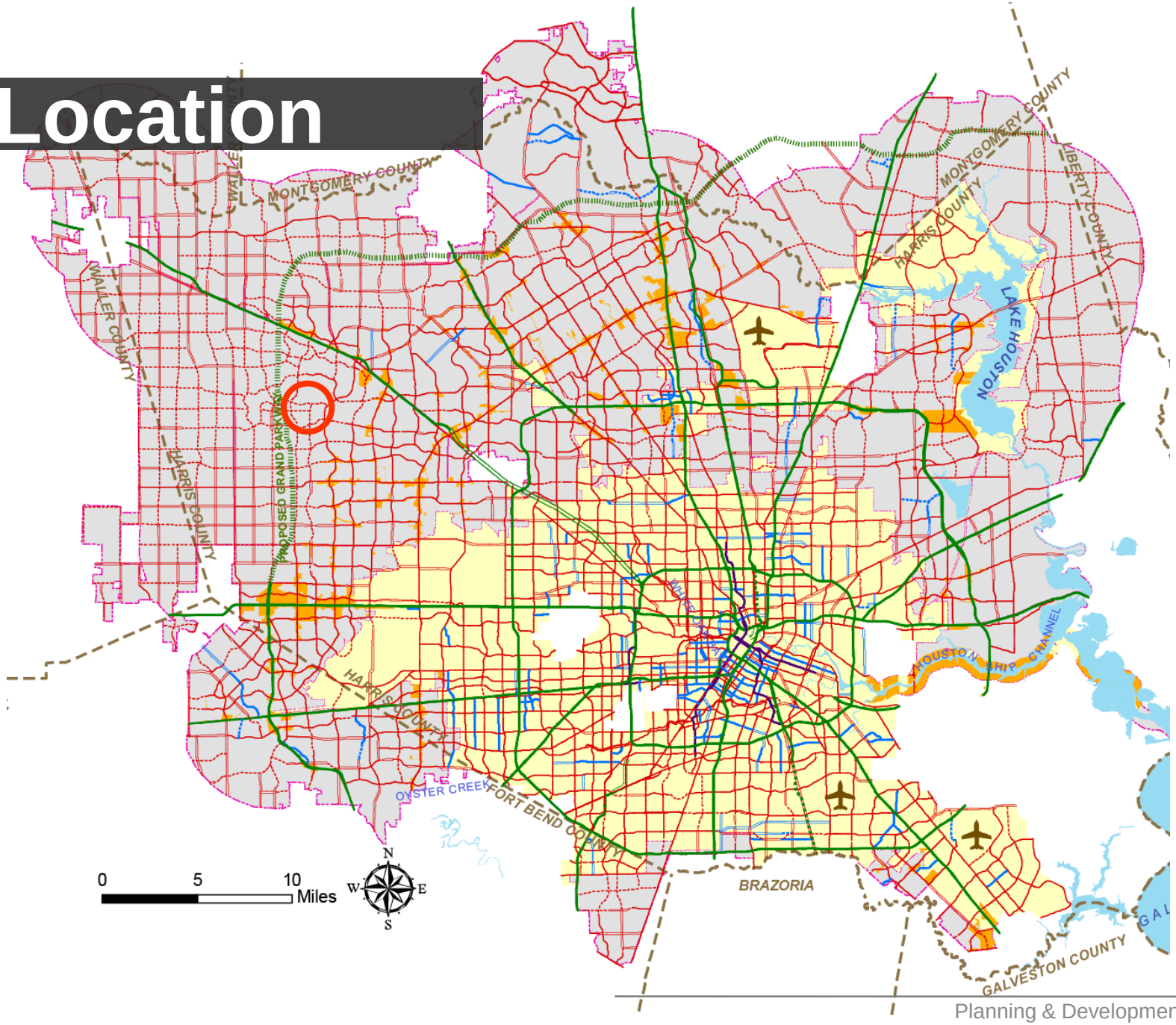
2013 Major Thoroughfare & Freeway Plan Amendment Request

