



Urban Houston Framework

Implementation Workshop

April 11th | Houston, Texas



urban houston framework



DESIGNWORKSHOP



petersgroup consulting

Urban Houston Framework

Implementation Workshop

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Agenda

Introduction

- Project Overview, Vision, Goals

The Plan

- How Urban Centers will work (**Process**)
- What Urban Centers are (**Characteristics**)
- What a development has to do differently from standard practices (**Expectations**)
- What a development gets in exchange for going above standard practices (**Tools**)

Will it work for...

- Grayfield Projects?
- Redevelopment Projects?
- Catalyst Projects?

For each Project we will discuss...

What could be developed today.
Which Tools/Expectations were applied.
What would result from proposed plan.
Important conclusions for Urban Centers.
What you would change about this scenario.

Are we on the right path?

- Process, Criteria, Expectations, Tools

Conclusions and Next Steps

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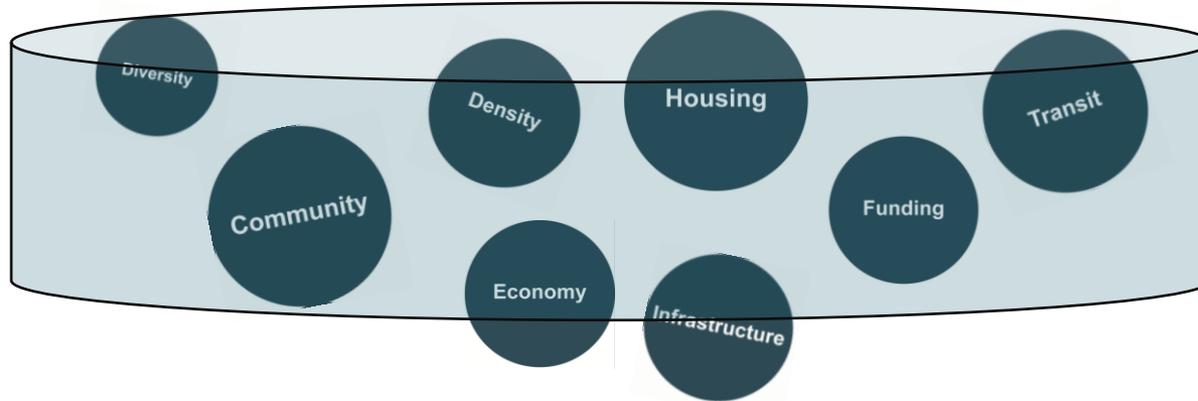
Introduction



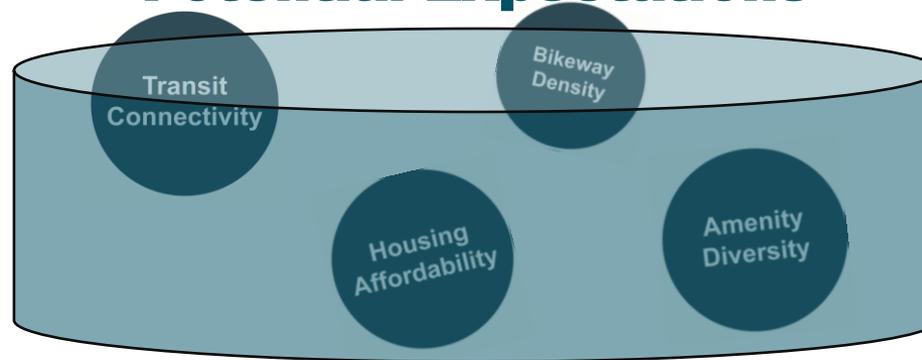
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Defining Overall Framework

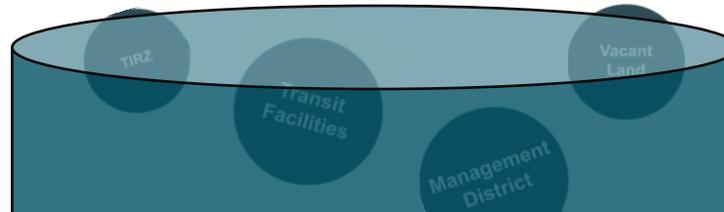
Goals + Characteristics



Potential Expectations



Potential Criteria



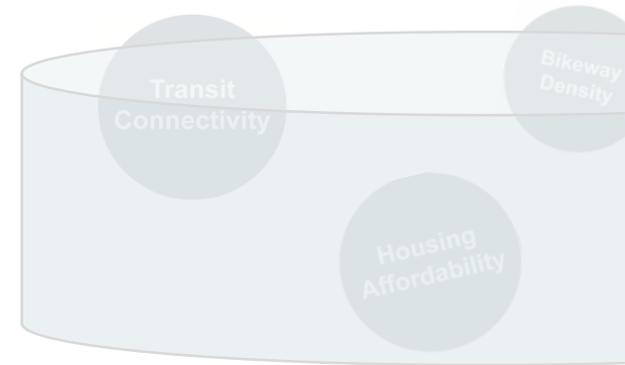
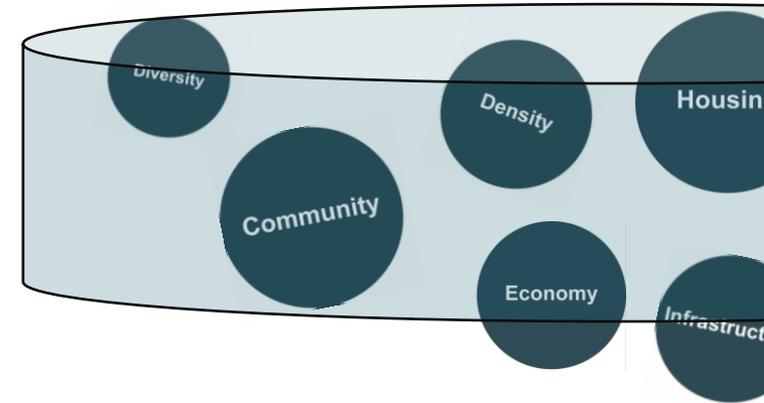
Defining Overall Framework

Goals

- Advance local and regional housing initiatives
- Contribute to high-quality infrastructure
- Enhance community stability, accessibility and balance
- Promote sustainable, healthy design
- Support multimodal transportation, increased connectivity

Characteristics

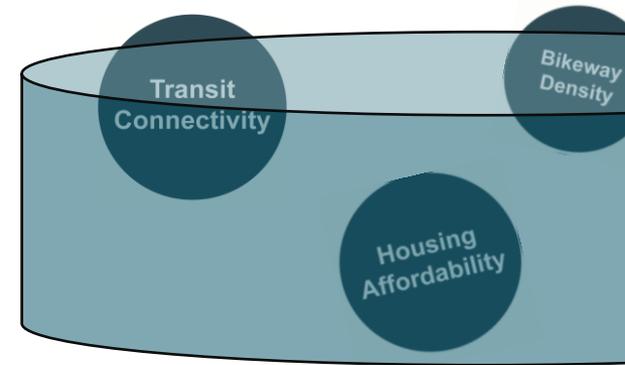
- Housing Character and Diversity
- Infill/ Redevelopment Potential
- Funding Mechanism / Management Entity
- Landuse Diversity
- High Population & Employment Density
- Access to Amenities and Attractions/Destinations
- Bike/Pedestrian Accessibility
- Access to Streets & Freeways
- High Quality Transit



Defining Overall Framework

Potential Expectations

- Residential Density
- Housing Type/Cost/Starts
- Vacant Land (%)
- Improvement to Land Value Ratio
- Management District, TIRZ
- Average FAR, Land Use Diversity
- Impervious/Pervious Cover
- Parks and Open Space
- Job Density
- Population Density
- Amenity Density/Diversity
- National/Regional Destinations
- Bikeway Density, Trail Density
- Sidewalk Accessibility
- Intersection Density, Street Density
- Streets/Freeways/Thoroughfare Access
- Type of Transit, Transit Facilities
- Transit Frequency and Connectivity



Defining Overall Framework

Potential Criteria

Residential Density (Dwelling Units)

Vacant Land (%)

Improvement to Land Value Ratio

Management District, TIRZ

Area of Center in Acres

Job Density

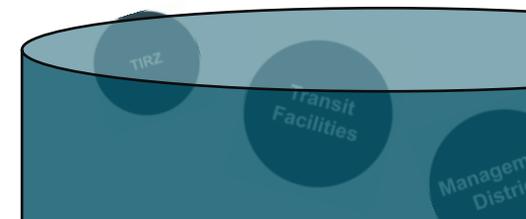
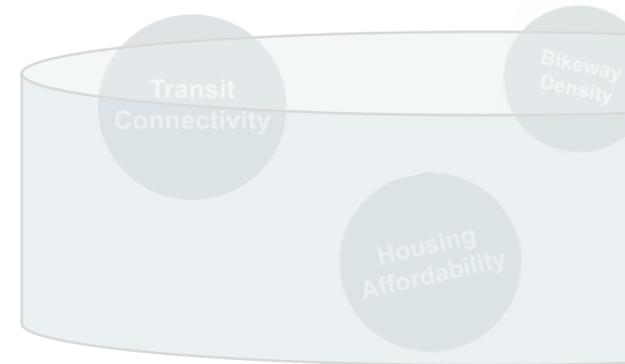
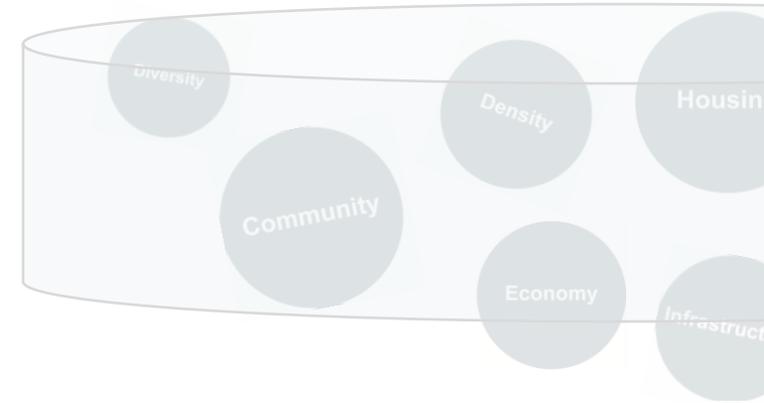
Population Density

Amenity Density

National/Regional Destinations

Access to Freeways, Thoroughfares

Type of Transit, Transit Facilities



Defining Overall Framework





Blog:

UrbanHoustonFramework.com

2,443 blog viewers, 358 participants



Online Poll:

houstontx.gov/planning/DevelopRegs/mobility/MetroQuest.html

Act Now—Poll Ends Friday, April 26



Email:

UrbanHoustonFramework@Houstontx.gov

62 comments submitted to date

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Address local and regional housing initiatives.



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Contribute to high-quality infrastructure.



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Encourage economic viability and diversity.



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Enhance community stability, accessibility and balance.



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Promote sustainable, healthy design.



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Support multimodal transportation, increased connectivity.



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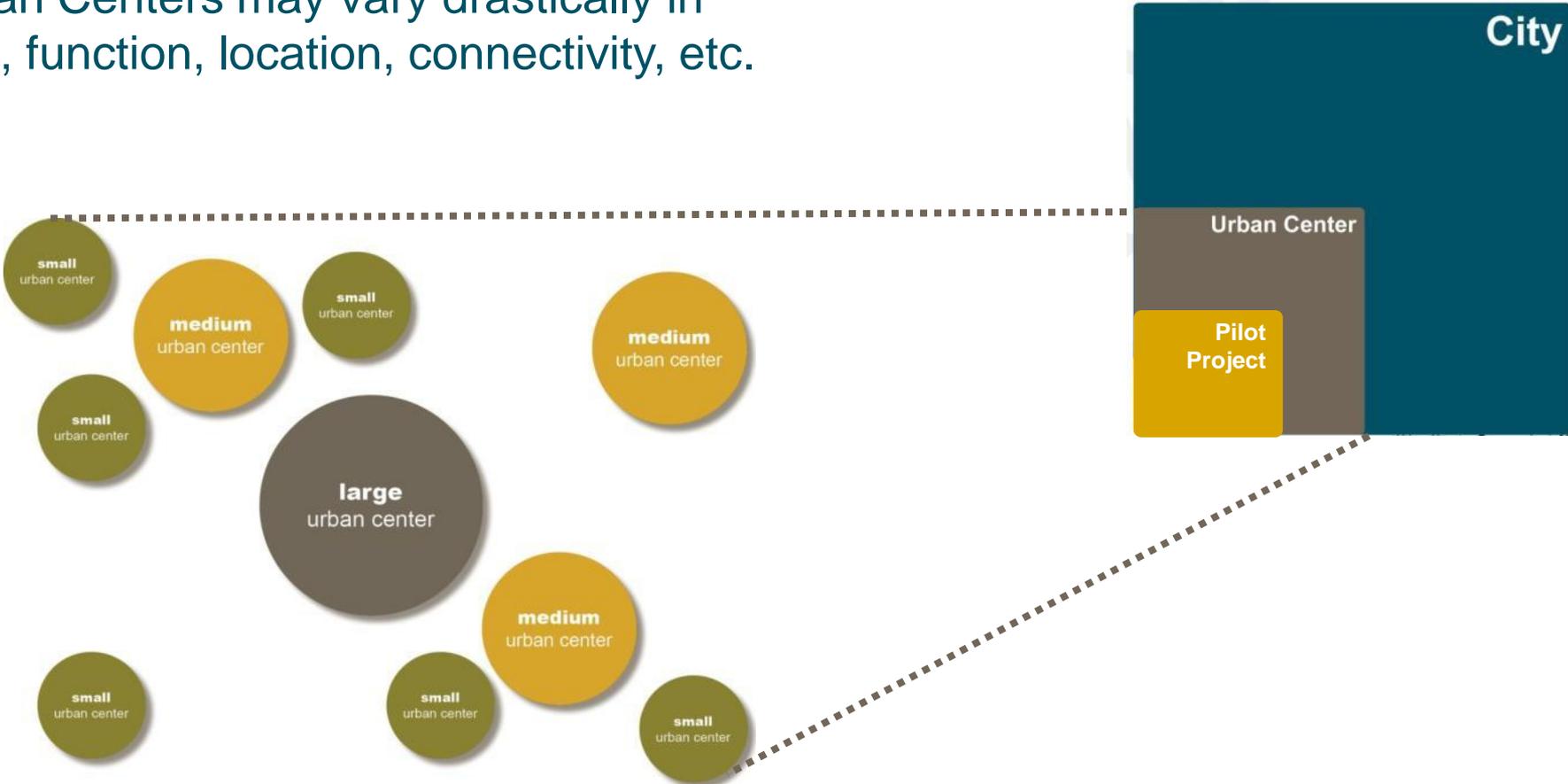
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Hierarchy of Urban Center Designation Process

Urban Centers may vary drastically in size, function, location, connectivity, etc.



