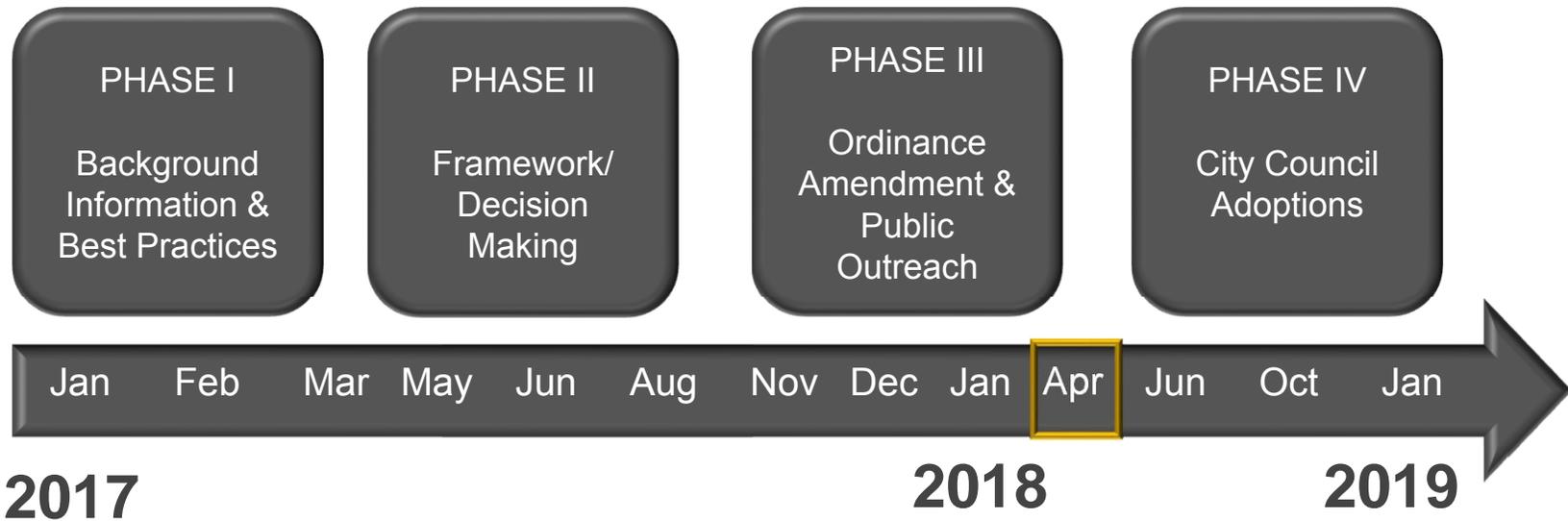


# Walkable Places

Planning and Development Department  
City of Houston

Walkable Places Committee  
April 4, 2018

# Project Schedule



# Agenda

- Proposed Amendments to Reduced Building Line Performance Standards
- Recap Rule Applicability Grace Period
- Recap Proposed Amendments to Transit Corridor Performance Standards
- Public Comment