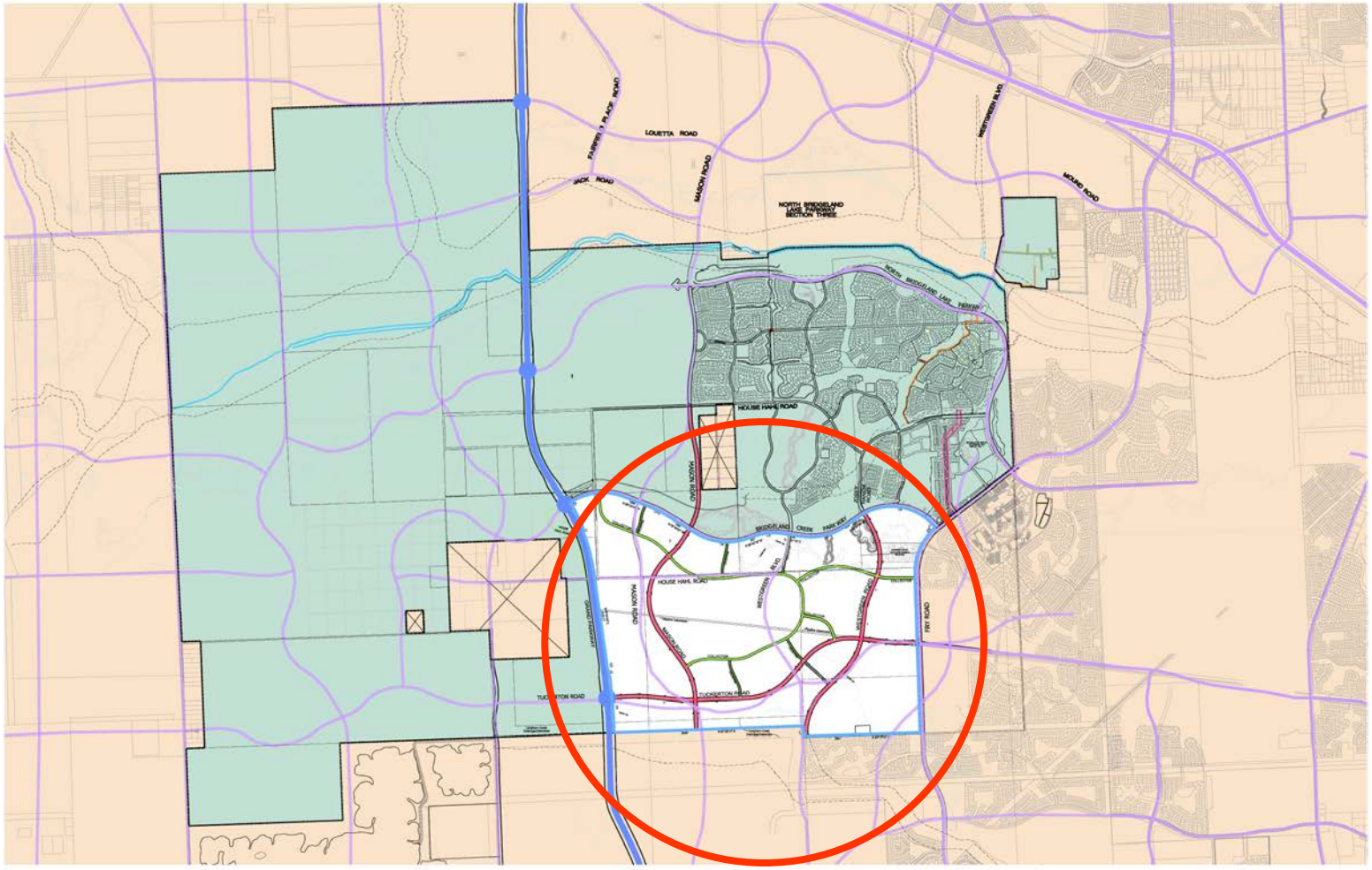
WESTGREEN BLVD.
HOUSE & HAHL ROAD

LJA Engineering

Location


MONTGOMERY COUNTY
WALLER COUNTY
HARRIS COUNTY
LIBERTY COUNTY
PROPOSED GRAND PARKWAY
LAKE HOUSTON
HOUSTON SHIP CHANNEL
OYSTER CREEK
FORT BEND COUNTY
BRAZORIA
GALVESTON COUNTY
0
5
10
Miles
N
W
E
S

Location



