

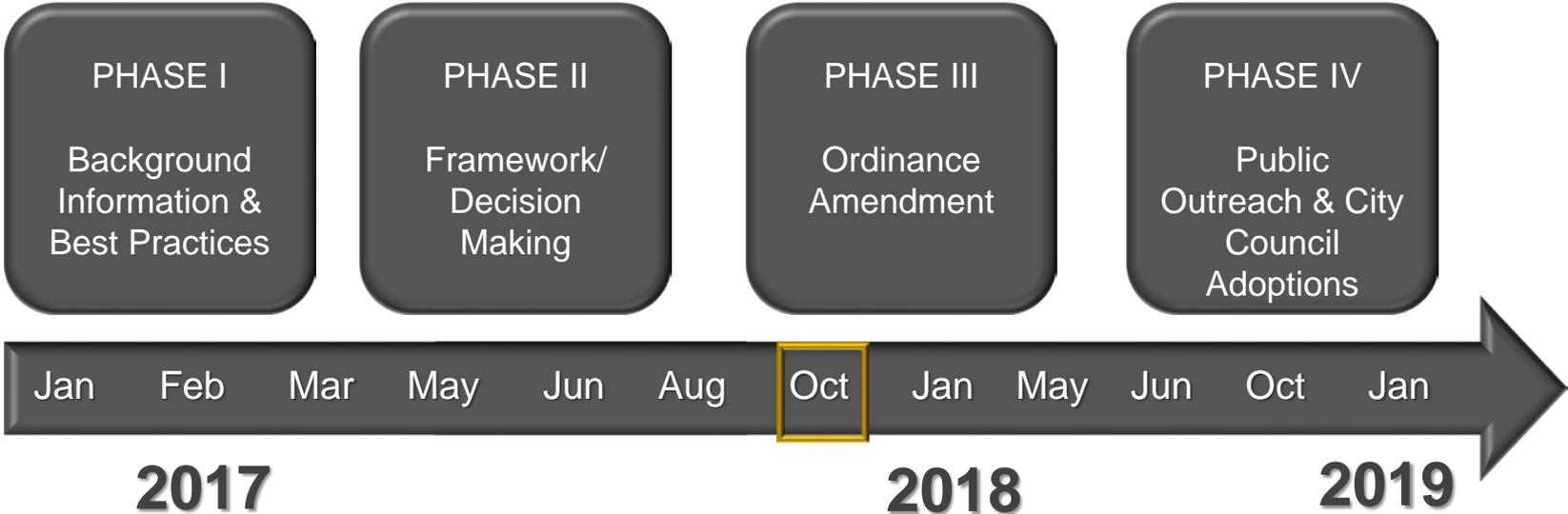
Walkable Places

Planning and Development Department
City of Houston

Walkable Place Committee
October 4, 2017



Project Schedule



Agenda

- Updated Project Time Frame
- Meeting Recap
- Discussion of Walkable Place Element Menu
- Homework
- Public Comment

Updated Project Time Frame

- **Two additional committee meetings in 2017**
 - November 1st, 2017
 - December 6, 2017
- **Three Parking Subcommittee meetings**
 - Early November, 2017
 - Early December, 2017
 - Mid January, 2018

Updated Project Time Frame

- **October 2017 – February 2018**
 - Create a menu of walkable place elements
 - Identify potential walkable place pilot areas
 - Finalize the unique sets of rules for the pilot areas
- **February 2018 – March 2018**
 - Present the pilot areas with unique rules to the Planning Commission
 - Present the pilot areas with unique rules to the Quality of Life Committee
- **March 2018 – May 2018**
 - Work on additional items to promote walkability in the city
- **May 2018 – January 2019**
 - Public engagement and adoption

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August Meeting Recap

- **Application process for walkable place areas**
 - Submittal – Review – Public Notification – Planning Commission Approval – City Council Action
- **Potential applicants could be:**
 - Property owner(s)
 - City of Houston
 - Local jurisdictions
- **The submitted application shall:**
 - Define the application area
 - Describe context of the application area
 - Identify unique rules from a menu of elements

August Meeting Recap

- **Guiding principles for the proposed regulatory framework**
 - Sensitive to local context
 - Ensure walkable urban form across area
 - Promote safe multi-modal transportation
 - Create pleasant experience
 - Local support

August Meeting Recap

- **Proposed regulatory framework will**
 - Have no limits on locations
 - Applied to all properties within the walkable place district
 - Allow unique rules for each walkable place district
 - Support walkable urban form & encourage safe pedestrian activity
 - Ensures proposed rules supported locally

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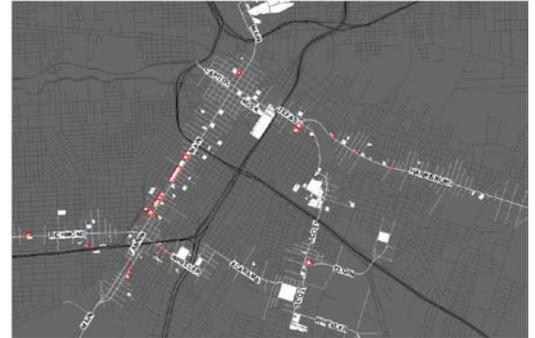
Walkable Place Elements

- Building line
- Pedestrian realm
- Pedestrian friendly building design
- Landscaping
- Building height

Walkable Place Element

Building Line

- Current minimum building line requirements encourage auto centric development
- Reduced building line performance standards are not utilized sufficiently
- Current performance standards do not effectively encourage pedestrian friendly development