# Existing Performance Standards for Major Thoroughfares 80' or Less

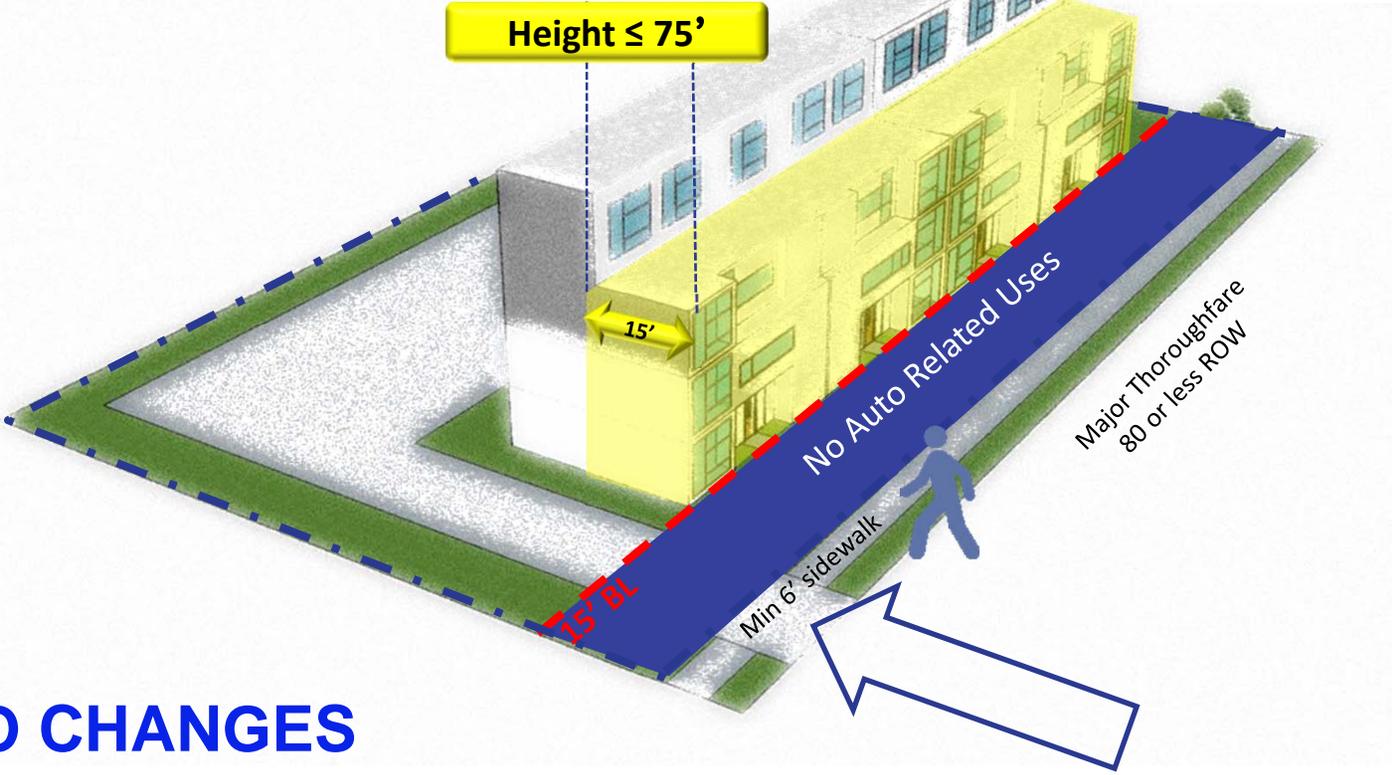
- **Challenges**

- Some of the current requirements are too restrictive/undesirable
  - Retail commercial center requires at least 2 different uses
  - Min 6' wide arcades/ colonnades at property line
- Ineffectively integrate development with the adjacent urban corridors
  - Lack of building design requirements
  - Insufficient pedestrian realm requirements

## Performance Standards for Major Thoroughfares 80' or Less

- **Potential Next step – 4 options**
  - No changes at all
  - Eliminate the performance standards
  - Make minor amendments
  - Change the approach