Legend

MAJOR THOROUGHFARE (R.O.W. ONLY)
- SUFFICIENT WIDTH
- TO BE WIDENED
- TO BE ACQUIRED

MAJOR COLLECTOR (R.O.W. ONLY)
- SUFFICIENT WIDTH
- TO BE WIDENED
- TO BE ACQUIRED

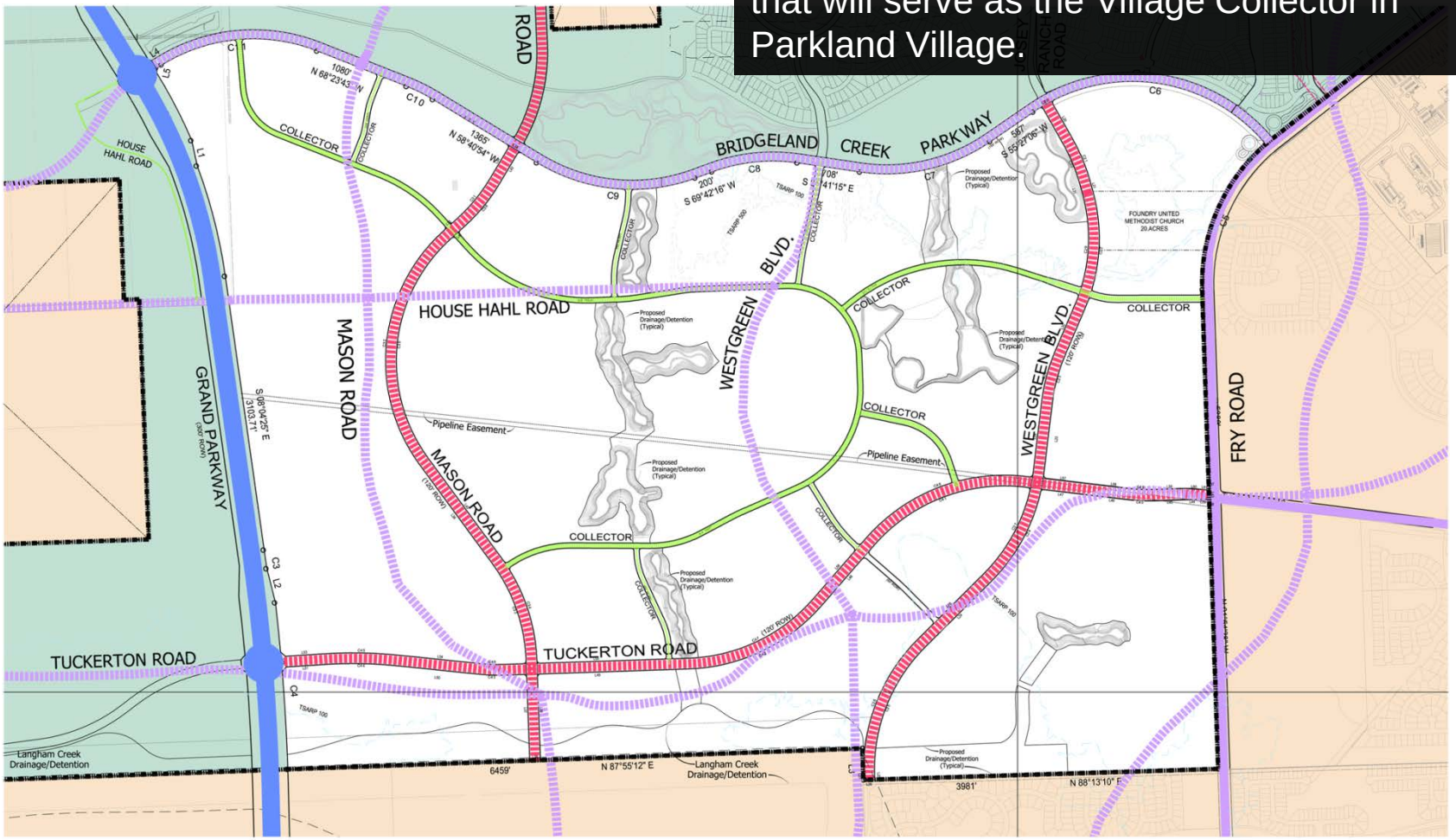
MAJOR FREEWAY/TOLLWAY (R.O.W. ONLY)
- SUFFICIENT WIDTH
- TO BE WIDENED
- TO BE ACQUIRED