Walkable Place Element

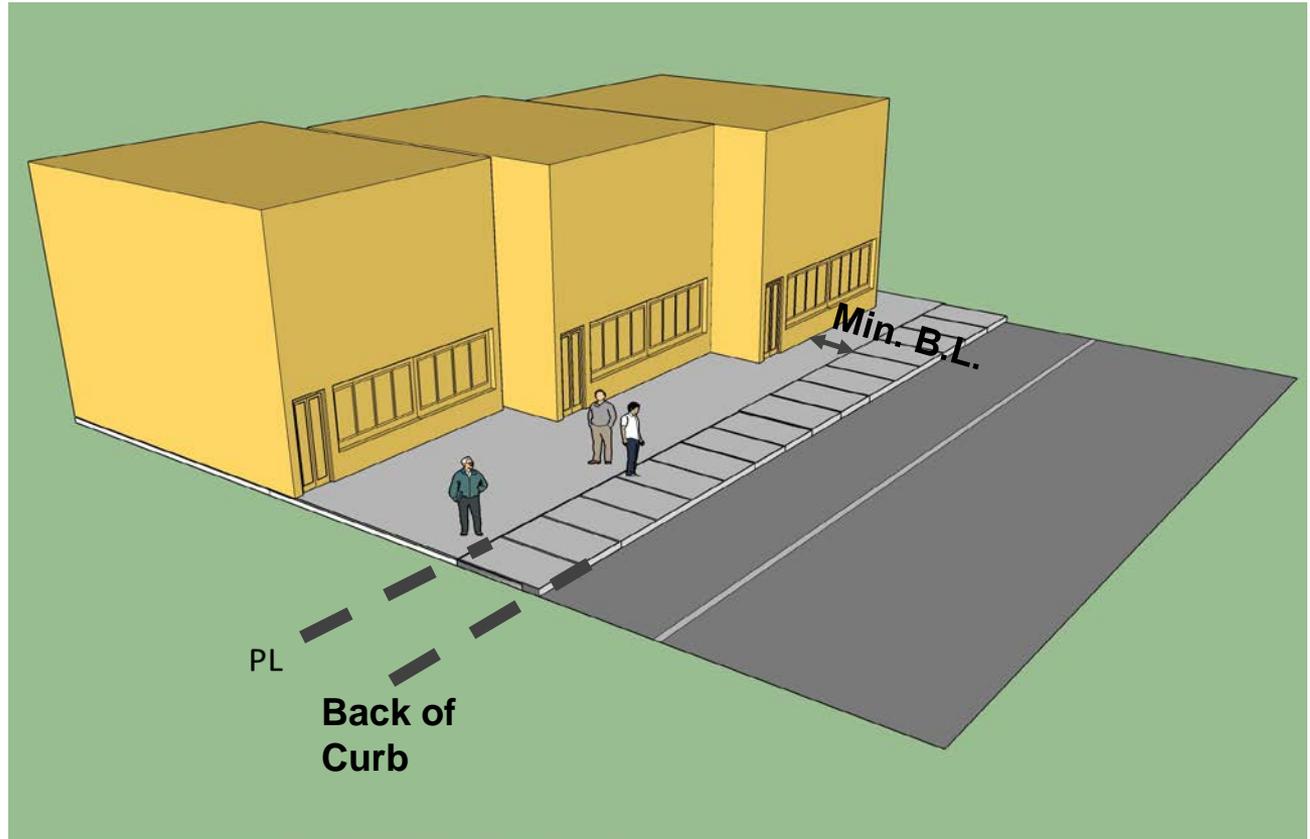
Building Line

- Reduced minimum building line
- Maximum building line
- Both reduced minimum and maximum building line
- No building line
- Building line measured from back of curb

