

Livable Places Action Committee

Virtual Meeting, December 14, 2021

Suvidha Bandi
Principal Planner



PLANNING &
DEVELOPMENT
DEPARTMENT

Meeting Agenda

Welcome by Chairs

Director's report

Committee meeting dates for 2022

Recap

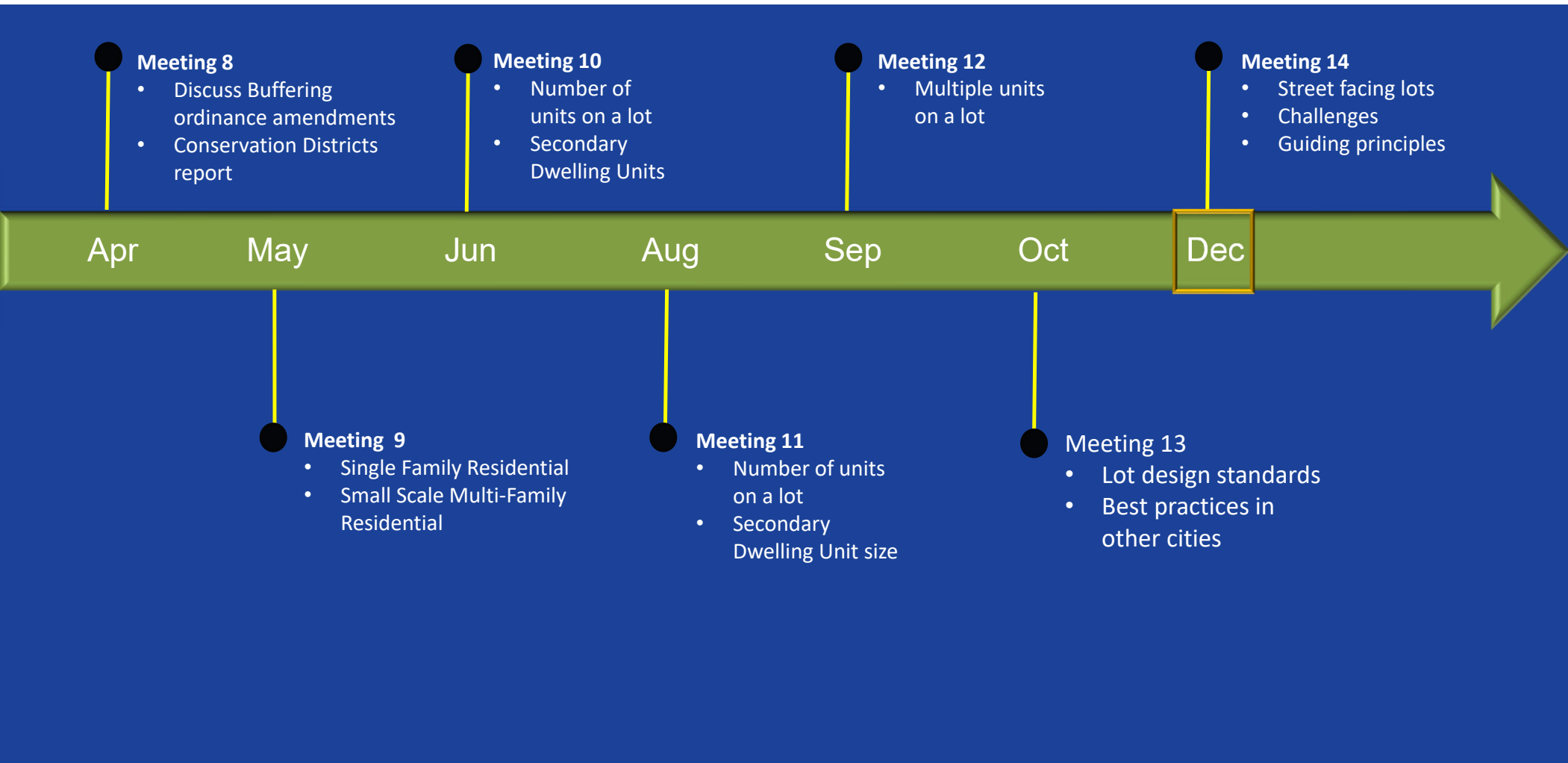
Future Growth and Actions

Challenges with current lot standards

Homework activity & Next meeting

Public comments

Project schedule



Recap

- Allowing multiple units on unrestricted lots
- ADU size
- Developments with shared access
- Reduced Parking
- **Development of street facing lots**

LYNN HENSON



RESILIENT HOUSTON



HOUSTON CLIMATE ACTION PLAN



PLAN

HOUSTON

Opportunity. Diversity. Community. Home.



Houston

Complete Communities

Action Plans



Examples of Community-Identified Goals

PLAN HOUSTON

- Grow responsibly.
- Connect people and places.
- Nurture safe and healthy neighborhoods.
- Foster an affordable city.
- Communicate clearly and with transparency.
- Celebrate what is uniquely Houston.

RESILIENT HOUSTON

- Protect and strengthen neighborhoods through infill development.
- Review and amend lot-size and coverage-area requirements.
- Make streets 100% safe for all Houstonians.
- Provide transit options for affordable neighborhoods.

LIVABLE CENTERS

- Promote diversity of housing choice in the area.
- Promote equitable, affordable housing.
- Support existing communities.
- Value communities and neighborhoods.
- Promote environmental resiliency.

COMPLETE COMMUNITIES

- Build new housing for people with a diversity of incomes and needs.
- Prevent displacement by supporting existing homeowners and renters.
- Secure a flood resilient community by ensuring new homes follow drainage regulations.

Livable Places Action Committee

Creating Opportunities
Within our
Development Standards
that Encourage
Housing Variety
and Affordability

www.HoustonPlanning.com



COLIN SCARFF





WALKABLE NEIGHBORHOODS



Livable Places Action Committee
December 14, 2021

PART 1

The Challenge

PART 2

Why is Walkability Important?

PART 3

Deep Dive into Development Options

THE CHALLENGE



Before



After

THE CHALLENGE



THE CHALLENGE



THE CHALLENGE



THE CHALLENGE



THE CHALLENGE



THE CHALLENGE

Staff is working with HPW on challenges mentioned

- **Revised drainage and detention regulations**
- **Alley access**

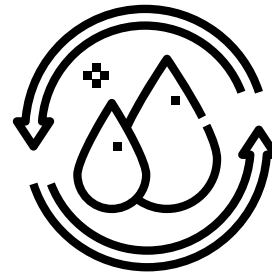
WHY IS WALKABILITY IMPORTANT?



Economics



Health



Environment



Equity

How much does your commute cost (or save) society?

Every time you travel you put money into the system, but you also cost the system. Your contribution to and burden on the system differs depending on how you travel.

For example, when you ride the bus you pay a fare – money into the system. Your burden on the system includes the cost of operating the bus, and also less obvious impacts like emissions and noise pollution.

By looking at the ratio of what we put in versus what we cost the system, we see that different ways of travelling are more subsidized than others.

The practice of taking these less tangible costs and benefits into consideration and assigning them a dollar value is known as "full-cost accounting." While there are many ways of doing this, this infographic shows one example of how those costs and charges can be calculated.

