



OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

MEMORANDUM

DATE: February 21, 2025

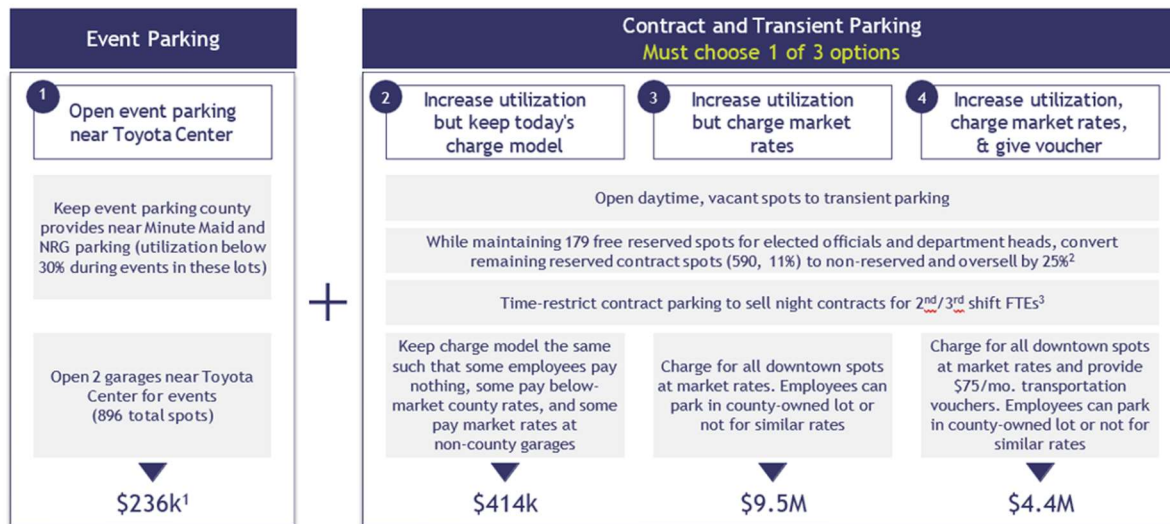
TO: Diana Ramirez
Harris County Administrator

FROM: Dr. Milton Rahman
Executive Director/Harris County Engineer

SUBJECT: Harris County Parking Initiative

On June 4, 2024, the Boston Consulting Group (BCG) parking study was presented to Commissioner's Court in support of the Harris County Strategic Plan, FY2025 – FY2029. Office of the County Engineer (OCE) engaged with our consultant to evaluate the practicality and feasibility to implement the recommendation presented by BCG. The major assertion was that most of Harris County's parking facilities are underutilized and that by charging market rate for all 5,733 downtown parking spaces, Harris County could increase annual revenue by \$9.5MM. In addition, the study recommended opening the 2 parking garages near the Toyota Center (1111 Fannin and 1111 Main) to event parking for an annual increase of \$236,000 (Figure 1).

Office of the County Engineer: Revenue Options



(Figure 1: Boston Consulting Group Parking Study)