# Existing 15' BL Performance Standards

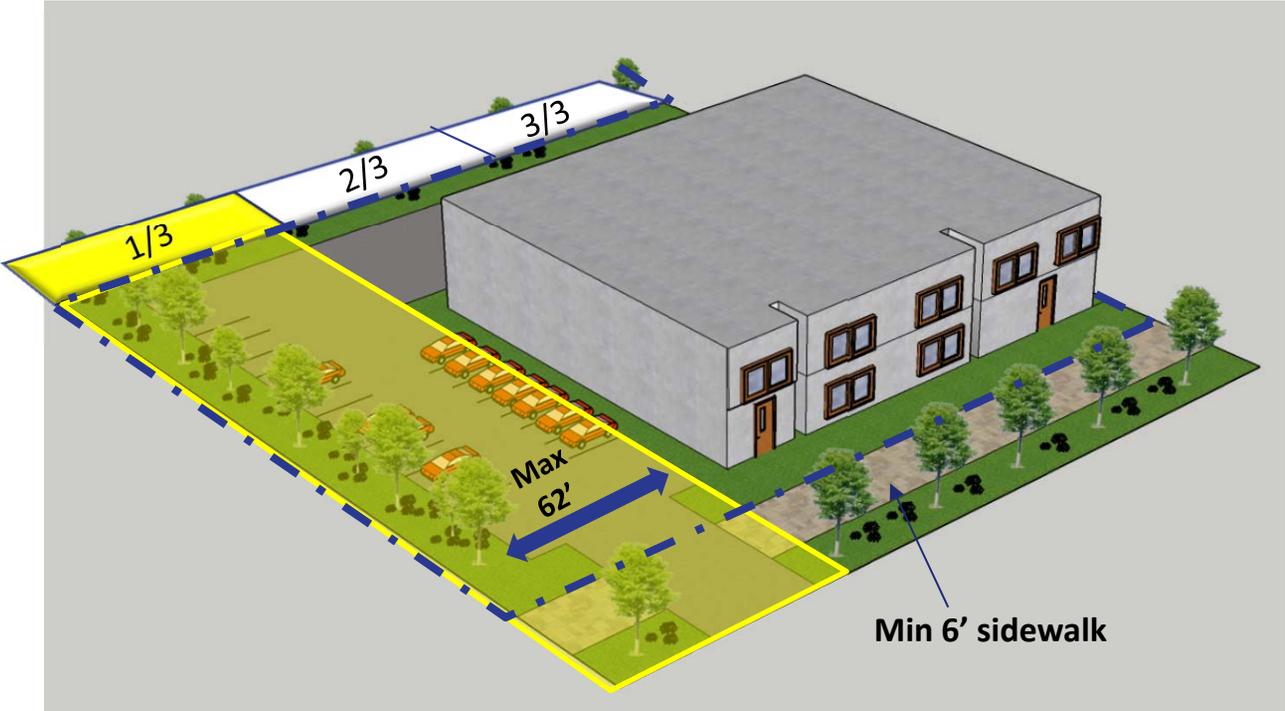


**NO CHANGES**



# Existing 5' BL Performance Standards

2-way Driveway  
(Side & rear parking)



# Existing 5' BL Performance Standards

## 2-way Driveway (Rear parking)



# Existing 5' BL Performance Standards

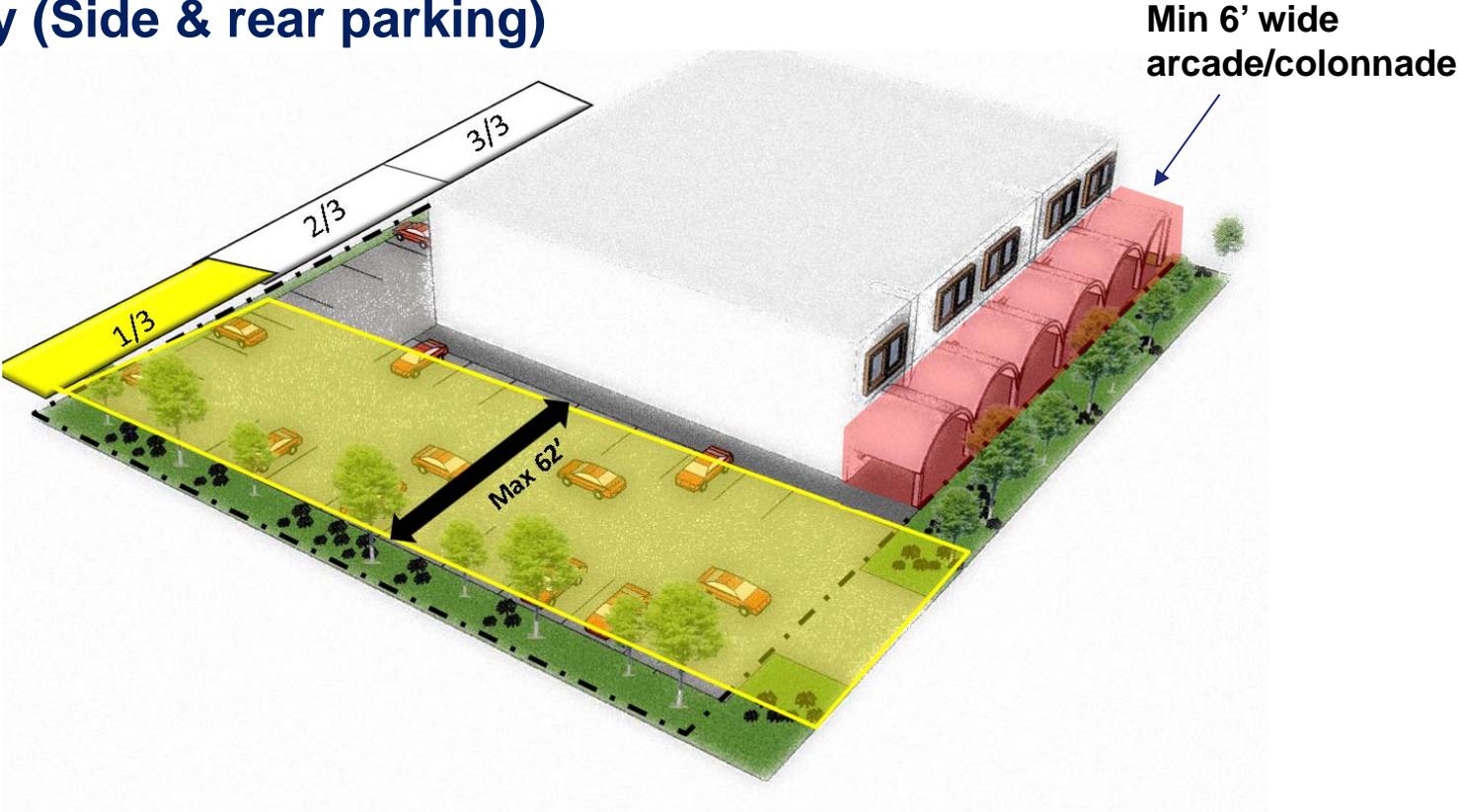
## 1-way Driveway (Rear parking)