IF WALKING COSTS YOU \$1



SOCIETY PAYS \$0.01



IF BIKING COSTS YOU \$1



SOCIETY PAYS \$0.08



IF BUSSING COSTS YOU \$1



SOCIETY PAYS \$1.50



IF DRIVING COSTS YOU \$1



SOCIETY PAYS \$9.20



Produced by Discourse Media, data by George Poulos. Calculate your commute at MovingForward.DiscourseMedia.org/CostofCommute

Walkability Powers Property Values

- Walkability improvements are linked to stronger neighborhood economic wellbeing

Walkability Attracts Talent & Creates Jobs

- Millennial's value walkability and are moving to walkable places

Car Culture is Expensive

- For vehicles driven 15,000 miles a year, average car ownership costs were \$9,561 a year, or \$797 a month



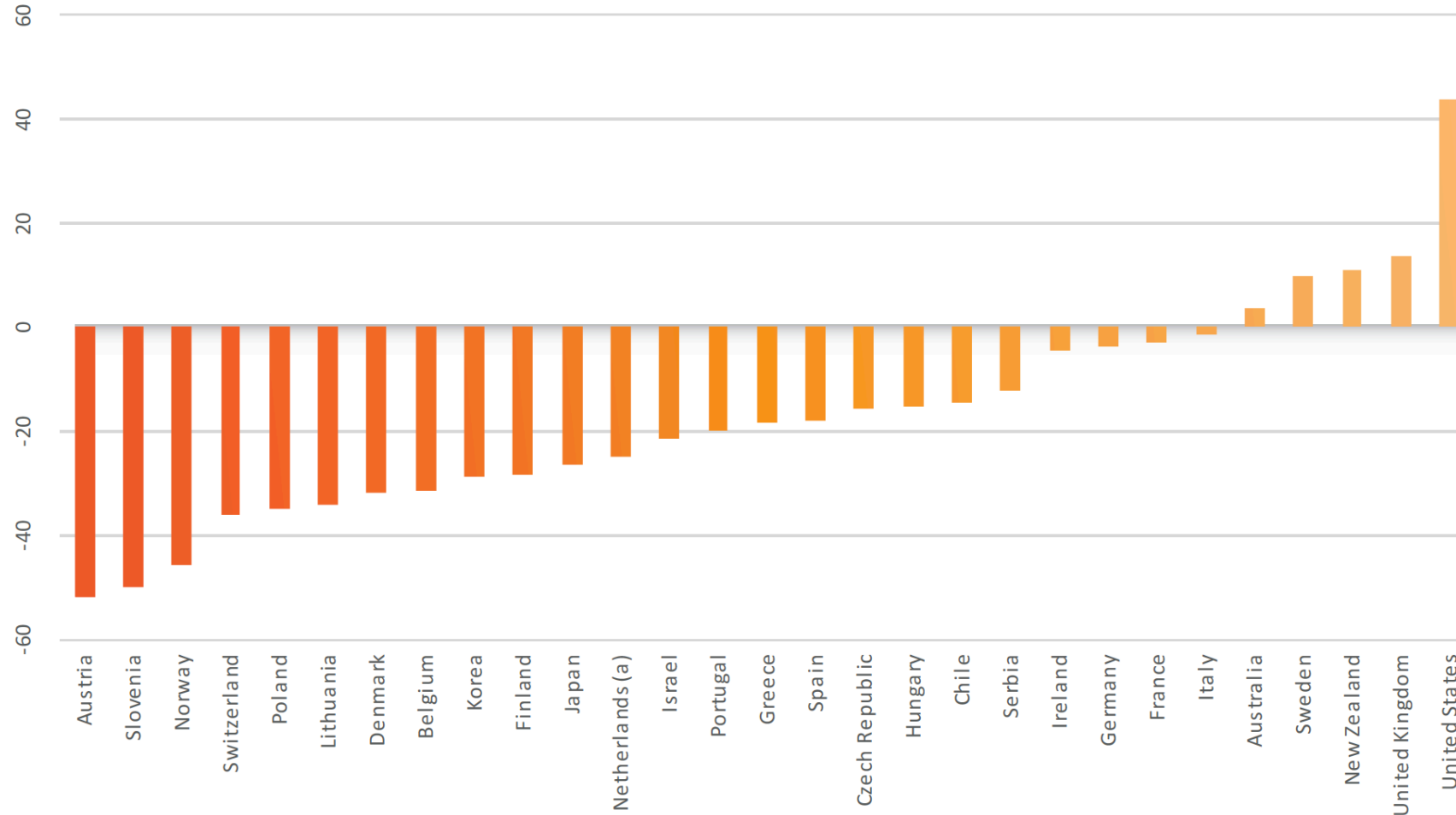
Walkable Communities are Slimmer Communities

- The less walkable a community is, the more likelier the residents will be overweight
- Prevents/manages various conditions - heart disease, stroke, high blood pressure, cancer and type 2 diabetes

Walkable Communities Save Lives

- In 2017, 40,000 Americans died in car crashes
- Americans are more than 4 times more likely to die in a car crash than Britons or Swedes

Figure 8. **Percentage change in the number of pedestrians killed, 2010-18**





ENVIRONMENT



Walkable Communities are Better for the Environment

- Getting people out of cars into transit, cycling, walking and other modes of travel reduces greenhouse gas emissions
- Just as carbon emissions decline with fewer vehicles miles driven, so do airborne pollutants that impact health
- Pavement contributes to the urban heat island effect—making cities hotter—shaded, plant-lined sidewalks can help cool neighborhoods down substantially
- A more walkable environment improves the quality of public space for all



Walkability Improves Senior Living

- In unwalkable places seniors can lose their independence

Walkability Supports Our Children

- Walkability gives children more options - can be more self-sufficient

People with Lower Incomes are More Likely to Have to Walk or Bike to Places

- Walk and biking is a necessity for some
- Statistically, a cyclist (or pedestrian) is more likely to be minimum wage worker than a professional office worker