Walkable Place Element

Building Line

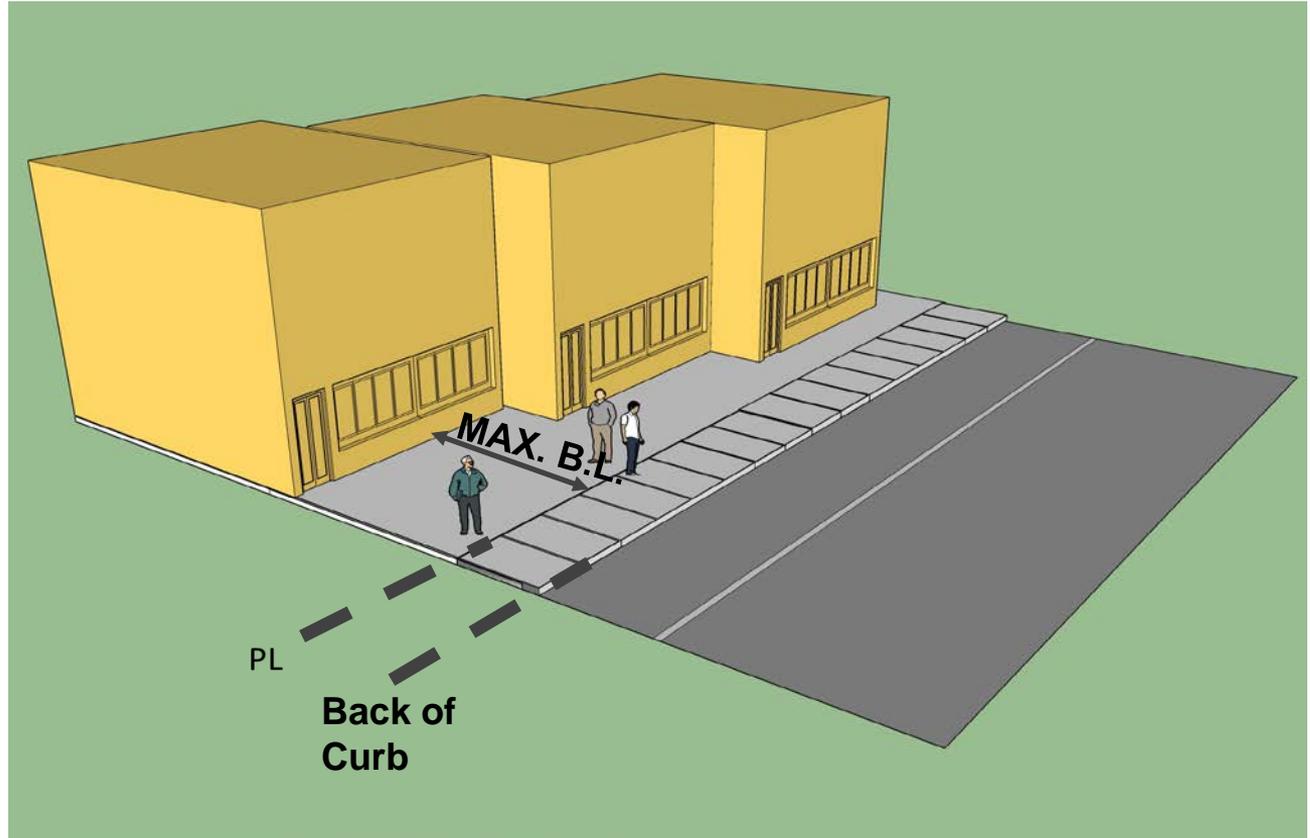
- Reduced minimum building line



Walkable Place Element

Building Line

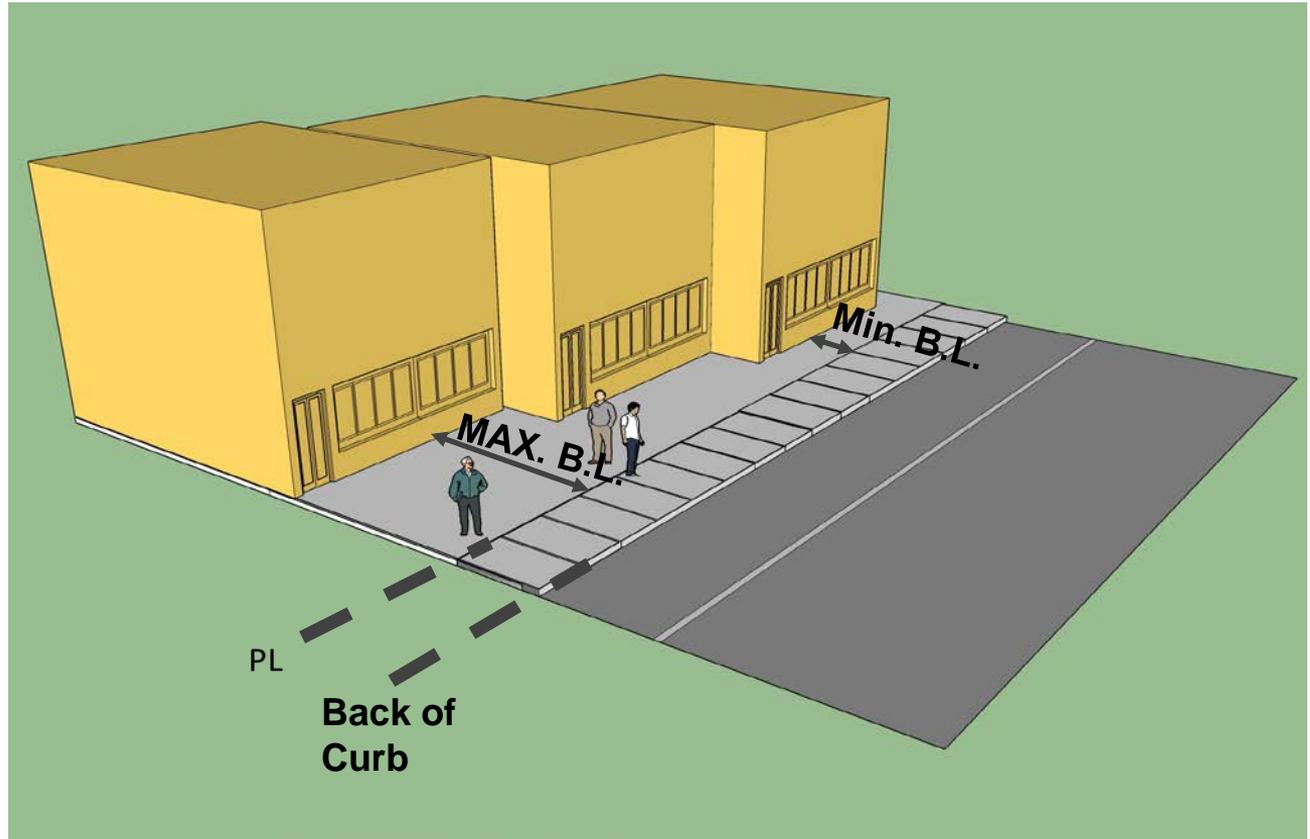
- Maximum building line



Walkable Place Element

Building Line

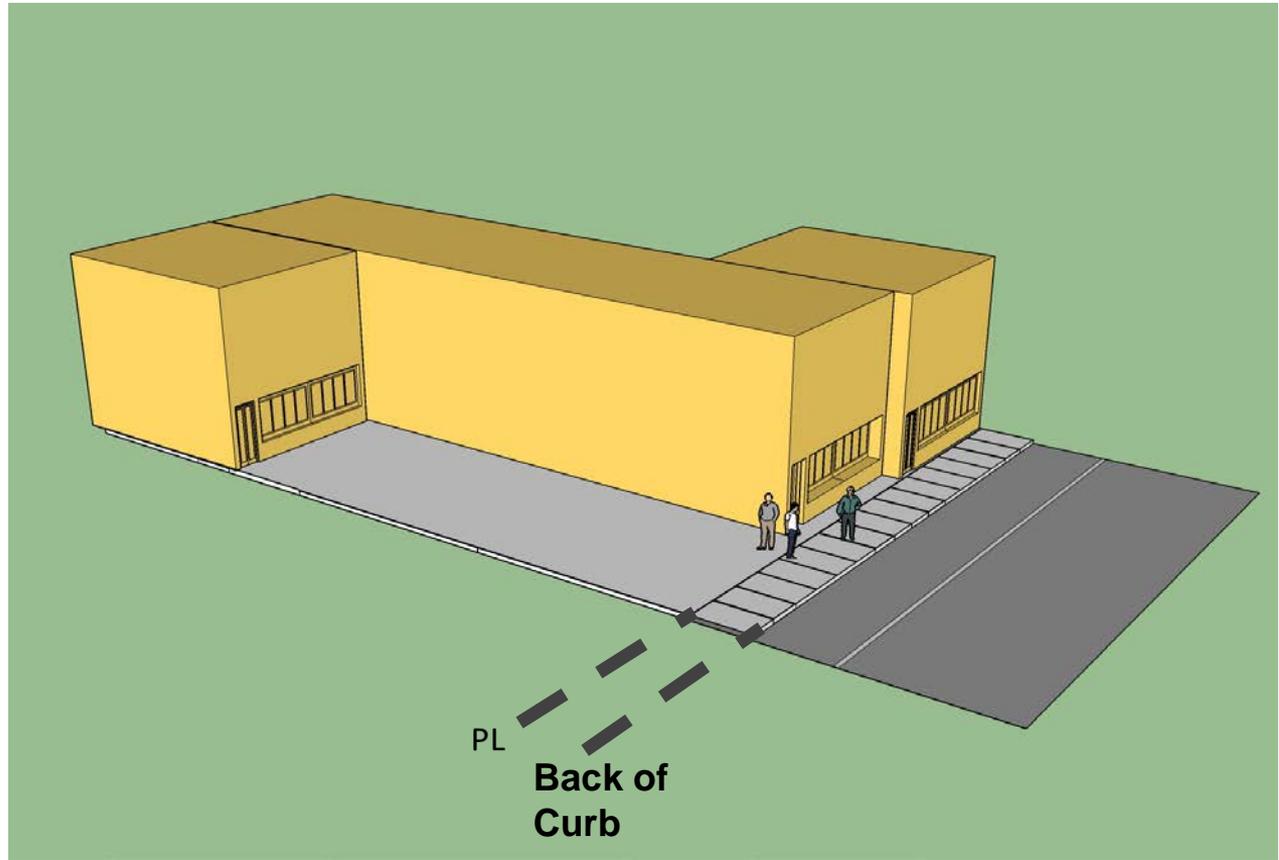
- Both reduced minimum and maximum building line



