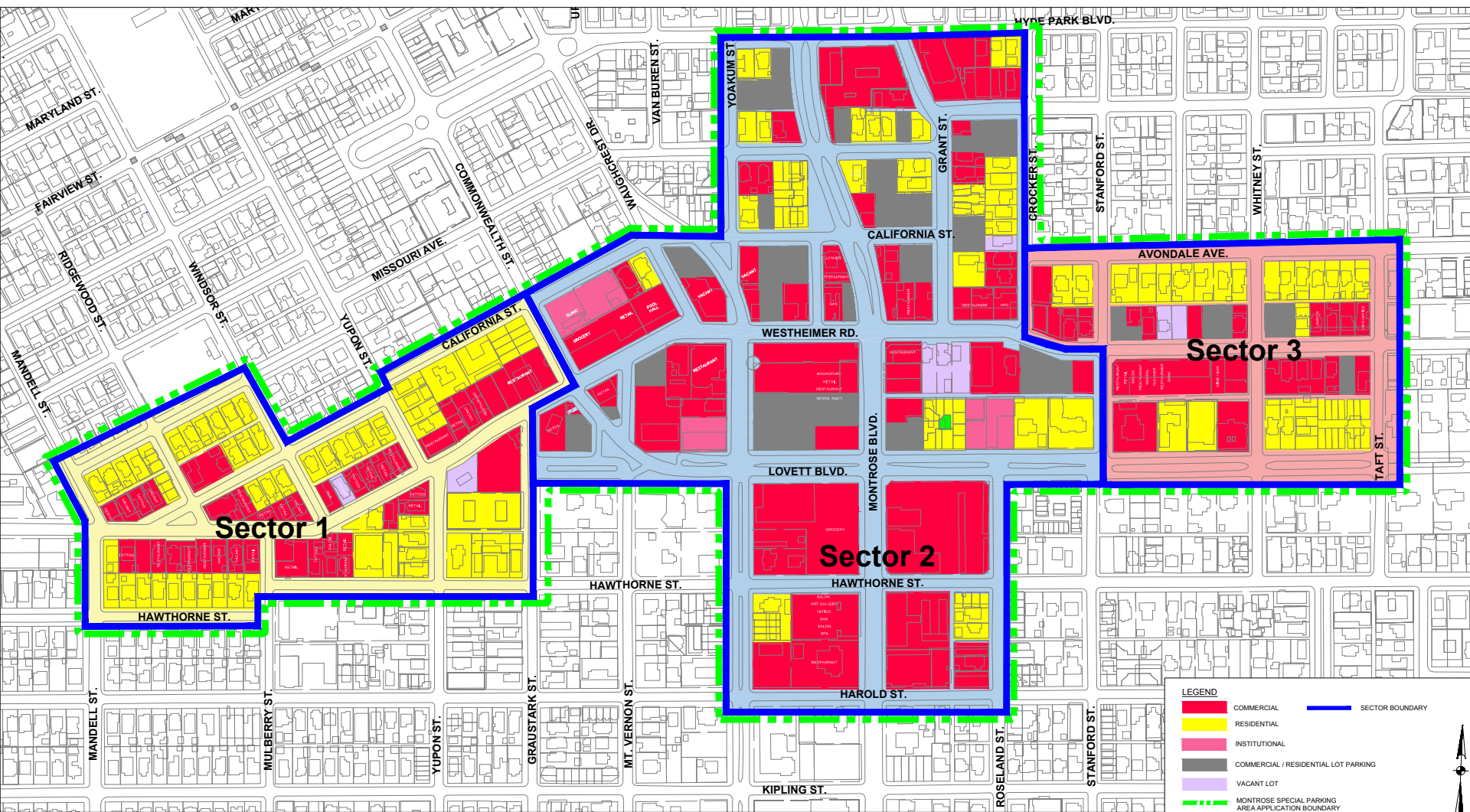
Montrose Special Parking Area application

The Solution

- Take advantage of the unique and highly walkable character of Montrose and allow ALL parking to be farther away from a business. —→
- *Divides the Special Parking Area into three sectors that are generally considered walking distance (1,320 feet).*
- *Businesses can locate parking within their sector as well as the adjacent sector.*