GRADE SEPARATED CROSSING

BOUNDARIES / OTHERS
- HOUSTON ETJ
- BRIDGELAND PROPERTIES WITHIN HOUSTON ETJ
- BRIDGELAND PROPERTY MTFP AMENDMENT AREA AND WITHIN HOUSTON ETJ

Request

- Realign Westgreen Boulevard's terminus to connect to Josey Ranch Road. Westgreen Parkway is classified as T-4-100 .
- Reclassify House & Hahl Road as a Collector that will serve as the Village Collector in Parkland Village.



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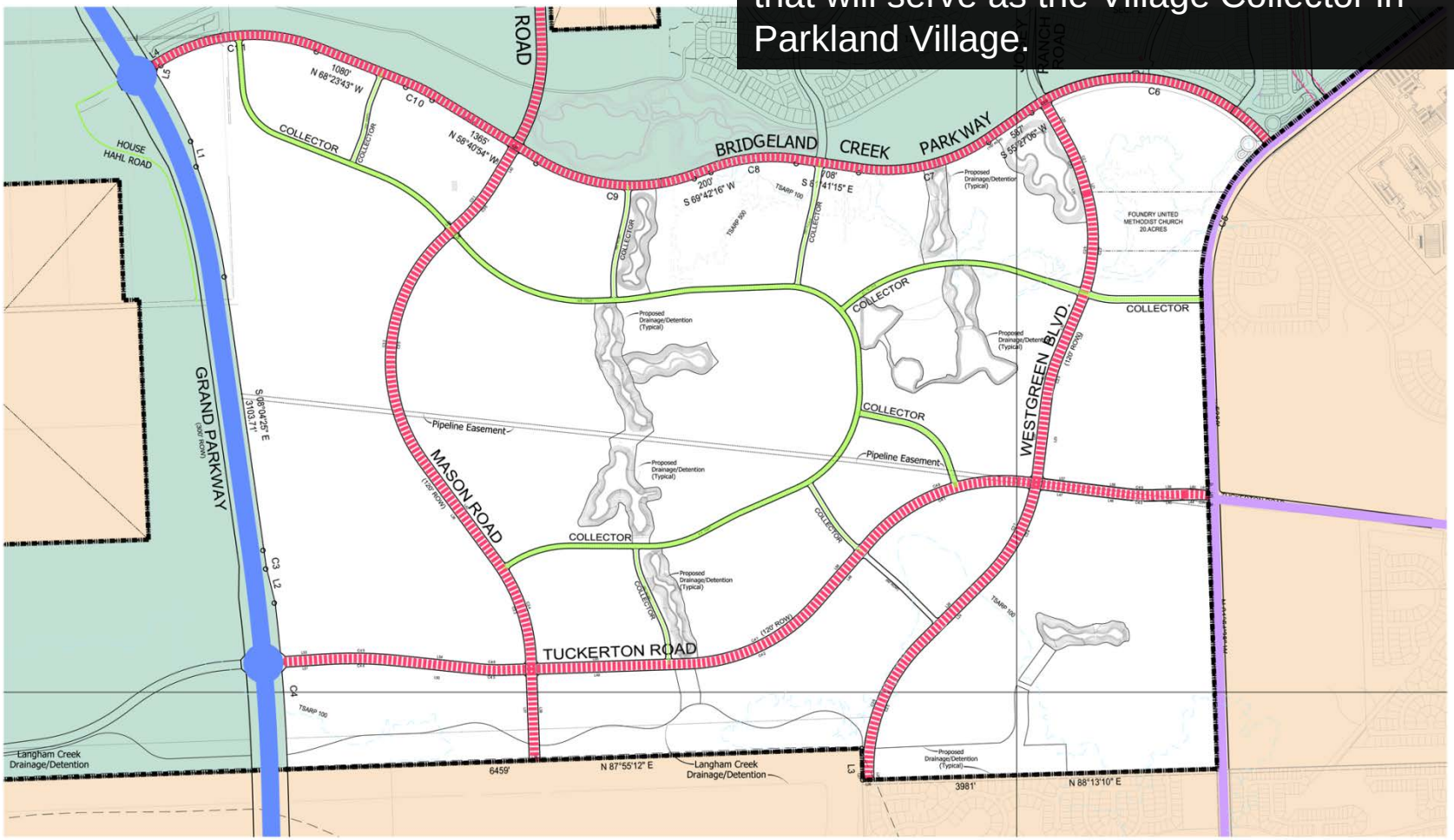