Walkable Place Element

Building Line

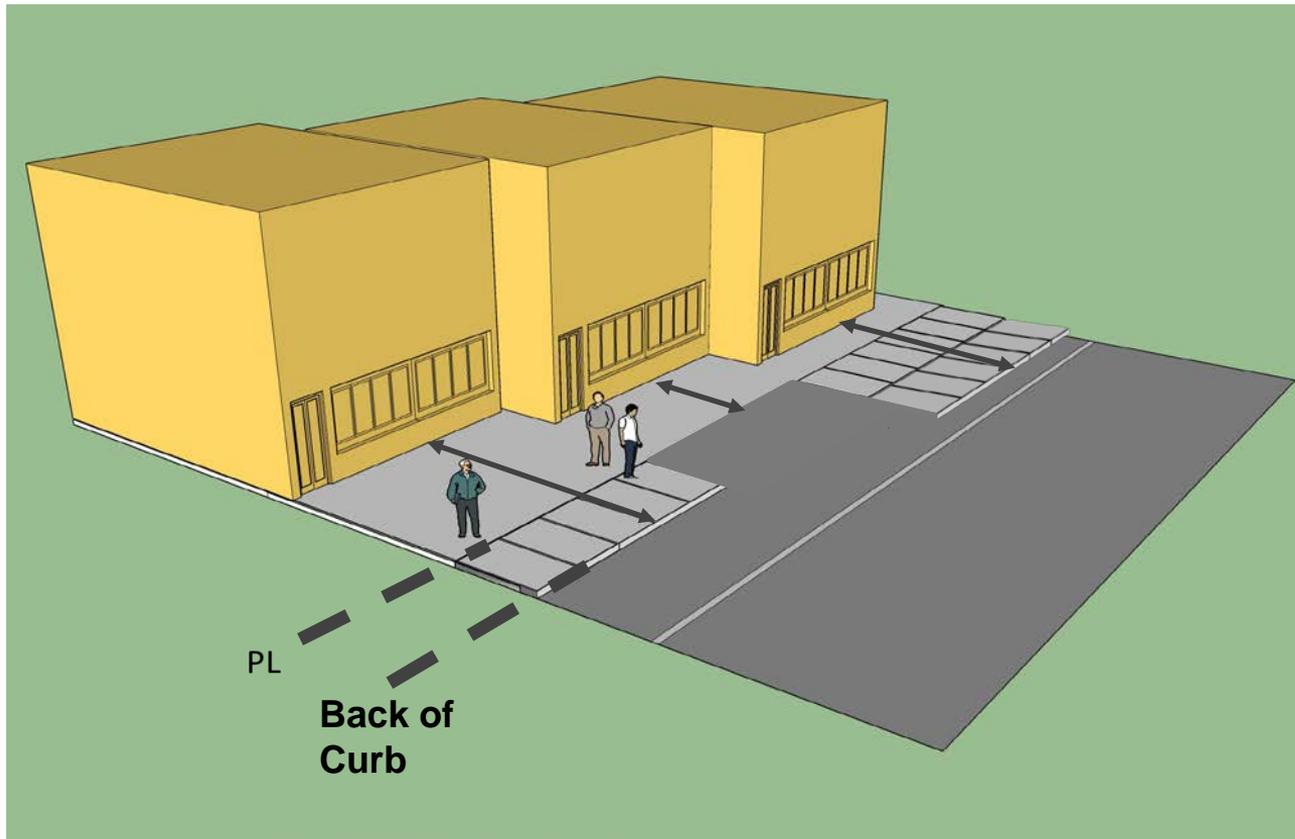
- No building line



Walkable Place Element

Building Line

- Building line measured from back of curb



Walkable Place Element

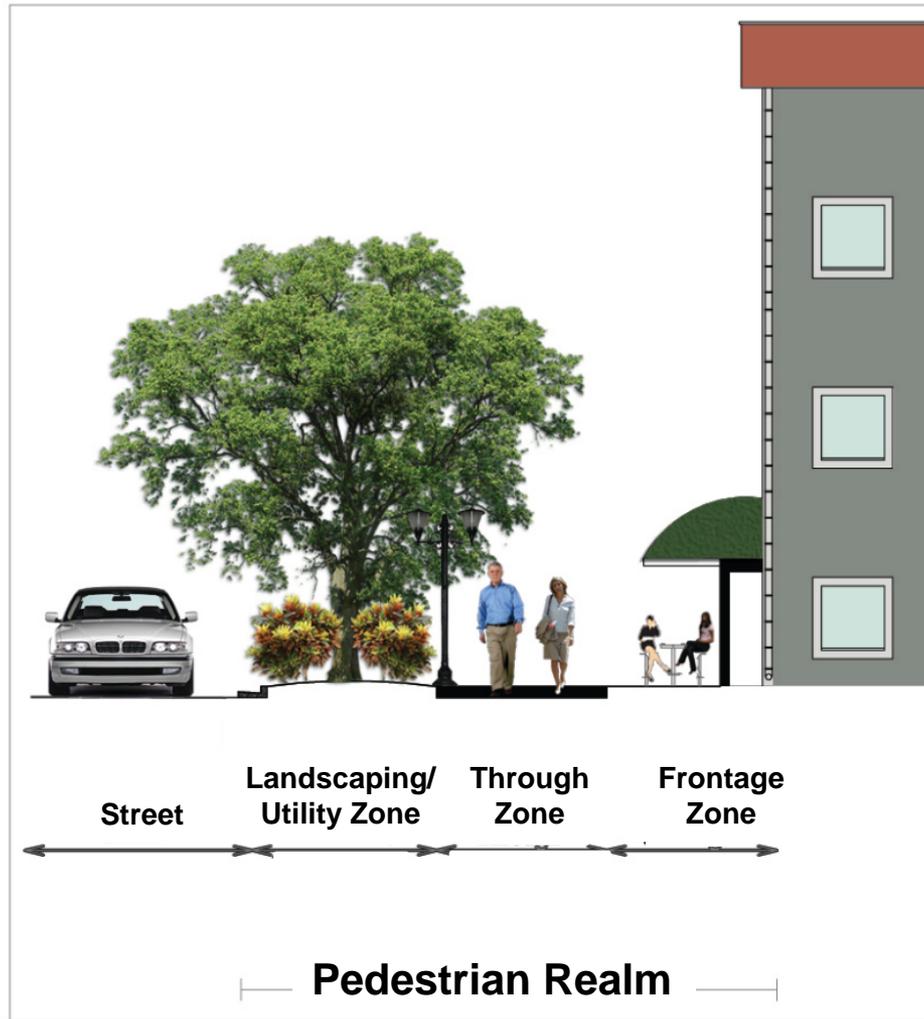
Building Line

- Discussion:

Are these appropriate menu options from which Walkable Place applicants may choose?