Montrose Special Parking Area Sector Map



WALTER P MOORE

Project Number: P03-13007-00

FIGURE ES1: MONTROSE SPA BOUNDARY

Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

December 11, 2015

Montrose

Special Parking Area application

The Solution

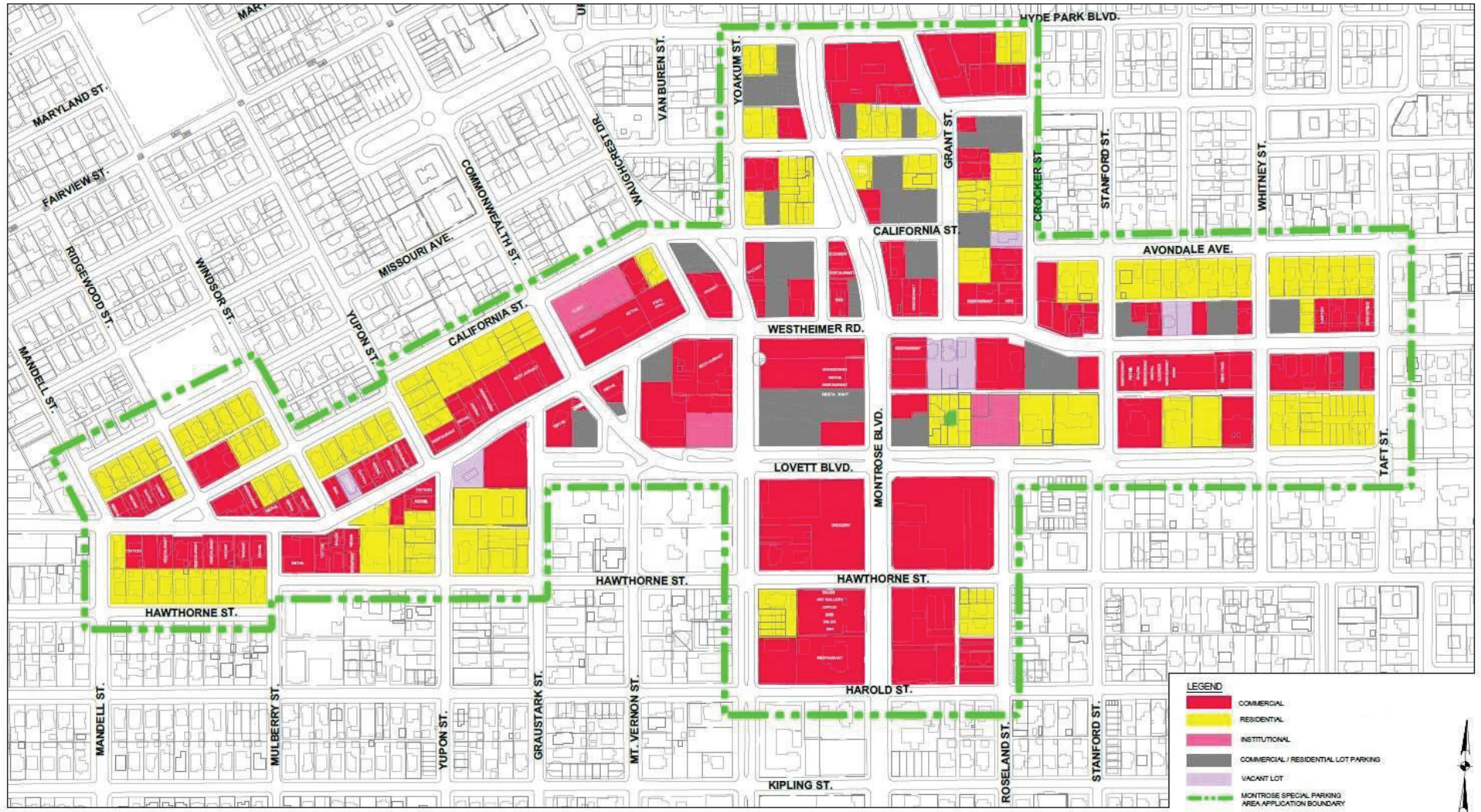
- Take advantage of the unique and highly walkable character of Montrose and allow ALL parking to be farther away from a business.
- Montrose Management District studies and implements parking efforts that fit into the context of the community. —————→
- *Make better use of existing parking*
- *Aid in adding to the parking inventory*
- *Make the SPA even more walkable*
- *Enhance alternative travel options*
- *Reduce the impact on surrounding neighborhoods*





Special Parking Area for Montrose: Initial SPA Boundary Map

Montrose Management District



Project Number: P03-13007-00

WALTER P MOORE

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FIGURE 1: PROPOSED MONTROSE SPECIAL PARKING AREA BOUNDARY

Scale: 1" = 300'-0"