Ultimate results expected from this study?

The Urban Houston Preferred Framework Scenario will:

- Include **policy tools** and **development incentives** that encourage and incentivize Urban Centers
- Be implemented to **promote consistent, sustainable development strategies** throughout the City
- Heighten knowledge of and commitment to **better urban forms**



Project Timeline

February/March

Pilot Project Analysis

SAC Meeting
February 13

Vision Workshop
February 13 and 14

SAC Meeting
March 27

April/May

Draft Report to City/H-GAC
Mid-April

Implementation Workshop
April 11th, 9-11

Online Poll 2 Ends
April 26

SAC Meeting
May 1

Final Report to City/H-GAC
May 1

Final Report Published
May 20

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The Plan



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The Blue Print – Urban Centers.

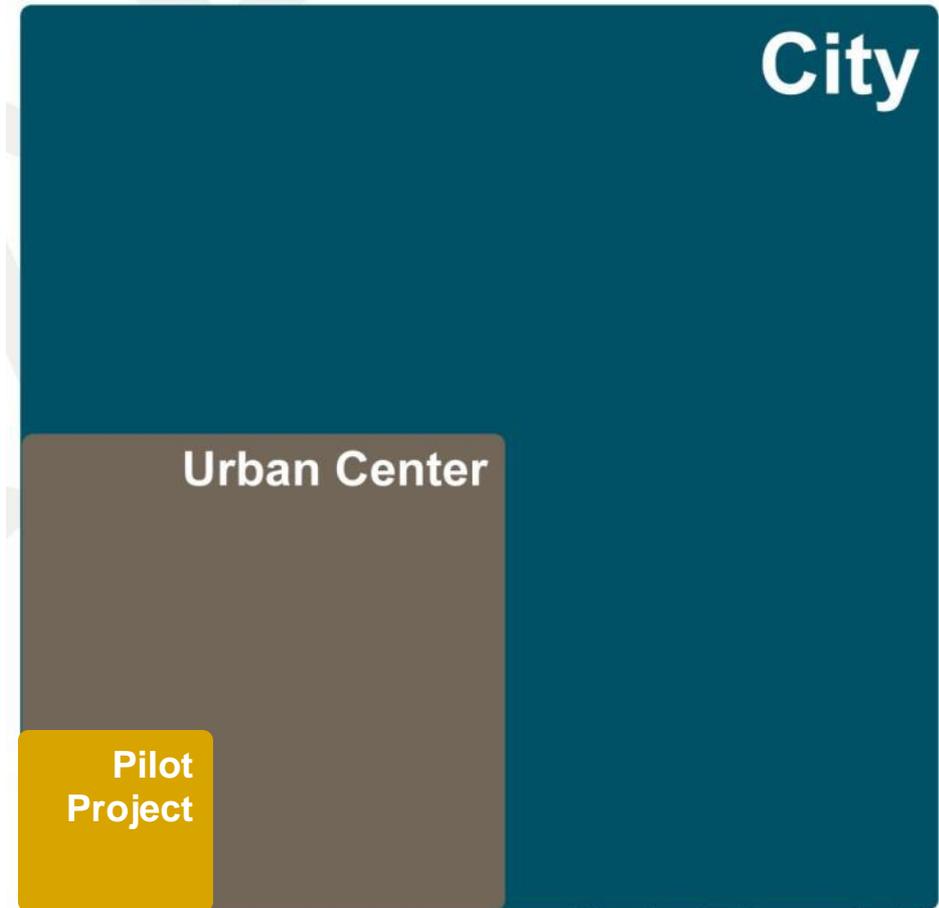


How Urban Centers will work.

Defining an Urban Center Designation Process

Questions to consider:

- How should we map Urban Center boundaries?
- Once an Urban Center, always an Urban Center?
- How do we measure the sustainability and performance of live/work/play environments throughout the long term at differing scales?



City Initiated Process

City of Houston

identifies and maps boundaries of Urban Centers.



City maintains **publicly accessible, comprehensive database** that can be used to determine a site's **Toolbox eligibility**.



Applicant provides the City with **development plans** incorporating some/all Tools and Expectations from the Toolbox.



City **evaluates plans based on Toolbox and provides the applicable Tools**. The applicant conducts **building practices that adhere to Toolbox expectations**.



A voluntary opt-in process will be always be available for any interested parties seeking to participate in the Framework.



Characteristics



What Urban Centers should be.

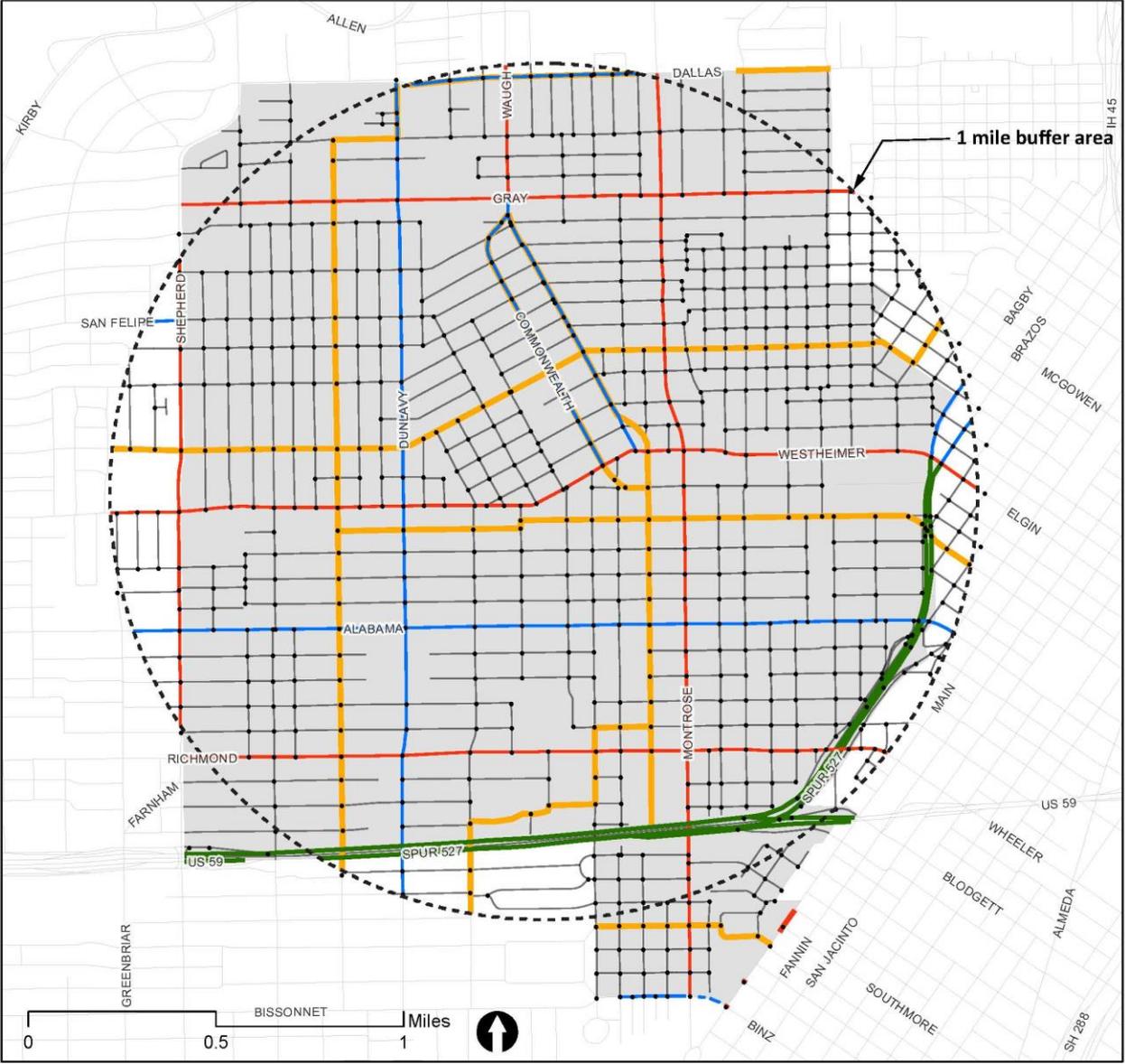
Goal	Characteristic	Examples of Measuring Characteristics	Existing Characteristic	Future Characteristic
Address local and regional housing needs.	Housing Character and Diversity	Residential Density (Dwelling Units)	●	
		Housing Type		●
		Housing Affordability/Housing Cost		●
		Housing Choice and Mobility (Fair Housing Factor)		●
		Housing Starts (New Construction)		●
		Mixed-Land Use (Housing and Localized Services)		●
Contribute to high-quality infrastructure.	Infill/ Redevelopment Potential	Vacant Land (%)	●	
		Improvement to Land Value Ratio	●	
		Significant Potential for Development/Redevelopment		●
Encourage economic viability and diversity.	Funding Mechanism, Management Entity	Management District	●	
		TIRZ	●	
	Landuse Diversity	Average Residential/Commercial/Office FAR		●
		Land Use Diversity Index		●
		Impervious/Pervious Cover Ratio		●
		Area of Center in Acres	●	
		Parks and Open Space		●
Enhance community stability, accessibility and equity.	High Population, Employment Density,	Job Density	●	
		Population Density	●	
	Access to Amenities, Attractions/Destinations	Amenity Density	●	
		Amenity Diversity		●
		National/Regional (vs. Local) Attractions/Destinations	●	
Promote sustainable, healthy design.	Bike/Pedestrian Accessibility	Bikeway Density		●
		Trail Density		●
		Sidewalk Accessibility		●
Support multimodal transportation and increased connectivity.	Access to Streets & Freeways	Intersection Density		●
		Street Density (Freeways, Thoroughfares, Streets)		●
		Access to Freeways	●	
	High Quality Transit	Access to Thoroughfares	●	
		Type of Transit	●	
		Type of Transit Facilities	●	
		Transit Frequency and Connectivity		●

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Moving Forward with Potential Criteria

STREET CONNECTIVITY & ACCESSIBILITY Montrose

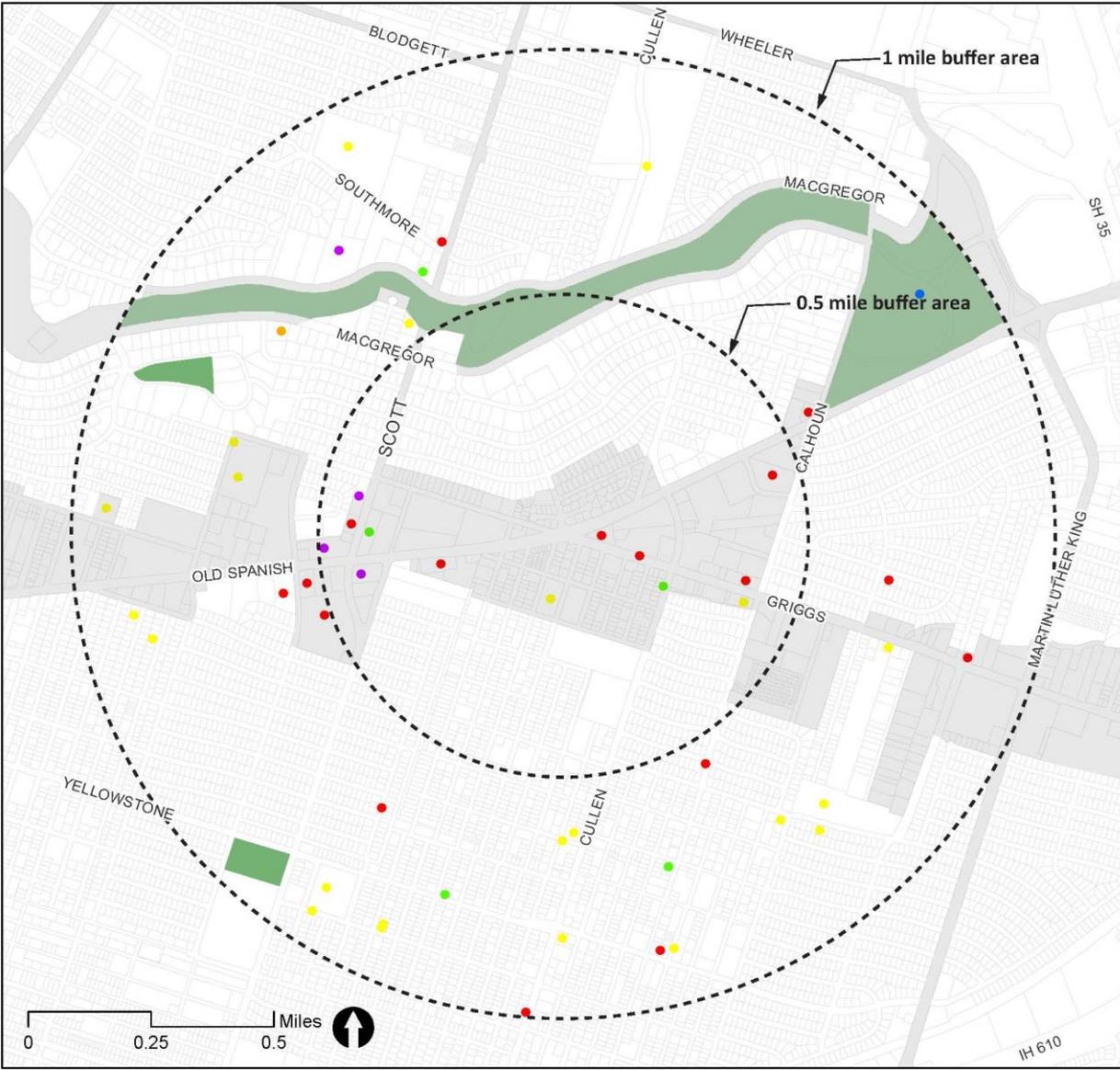


1 mile buffer area

- Montrose Management District Boundary
- Street Intersection
- Bikeway (City of Houston)**
 - Bikeway
 - Proposed Bikeway
- Street Classification**
 - Freeway
 - Thoroughfare
 - Principal Thoroughfare
 - Thoroughfare
 - Major Collector
 - Local Street



Moving Forward with Potential Criteria



ACCESSIBILITY TO AMENITIES O.S.T & Griggs

O.S.T./ALMEDA TIRZ

Type of Amenities

- Civic
- Cultural
- Educational
- Food
- Health
- Retail & Commercial
- Public Parks



PLANNING & DEVELOPMENT DEPARTMENT

Exploring Characteristics

Jobs + Population Density



Downtown

140 Jobs + Population / Acre



Midtown

37 Jobs + Population / Acre



Westheimer

30 Jobs + Population / Acre



Expectations

Development practices we want to encourage in Urban Centers.

