

# **WEST SEVENTH URBAN VILLAGE OVERCOMING THE CHALLENGES OF PARKING & TRAFFIC**

Presented to the NCTCOG  
August 15, 2019

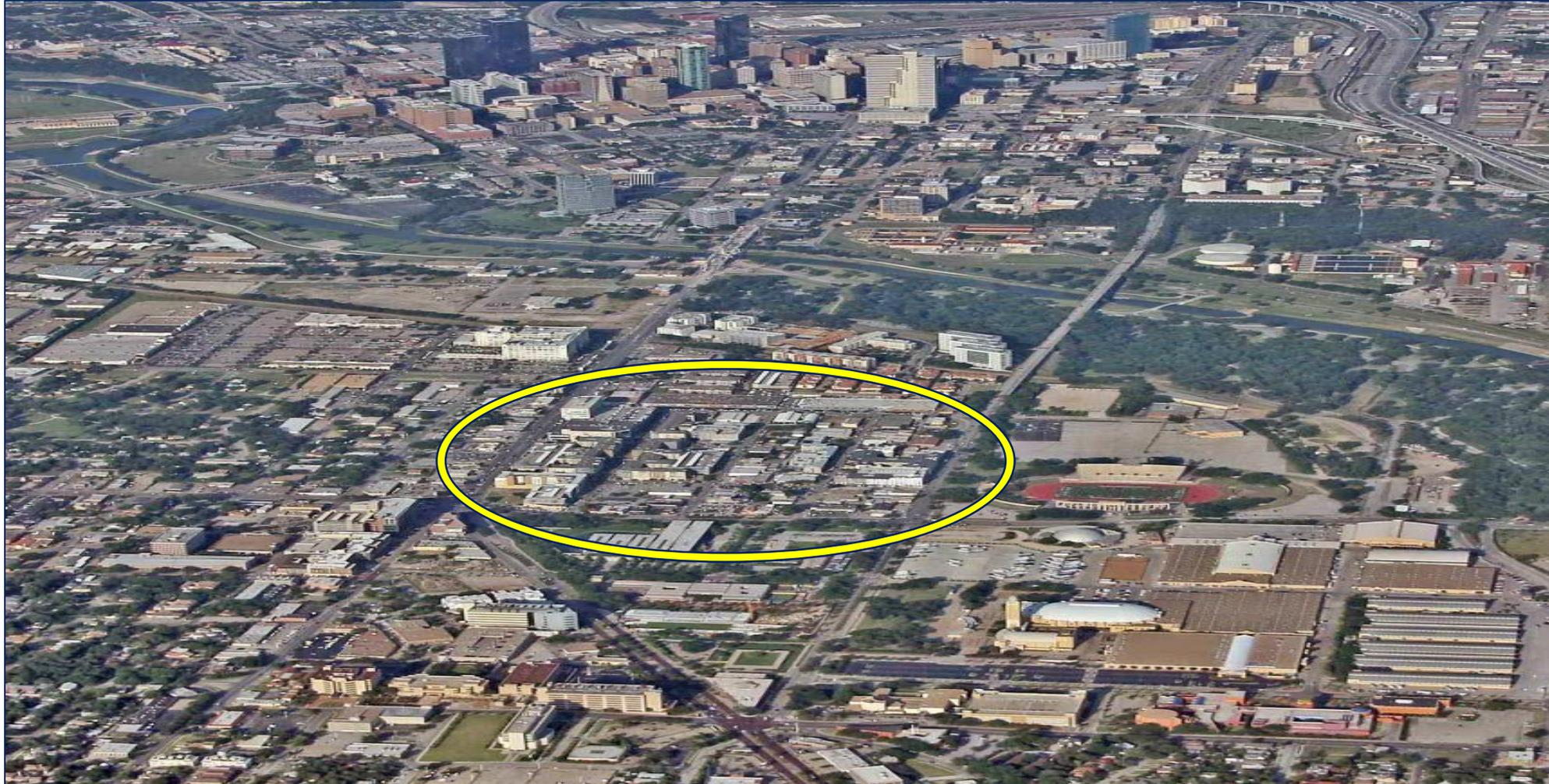
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Parking Manager