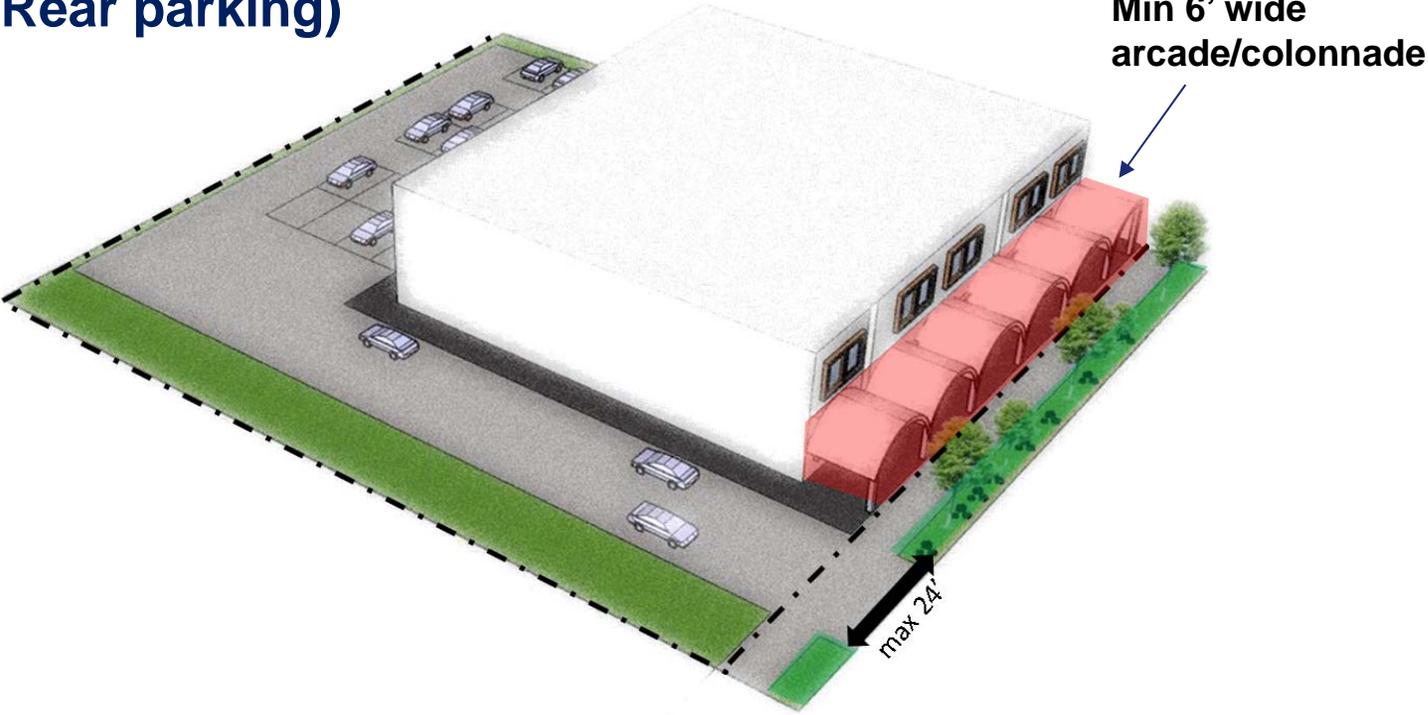
## Proposed Amendments to Performance Standards for Major Thoroughfares 80' or Less

