

**Parking Concepts –
Traditional and Recent Approaches
City of Sugar Land**

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City of Sugar Land*

Sugar Land, TX

- ▶ **City Population- Approximately 118,498**
- ▶ **Size- Approx. 42.8 Square Miles**
- ▶ **Sugar Land was founded:**
 - ▶ Company town
 - ▶ Imperial Sugar Company
 - ▶ Incorporated formally in 1959



Image: Imperial Sugar Silos and 1926 Char House

Growth

▶ Rapid Growth: 90's - Present

▶ Land Use Mix:

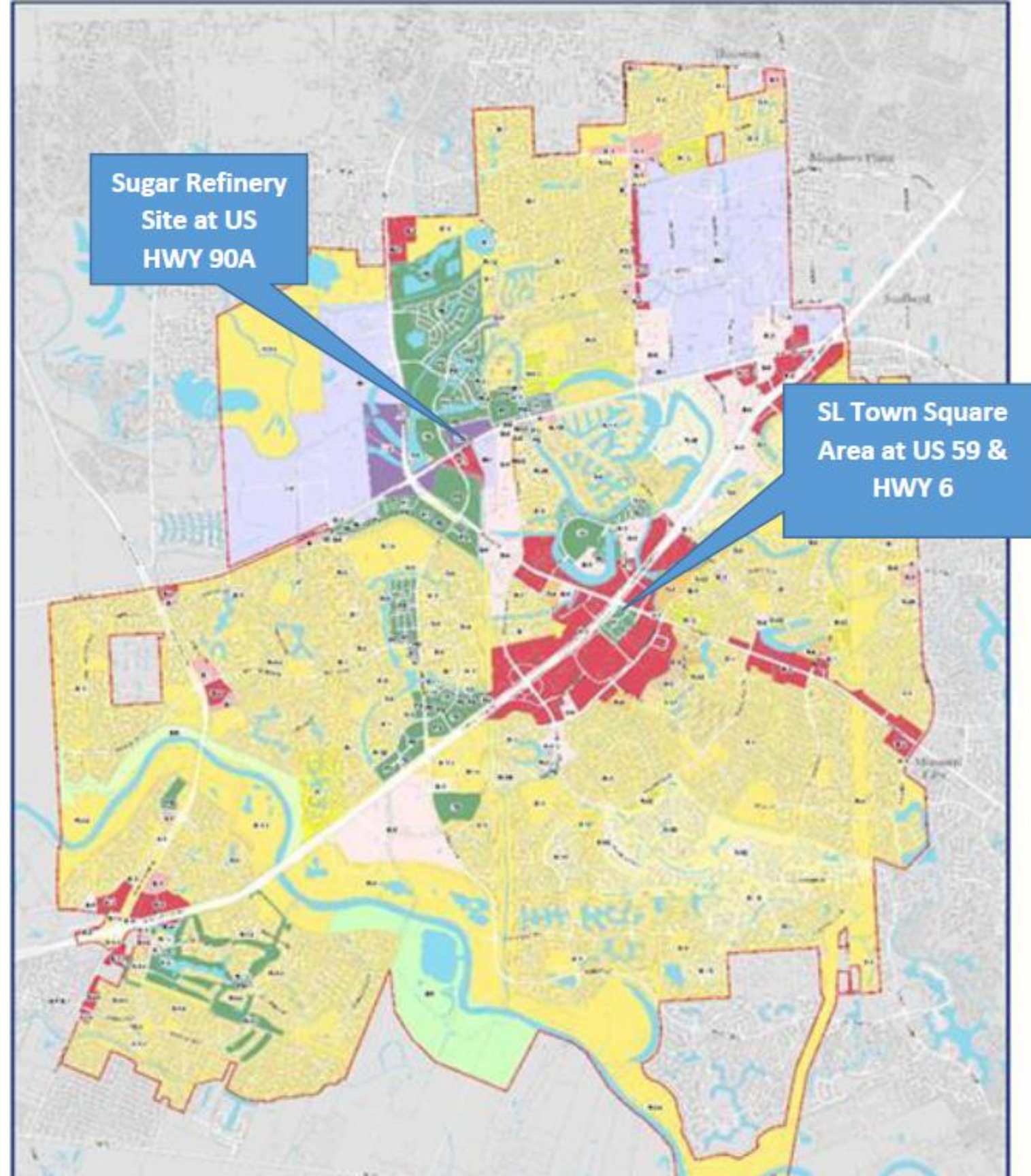
- 77 % Residential
- 15% Commercial
- 7% Industrial