# Topics

1. Geography – Project Location/Boundaries
2. Parking Problem & Conditions - Supply and Demand
3. Reframing the Problem
4. West 7<sup>th</sup> Street Committee – Concerns
5. Demand Review
6. Implementation & Results
7. Feedback from Stakeholders
8. Questions

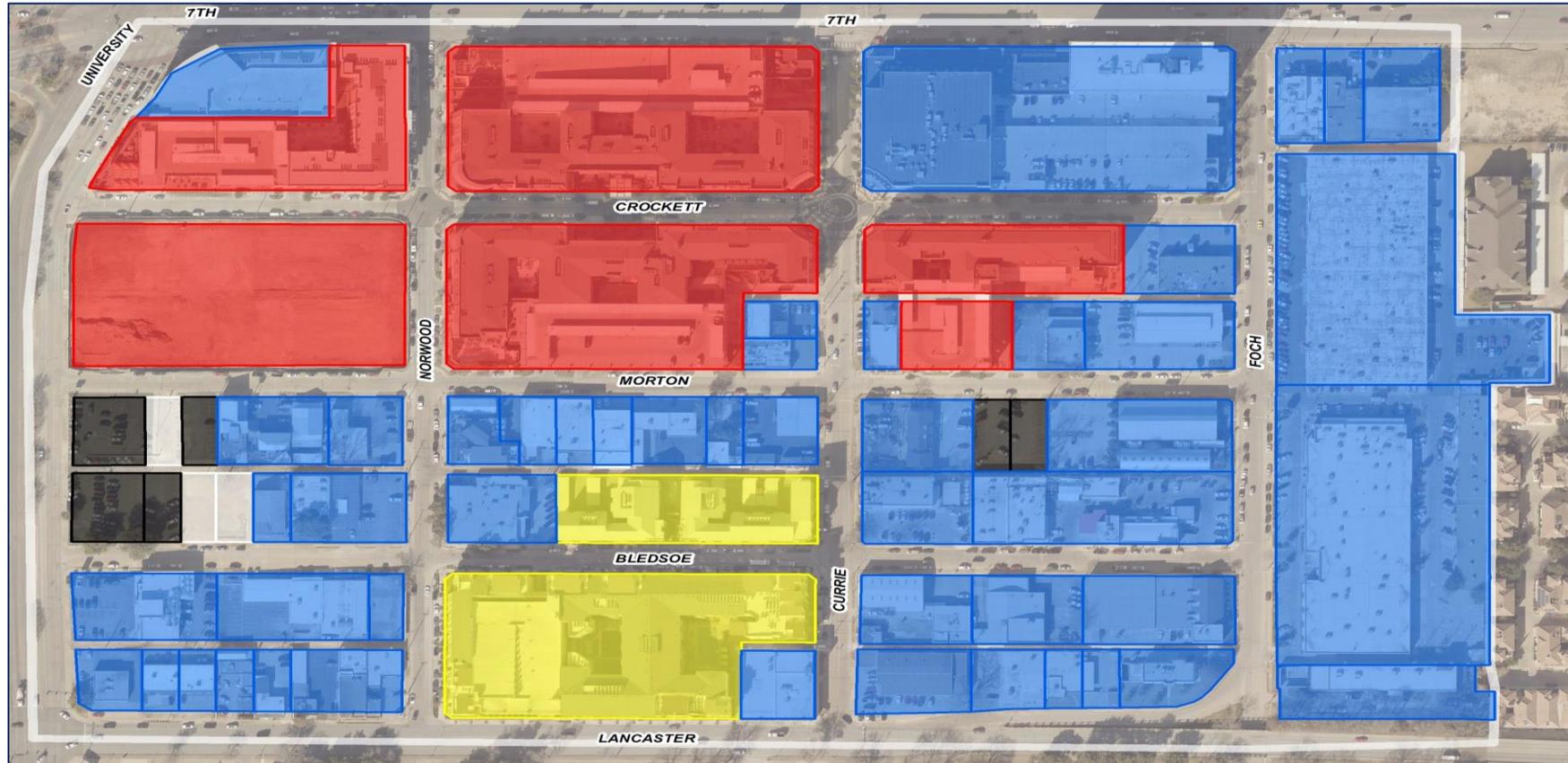
# Project Location



# Land Use in Core Area, 2017



\* Mixed-Use = Commercial + Residential



## ○ OFF-STREET PARKING REQUIREMENTS – 2007

- There was no minimum parking space requirement.