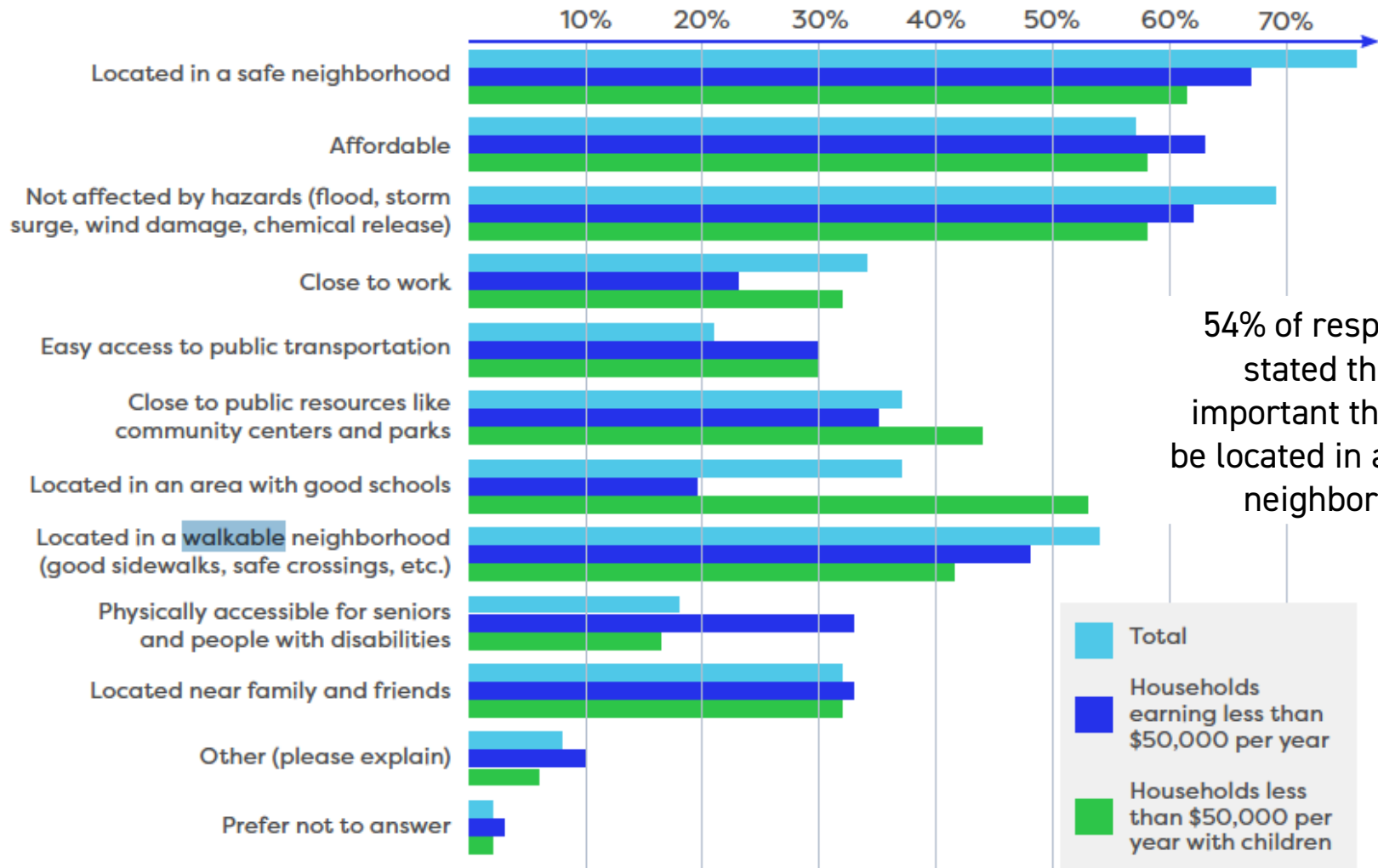
Poor, Elderly, Non-White Pedestrians are Disproportionately Killed by Motor Vehicles

- People of color are 54% more likely to be struck and killed by a motor vehicle while walking in the US

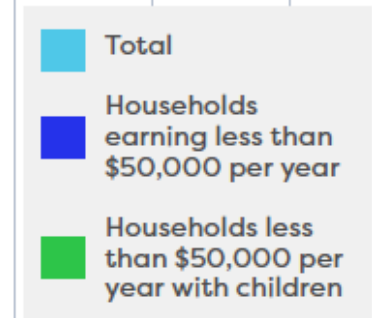
WHAT ARE HOUSTONIANS LOOKING FOR?

Harris County's Housing Needs Assessment and 10-Year Strategy (October 2021) - 17,500 survey respondents

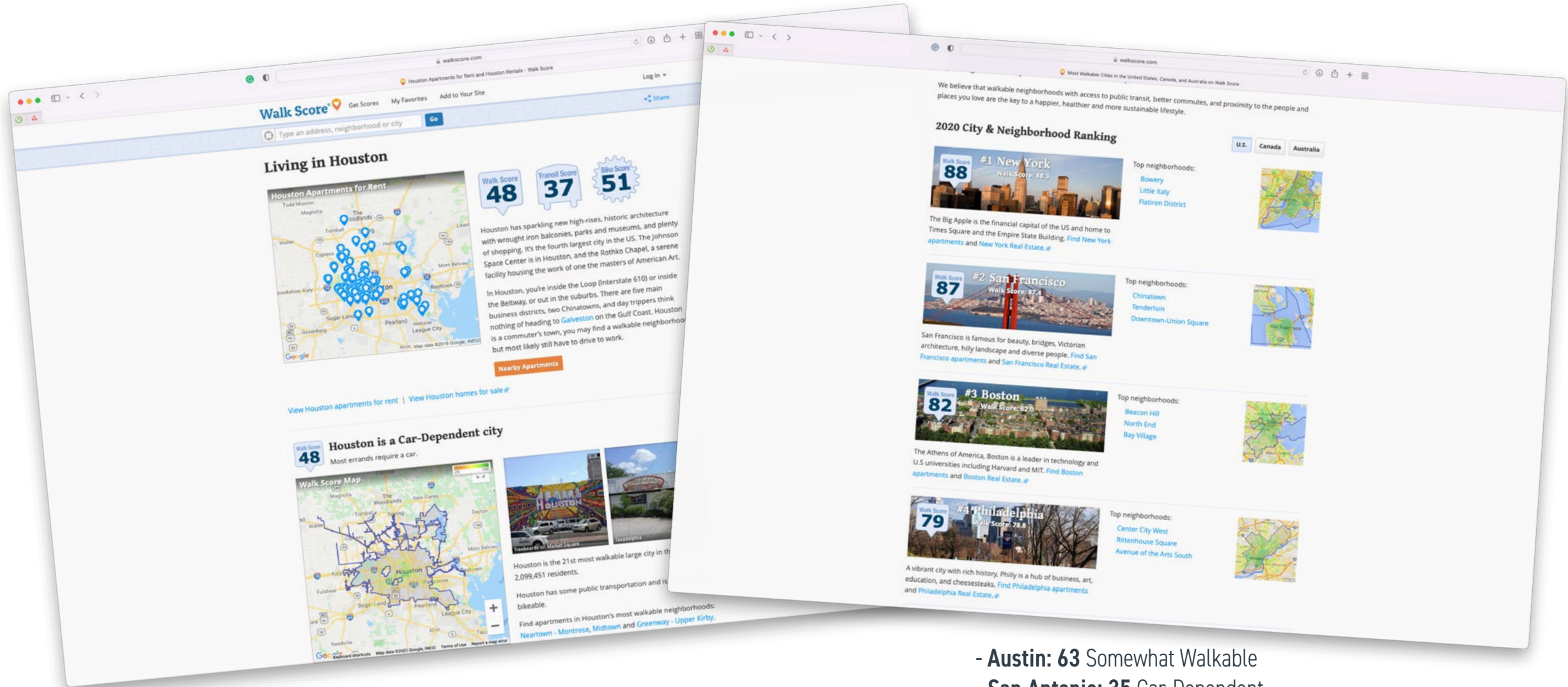
Q: What is most important to you in your home? Please pick up to 5 options.



54% of respondents stated that it's important their home be located in a walkable neighborhood.



HOW WALKABLE IS HOUSTON?