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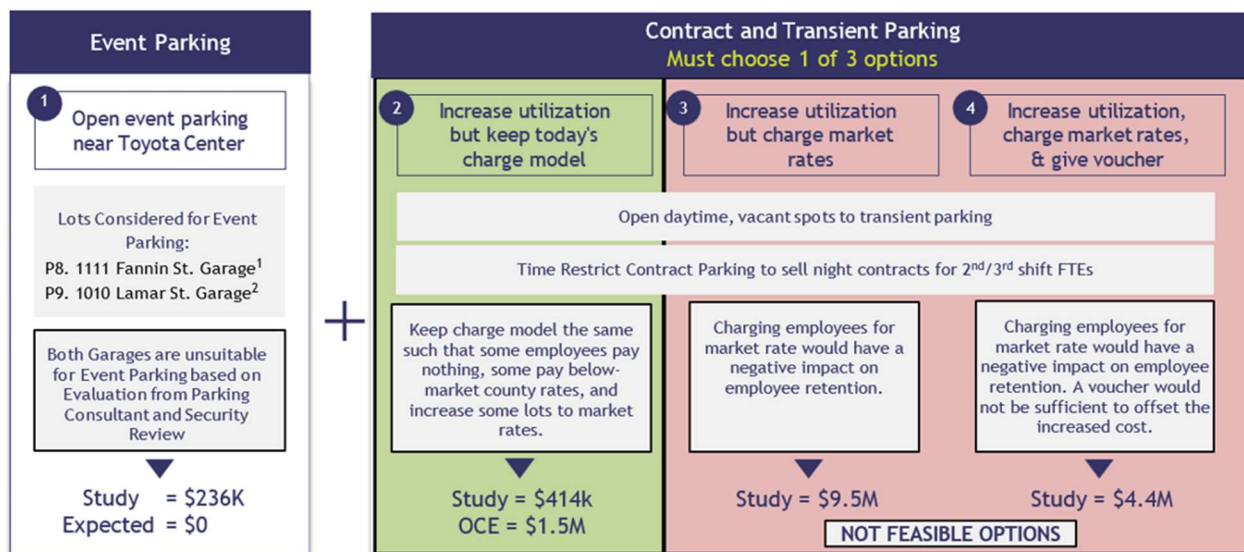
After receiving the parking study, the Office of the County Engineer (OCE) engaged its parking vendor, Reimagined Parking, to discuss implementation (Reimagined Parking is one of Houston's top 2 parking facility operators). Reimagined responded that both 1111 Fannin and 1111 Main are unsuitable for event parking due to several factors, such as low ceiling height, lack of access controls, insufficient pedestrian access, etc. Event parking also requires heavy management which would make the cost benefit nominal at that distance from the Toyota Center.

Regarding the recommendation to charge fair market rates for all county parking spaces, Reimagined Parking reiterated that it would require much more management, and extensive upgrades to the facilities. OCE has also received feedback that charging employees fair market rates for their parking spaces would negatively impact employee retention and morale.

OCE has concluded that the Boston Consulting Group study is not practical and focused only on maximizing revenue while dismissing the additional expense and the many problems with implementation. It is also worth emphasizing that Reimagined Parking would have every incentive to implement the study, so the fact that they don't recommend proceeding holds additional importance.

Below is OCE's response to recommendations provided by Boston Consulting Group (Figure 2).

Possible Revenue Options



1. Closest to event venues, but with more challenges being that the clearance to the garage is 6'2" and the current access control is not managed by Reimagined Parking. The garage elevator lobby also requires valid credentials. (REEF PARKING CONSULTANT)
2. Roll gates are in a down position to deter the shelterless from nesting inside the garage. The upper levels of the garage are also utilized to park Harris County owned vehicles overnight. Pedestrian access doors require valid credentials to access the garage since the roll doors are in the down position after 6pm. The layout of this garage is tighter than 1111 Fannin which may be more difficult for those in larger vehicles and if not caught in time during parking could cause a bottleneck inside the garage if the tail end of the vehicle obstructs the traffic lane which has happened before. The Fannin pedestrian bridge access door is via a valid badge scan only leaving an alternate access through the lobby of 1010Lamar. (REEF PARKING CONSULTANT)

(Figure 2: Office of the County Engineer's Response to Boston Consulting Group Options)



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While majority of the study's recommendations are not practical, OCE did find ways to increase parking revenue by \$1.5MM annually.

OCE analyzed all 21 parking facilities and found several ways to increase revenue without the need to upgrade facilities or hire additional management. For example, at 800 N San Jacinto (the Triangle Lot), OCE recommends increasing the daily rate from \$5 to \$7. Reimagined Parking is confident that this increase would not decrease the number of daily parking customers.

Figure 3 reflects the breakdown of how OCE recommendation to increase revenue for each income-producing facility, where available.