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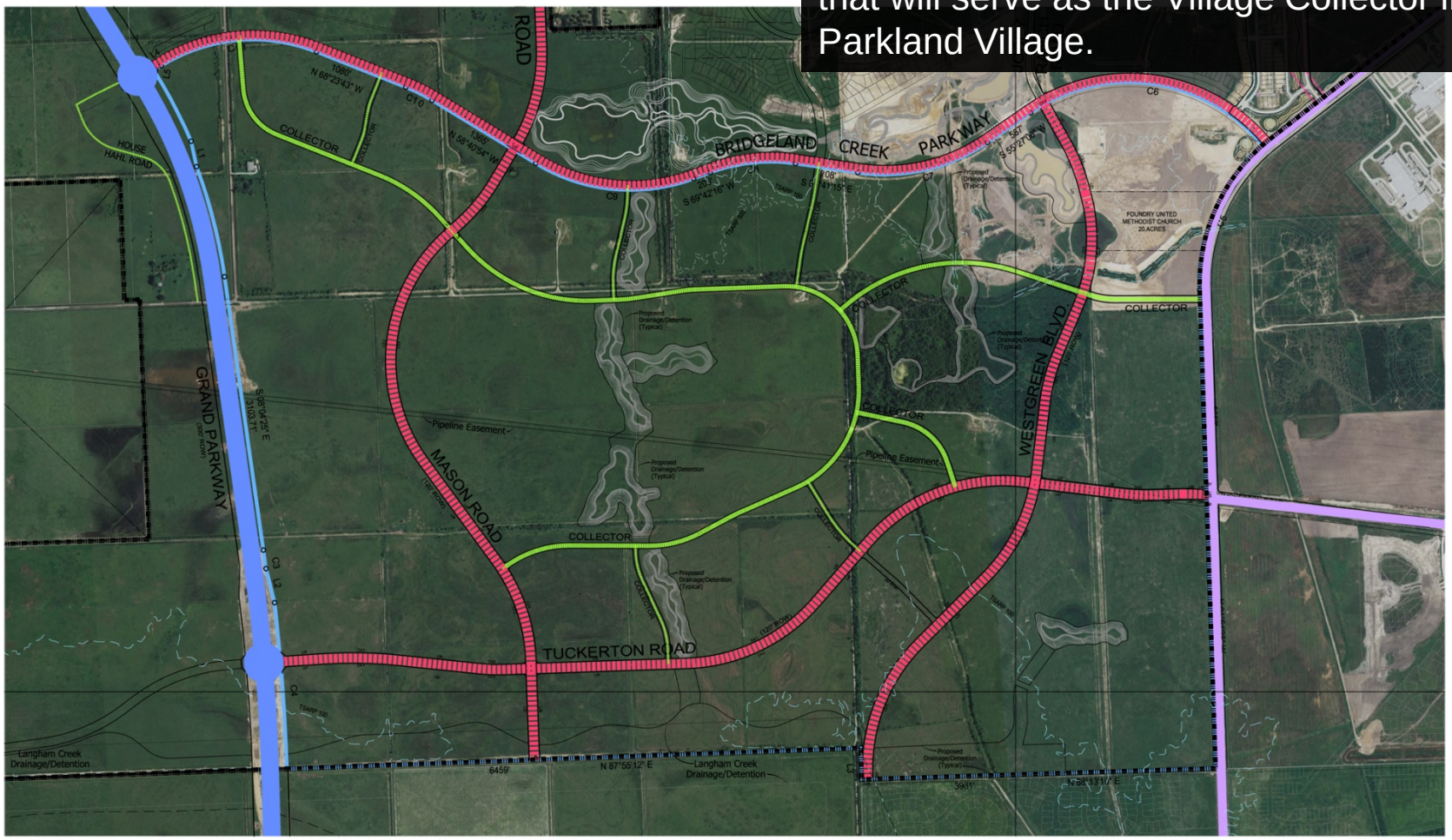