Tools

What a development gets in exchange for going above standard practices.



Goal	Characteristic	Examples of Measuring Characteristics	Criteria	Expectations
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		Type of Transit Facilities	●	●
		Transit Frequency and Connectivity		●

Setbacks and Parking

All Centers



Parking Benefit District or Special Parking Area

All Centers



Housing

All Centers



Utilities and Infrastructure

All Centers



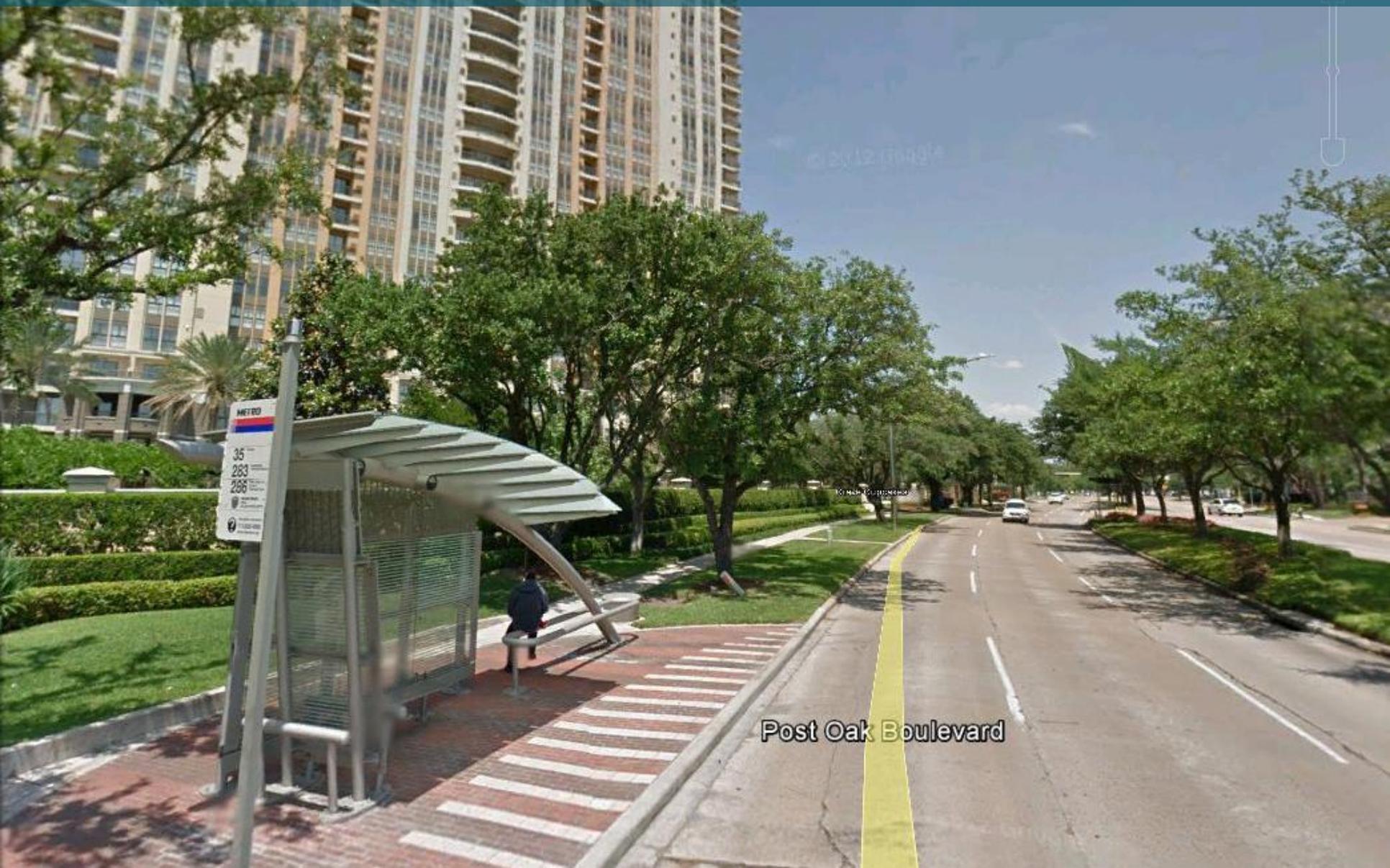
Stormwater

All Centers



Transit Access

Large + Medium



Post Oak Boulevard

Sustainable Practices (LID, LEED-ND, SITES, etc.)

All



Economic Development

All



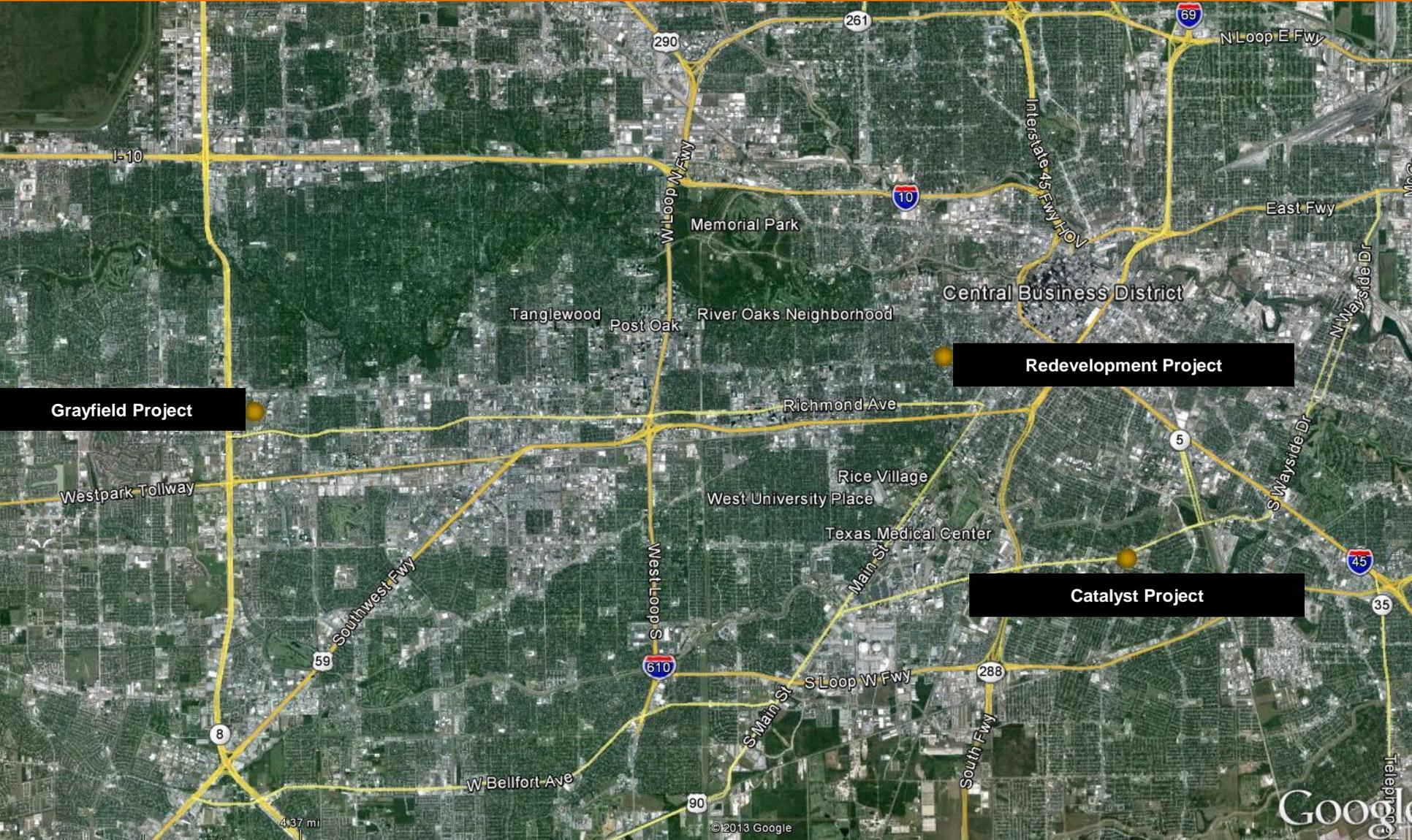
Will it work?



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Overview

Note: Pilot Projects are hypothetical and are not intended to distract from or interfere with current planning and real estate development efforts ongoing at these locations.



Types of Pilot Projects

Grayfield

Previously developed or graded site.

Redevelopment

Underused site with preexisting paving, structures or altered landscapes.

Catalyst

Site that triggers spinoff development that creates new activity in the area.

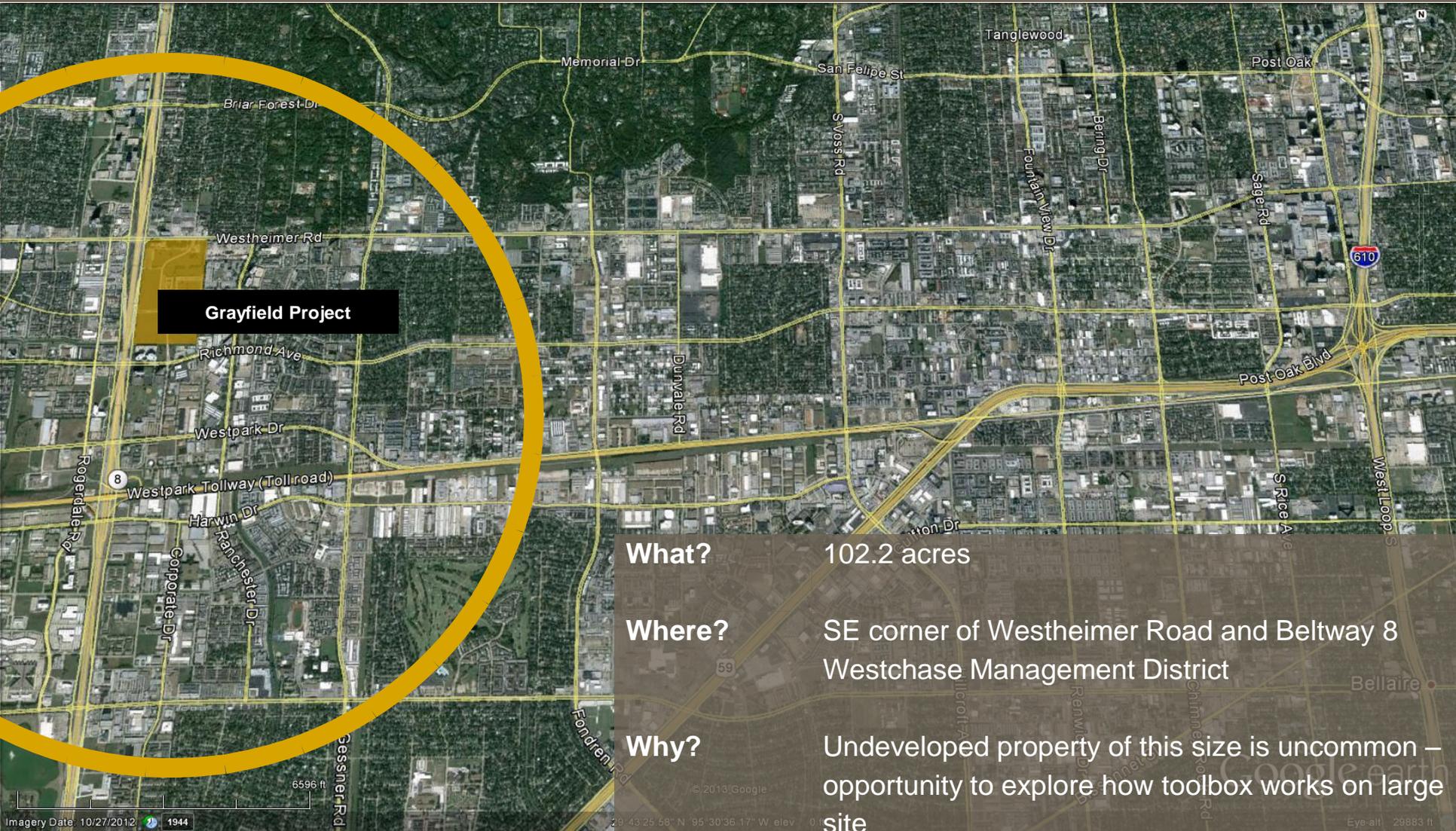


Grayfield Project



Previously developed or graded site.

