

**North Texas Parking
Management Symposium
December 2, 2014**

**Clayton Comstock, AICP, CNU-A
Senior Planner
City of North Richland Hills**



NRH Snapshot

The 3rd largest city in Tarrant County, NRH is strategically located in the heart of DFW and Northeast Tarrant County

- 10 miles, 15 minutes west of DFW Airport; 7 miles, 10 minutes northeast of downtown Fort Worth
- Over 65,000 people (70,000 by 2016)
- \$80,000 + average household income
- 2,000 + businesses
- Two primary zip codes - 76180, 76182
- Shared borders with Colleyville, Haltom City, Hurst, Keller, Richland Hills and Watauga

Commercial corridors include:

- Airport Fwy / LP 820 - 4 Miles - 150,000 VPD
- Rufe Snow - 5 Miles - 40,000 VPD
- Davis Blvd - 6 Miles - 45,000 VPD
- Precinct Line - 4 Miles - 30,000 VPD
- Boulevard 26 - 4 Miles - 25,000 VPD
- Mid Cities Blvd - 3 Miles - 25,000 VPD



NRH CONVENTIONAL PARKING STANDARDS

- NRH parking standards 15 years old!
- Only considers minimum parking requirements

Use	# / Spaces	Required for Each	Additional Requirements
Single Family Residential	4	Dwelling Unit	Min. 2 enclosed and behind front building line
Theater	1	3 seats	
Spas, health fitness centers, commercial	1	400 square feet of floor space	
Beauty shops and barber shops	1	100 square feet	
Fast food service	1	150 square feet	Min. 8 spaces
Restaurant	1	100 square feet	Min. 15 spaces
Retail	1	250 square feet	
Medical & Dental	1	200 square feet	
Office, business	1	300 square feet	

NRH CONVENTIONAL PARKING STANDARDS LOOKING AHEAD

- Maximum parking / parking *range* ratios
- Shared parking agreements
- On-street parking
- Mixed use parking
- Administrative flexibility
- Variances
- Parking “zones”
- Alternative parking surfaces
- Stormwater Management
- Electric vehicle & hybrid parking
- Bicycle parking



HomeTown at NRH

- Shared Parking Standards
- Town Center Parking Authority
- Parking applied to the block