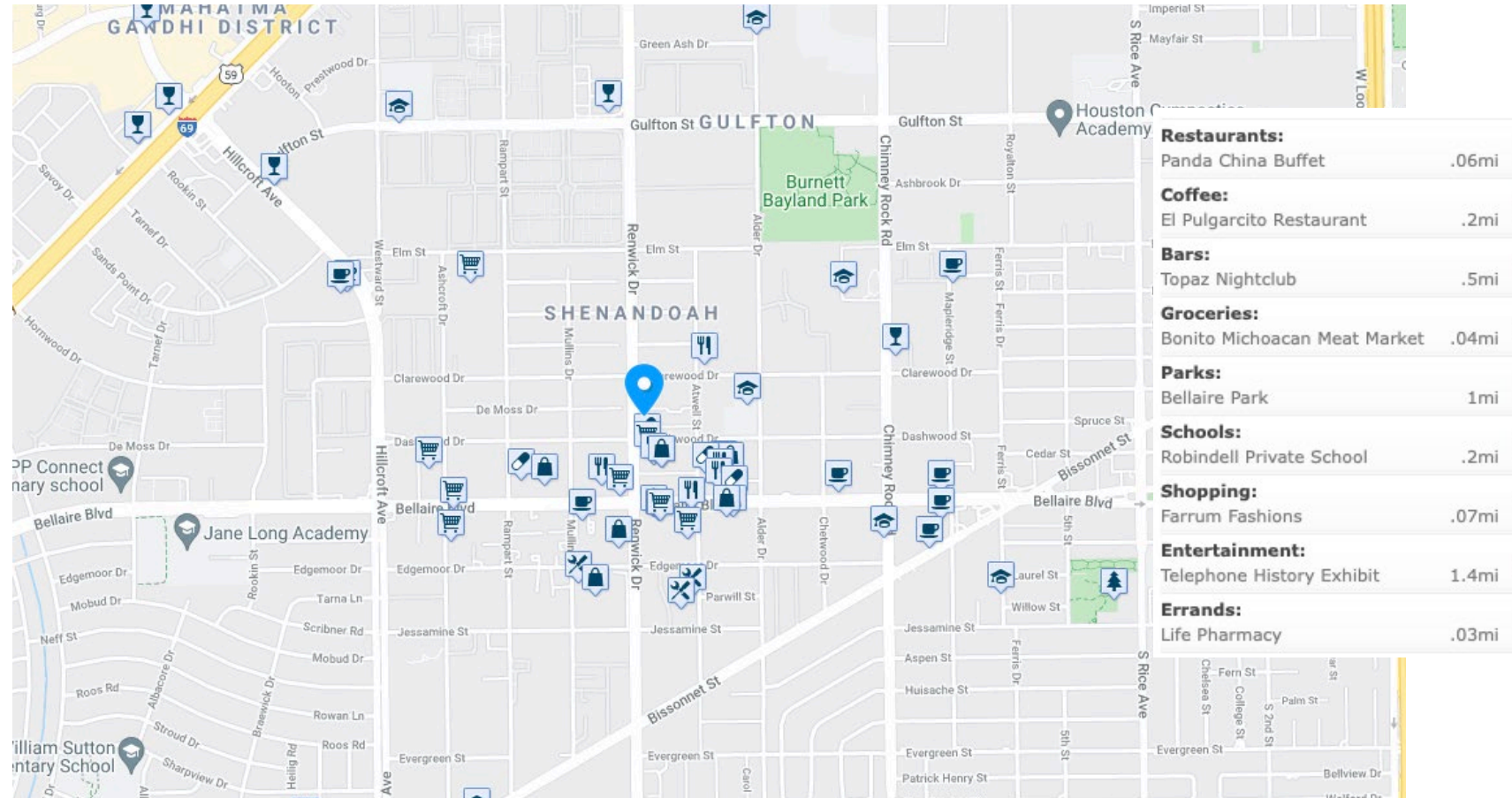
Houston is the 21st most walkable large city in the country!

- Austin: 63 Somewhat Walkable
- San Antonio: 35 Car-Dependent
- Dallas: 46 Car-Dependent
- Fort Worth: 35 Car-Dependent

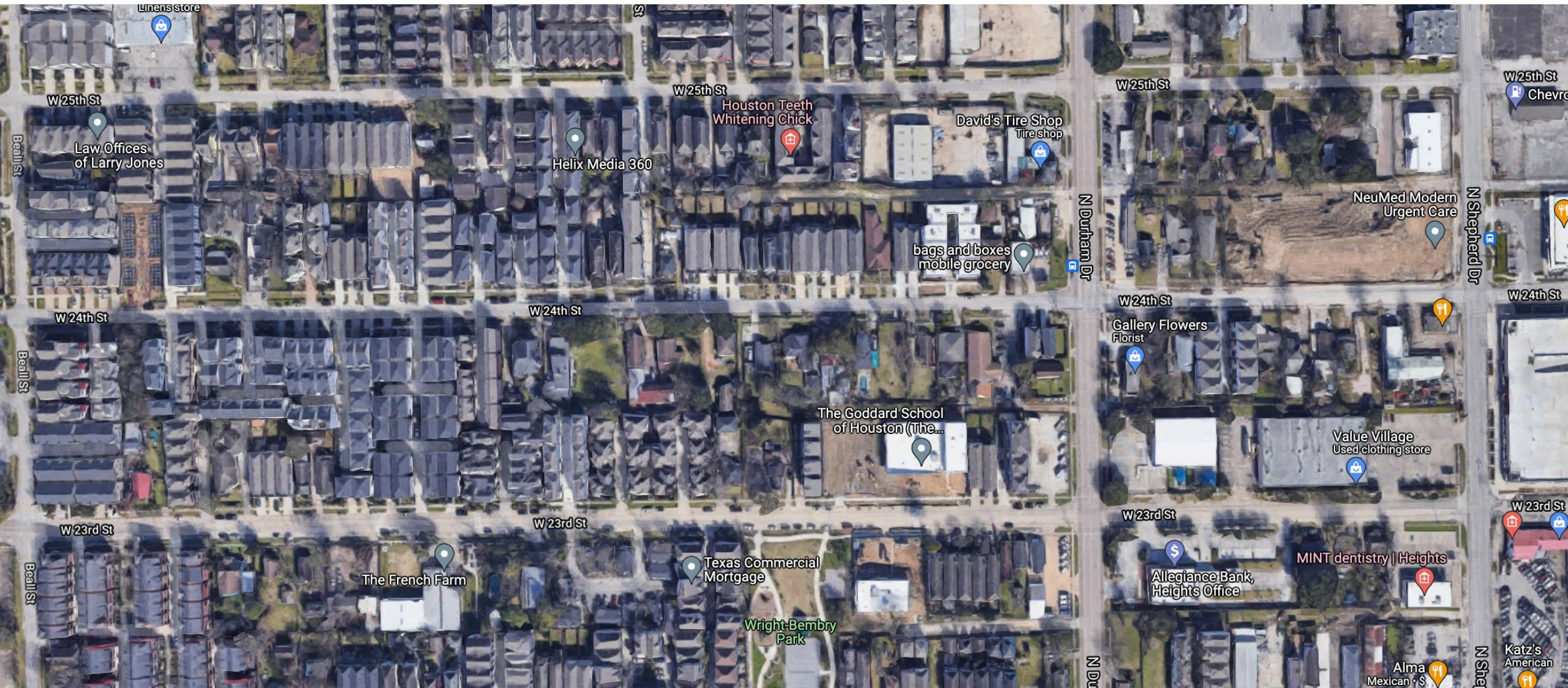
PARTS OF HOUSTON ARE WALKABLE!