Grayfield Project: Introduction



What?	102.2 acres
Where?	SE corner of Westheimer Road and Beltway 8 Westchase Management District
Why?	Undeveloped property of this size is uncommon – opportunity to explore how toolbox works on large site

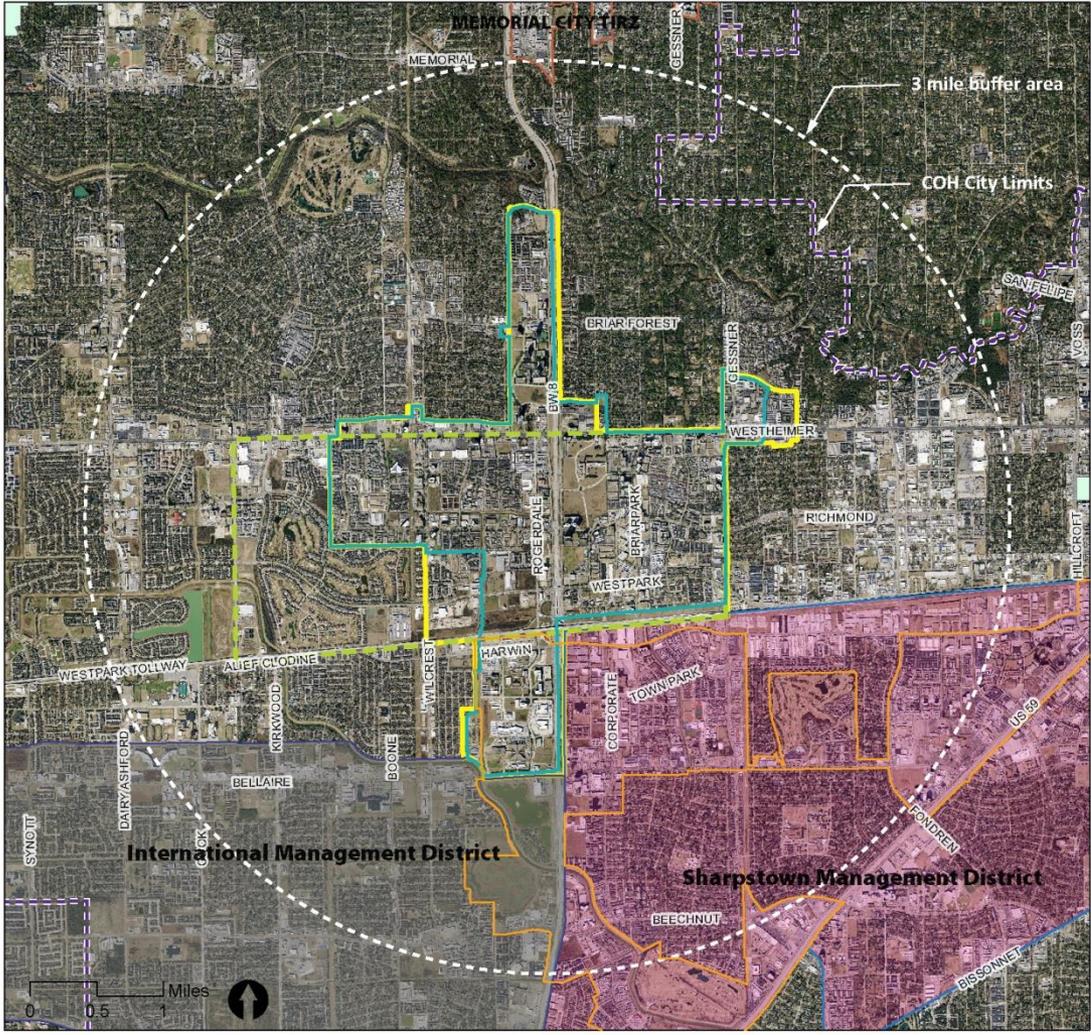
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Grayfield Project: Location and Boundaries



-  Westchase Major Activity Center
-  Westchase Management District
-  Westchase Superneighborhood
-  Southwest Houston TIRZ

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Grayfield Project: Existing Characteristics + Context



Challenges? Creating mix of residential uses among existing employment opportunities

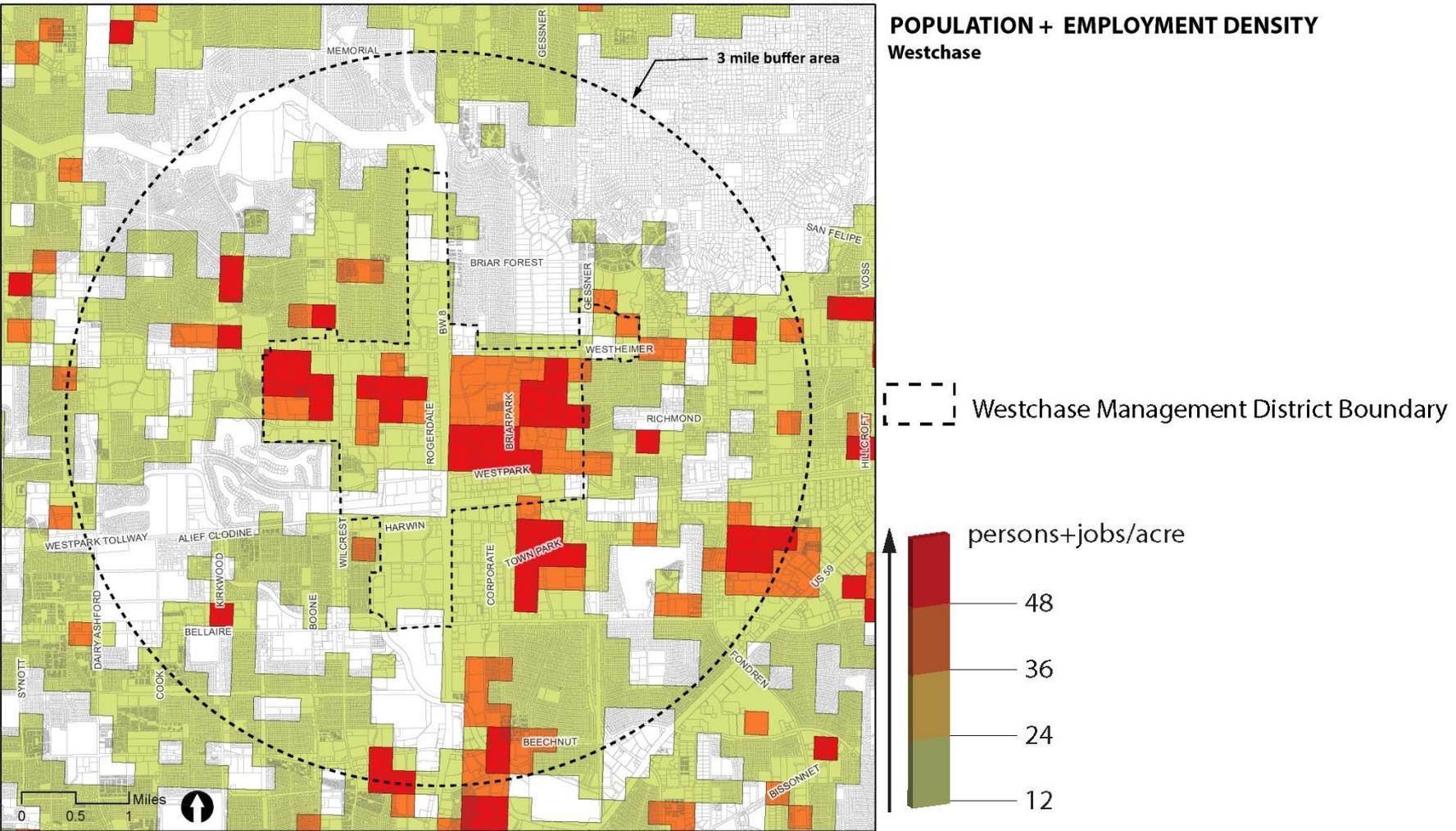
Reducing lengthy block grids that deter pedestrian activity

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Grayfield Project: Characteristic example



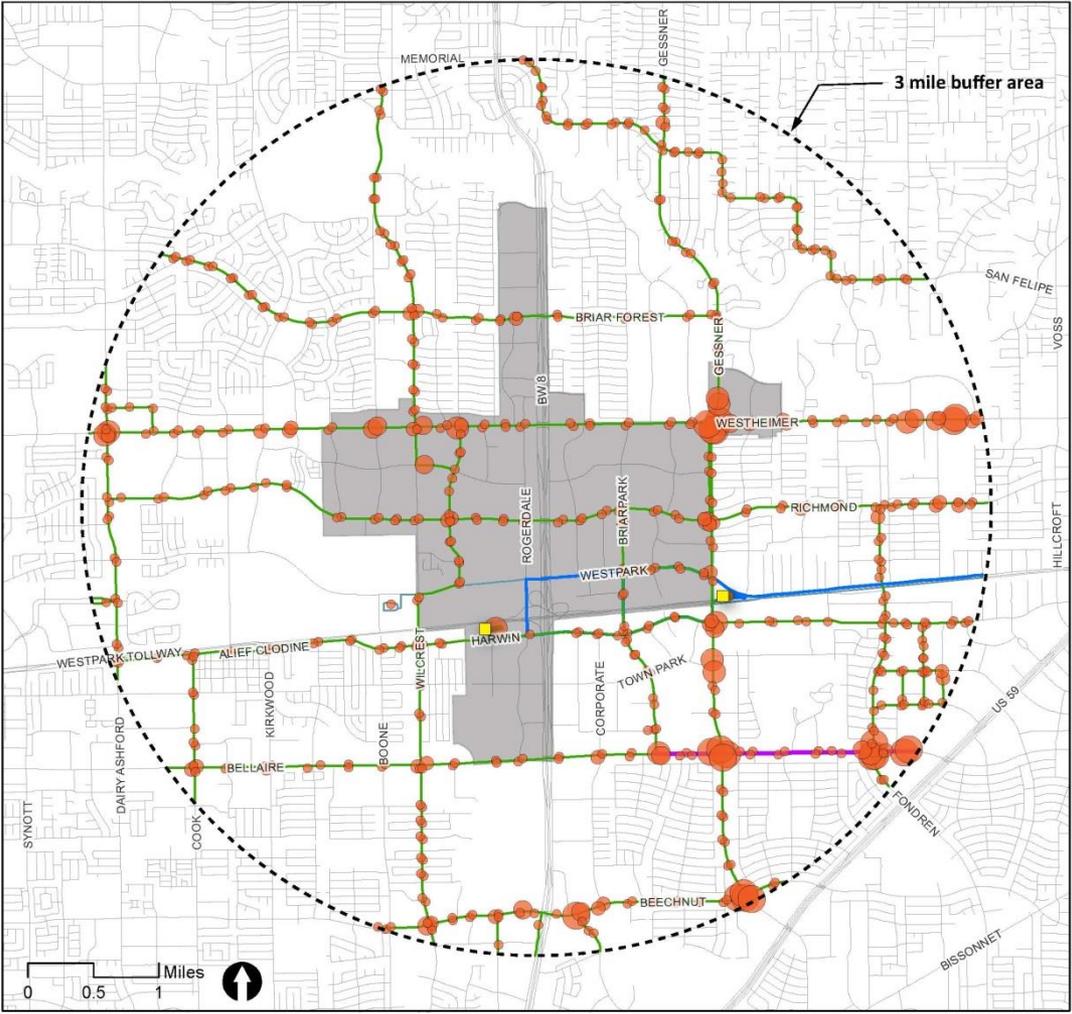
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Grayfield Project: Characteristic example



TRANSIT ACCESSIBILITY

Westchase



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Grayfield Project: Context



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Grayfield Project: Context



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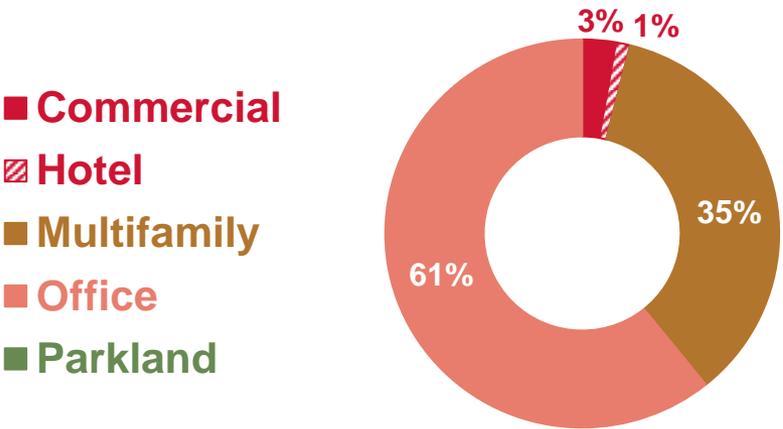
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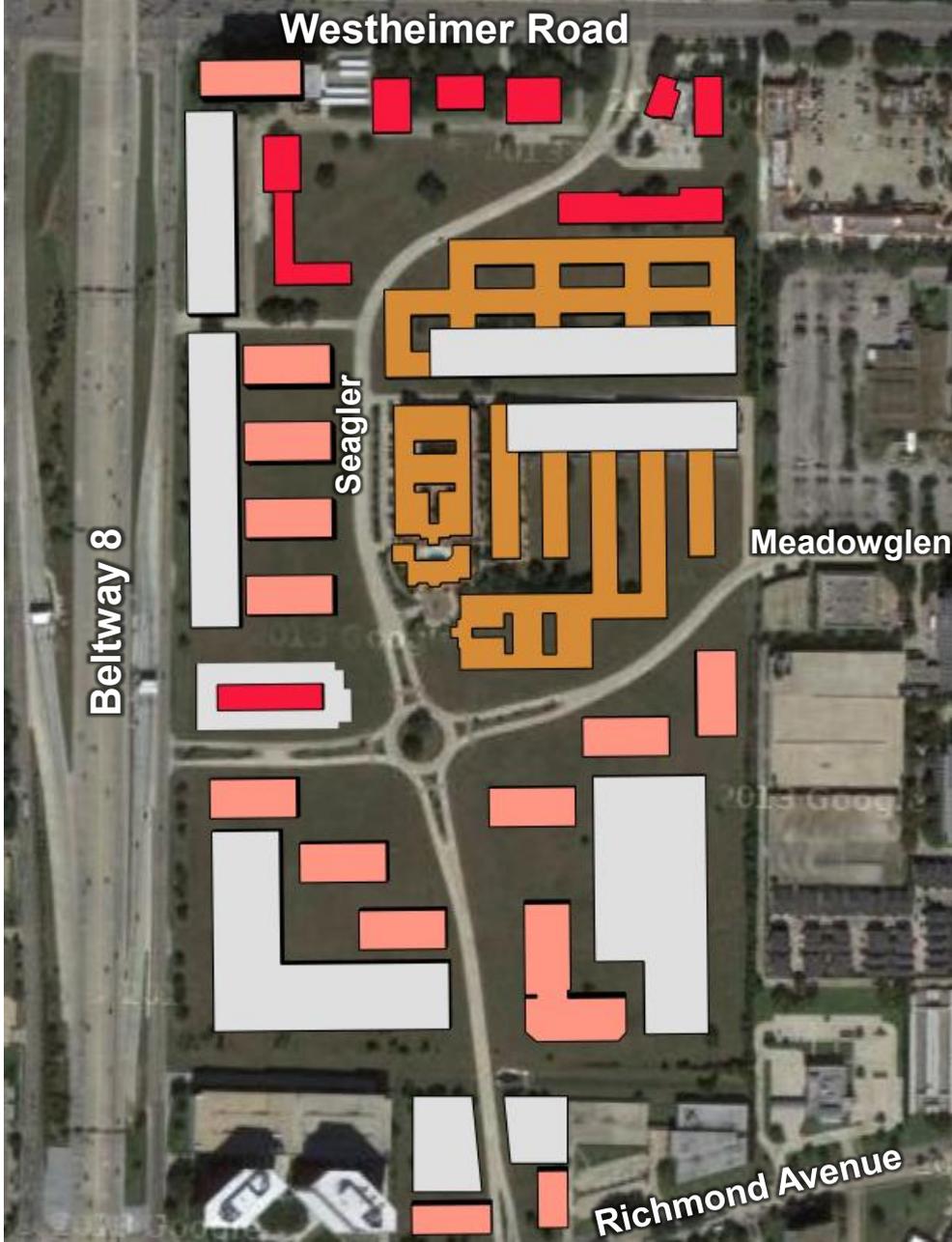
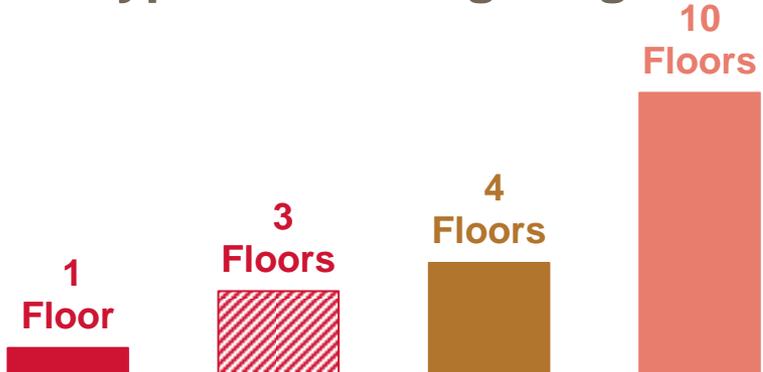