- Reduced minimum building line
- Maximum building line
- Both reduced minimum and maximum building line
- No building line
- Building line measured from back of curb

Walkable Place Element — Pedestrian Realm



Walkable Place Element

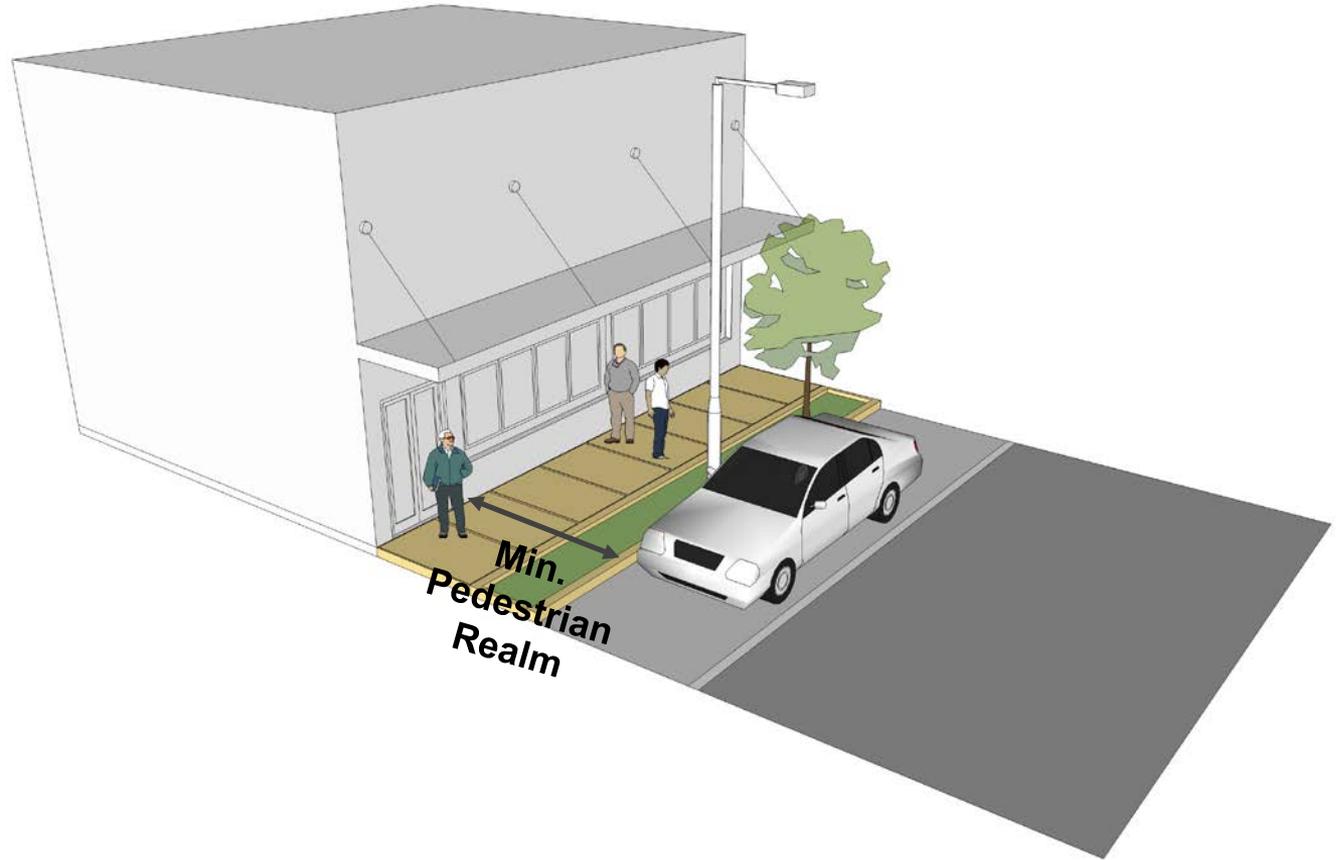
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Pedestrian Realm

- Minimum pedestrian realm
- Maximum pedestrian realm
- Both minimum and maximum pedestrian realm
- Minimum unobstructed sidewalk
- Maximum fence height

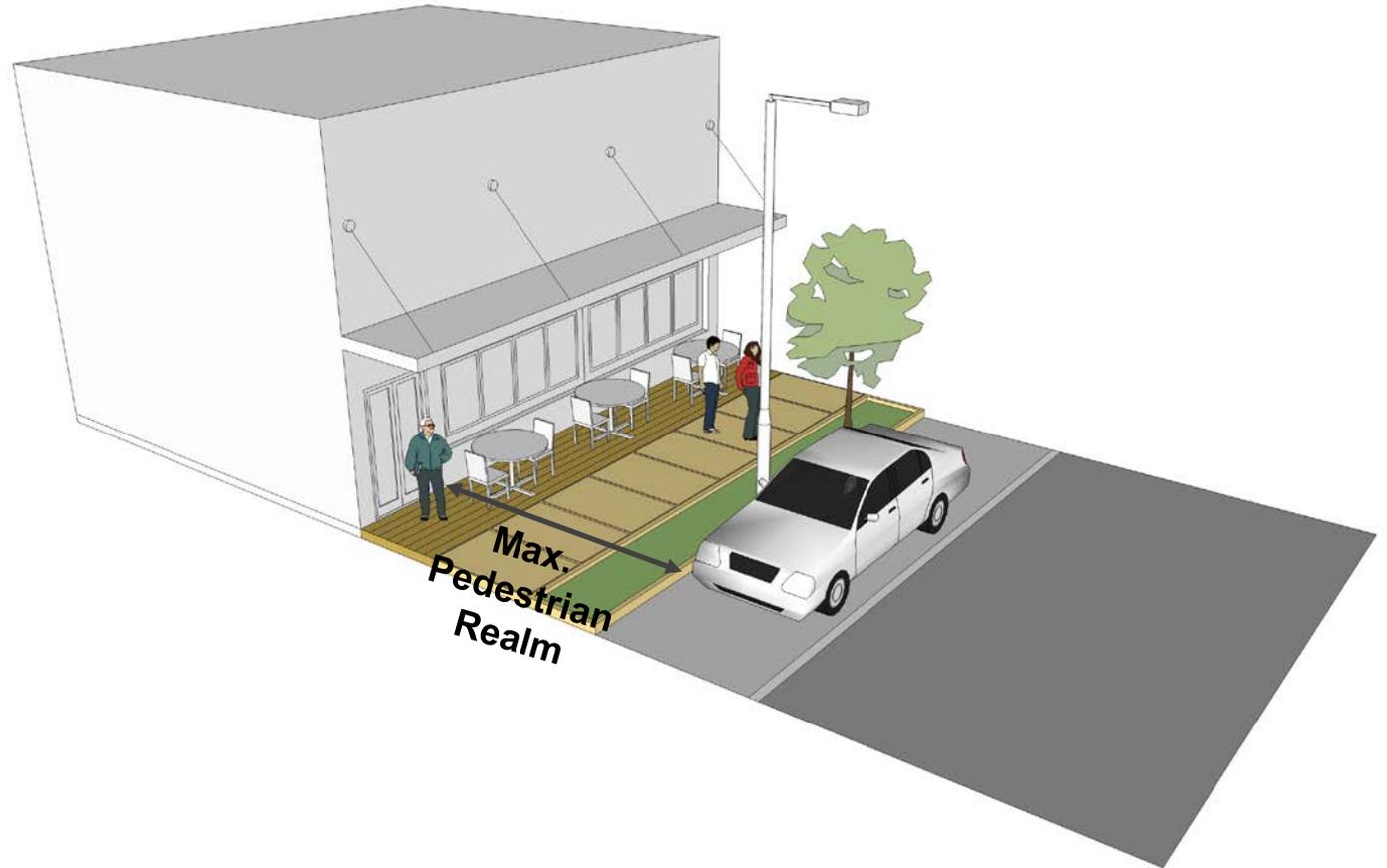
Walkable Place Element – Pedestrian Realm