According to walkscore.com - top 15 walkable neighborhoods in the City are:

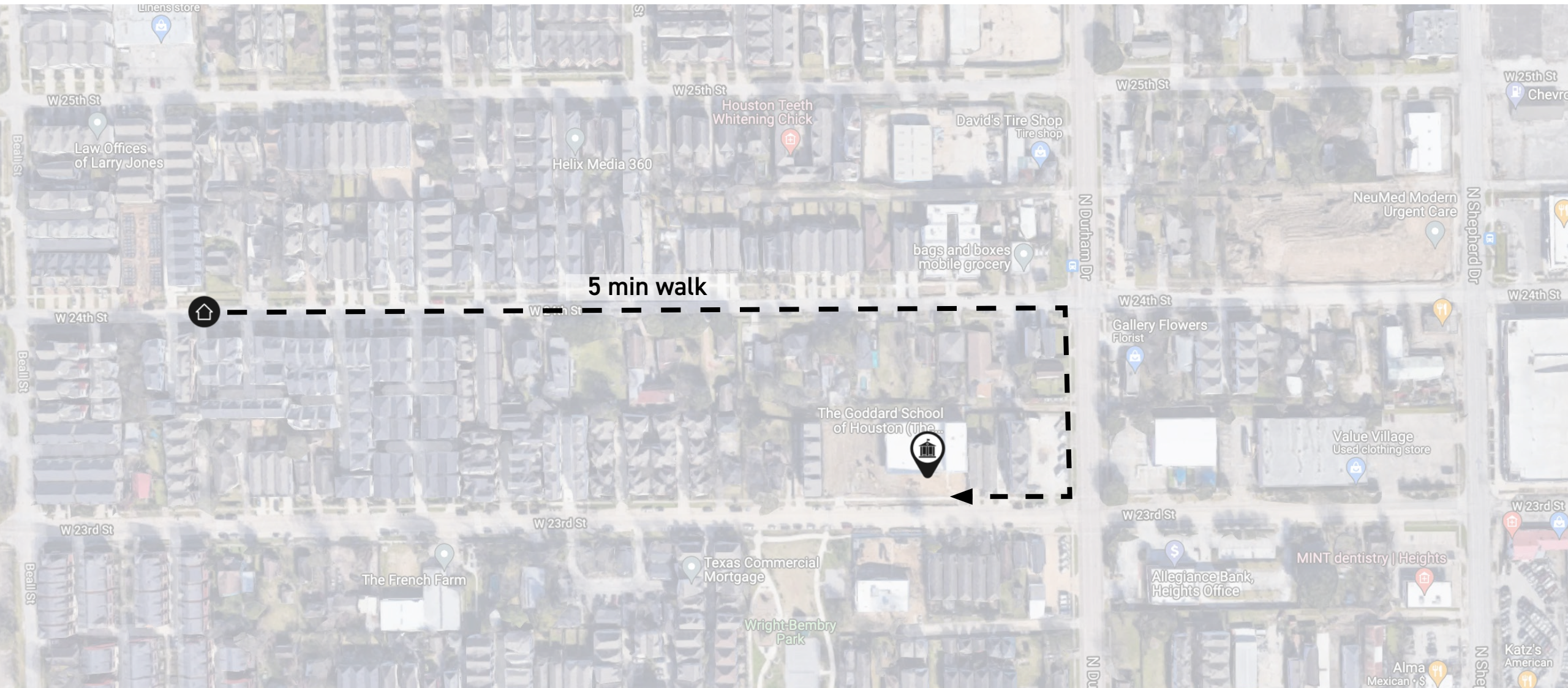
- » Downtown
- » Fourth Ward
- » Greater Eastwood
- » Greater Heights
- » Greater Third Ward
- » Greenway - Upper Kirby
- » Gulfton
- » Magnolia Park
- » Midtown
- » Museum District
- » Neartown - Montrose
- » Second Ward
- » University Place
- » Washington Avenue - Memorial Park
- » Woodlake - Briar Meadow



PLACES TO WALK TO



PLACES TO WALK TO



PLACES TO WALK TO



PLACES TO WALK TO



HAVE TO BE ABLE TO WALK THERE.....



HAVE TO BE ABLE TO WALK THERE SAFELY





Front Door. Orients the house to the street

Ground Story Windows. Eyes on the street from ground story rooms

Front Porch. Outdoor space to socialize and watch the world go by

Walkway. Direct pedestrian route to the public sidewalk

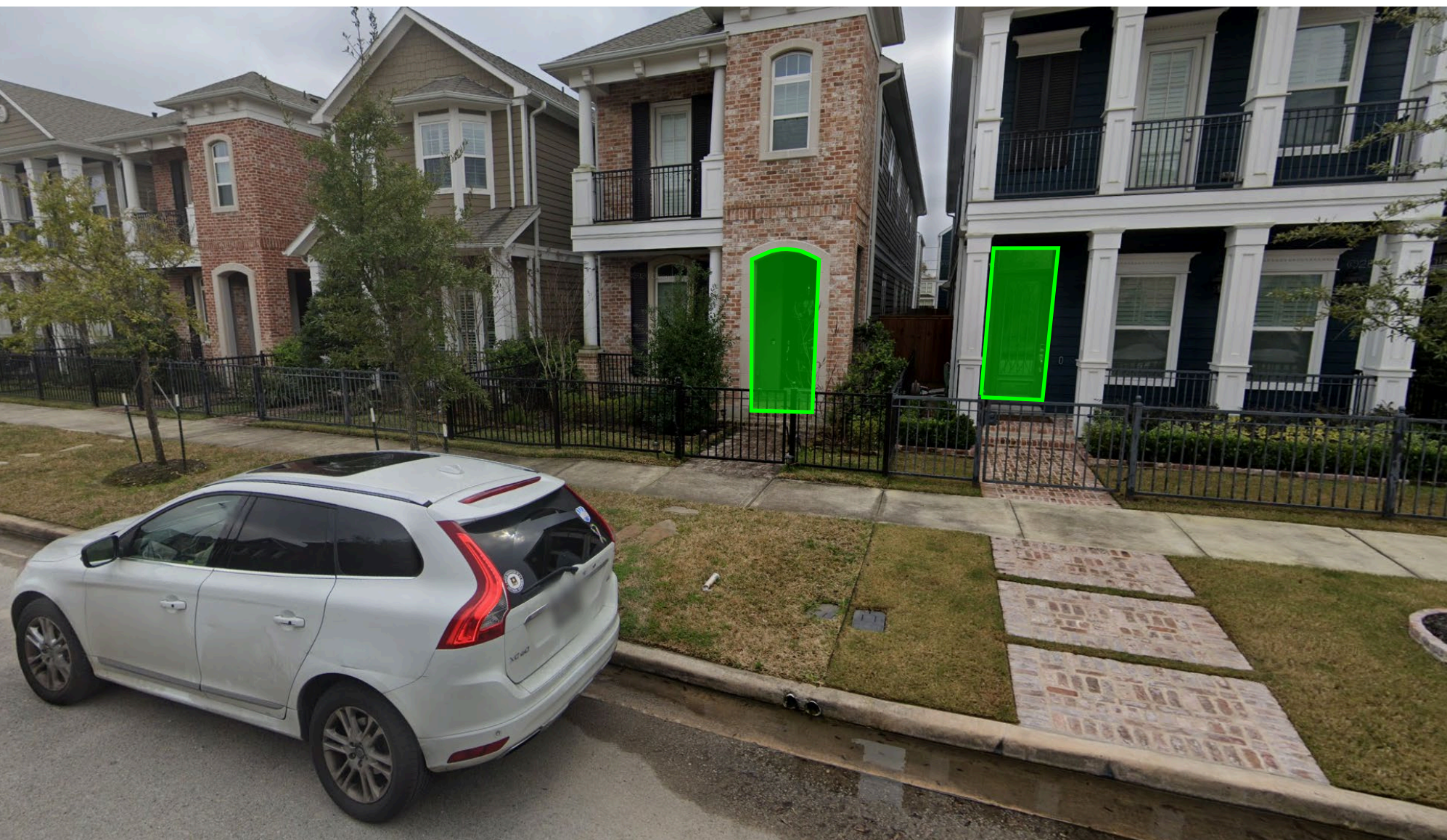
Front Yard. Outdoor open area for gardening/landscaping/infiltration