				Total	2023	2024	2025	24-25
				Spots	Revenue	Revenue	Proposed	Revenue
Name				Address			Revenue	Difference
North Zone	P1	Triangle Lot	800 N San Jacinto	517	\$1,611,000	\$1,428,270	\$1,920,000	\$491,730
	P2	Nance St Lot	2020 Nance St	432	-	-	-	-
	P3	Baker St Lot	1300 Baker	234	\$257,000	\$267,476	\$297,240	\$29,764
	P4	Baker St Garage	1200 Baker	188	\$213,000	\$200,862	\$254,904	\$54,042
	P5	"Little" Baker St Jail Lot	1307 Baker St	30	-	-	-	-
South Zone	P6	Congress Credit Union Garage	1401 Congress	1842	\$2,273,000	\$2,067,727	\$2,405,350	\$337,623
	P7	Congress Plaza Garage	1019 Congress	675	\$541,000	\$524,545	\$682,080	\$157,535
	P8	1010 Lamar Garage	1010 Lamar/1111 Main	490	-	\$98,500	\$505,440	\$406,940
	P9	1111 Fannin Garage	1111 Fannin	436	-	-	-	-
	P10	Civil Courthouse Garage	201 Caroline	48	-	-	-	-
	P11	Criminal Justice Center Garage	1201 Franklin	46	-	-	-	-
	P12	Annex 44- 1310 Prairie Lot	1310 Prairie	45	\$121,000	\$80,842	\$75,801	(\$5,042)
	P13	MEP Shop Lot	1505 Commerce St	34	-	-	-	-
	P14	Administration Building Garage	1001 Preston St	26	-	-	-	-
	P15	Old VMC Garage	426 Austin	25	-	-	-	-
Other	P16	Old VMC Lot	426 Austin	24	-	-	-	-
	P17	Annex 18 Lot	406 Caroline St	12	-	-	-	-
	P18	Annex 44- 1310 Prairie Garage	1310 Prairie	8	-	-	-	-
	P19	Central Plant Lot	1303 Preston St	4	-	-	-	-
	P20	Annex M Lot	2500 Murworth	542	\$605,000	\$479,889	\$497,984	\$18,096
	P21	6000 Canal Lot	6000 Canal	75	-	-	-	-
Total				5733	\$5,621,000	\$5,148,110	\$6,638,799	\$1,490,690

(Figure 3: OCE Parking Revenue Breakdown)

Lastly, OCE plans to upgrade the hardware of income-producing parking facilities so that real-time parking data is available. With this in place, OCE can track each garage in real time which will allow us to allocate space more effectively and solve the "utilization versus allocation" issue (Figure 4).



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Planning = P
Installation = I
Implementation = IM
Current Status:

PARKING UTILIZATION SCHEDULE

Project Information as Presented to Harris County Commissioners' Court by OCE/RPD

Garages and lots that have been converted to flash parking software:	2025			2026			2027			2028		
1401 Congress Credit union	I	IM										
1019 Congress Plaza Garage	I	IM										
1200 Baker	I	IM										
1300 Baker	I	IM										
Triangle lot 800 N. San Jacinto	I	IM										
Garages and lots that need to get converted to flash parking software												
1111 Main	P	I	IM									
Nance Street	P					I	IM					
Civil Courthouse 201 Caroline St	P					I	IM					
Criminal Justice Center (CJC) Garage 1201 Franklin	P									I	IM	
1111 Fannin	P				I	IM						
Annex M 2500 Murworth	P							I	IM			
Administration Building Garage 1001 Preston St	P							I	IM			
These lots will still be monitored by US because they are too small for the project												
Old VMC - Garage 426 Austin												
Annex 18 406 Caroline												
Old VMC - Lot 426 Austin												
"Little" Baker St Jail Lot 1307 Baker												
MEP Shop 1505 Commerce St												
1310 garage												
6000 Canal												
1310 Prairie lot												
Central Plant 1303 Preston St												

(Figure 4: Parking Utilization Schedule)

We are happy to present our findings and answer any questions you may have regarding this topic.

Cc:

Daniel Ramos, Executive Director, Office of Management and Budget