- Minimum pedestrian realm



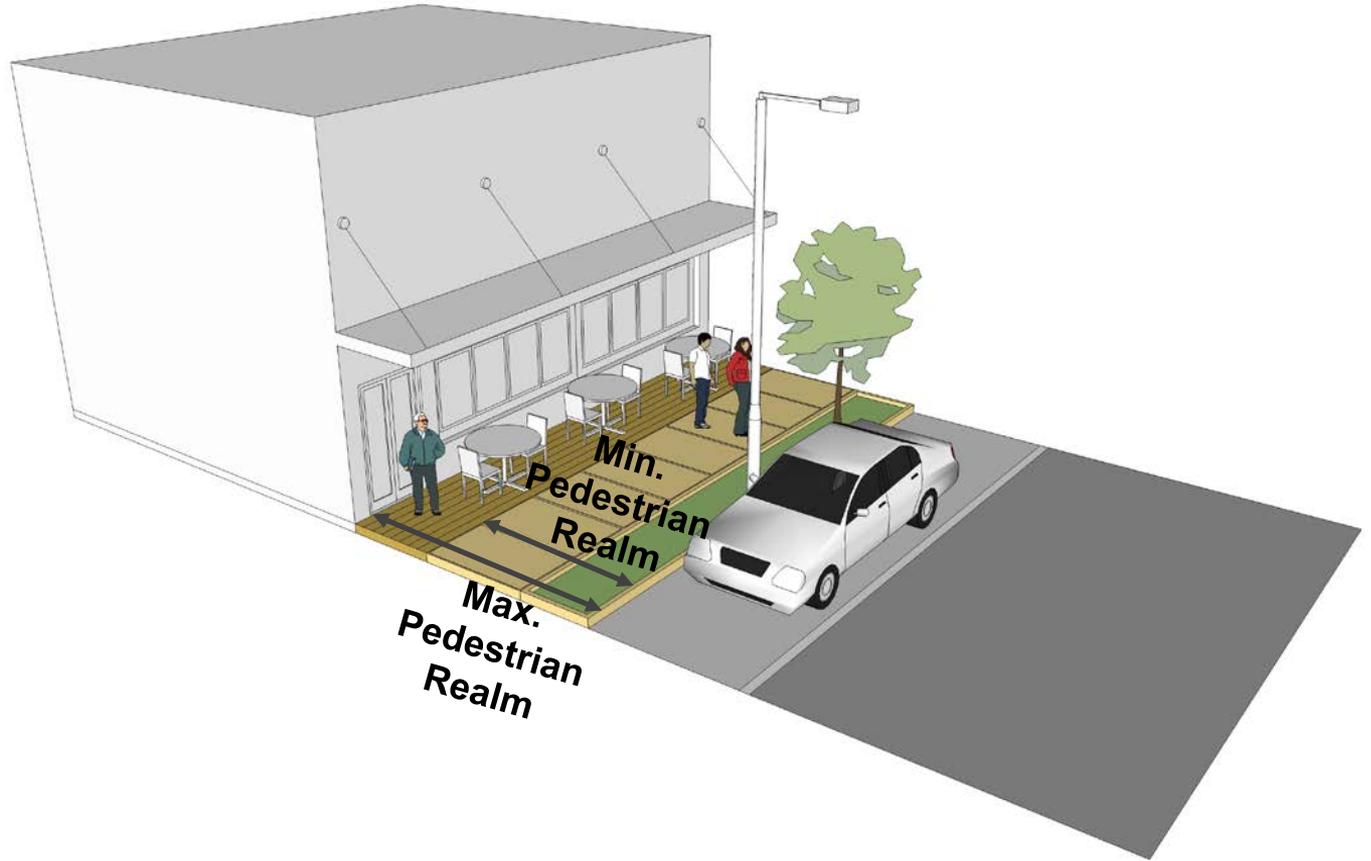
Walkable Place Element — Pedestrian Realm

- Maximum pedestrian realm



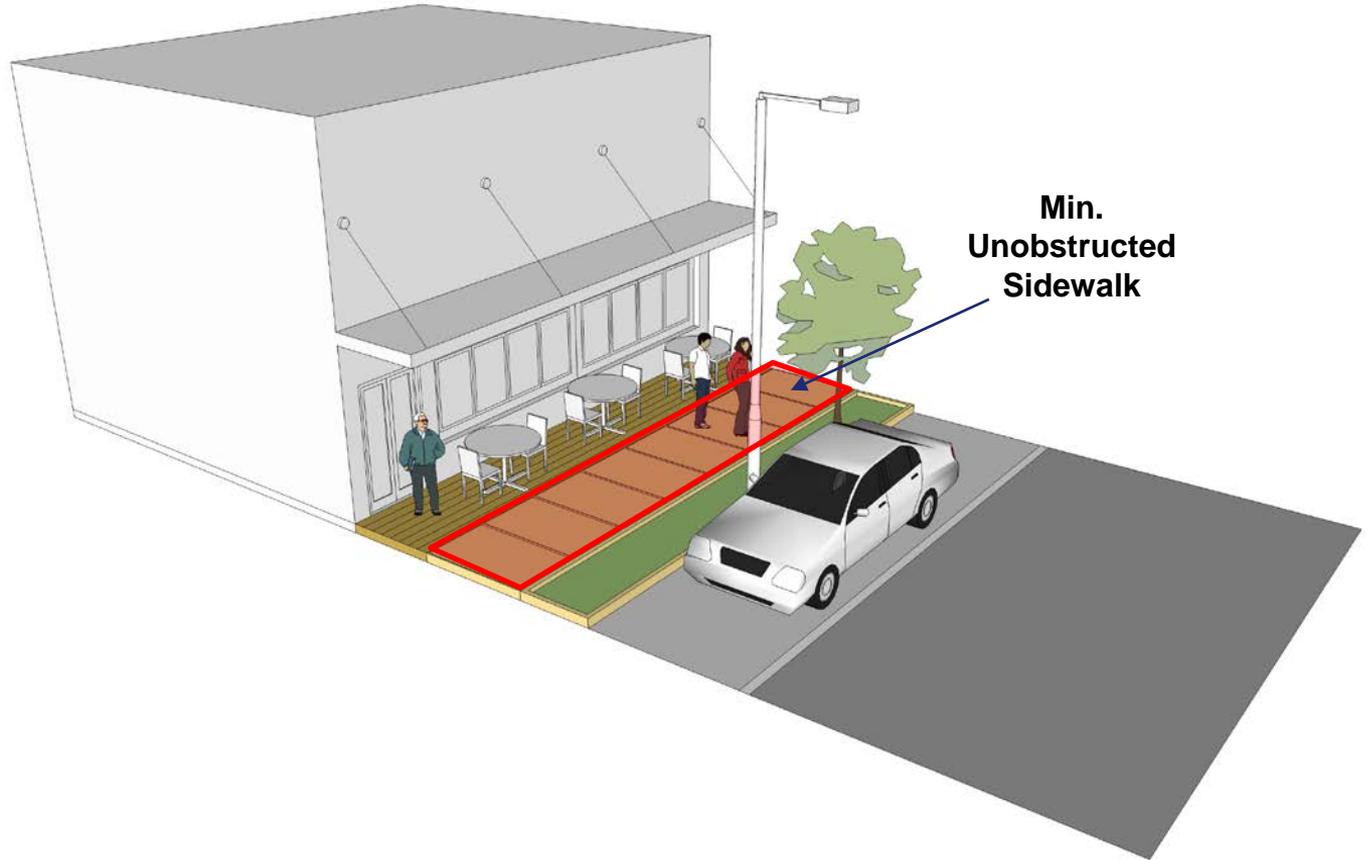
Walkable Place Element – Pedestrian Realm