Grayfield Project: What could be developed today...

Land Use



Typical Building Height

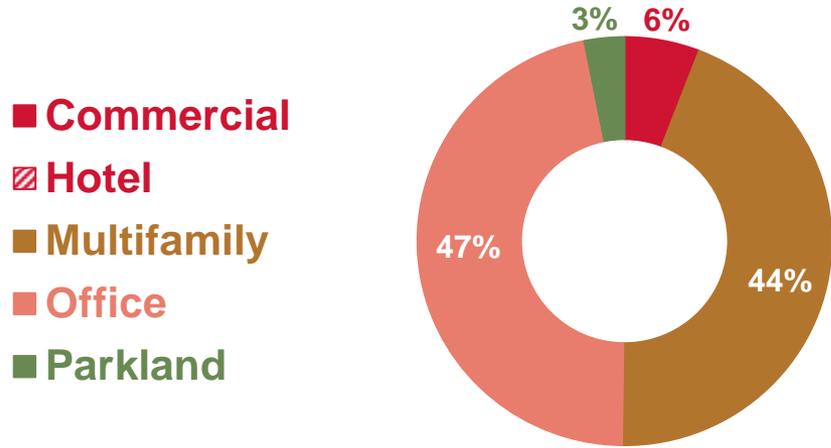


Grayfield Project: What could be developed today...



Grayfield Project: What could be developed using Toolbox...

Land Use



Typical Building Height



Grayfield Project: What could be developed using Toolbox...

Parkland serving nearby
Multifamily, Commercial and
Office Uses

High Density
Multifamily Residential

Screened
Garage
Parking

Additional connector streets

High Density Office with
Ground Floor Commercial
along internal roadways

Commercial along
Major Corridors

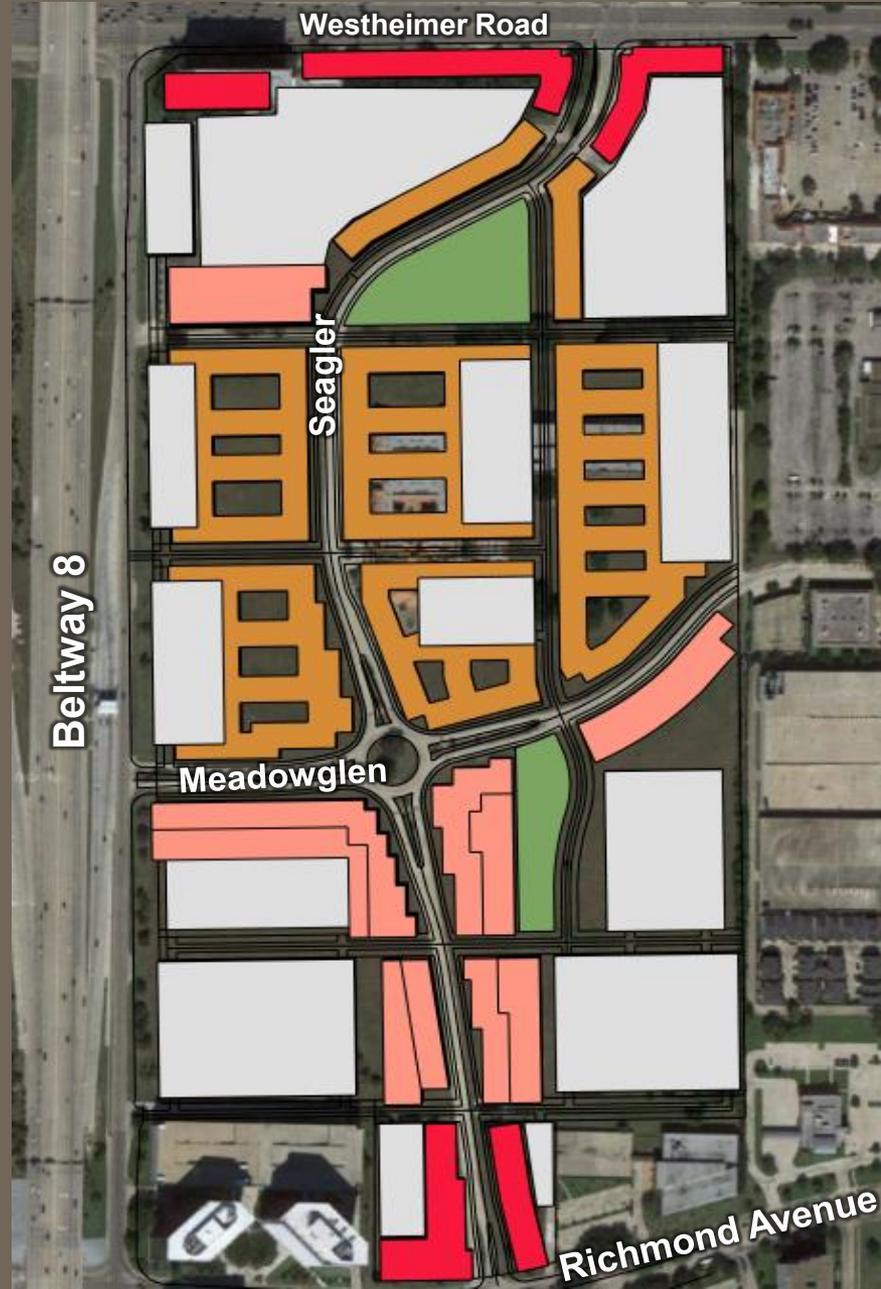


Beltway 8

Developed Today



With Toolbox



Grayfield Project: Pro Forma

Cost to Develop

Base Scenario \$1.00B

Toolbox Scenario \$1.02B

Return on Cost

Base Scenario 9.95%

Toolbox Scenario 10.23%

Project Value (Income)

Base Scenario \$1.38B

Toolbox Scenario \$1.47B

Property + Sales Tax (at Build Out)

Base Scenario \$6.6M/yr

Toolbox Scenario \$7.7M/yr

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Grayfield Project: Take Aways

- Without the Toolbox, this site would likely become characterized by **large surface parking lots**
- This site may **require a major corporate developer** to invest in a series of catalyst projects that would be built out over a long time period (10-20+ years)
- To maximize walkability and transit use on site, connectivity would need to be improved by the **reintroduction of the street grid**
- **Reduced block lengths** help to ensure the success of residential, commercial and office uses on site
- Opportunities to **partner with METRO** in adjusting services to accommodate higher density residential, office and commercial uses would need to be explored



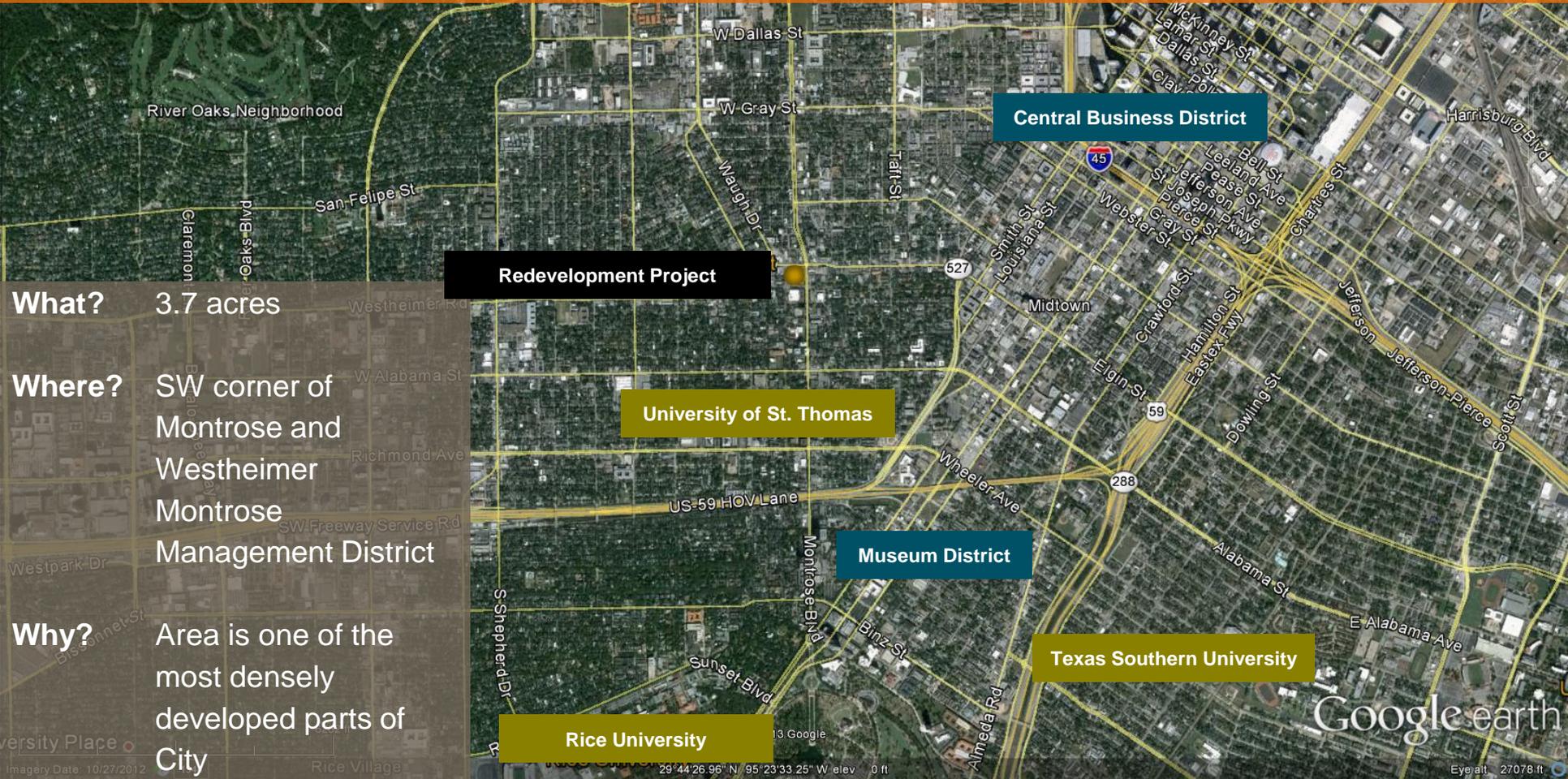
Redevelopment Project



Underused site having preexisting paving, structures or altered landscapes.