- Reduced Building Line Performance Standards for Major Thoroughfares less than 80'
  - 5' Reduced Building Line for retail commercial centers
    1. Remove the retail commercial center requirement
    2. Require building design elements for opt-in developments:
      - Min 1 public entrance facing the street
      - Min 30% ground floor transparency

# Existing 0' BL Performance Standards 2-way Driveway (Side & rear parking)



# Existing 0' BL Performance Standards 2-way Driveway (Rear parking)



# Existing 0' BL Performance Standards 1-way Driveway (Rear parking)



## Proposed Amendments to Performance Standards for Major Thoroughfares 80' or Less

- Reduced Building Line Performance Standards for Major Thoroughfares less than 80'
  - 0' Reduced Building Line for retail commercial centers
    1. Remove the retail commercial center requirement
    2. Require building design elements for opt-in developments:
      - Min 1 public entrance facing the street
      - Min 30% ground floor transparency
    3. Revise arcade/colonnade requirements

# Proposed Amendments to Performance Standards for Major Thoroughfares 80' or Less

- Unintended outcome of the 6' wide colonnade/ arcade requirements



Proposed  
Amendments  
to  
Performance  
Standards for  
Major  
Thoroughfares  
80' or Less

- Intent of colonnade/ arcade is to provide weather protection for:
  - Display of merchandise
  - Outdoor seating/ dining
  - Walkway or pedestrian entry areas

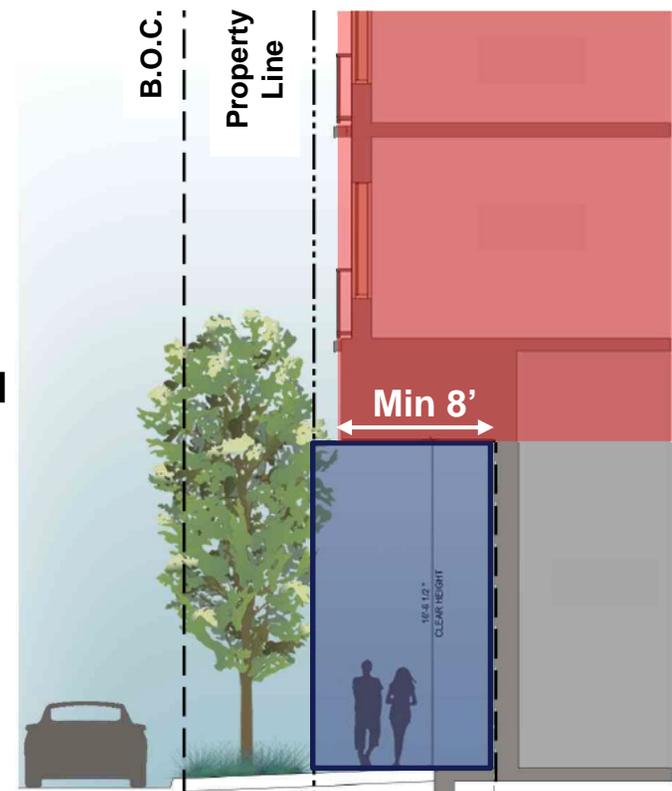
Proposed  
Amendments  
to  
Performance  
Standards for  
Major  
Thoroughfares  
80' or Less

**Other Shade Structures**



# Proposed Amendments to Performance Standards for Major Thoroughfares 80' or Less

- In addition to colonnade/ arcade, allow other shade structures qualified for the 0' building line performance standards
- Min width: 8'
- Structures above the shade structures may be constructed at the property line
- Integrate the adjacent sidewalk, preserve min 8' wide unobstructed walkway



# Discussion



# Agenda

- Proposed Amendments to Reduced Building Line Performance Standards
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## Rule Applicability in Walkable Place District -- within private properties

	Building Line	Building Design	Site Design	Pedestrian Realm	Landscaping	Parking Rules
Interior remodeling w/o changed use						
Exterior remodeling w/o changed use		✓				
Changed use only						✓
Interior remodeling w/ changed use						✓
Exterior remodeling w/ changed use		✓				✓
Addition to existing structure	Addition only	Addition only	✓	✓	✓	Addition only
New Development	✓	✓	✓	✓	✓	✓