# Demand & Supply Overview

## Supply Overview

- **300+ on-street spaces**
- 1700 garage spaces dedicated to Crockett Row retail customers, 25% retail employee dedicated.
- > 1400 spaces in Farrington Field available mostly after 10:00 PM Thursday-Sunday
- Private Pay Lots - > 200 spaces
- Off street Independent lots (Free parking) > 500 spaces
- > **4100 total spaces**

## Demand Snapshot – On Street

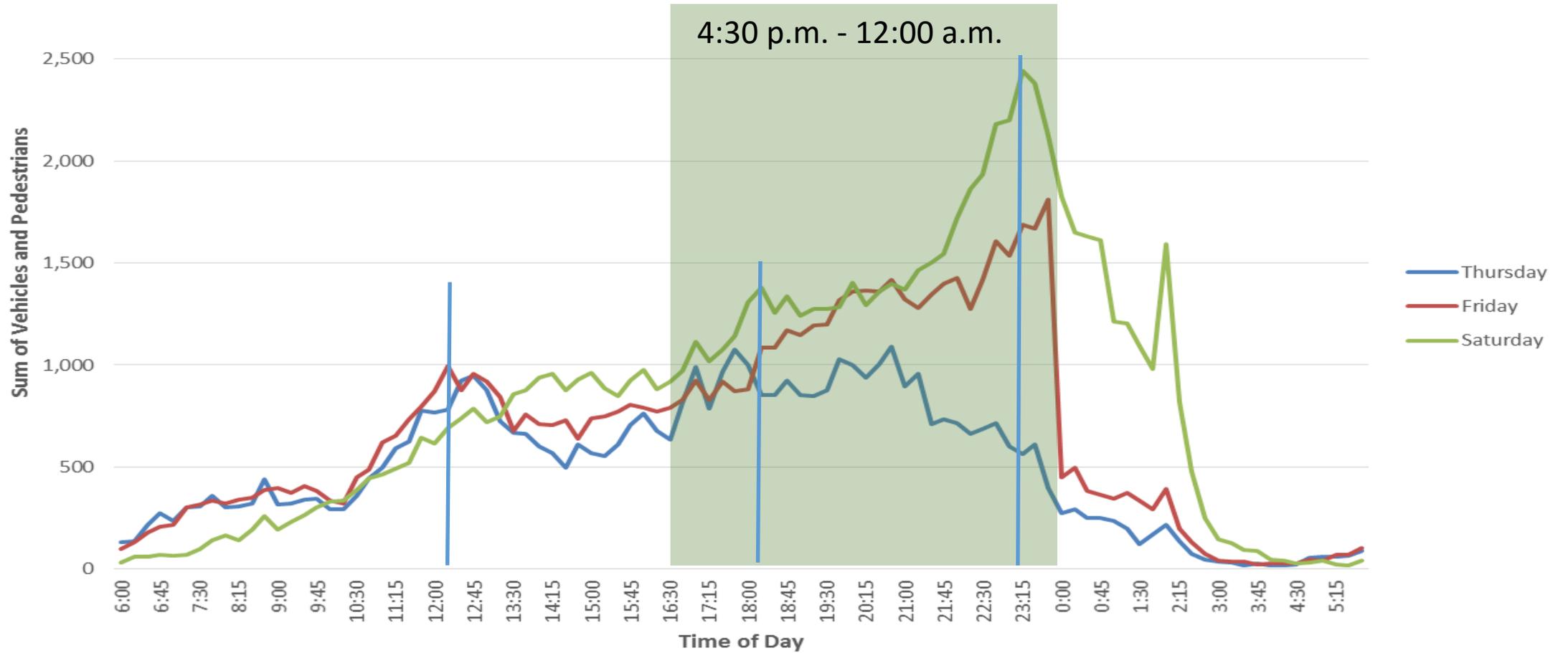
### 1. October 2014 – Crockett Row Focus