Redevelopment Project: Introduction

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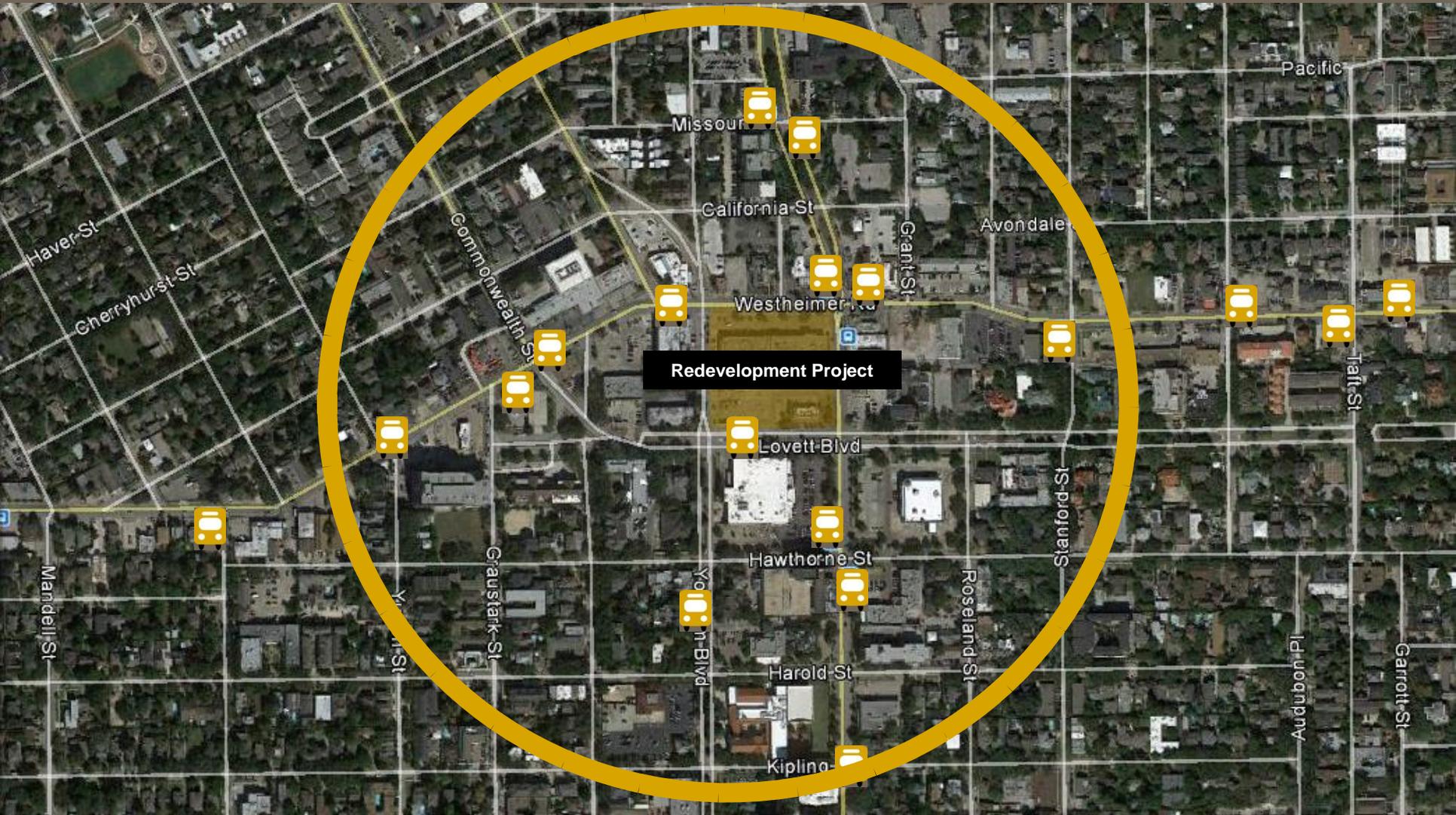
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Redevelopment Project: Existing Characteristics + Context



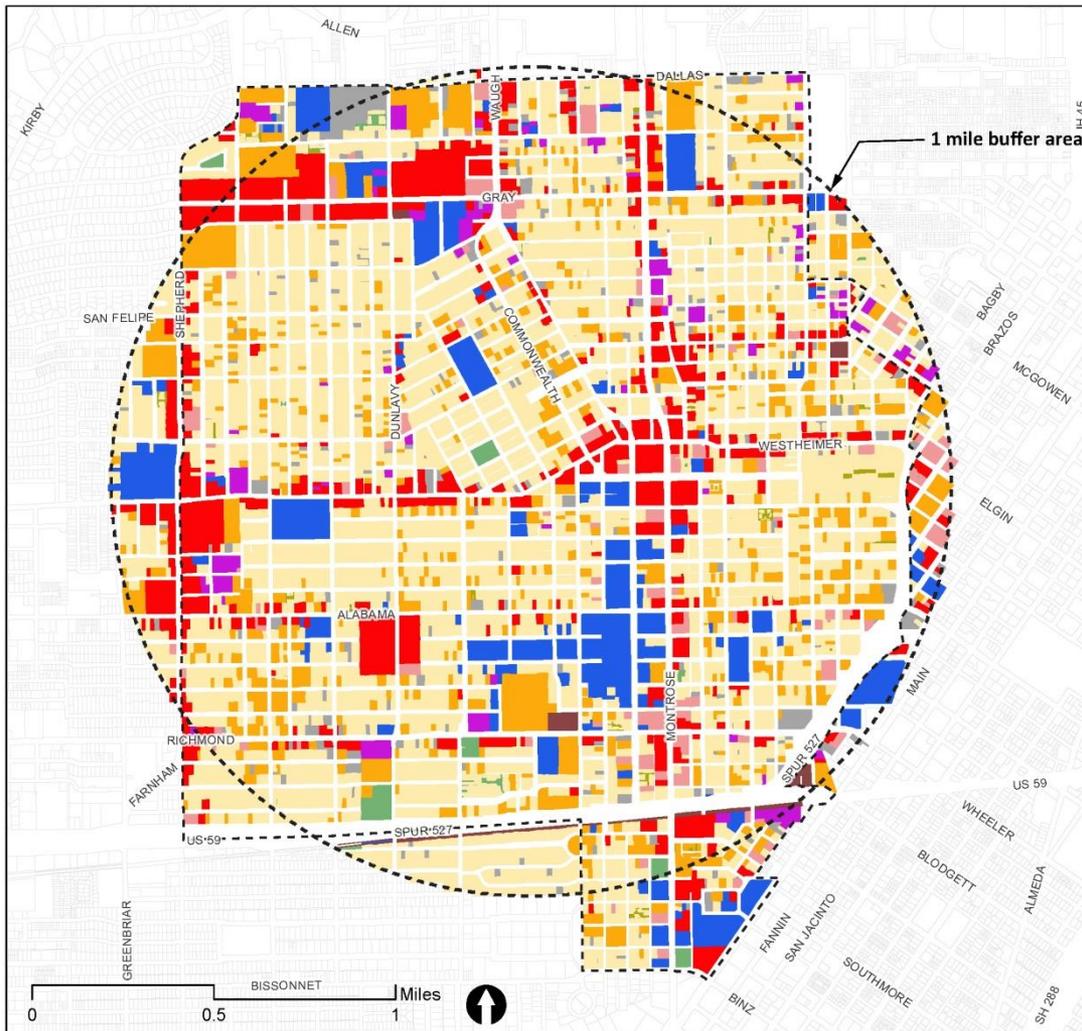
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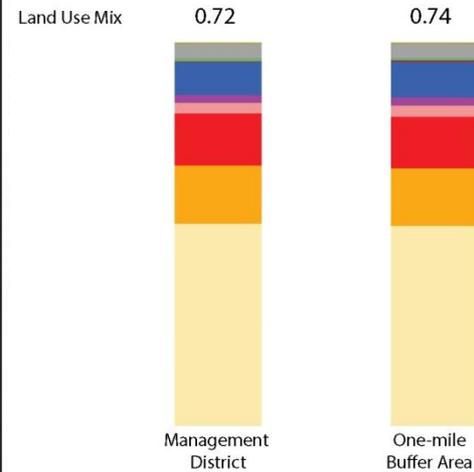


Redevelopment Project: Characteristic example



LAND USE DENSITY & DIVERSITY

Montrose



Montrose Management District Boundary

Land Use (2011)

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Public & Institutional
- Transportation & Utility
- Park & Open Spaces
- Undeveloped
- Agriculture Production



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Redevelopment Project: Existing Characteristics + Context



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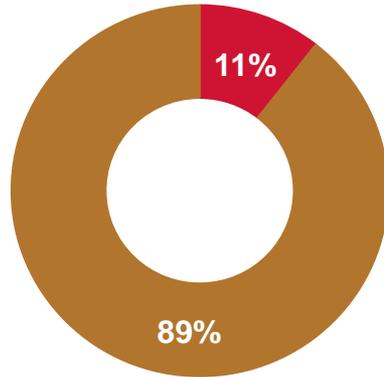
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Redevelopment Project: What could be developed today...

Land Use

- Commercial
- ▨ Hotel
- Multifamily
- Office
- Parkland



Typical Building Height

1 Floor



5 Floors



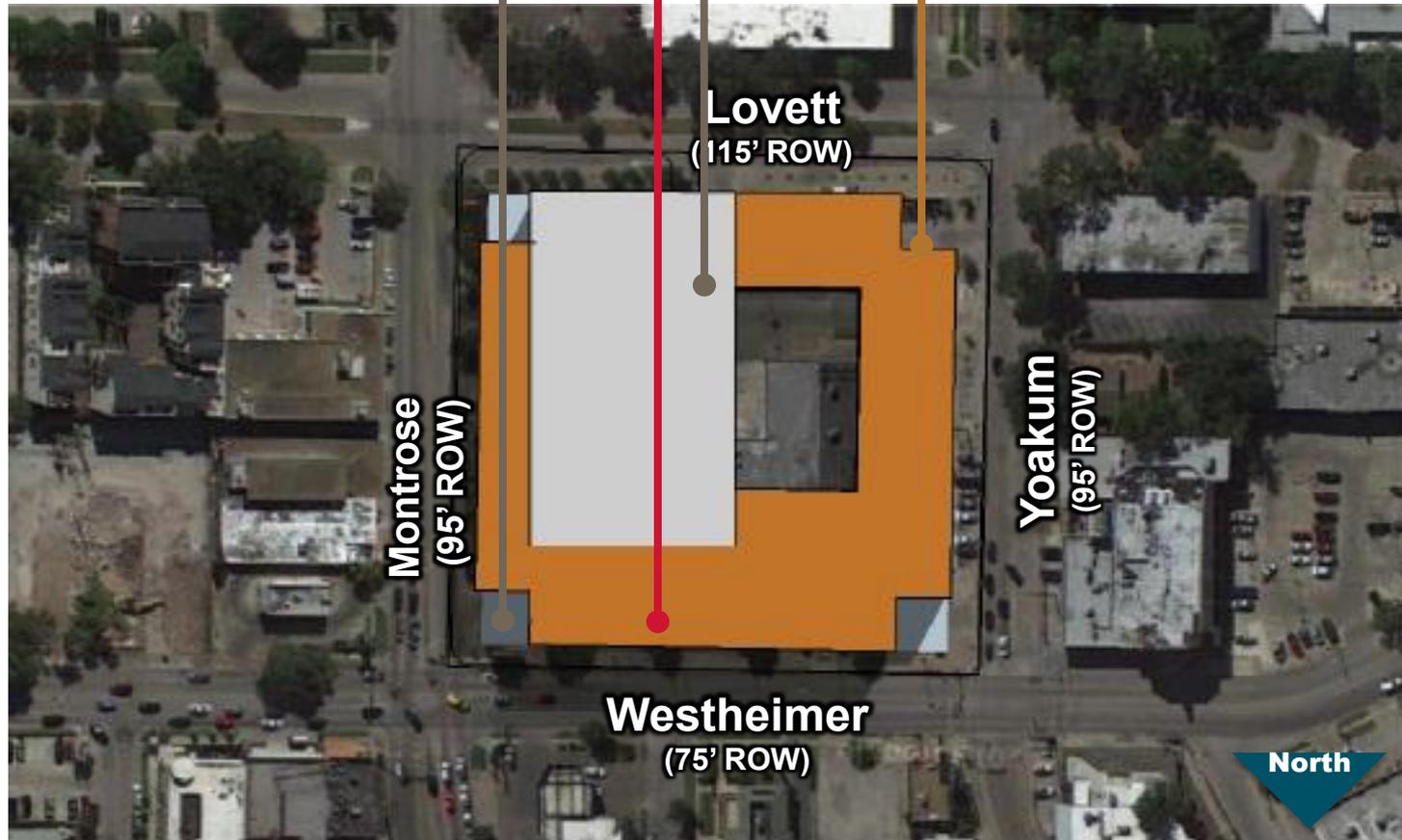
Redevelopment Project: What could be developed today...

Corner Plazas and
Wide, Pedestrian-
Friendly Sidewalks
(on Westheimer)

Garage
Parking

Ground Level
Commercial

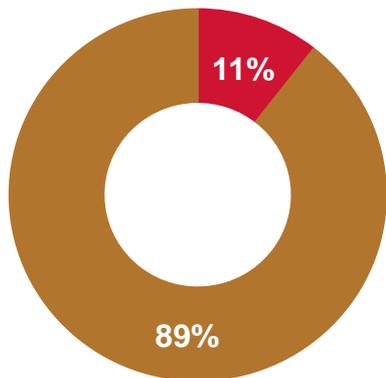
Medium Density
Multifamily Residential



Redevelopment Project: What could be developed using Toolbox...