## Recap Rule Applicability

- **Grace period for existing development:**
  - Within 30 days from the Walkable Place District approval
  - Allow property owners to submit applications with old rules
  - Application approval within grace period is not required

# Agenda

- Proposed Amendments to Reduced Building Line Performance Standards
- Recap Rule Applicability Grace Period
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- **Proposed amendments to the Transit Corridor Map:**
  - Revisit the designated Type A streets based on adjacent land uses

**Current Designated Type A Streets**



**Proposed Revised Type A Street Boundary Sensitive to Local Context**

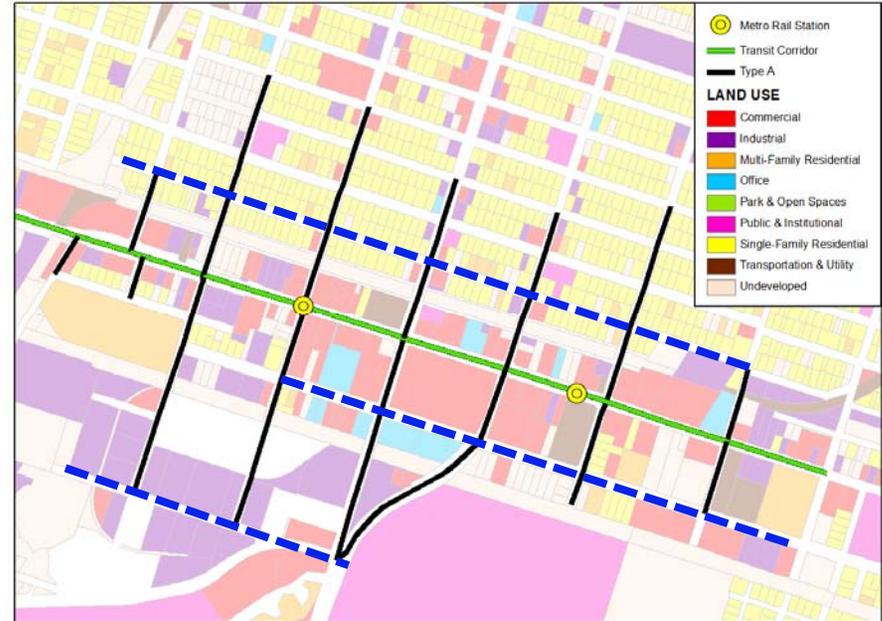


- **Proposed amendments to the Transit Corridor Map:**
  - Designate additional streets with appropriate context

**Current Designated Type A Streets**



**Proposed Designating More Streets w/ Appropriate Context**



- **Proposed amendments to the Transit Corridor Map:**

- Required if meeting all of the following criteria:

1. Located along the designated streets, and

2. Within the identified close proximity to a transit station:

- Required distance for each transit station will be identified when amending the maps
- Up to 1000' distance
- If 1000' falls in the middle of the block, will be extended to the end of the block