- **92% occupancy** in non-peak period – Over 1280 review opportunities (14 days)
- Crockett/Morton subset, 17 spaces :
  - Top 20 cars of 190, 43% of stays (215 of 492)

### 2. August 2018 – Foch/Morton Corridor

- Review of 36 spaces; 10 AM, 2:00 PM and 6:00 PM
  - > **78% occupancy** in non-peak period –297 stays of 379 review opportunities. Higher in peak!

# Total Vehicle & Pedestrian Volume by Time of Day, 2017





***“On a busy night on a weekend, we may have 3,000 to 5,000 people in a 12-block radius,”***

Lt. Fred Long, FWPD: WFAA  
Report, October 19th, 2017

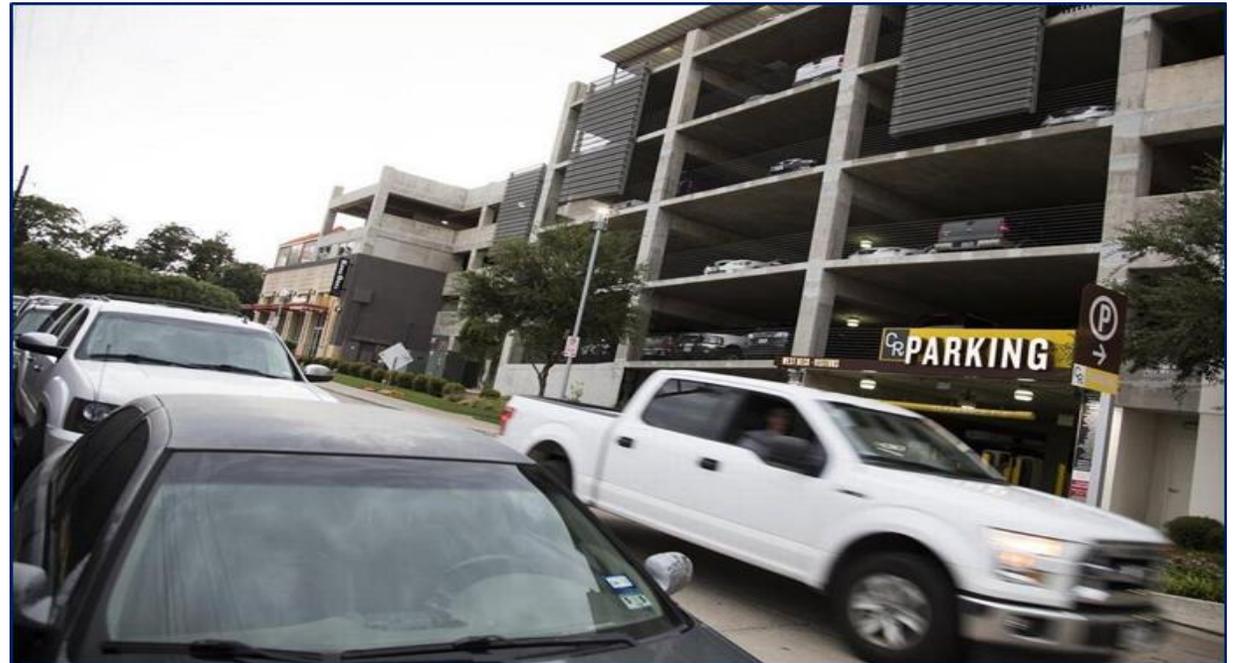
***“Sometimes the crowds are so thick, emergency vehicles have trouble getting through. It’s disorder we’ve been documenting first-hand.”***