- Both minimum and maximum pedestrian realm



Walkable
Place
Element
—
Pedestrian
Realm

- Minimum unobstructed sidewalk



Walkable
Place
Element

—

Pedestrian
Realm

- Maximum Fence Height



Walkable

Place

Element

—

Pedestrian

Realm

- Pedestrian realm should be designed with consideration of the existing conditions and adjacent development characteristics

Walkable Place Element

—

Pedestrian Realm

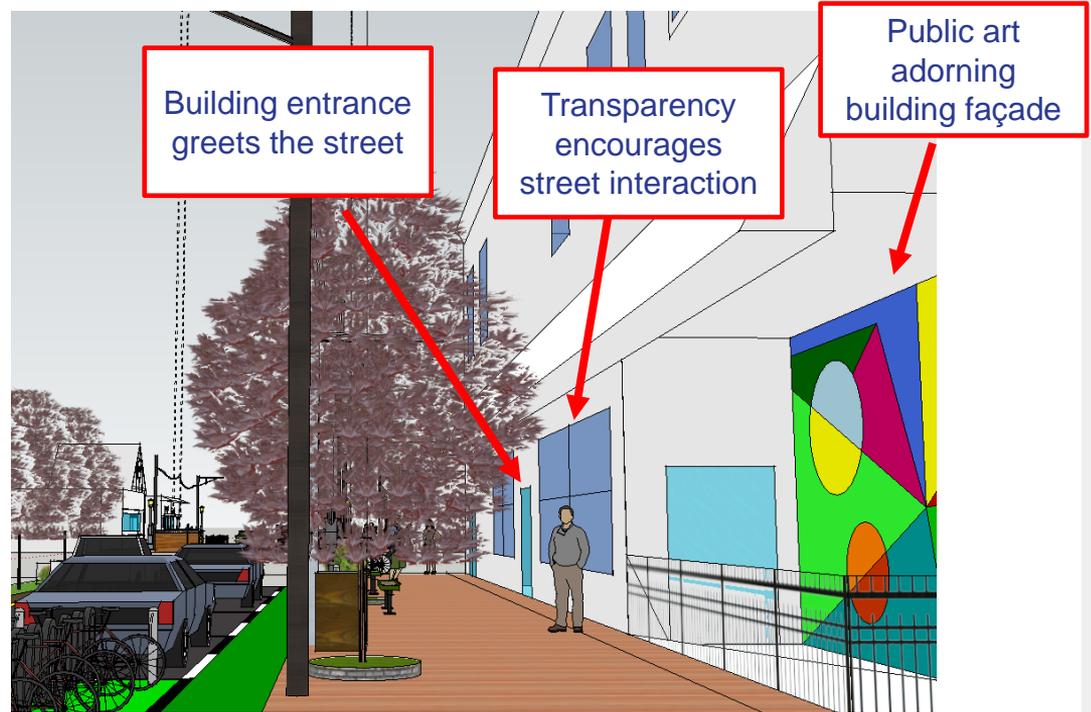
- Discussion:

Are these appropriate menu options from which Walkable Place applicants may choose?

- Minimum pedestrian realm
- Maximum pedestrian realm
- Both minimum and maximum pedestrian realm
- Minimum unobstructed sidewalk
- Maximum fence height

Walkable Place Element — Design Standards

- Building design plays an important role in promoting walkability



Walkable Place Element

—

Design Standards

- Primary entrance(s)
- Minimum frontage
- Driveway/ parking location
- Canopies/ Awnings
- Minimum ground floor height
- Transparency / Decorative arrangements

Walkable Place Element — Design Standards

- Primary entrance(s) along the street



Walkable Place Element — Design Standards

- Minimum frontage along the pedestrian realm



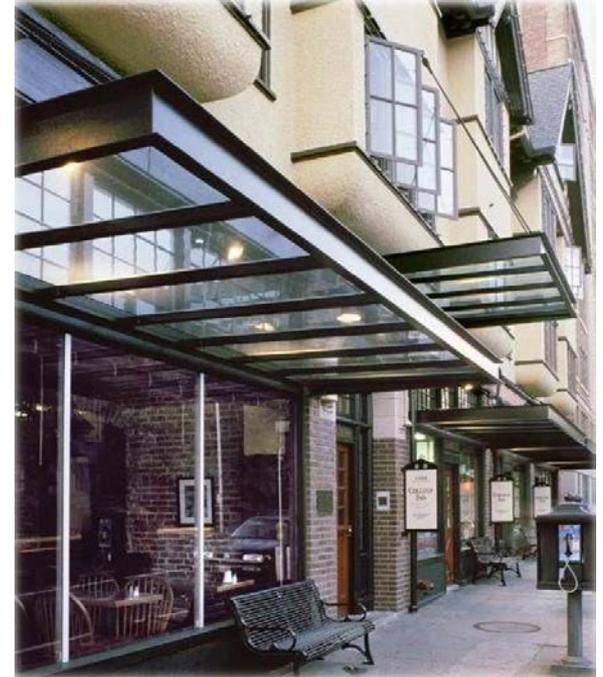
Walkable
Place
Element
—
Design
Standards

- Parking/ driveway locations



Walkable Place Element — Design Standards

- Canopies/ awnings to encourage pedestrian activities



Walkable Place Element — Design Standards

- Minimum ground floor height to allow flexible use



Walkable Place Element — Design Standards

- Transparency/ decorative arrangements to attract pedestrian activities



Walkable Place Element — Design Standards

- Discussions:

Are these appropriate menu options from which Walkable Place applicants may choose?