Sidewalk. Safe, clear and unobstructed pedestrian route

Tree Lawn. Space for trees, buffer from street for pedestrians

Street Trees. Shade & comfort for pedestrians

On-Street Parking. Additional parking, slows traffic down



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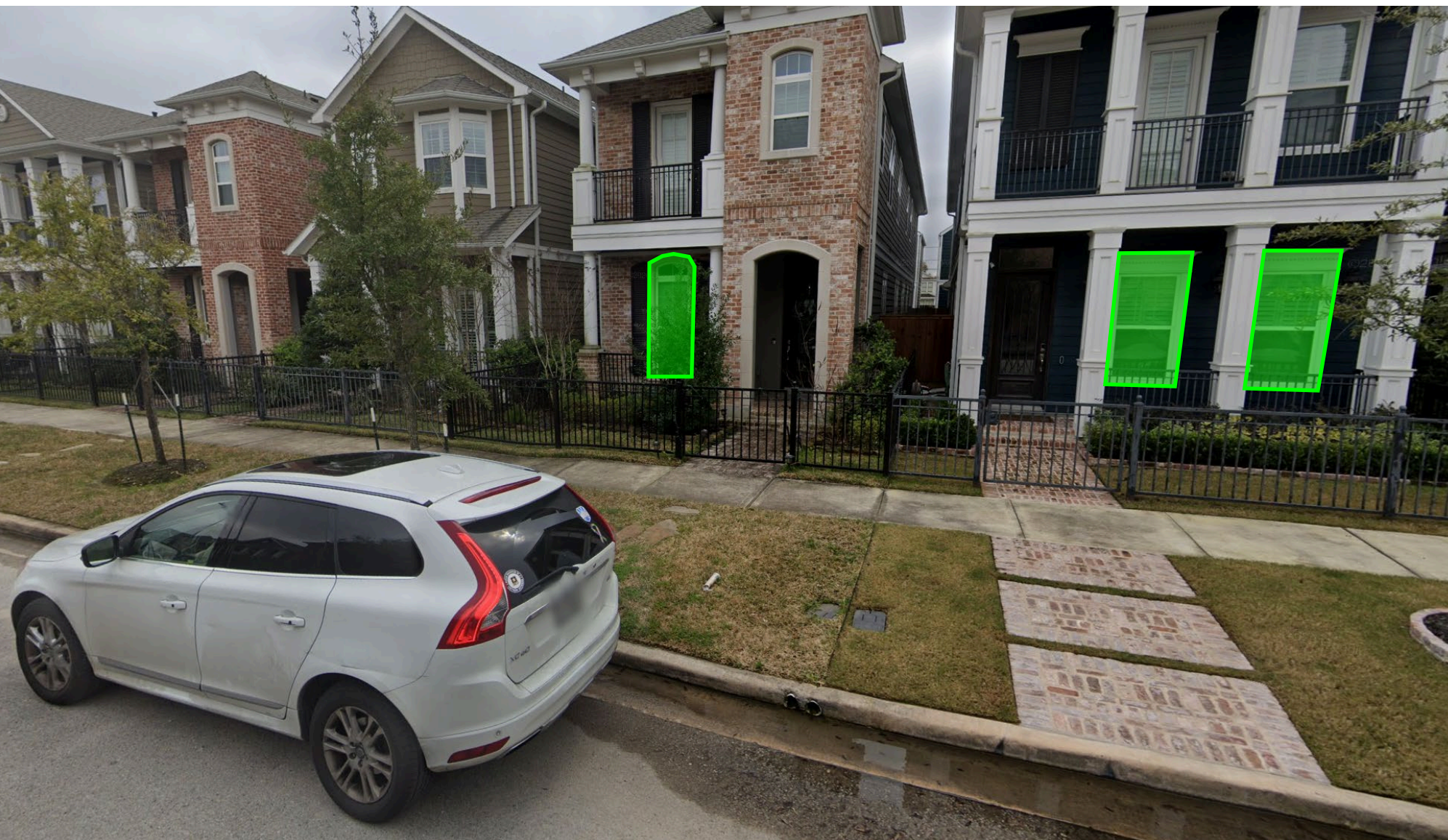
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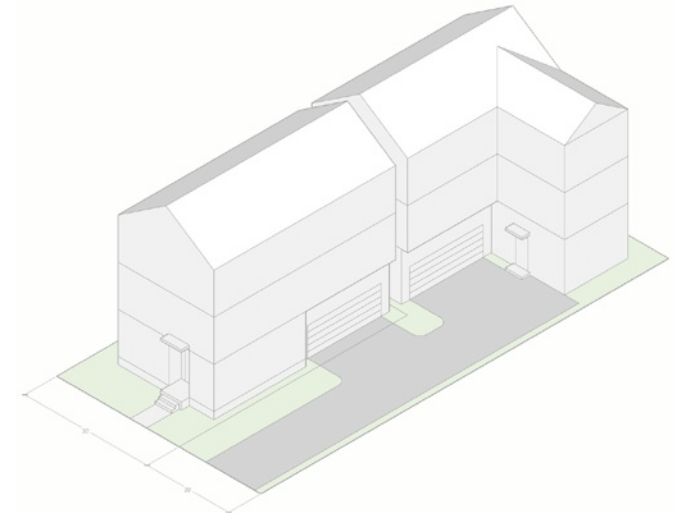
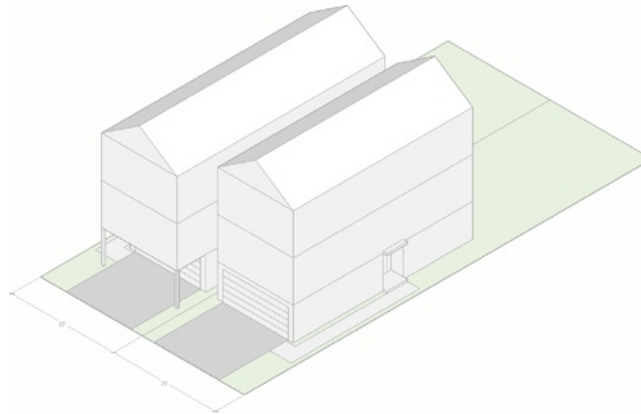
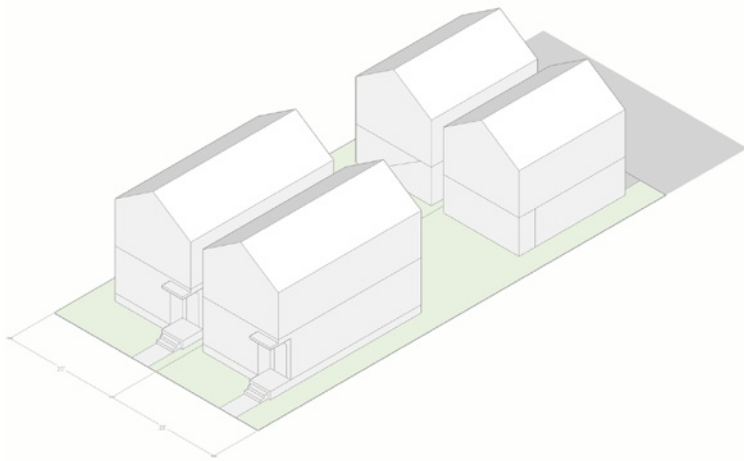