TABLE 1
HOURLY ACCUMULATION OF PARKED VEHICLES BY PERCENTAGE OF PEAK HOUR WEEKDAYS

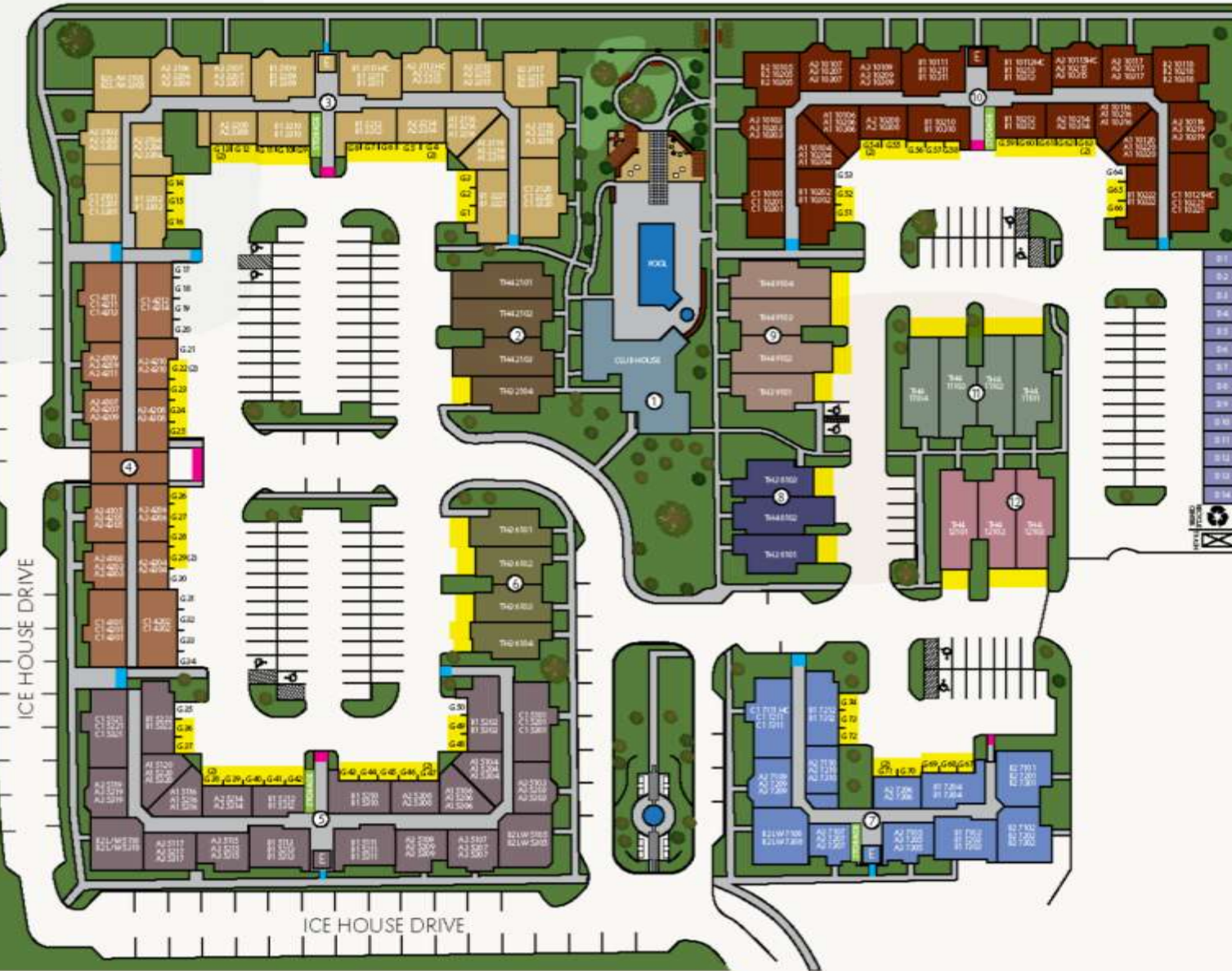
TIME OF DAY	OFFICE* %	FLEX OFFICE/ WAREHOUSE** %	RETAIL* %	CINEMA* %	RESIDENTIAL** %	REC. CENTER** %	ICE RINK** %	LIBRARY** %	AMPHITHEATER** %	RESTAURANT* %
6:00 a.m.	3	3	0	0	100	30	5	0	0	0
7:00 a.m.	20	35	8	0	81	35	10	0	0	2
8:00 a.m.	63	75	18	0	73	40	25	5	0	5
9:00 a.m.	93	95	42	0	67	30	20	5	0	10
10:00 a.m.	100	100	68	0	62	15	15	15	0	20
11:00 a.m.	100	94	87	0	53	15	25	25	5	30
12:00 p.m.	90	85	97	25	54	25	35	35	10	50
1:00 p.m.	90	90	100	55	53	25	30	40	15	70
2:00 p.m.	97	95	97	55	54	15	40	50	15	60
3:00 p.m.	93	90	95	55	54	15	65	50	25	60
4:00 p.m.	77	75	87	60	60	20	85	40	50	50
5:00 p.m.	47	44	79	65	67	65	60	60	75	70
6:00 p.m.	23	20	82	70	79	85	95	75	90	90
7:00 p.m.	7	7	89	75	88	100	100	100	100	100
8:00 p.m.	7	7	87	85	90	90	100	100	100	100
9:00 p.m.	3	3	61	85	95	75	100	60	85	100
10:00 p.m.	3	3	32	85	99	50	75	0	75	90
11:00 p.m.	0	0	13	70	100	15	35	0	25	70
12:00 a.m.	0	0	0	55	100	5	20	0	20	50

NOTE: The hourly accumulation by time of day is based on **Shared Parking" (ULI) and **Carl Walker, Inc. proprietary database.

MID CITIES BLVD.



ENCLAVE
AT HOMETOWN
LUXURY APARTMENT LIVING



- Clubhouse
- Building 2
- Building 3
- Building 4
- Building 5
- Building 6
- Building 7
- Building 8
- Building 9
- Building 10
- Building 11
- Building 12
- Detached Garages
- Tandem Parking
- Storage
- Resident Entry
- Directory Access



PARKING REQUIRED:

135 UNITS (1 BEDROOM) X 1.5 SPACE/UNIT = 203 SPACES
72 UNITS (2 BEDROOM) X 2 SPACE/UNIT = 144 SPACES
31 UNITS (3 BEDROOM) X 2 SPACE/ UNIT = 62 SPACES
22 UNITS (DWELLING UNITS) X 2 SPACE/ UNIT = 44 SPACES
TOTAL PARKING SPACES REQUIRED = 453 SPACES
(OF WHICH 2% MUST BE HC ACCESSIBLE SPACES, I.E. 10 SPACES)

TOTAL PARKING PROVIDED:

SURFACE - 190 SPACES
GARAGE - 141 GARAGE SPACES
TANDEM - 98 (WITH 20' DRIVEWAY IN FRONT OF EACH GARAGE DOOR.)
TOTAL ONSITE = 429 SPACES (OR 1.65 SPACES/UNIT BASED ON 260 UNITS)
OFFSITE PARKING - 28 PARALLEL SPACES
TOTAL PARKING - 457 SPACES (OR 1.76 SPACES/UNIT BASED ON 260 UNITS)

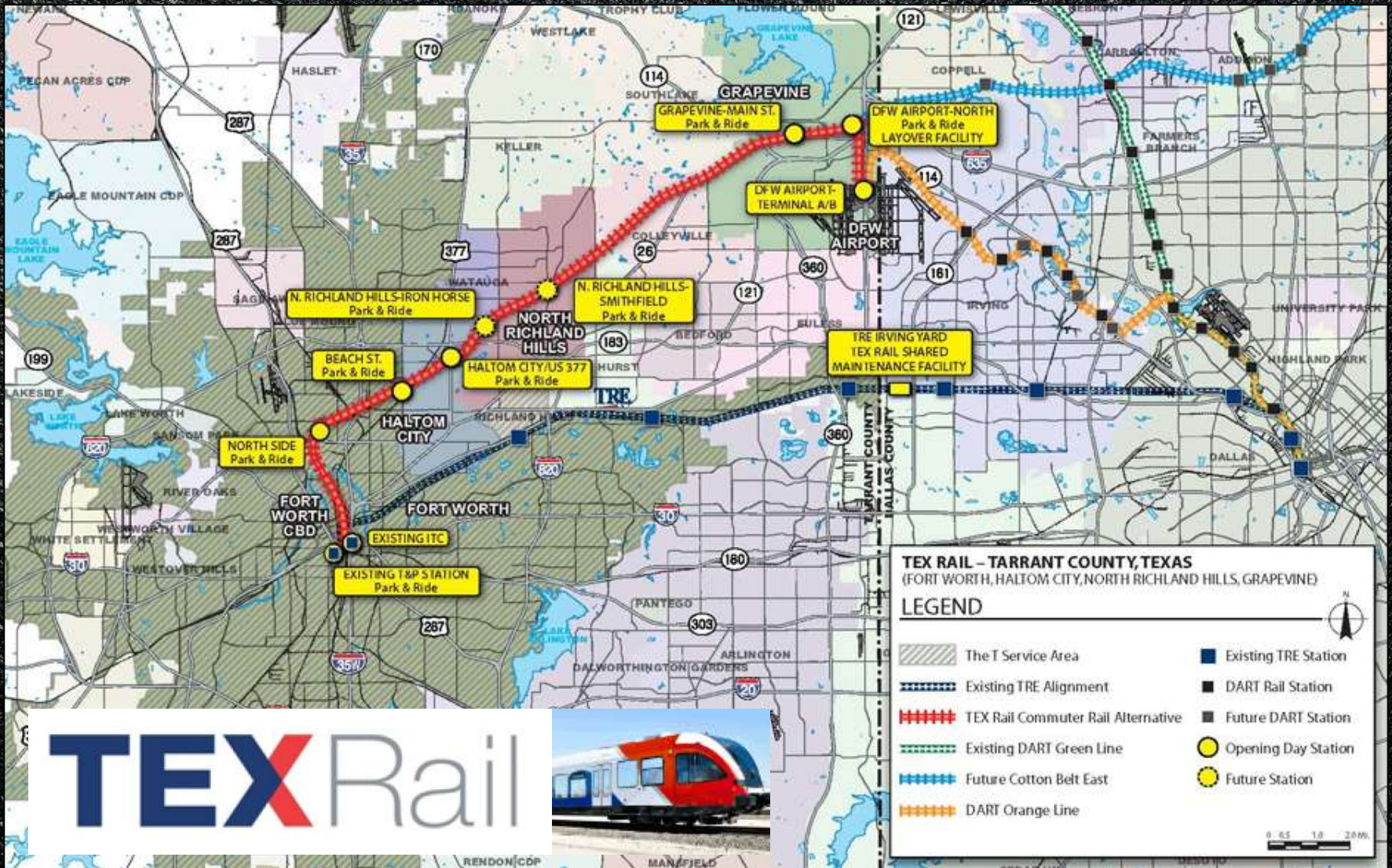


ASSIGNED
PARKING
ONLY
VIOLATORS WILL
BE TOWED

A12
RESERVED



NRH NEW URBAN PARKING LOOKING AHEAD



TEXRail



QUESTIONS?

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