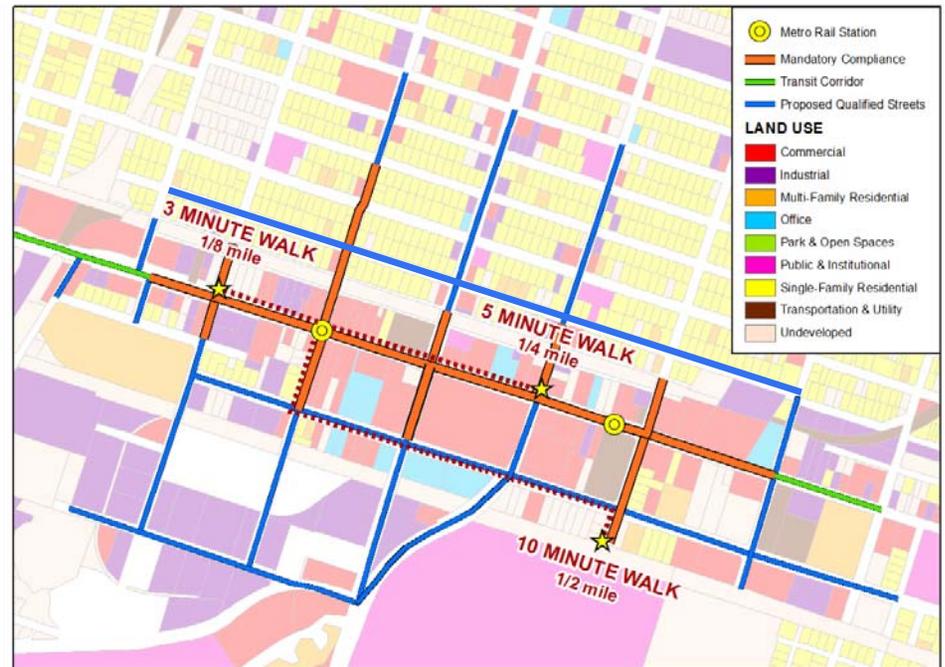


- Proposed amendments to the Transit Corridor Map:

Current Transit Corridor Map



Proposed Transit Corridor Map w/ Mandatory Compliance Boundary



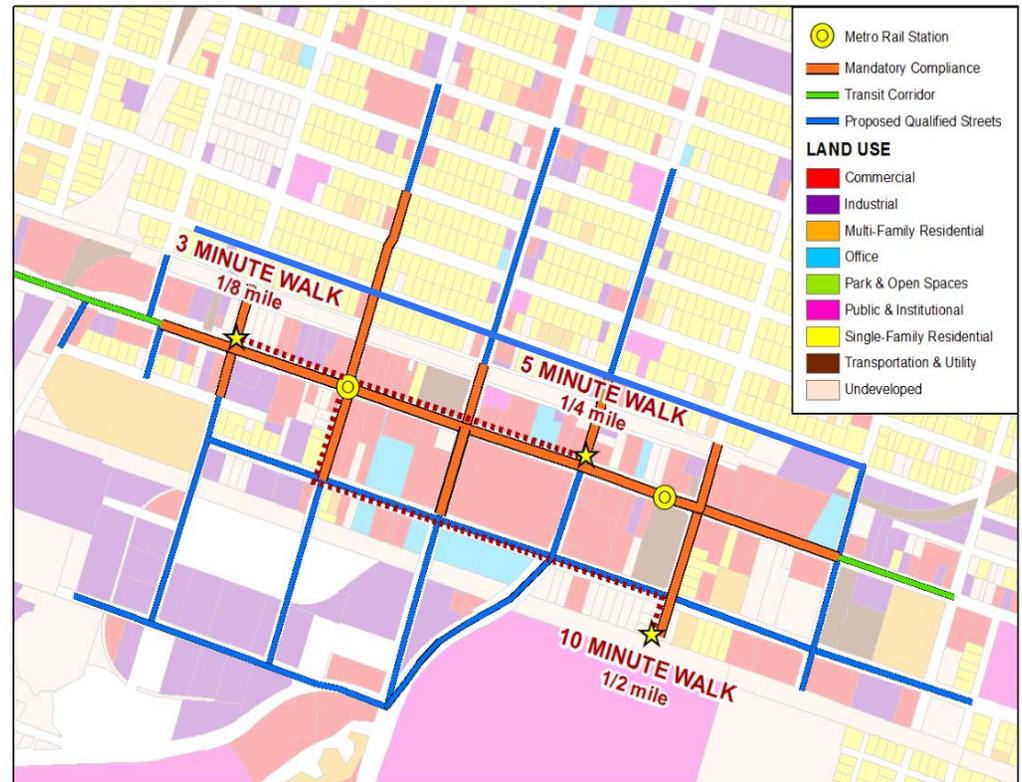


# Pedestrian Realm Design adjacent to Elevated Buildings



- **Proposed amendments to the Transit Corridor Map:**

- **Orange boundary – mandatory compliance for all uses**
- **Rest of designated streets**
  - **Optional for non-single family residential uses**
  - **Mandatory for single family residential uses**



# Proposed Amendments

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## Building/ Site Design for Single Family Residential

	Current Transit Corridor Performance Standards	Proposed Amendments
Building/ Site Design	* Min 1 public entrance along the transit corridor	* Each dwelling unit adjacent to the street shall have a front door facing the street and provides pedestrian access to the street
	* Min 30% ground floor transparency	* Minimize number of driveway cuts
	* Min 20' intervals for transparent opening	
	* Min 50% frontage with building façade	

# Discussion



# Agenda

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