Land Use

- Commercial
- ▨ Hotel
- Multifamily
- Office
- Parkland

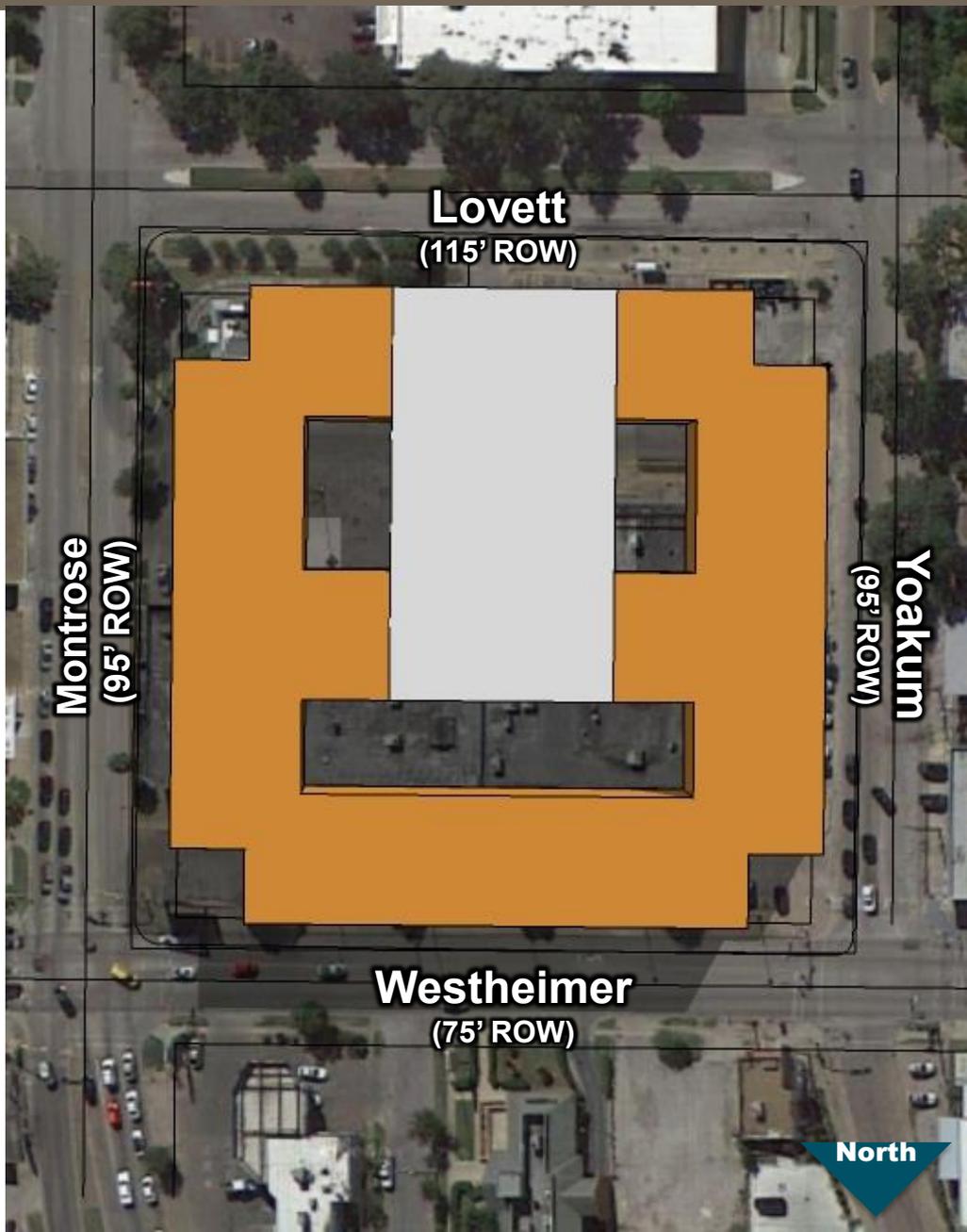


Typical Building Height

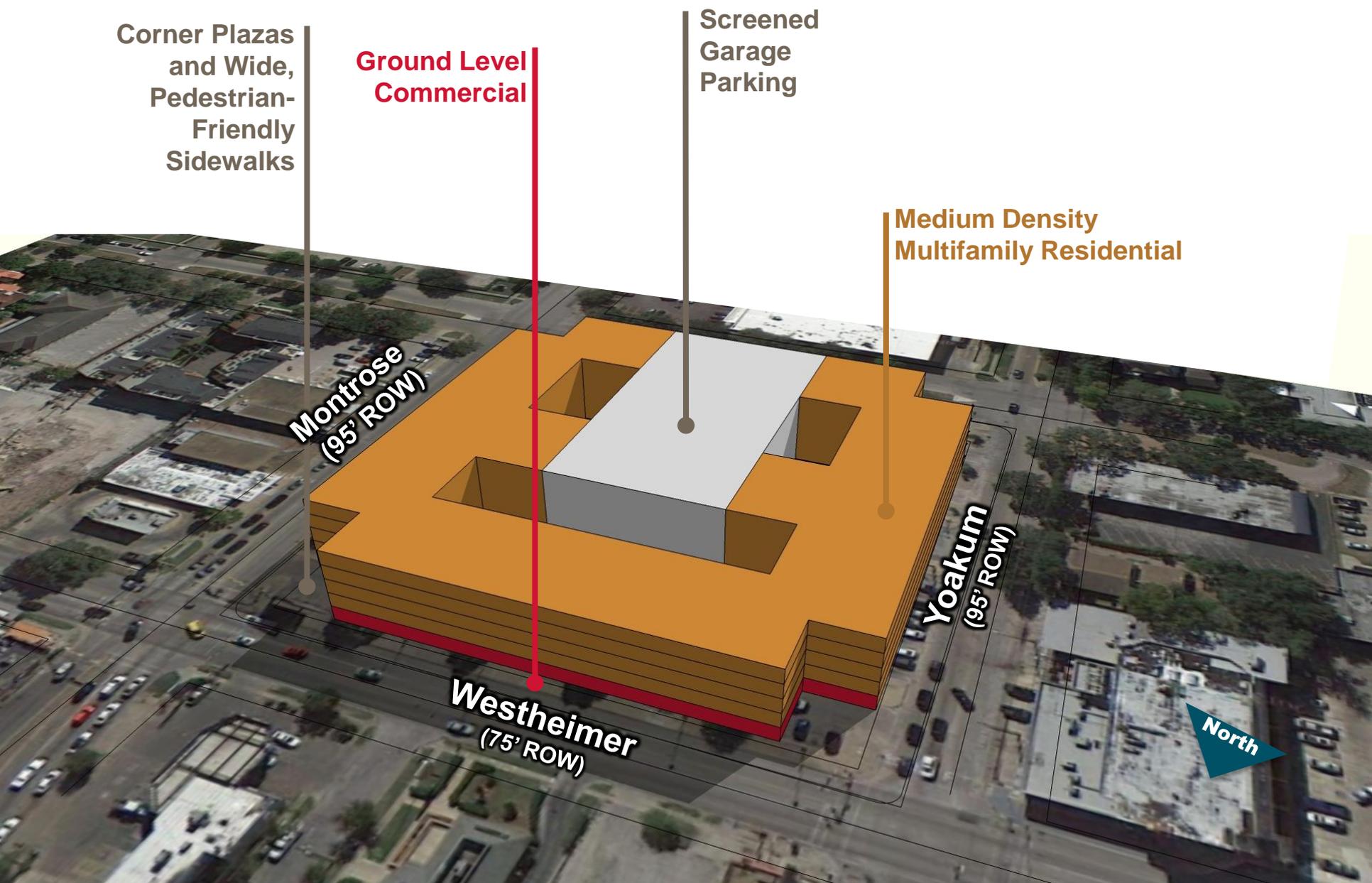
1 Floor



5 Floors



Redevelopment Project: What could be developed using Toolbox...



Corner Plazas and Wide, Pedestrian-Friendly Sidewalks

Ground Level Commercial

Screened Garage Parking

Medium Density Multifamily Residential

Montrose (95' ROW)

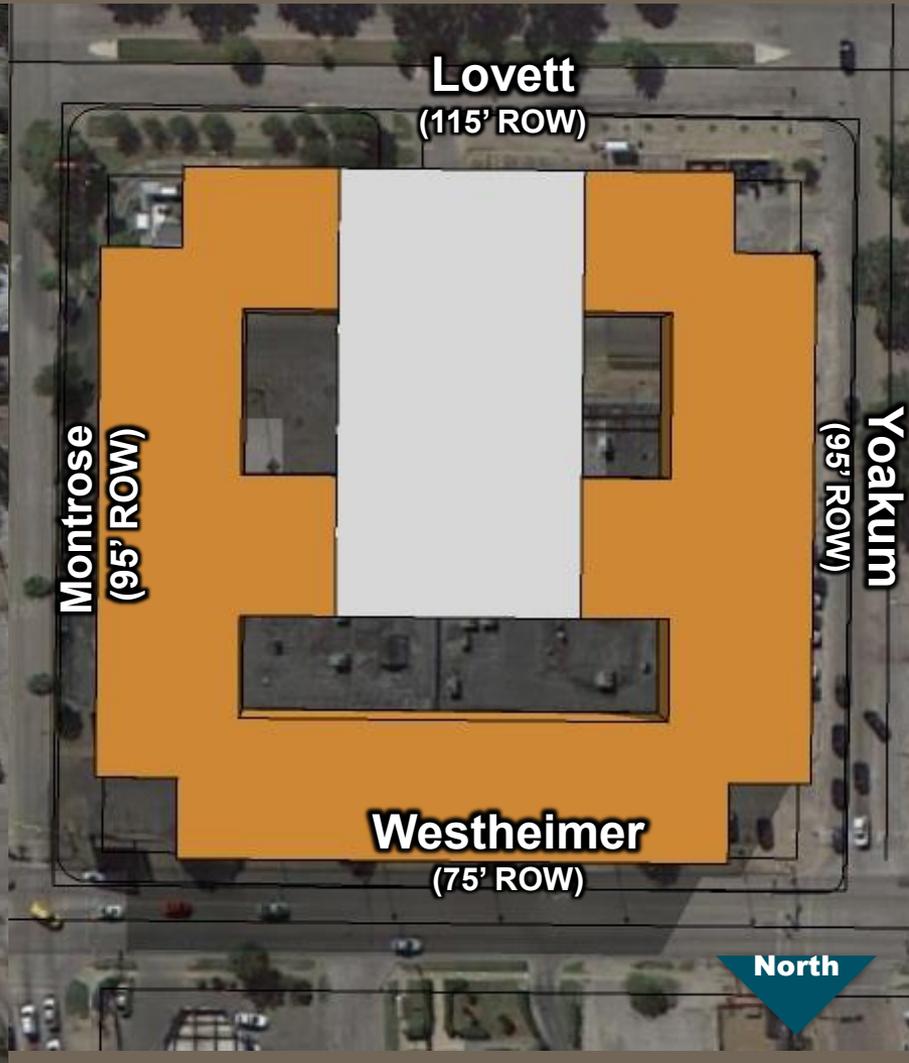
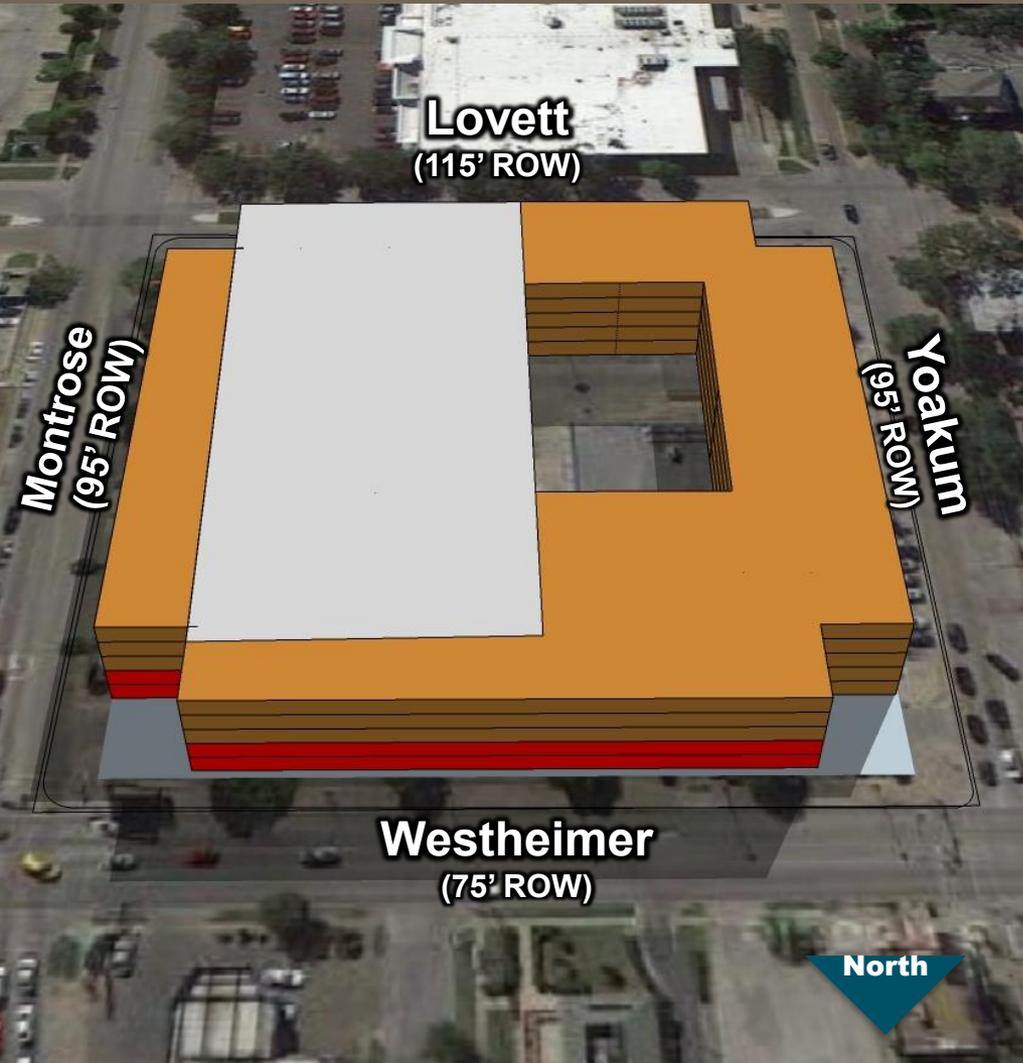
Yoakum (95' ROW)

Westheimer (75' ROW)

North

Developed Today

With Toolbox



Redevelopment Project: Pro Forma

Cost to Develop

Base Scenario \$39M
Toolbox Scenario \$59M

Return on Cost

Base Scenario 6.84%
Toolbox Scenario 7.79%

Project Value (Income)

Base Scenario \$46M
Toolbox Scenario \$80M

Property + Sales Tax (at Build Out)

Base Scenario \$279k/yr
Toolbox Scenario \$474k/yr

Only a select group of Tools were applied to this project, namely **Parking** reductions and **Infrastructure** rebates.

With more Tools, the Return on Cost could be improved.

Otherwise **additional funding sources and subsidy options** would need to be explored.