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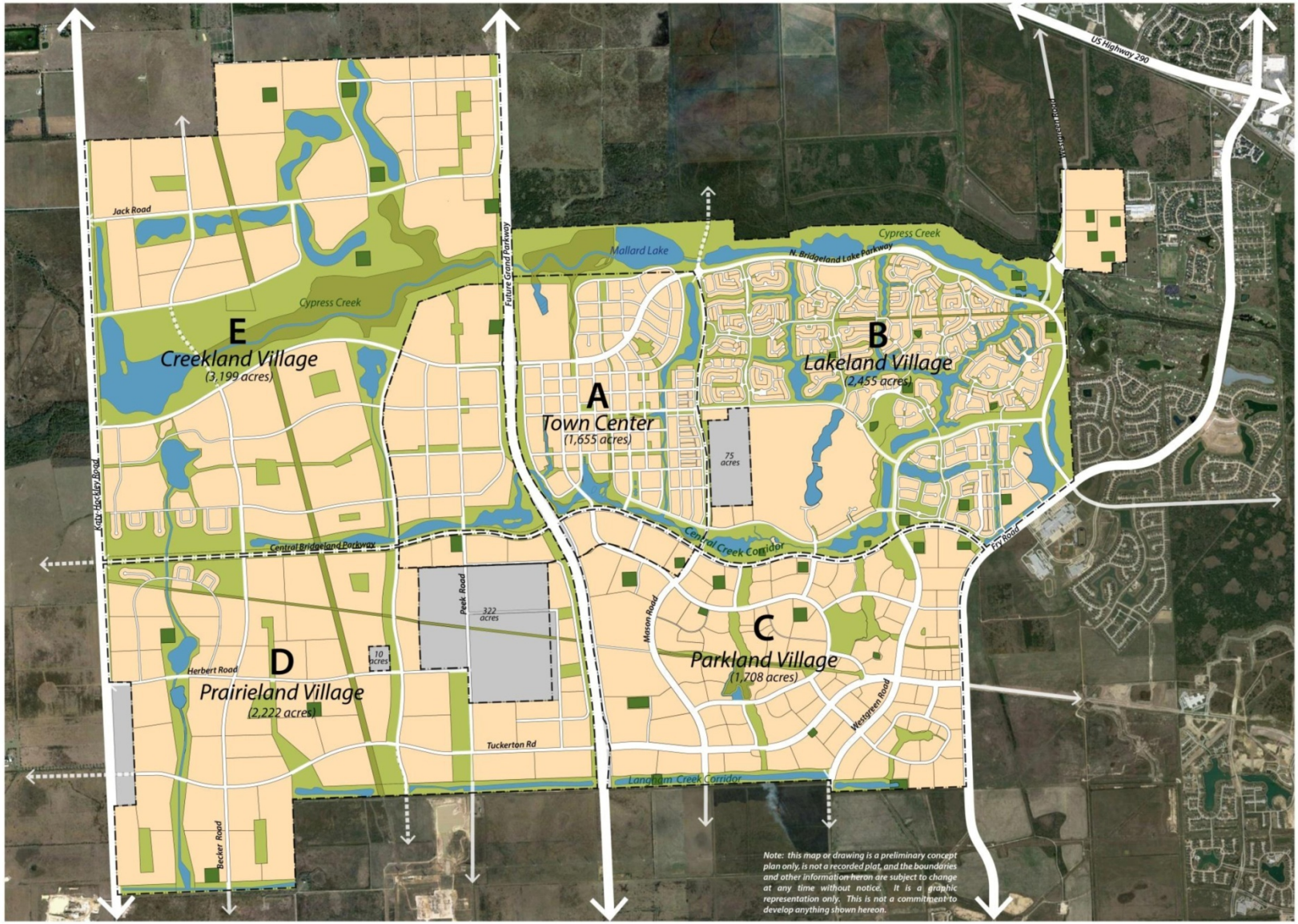
Justification