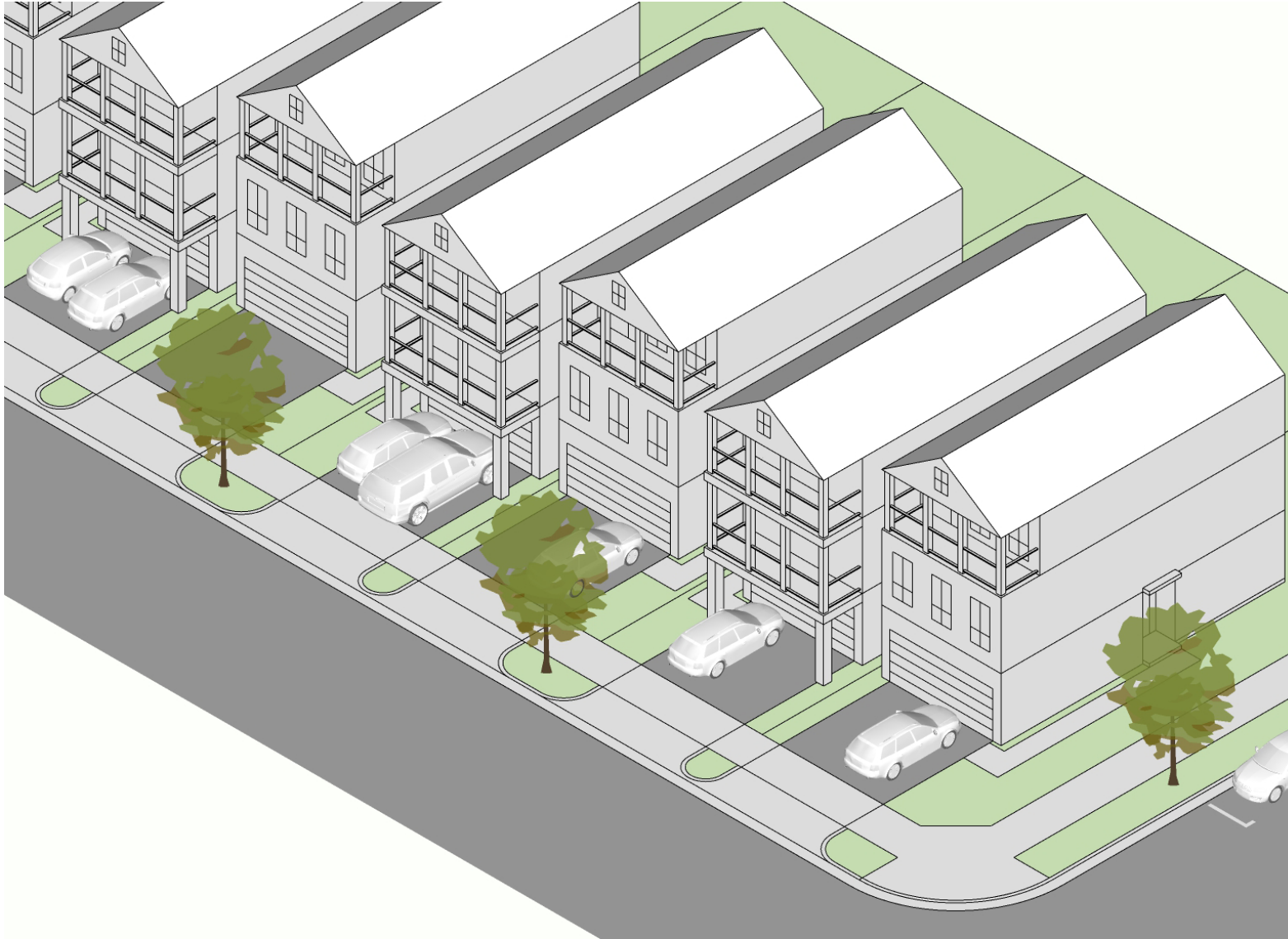
DEEP DIVE INTO DEVELOPMENT OPTIONS



OPTIONS: 50' LOT WIDTH



OPTIONS: FRONT-LOADED



PROS

- Very convenient vehicle parking/ access
- Additional parking on driveway
- Simpler ownership/ maintenance model
- Less impervious cover - minimal driveway
- A backyard

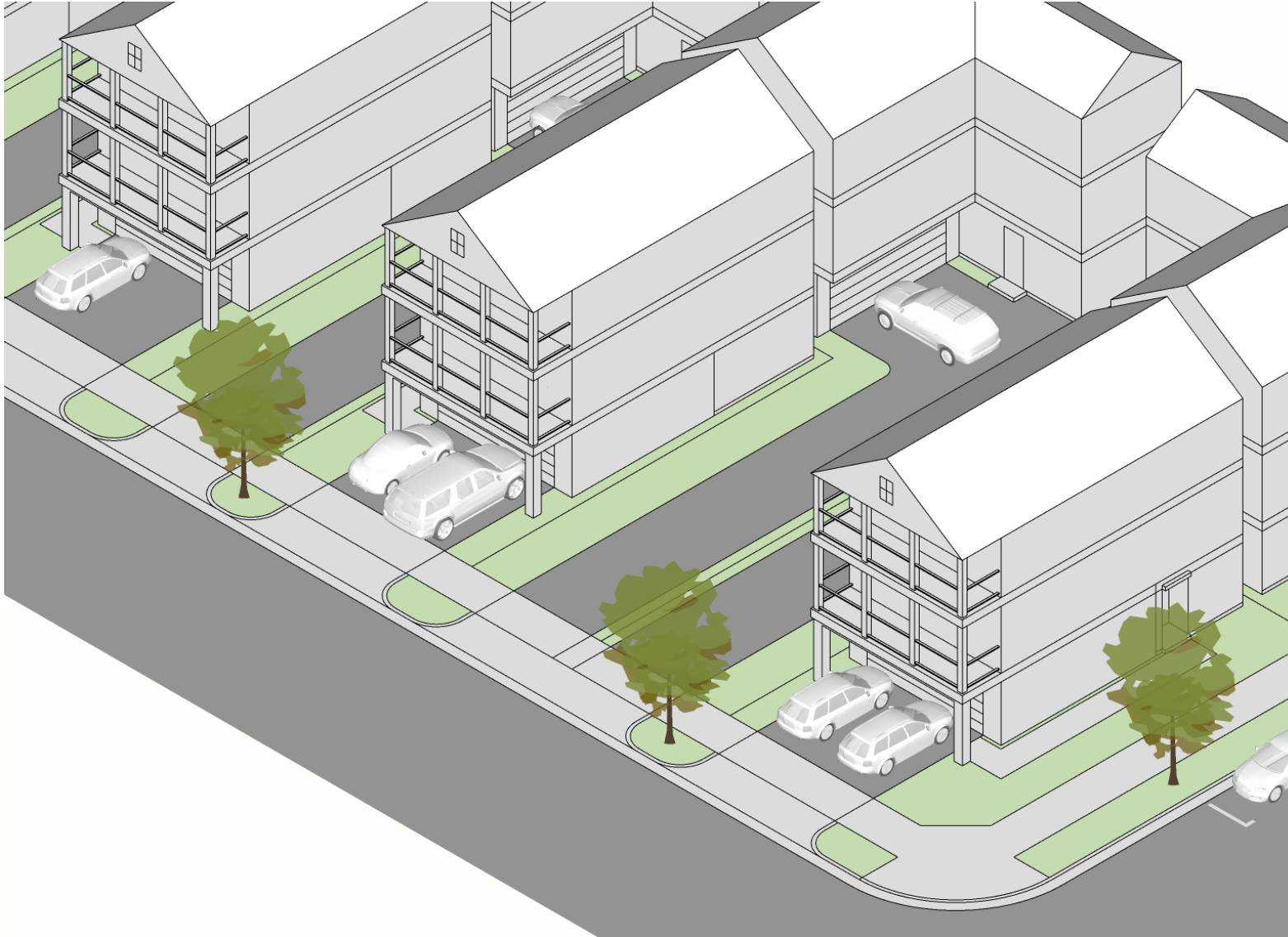
CONS

- Lots of curb cuts
- High potential for pedestrian/ vehicle conflicts
- No pedestrian-orientation, garage doors over dominate
- No room for on-street parking
- Limited space for street trees
- No front yard