MONTROSE MANAGEMENT DISTRICT
SPECIAL PARKING AREA

November 23, 2015

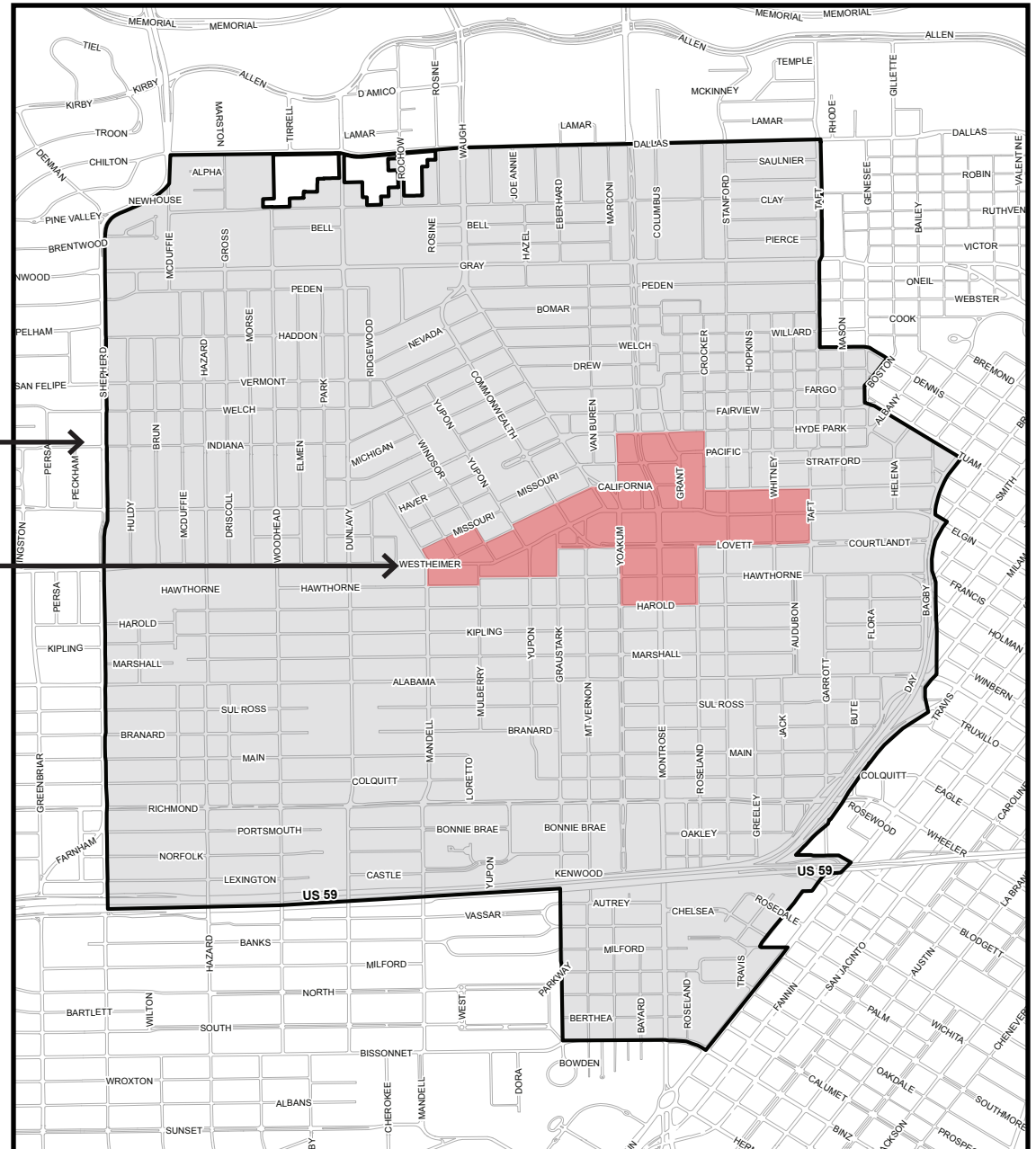


About the Parking Management Plan and Special Parking Area

Montrose Management District

The **Parking Management Plan** is a strategic plan intended to address parking needs throughout the Montrose Management District. It includes a range of solutions, the majority of which can be implemented throughout the district in coordination with partners such as the City of Houston and Reinvestment Zone No. 27.

The **Special Parking Area** is a tool provided by the City of Houston that allows for parking requirements to be altered in a designated area to address needs unique to that area. Because the SPA impacts parking requirements, it requires approval by the City of Houston. The SPA boundaries and features can be amended as new regulatory solutions are proposed or current solutions are expanded to impact a broader area. The SPA is one component of the Parking Management Plan.