- At least one primary entrance along the street
- Minimum frontage
- Parking/drive way locations
- Canopies/ Awnings
- Minimum ground floor height
- Transparency / Decorative arrangements

Walkable Place Element — Landscaping

- Suburban style -- landscaping between building and sidewalk



Westheimer Road



Westheimer Road

Walkable Place Element — Landscaping

- Urban style landscaping – integrate buildings with the pedestrian realm



3795 Richmond Ave



410 Pierce

Walkable Place Element — Landscaping

- No landscaping buffer between the sidewalk and the road



2927 Post Oak Blvd



2501 Dunstan Road

Walkable Place Element — Landscaping

- Urban style landscaping with amenities



5213 Kelvin Dr



Bagby St

Walkable Place Element

— Landscaping

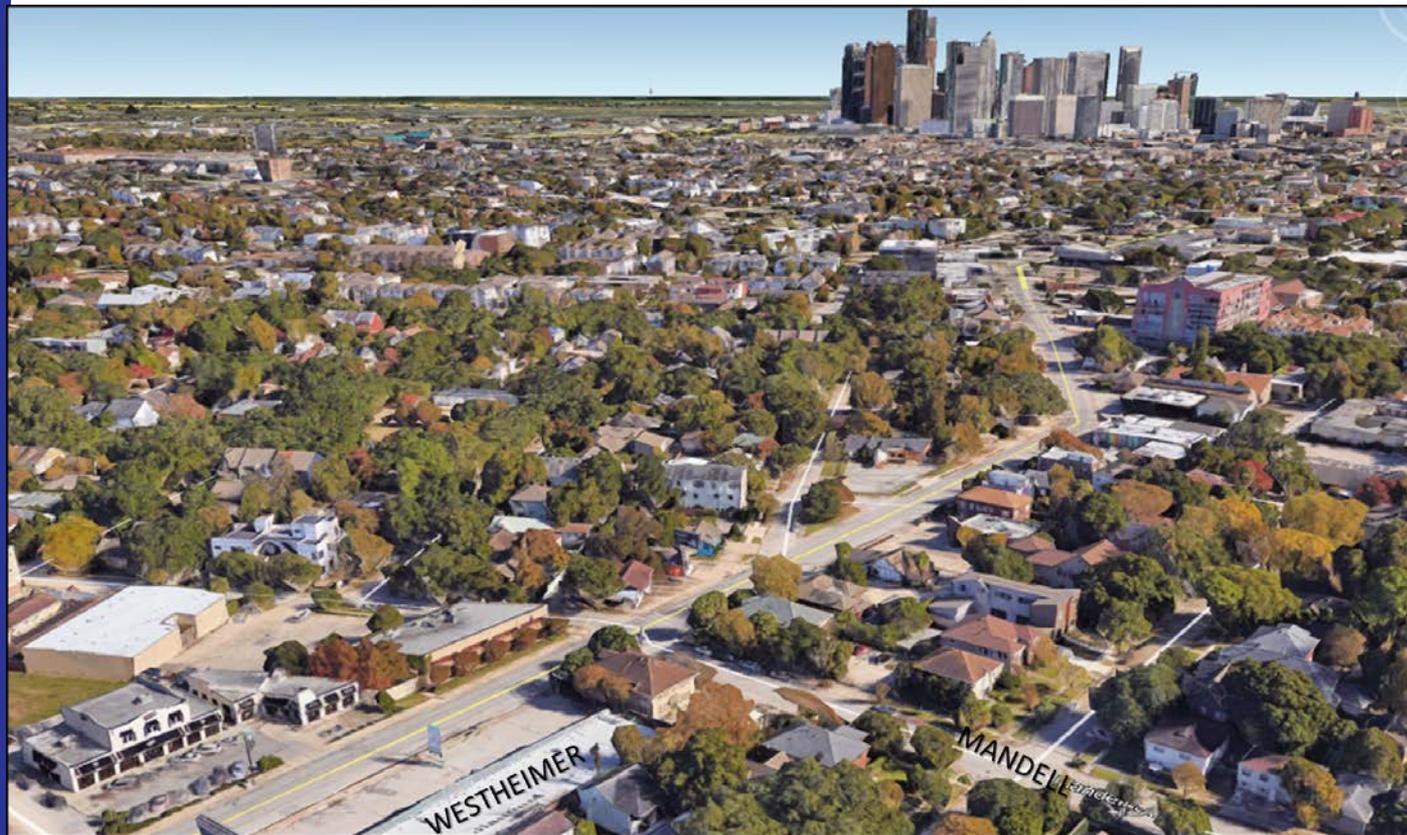
- Discussion:

Do you agree the urban style landscaping standards should be a requirement in the proposed walkable place areas?

- No landscaping between building and sidewalk
- Required some buffer between the sidewalk and the right-of-way

Walkable
Place
Element
—
Building
Height

Lower Westheimer



Lower Westheimer with High-rises/ Mid-rises



Walkable
Place
Element
—
Building
Height

Walkable Place Element

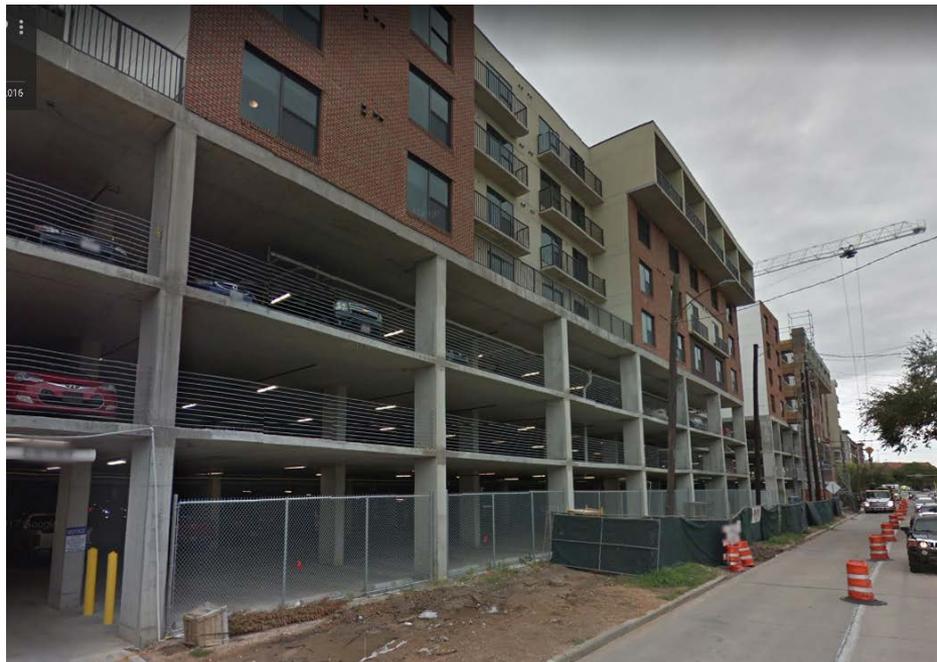
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Building Height

- Discussion:
 - Should height be a consideration in a Walkable Places option, such as adjacent to residential areas?
 - If so, how could a Walkable Places menu balance the benefit of redevelopment with protection of neighborhoods?

Agenda

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- Public Comment



Homework

- Send us desirable/ undesirable examples:
 - Building transparency/ decorative arrangements, etc.
 - Parking garage design
- Propose up to 3 potential walkable place pilot areas
- Send all information to Muxian Fang
(Muxian.fang@houstontx.gov) by October 13, 2017

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