- Parkland Village adopts several planning principles that have successfully been used in the Village planning in The Woodlands - Hierarchical Road System, Parks System, Trails Network, Land Use Controls for 11,000 Acres.
- By setting up a Hierarchical road system the Major Thoroughfares can function more effectively with fewer interruptions of intersecting driveways and Collector streets. The Collector streets gather all of the local traffic from the single family neighborhoods, and circulate to the many internal destinations such as schools, churches, parks, and Village Centers. The Collectors connect at key points to the Major Thoroughfares for longer trips of a more regional nature.
- Bridgeland controls land uses, and the Parkland General Plan sets up higher density uses that generate higher traffic between Westgreen Boulevard and Fry Road, including a Village Center commercial center, higher density residential, and Apartments.
- One of the purposes for modifying the alignment of Westgreen Boulevard is to allow easier pedestrian movement on the trails system crossing internal Collectors, rather than Major Thoroughfares. By shifting the Major Thoroughfares towards the edges of the village it leaves a larger area unencumbered by Major Thoroughfares for improved pedestrian circulation, and reduced pedestrian vehicular conflicts.

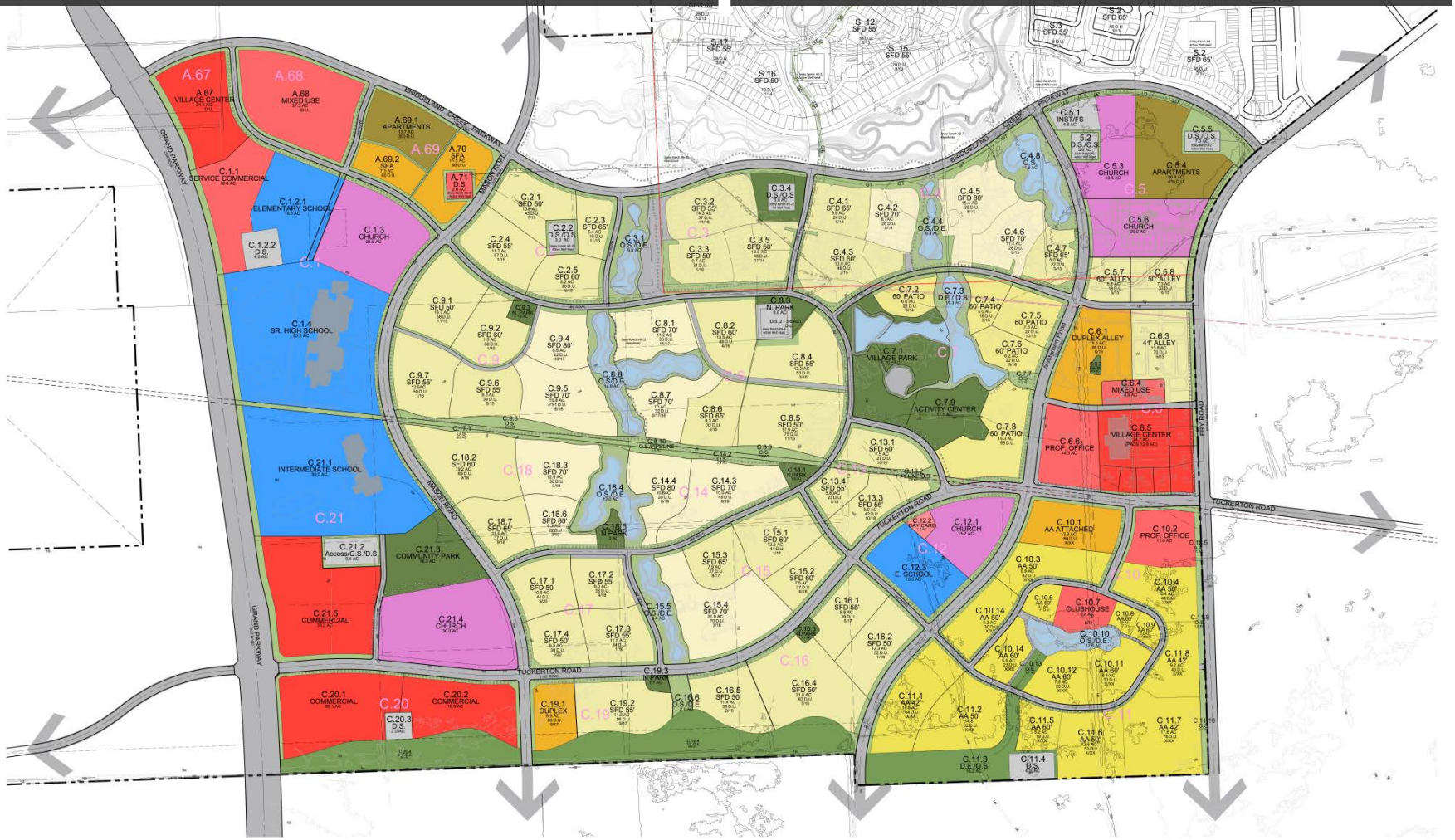
Bridgeland Master Plan



Bridgeland Master Plan - VILLAGES & PARCELS

N 0' 800' 1,600' SASAKI

Parkland Concept Master Plan



BRIDGELAND
Parkland Village
GENERAL PLAN
THE HOWARD HUGHES CORPORATION
Houston, Texas

Legend

- Semi-Custon Detached: 80' SFD, 70' SFD
- Production Detached: 65' SFD, 60' SFD, 55' SFD, 50' SFD
- Patio: 65' Patio
- Active Adult: 65' SFD, 50' SFD, 41' SFD
- Attached: Duplex, Townhome
- Multi Family
- Commercial/ Retail
- Mixed Use
- School
- Church
- Day Care
- Utility, Drill Site
- Park/ Recreation
- Lake
- Open Space
- Major Open Space / Detention

0 250 500 1000 1500
Scale: 1"=500'
Feb. 2013
NORTH