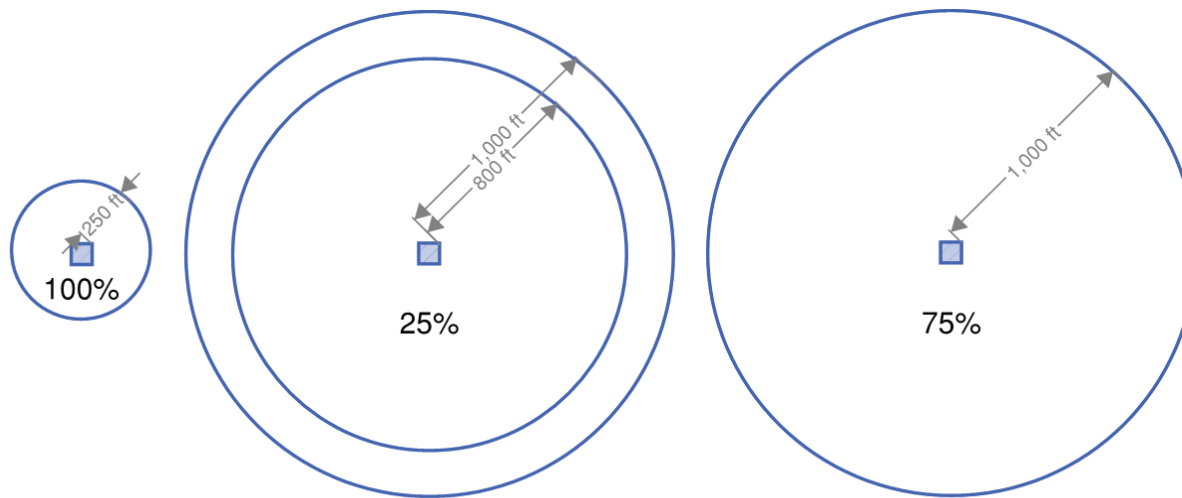




Montrose Special Parking Area: Current and Proposed Distances

Montrose Management District

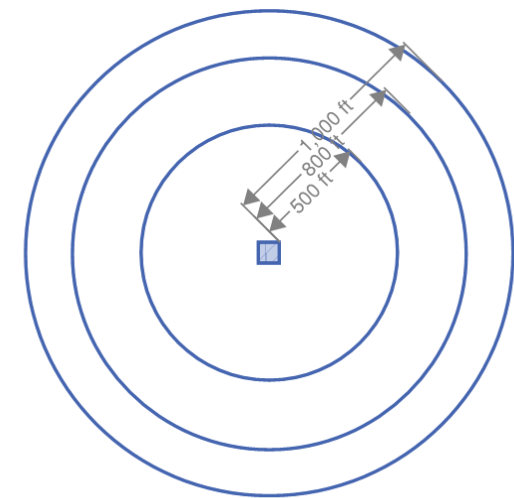
City of Houston Chapter 26 Ordinance



Chapter 26 Section 26-499 Off-site parking

- 1) 100% off-site parking allowed within 250' of site boundary
- 2) 25% off-site parking allowed 800' from site boundary if less than 30,000 square feet of GFA or 1000' at director discretion based on pedestrian amenities
- 3) 75% off-site parking allowed from 1000' for Class 7 (restaurant/bar) if valet parking services provided and 25% of parking provided within 250' of property boundary