OPTIONS: FLAG LOT



OPTIONS: FLAG LOT



PROS

- Convenient vehicle parking/access
- Additional parking on driveway
- Simpler ownership/maintenance model

CONS

- More impervious cover - longer driveway needed
- Lots of curb cuts
- High potential for pedestrian/vehicle conflicts
- No pedestrian-orientation, garage doors over dominate
- No room for on-street parking
- Limited space for street trees
- No backyard or front yard

OPTIONS: SHARED DRIVEWAY



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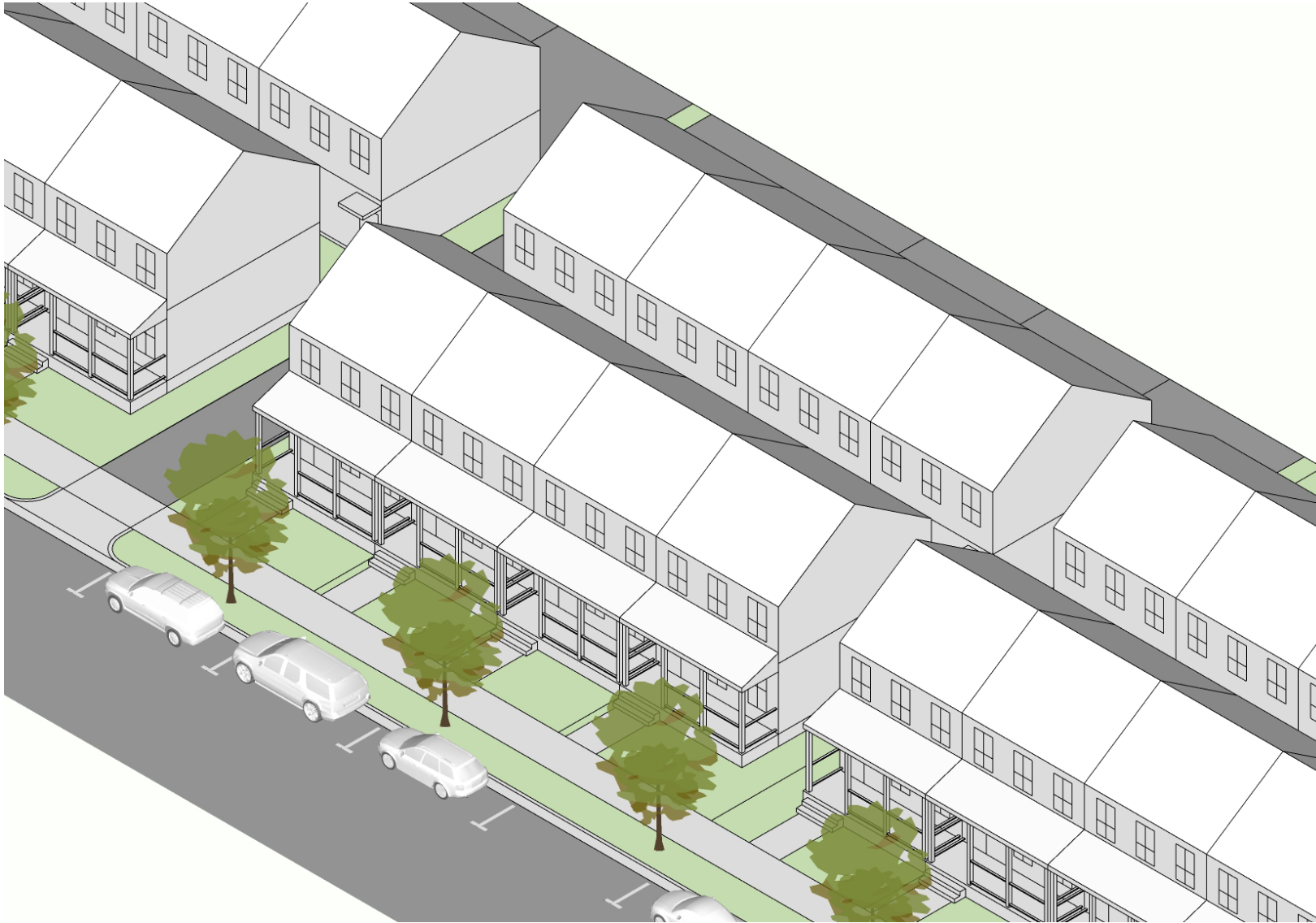
PROS

- Convenient vehicle parking/access
- Additional parking on driveway
- Reduced curb cuts
- Reduced pedestrian/vehicle conflicts
- Allows for better pedestrian-orientation, garage doors don't completely over dominate
- More room for on-street parking
- More space for street trees
- Room for a front yard

CONS

- More complex ownership/maintenance model
- More impervious cover - longer drive
- No backyard

OPTIONS: REAR-LOADED



PROS

- Convenient vehicle parking/access
- Very few curb cuts
- Low pedestrian/vehicle conflicts
- High pedestrian-orientation, no garage doors are visible
- Lots of room for on-street parking
- Lots of space for street trees
- Room for front yard and backyard

CONS

- More complex ownership/maintenance model
- Potential loss of additional parking on driveway
- More impervious cover - even more drive needed
- Wider site needed

OPTIONS: ALLEY-LOADED



PROS

- Convenient vehicle access
- Simpler ownership/maintenance model
- Could you require less impervious cover
- Essentially no curb cuts
- No pedestrian/vehicle conflicts
- High pedestrian-orientation, no garage doors are visible
- Lots of room for on-street parking
- Lots of space for street trees
- Room for front yard and backyard

CONS

- Loss of additional parking on driveway
- Requires an alley or corner lot

Questions to think about

Guiding principles of future residential development?

- Shared or rear access
- Shaded and continuous sidewalks
- Active ground floors with pedestrian connections to the sidewalk
- Narrower driveways and less curb cuts
- Preserve on street parking
- Smaller homes with reduced parking

How to encourage development without losing pedestrian realm?

What tools can be used to encourage development with rear access?



LYNN HENSON



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

The screenshot shows the website for Livable Places Houston. At the top left is the logo for the Planning & Development Department. A search bar is located at the top right. Below the search bar are links for "Sign In" and "Register". The main content area features a large illustration of a city street with a building, trees, and people, including one on a bicycle. A callout box from the illustration says "LIVABLE PLACES HOUSTON". To the right of the illustration are four buttons: "SHARE YOUR IDEAS", "GET NEWS", "UPLOAD IMAGES", and "ASK QUESTIONS". Below the illustration is a breadcrumb trail: "Home > Livable Places". The heading "Livable Places" is followed by a "Sign Up" button and the text "to get involved!". At the bottom left, there is a link "What is Livable Places?". At the bottom right, there is a "Project Contact" link. Social media icons for Facebook, Twitter, LinkedIn, and Email are also present.

Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov

832.393.6600

Suvidha Bandi


Jennifer Ostlind

Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org





**Next meeting
January 11th
3-5pm**

Instructions for Public Comments

2 minutes per speaker

Press *6 if connected on phone

Click on the microphone button

State your full name & spell your last name