▶ Original Town Center:

- Sugar Refinery Site
- US 90A east of HWY

▶ New Development:

- Town Square
- HWY 6 & HWY 59



Traditional Approaches & Recent Trends

- ▶ **Sugar Land Parking Regulations-**
 - ▶ 1970s zoning and development regulations
- ▶ **Traditional Parking Ratios, Suburban Auto-focused**
 - ▶ Little change in 1980's
 - ▶ 1 space per 250 sq. ft. for office and
 - ▶ 1 space per 200 sq. ft. for retail uses
- ▶ **Comprehensive Mobility Plan, 2011:**
 - ▶ Coordination of Land use and Mobility
 - ▶ Definitions of uses needed revising
 - ▶ Diagnostic check on parking codes- technology/trends

2011, Comprehensive Mobility Plan

Goal 7: Coordinate Land use development and mobility that supports the preservation of neighborhood integrity.

Strategy
#1 Optimize roadway network to meet continued City and regional growth
#2 – Further utilize modified parking requirements to improve flexibility and accessibility for new development/ redevelopment
#3 – Encourage commercial/mixed use development in undeveloped portions of City to reduce trips through congested corridors
#4 – Include neighborhood considerations in mobility planning

Initiatives
1A – Leverage opportunity areas to create mixed-use developments that support walking, biking and transit
1B – Identify mobility improvements and multimodal transportation corridors to strengthen local activity centers.
1C – Institutionalize multimodal connectivity through City ordinances and the development review process
2A – Include district wide, shared parking at activity centers, including parking for public facilities and potential transit hubs.
2B – Evaluate potential for market driven parking capacity in higher density activity centers, e.g., elimination of parking requirements
3A – Develop neighborhood centers in the ETJ
3B – Identify alternative mode access to activity centers (bike and pedestrian routes), thus reducing car trips
4A – Ensure mobility projects (new and reconstruction projects) preserve neighborhood connectivity and integrity

Mixed Use Development, Custom Zoning

- ▶ **Traditional zoning districts:**
 - ▶ City's parking is specific as to land use
- ▶ **Custom zoning districts, through Planned Development (PD) District Approach**
- ▶ **PD ordinances City Council authorized with:**
 - ▶ custom regulations
 - ▶ Including alternate parking requirements / approaches

Town Square PD District

- ▶ Mixed Use Development Approach with:
 - ▶ Specialized parking requirements
 - ▶ Shared-Use Parking concepts, including:
 - Office/Restaurant Capture
 - % Reduction of parking based on shared uses at certain times
- ▶ On-street spaces count and heavy use of structured parking



Imperial Market PD District

- ▶ New project under development
 - District type same as Sugar Land Town Center
 - Market District Plan, Complete
- ▶ New Challenge: Historic Preservation
 - Market District plan preservation of four major and locally important buildings:
 1. Char house,
 2. Three-bay warehouse,
 3. Engineering building, and
 4. Container house,



Image: Imperial Sugar Silos and 1926 Char House

Community Character, Preservation:

1. Not Historic
2. Two silos
3. Two smokestacks

Long Term Approach to Parking

▶ Political Support:

- City Council
- Citizen boards such as the Planning & Zoning Commission

▶ Private Development Partnerships, continued:

- Development agreements on specific projects

▶ Policy and Code Refinement, expanded:

- Sugar land Comprehensive Plan, Vision 2025
- Updated Codes, such as Parking requirements

▶ Continuing Education & Partnership:

- American Planning Association (APA)
- Houston-Galveston Area Council (H-GAC)