Proposed Montrose Special Parking Area



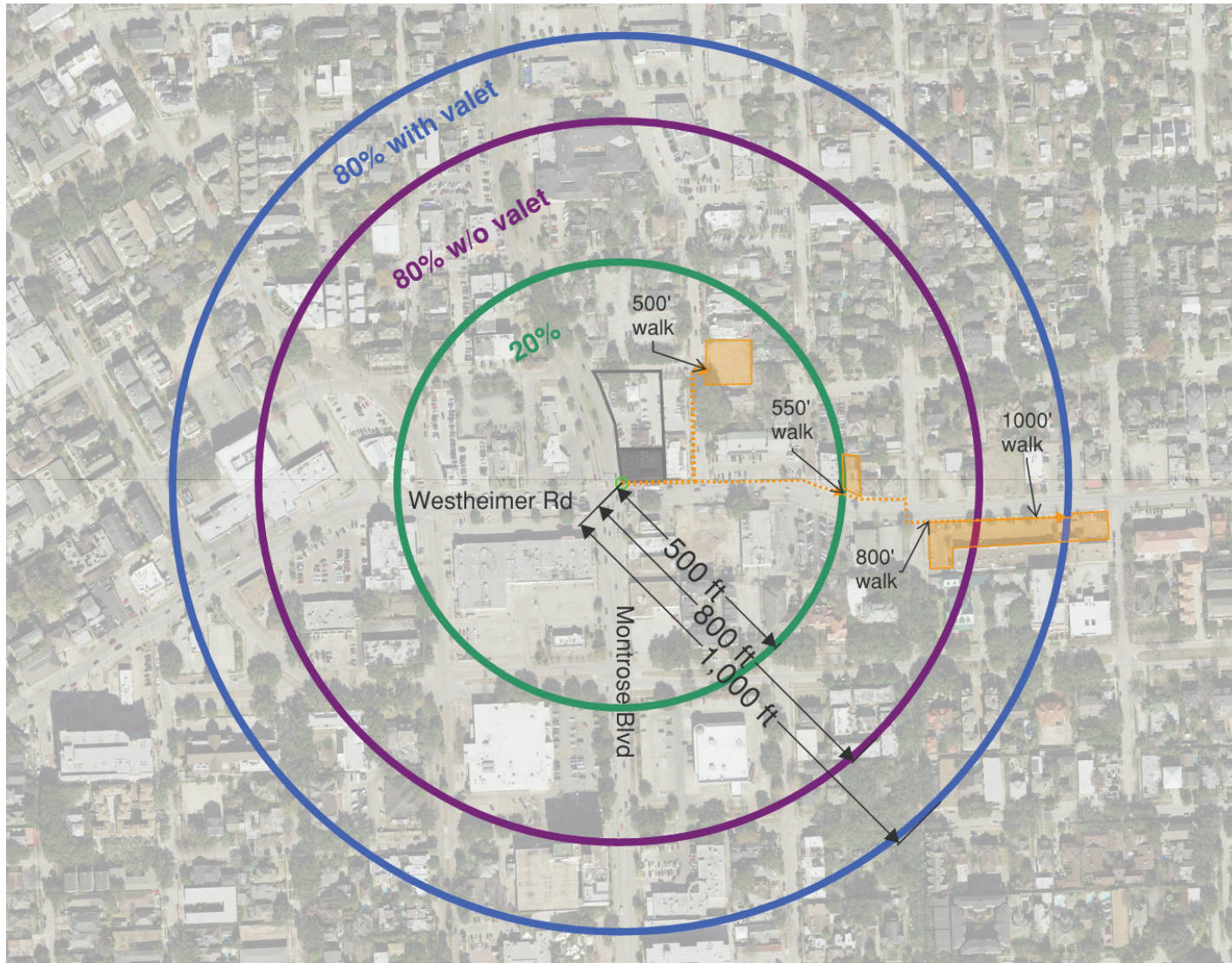
Proposed Montrose Management District – Special Parking Area – Off-site parking Considerations

- 1) 20% off-site parking allowed within 500' of site boundary
- 2) If valet service provided during operating hours 80% off-site parking allowed within 1000'
or
If no valet service provided 80% off-site parking allowed within 800'



Montrose Special Parking Area: Examples of Proposed Distances

Montrose Management District



What does 500 feet walking distance look like?

Some businesses in the Montrose community already provide off-street parking for customers that is 500 feet away from the business - roughly the distance of two blocks. Examples show walking distances of 500, 800 and 1,000 feet from the corner of one local restaurant.



Proposed Solutions by the MMD and Parking Management Plan

Montrose Management District

Proposed Solutions

Focus Area

- | | | | | | |
|----------|---|---|---|---|--|
| 1 | Find Ways to Make Better Use of Existing Off-Street Parking Supply | → | <ul style="list-style-type: none">• Promote Shared Parking• Promote Valet Service• Change regulations to increase distance to parking | → | <ul style="list-style-type: none">• District-wide• District-wide• Special Parking Area |
| 2 | Aid in Adding to the Local Parking Supply | → | <ul style="list-style-type: none">• Leverage resources to fund structured parking | → | <ul style="list-style-type: none">• District-wide |
| 3 | Make Walking in the District the Most Convenient, Enjoyable and Safest Experience Possible | → | <ul style="list-style-type: none">• Sidewalk Improvements• Intersection and Crosswalk Enhancements• Signage/Wayfinding• Landscaping and Lighting• Street Furniture• Street Art and Programming | → | <ul style="list-style-type: none">• District-wide |
| 4 | Promote Alternative Modes of Transportation | → | <ul style="list-style-type: none">• Capital enhancements to encourage walking, biking and transit use | → | <ul style="list-style-type: none">• District-wide |
| 5 | Reduce Negative Impacts on Surrounding Residential Areas | → | <ul style="list-style-type: none">• Increase security presence on nearby neighborhood roads• Consider Montrose-centric parking permit program | → | <ul style="list-style-type: none">• Select roads District-wide• Expanded Special Parking Area |