FWPD, WFAA Report, October 19th, 2017

***“Cars got so backed up, it became a sea of brake lights.”***

WFAA Report, October 19th, 2017

## The Parking Problem



# Tragedy of the Commons



- Is a very real economic issue where individuals tend to exploit shared resources so the demand outweighs supply and the resource becomes unavailable for the whole
- Results in High demand for space, Limited spaces, No regulation = Chaotic on-street

# Stakeholders Major Concerns: Traffic & Parking

- **Vehicular and pedestrian traffic** peaks on Thursday, Friday, and Saturday nights
- The coincidence of vehicular and pedestrian congestion creates **unsafe conditions** for first responders as well as for motorists and pedestrians.
- **Misuse of on street parking** resulting in less than 10 percent of the on-street parking spaces are consistently available to the public regardless of time & destination.
- Limited employee parking options

# PARKING DEMAND & NEXT STEPS

How do we maximize use of existing spaces – On & Off Street

- Disaggregate demand into constituent pieces
- Metered Parking
  - Pricing on street parking
  - Multiple Rate
  - Variable Rate
  - Short term parking rate
- Farrington Field Deal
- By maximizing use of off street parking options – Reduce traffic and congestion

# PARKING GROUPS & DEMAND CHANGE - RESULTS

Parking Groups	Parking Privilege	Situation Pre - Meters	Parking Information	Post-Meters Multiple Rate
All First Time Customers	NA	Private lots/ On street Limited Options	Weak – Visual/ Research	On Street parking availability
Crockett Row Customers	Free w/ validation	Garage/ On Street	Very Good	Garage Focus
Foch Customers	Free w/ patronage	Lots/ On Street	Very Good	Lot focus
West 7 <sup>th</sup> Bar Customers	Limited-Business Lots	On Street/ Garages/ Anywhere	Very Good	Farrington Field/ On-street
Indies Customers	Free on business Lot	Business Lots/ On Street	Very Good	Business Lots/ On Street
Crockett Row Employees	Free in garage	On Street/ Garage	Perfect	Garages
Foch Employees	Lots/ Farrington	On Street/ Farrington/Lots	Perfect	Farrington Field
Indies Employees	Business lot	Business lots/ On Street	Perfect	Business lot
<b>Overall Impact</b>		<b><u>High On Street Occupancy Rate 78-90% +</u></b>		<b><u>On-Street parking availability</u></b> <b><u>Consistently 25% plus</u></b>

# Implementation

## Metered Parking

- Install approximately **300 metered parking spaces** August 2018.
  - ✓ Implementation of multiple rates with variable rate option based on demand.

	10:00 a.m. to 4:00 p.m.	4:00 p.m. to 10:00 p.m.	10:00 p.m. to 10:00 a.m.
Authorized rates	\$0.90 - \$2.50 per hour	\$2.50 - \$4.50 per hour	N/A
Initial rates	\$1.00 per hour	\$2.50 per hour	N/A



## One Way Streets

- **Public safety** purposes
  - ✓ Facilitate effective **crowd control**.
  - ✓ Improve access for **emergency vehicles**.
  - ✓ Reduce vehicle/pedestrian **conflicts**.
- Effective date **June 1, 2018**.

## Farrington Field Parking

- Agreements between **Fort Worth ISD** and West 7<sup>th</sup> Restaurant & Bar Association - **September 2018**



# Feedback from Stakeholders

- **Crockett Row Management – Satisfaction that the gridlock parking problem pre-meters was solved**
  - **On Street parking is now always available conveying easy access for all customers**
- **FWPD – West Division: Reduced requirements for Officer resources especially on the weekends**
- **Foch Warehouses: Concern that metered parking is related to a falloff in customer support**

**Questions?**