Redevelopment Project: Take Aways

- This site's close proximity to nearby districts communities offers an opportunity to **maximize existing METRO transit services**
- Medium density multi-family residential with ground floor commercial could lead to **increased commercial and retail services available for surrounding communities**
- Any scenario for this site should be **tailored to what the market can realistically absorb**
- Without the Toolbox, something similar could be built today, but there is a **denser yield** with reduced setbacks on all of the streets as shown in the Toolbox Scenario
- The inclusion of corner plazas and wide, pedestrian-friendly sidewalks will **promote day- to night-time activity**



Catalyst Project



*Site that triggers spinoff development
that creates new activity in the area.*

Catalyst Project: Introduction



Texas Southern University

University of Houston

Brays Bayou Trail

McGregor Park

Catalyst Project

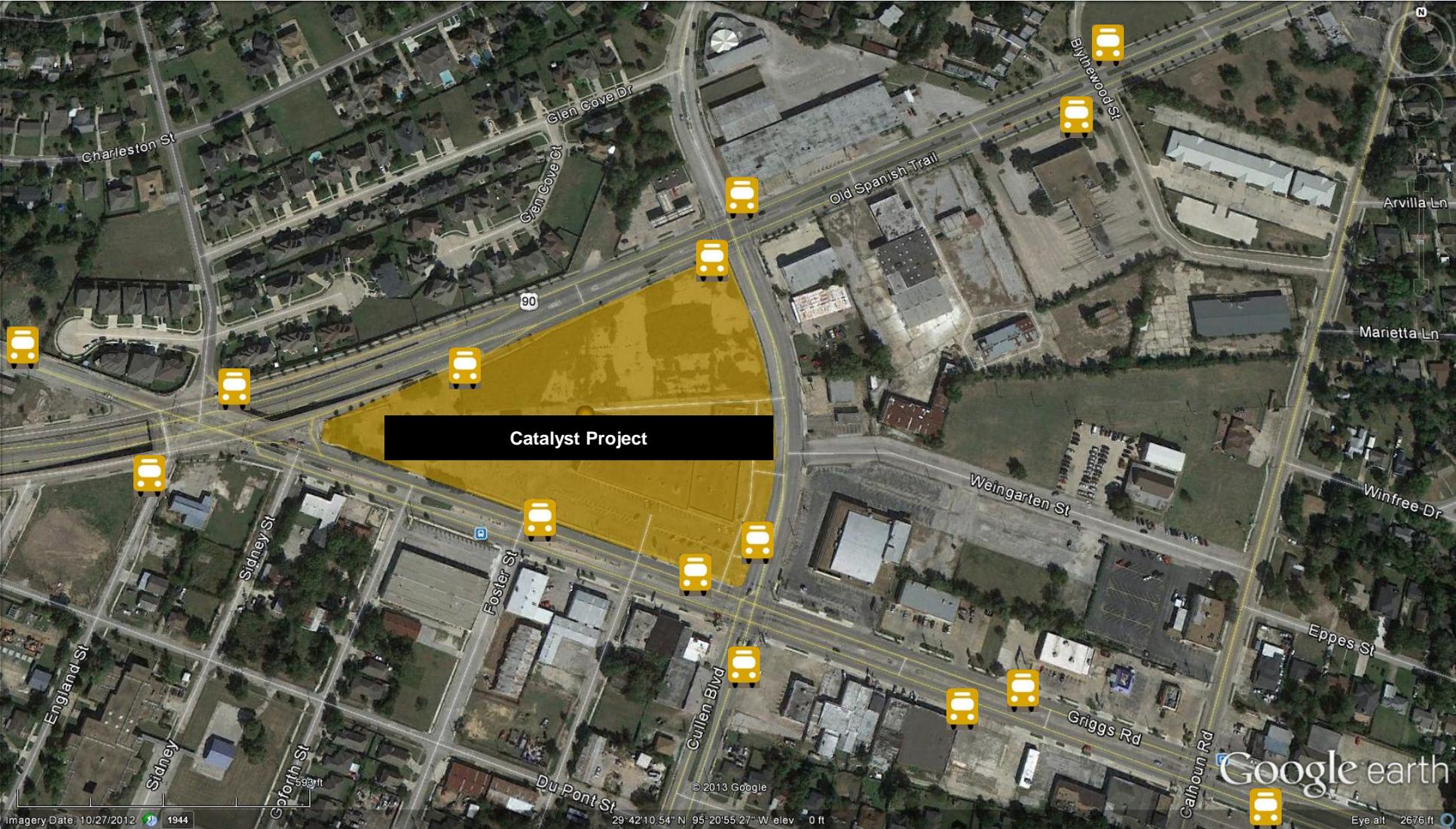
Palms Shopping Center

What? 8.4 acres

Where? Greater Third Ward
Greater Southeast Management District

Why? Near two light rail stations, Brays Bayou, MacGregor Park
Excellent location near many amenities

Catalyst Project: Existing Characteristics + Context



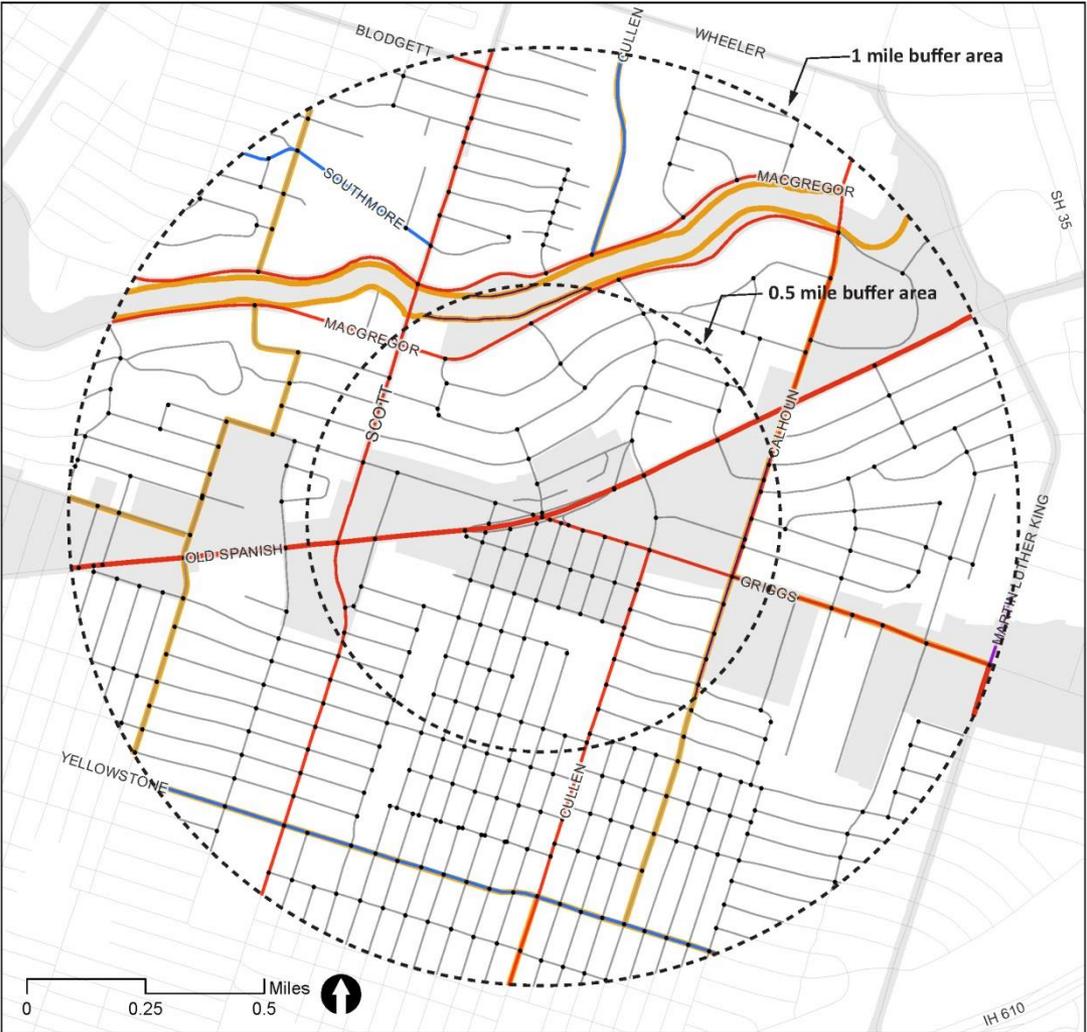
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Catalyst Project: Characteristic example



STREET CONNECTIVITY & ACCESSIBILITY O.S.T & Griggs

O.S.T./ALMEDA TIRZ

● Street Intersection

Bikeway (City of Houston)

- Bikeway
- Proposed Bikeway

Street Classification

- Freeway
- Thoroughfares
 - Principal Thoroughfare
 - Thoroughfare
- Major Collector
- Transit Corridor Street
- Local Street



PLANNING &
DEVELOPMENT
DEPARTMENT

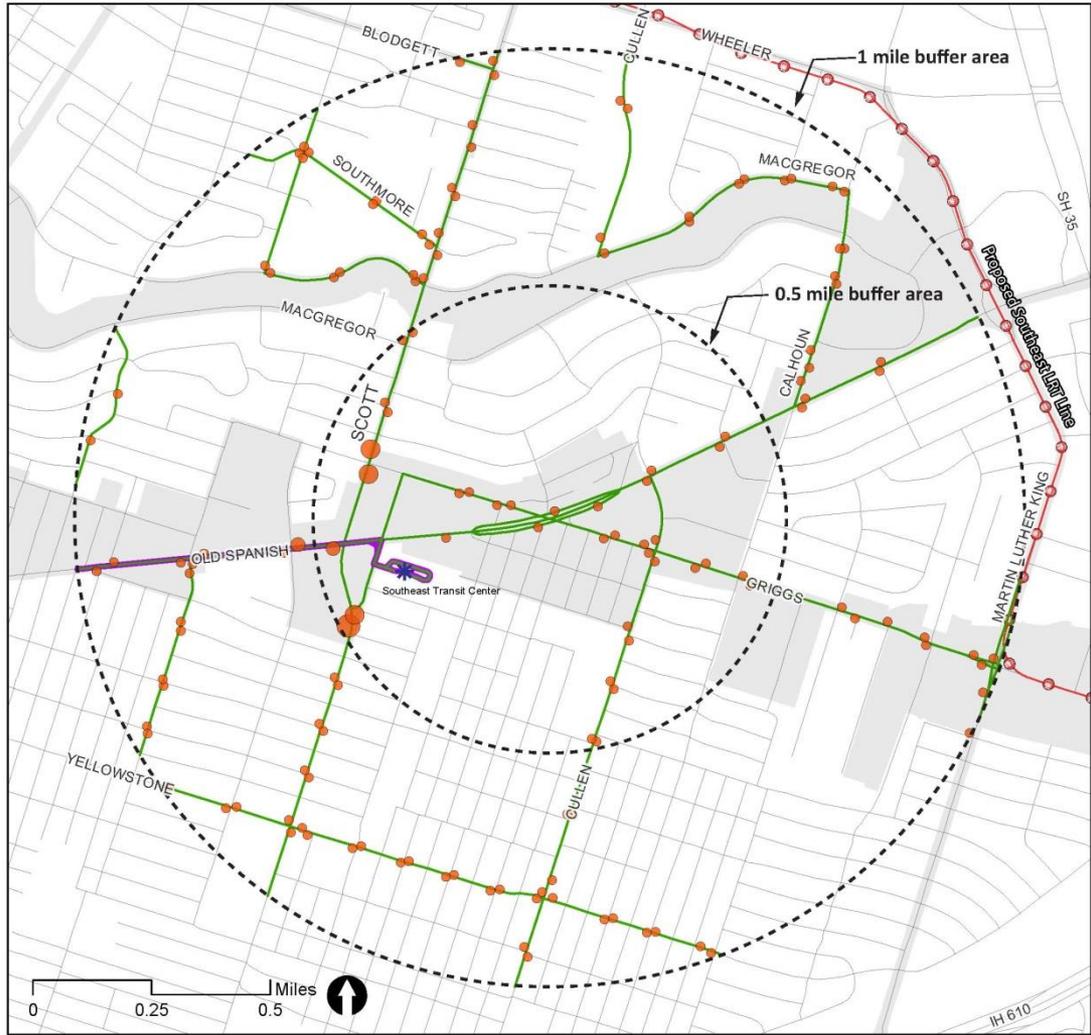
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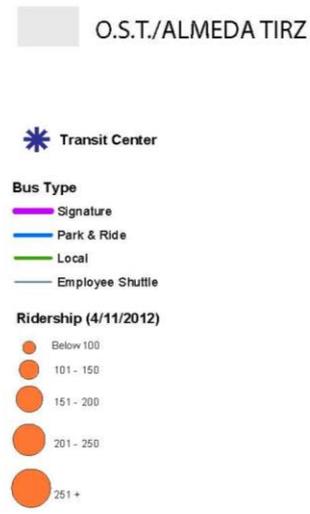
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Catalyst Project: Characteristic example



TRANSIT ACCESSIBILITY O.S.T & Griggs



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Catalyst Project: Existing Characteristics + Context



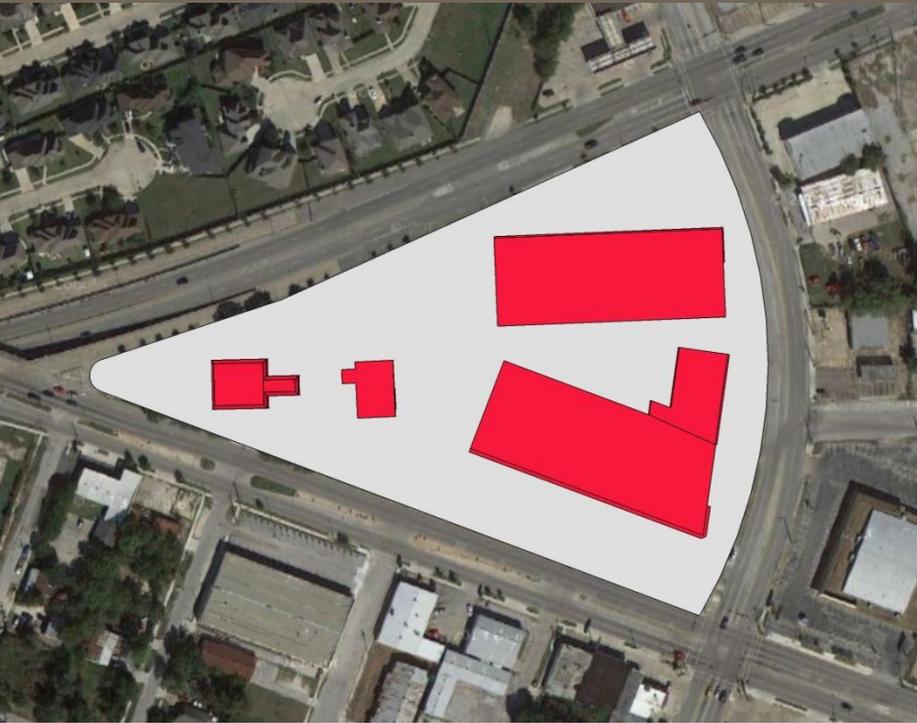
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Developed Today



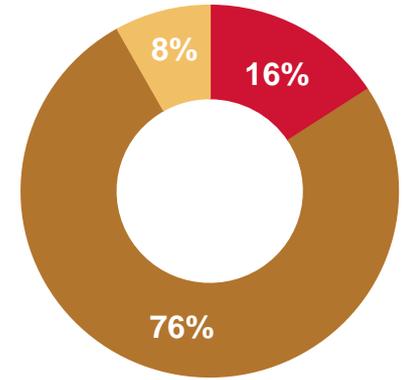
With Toolbox



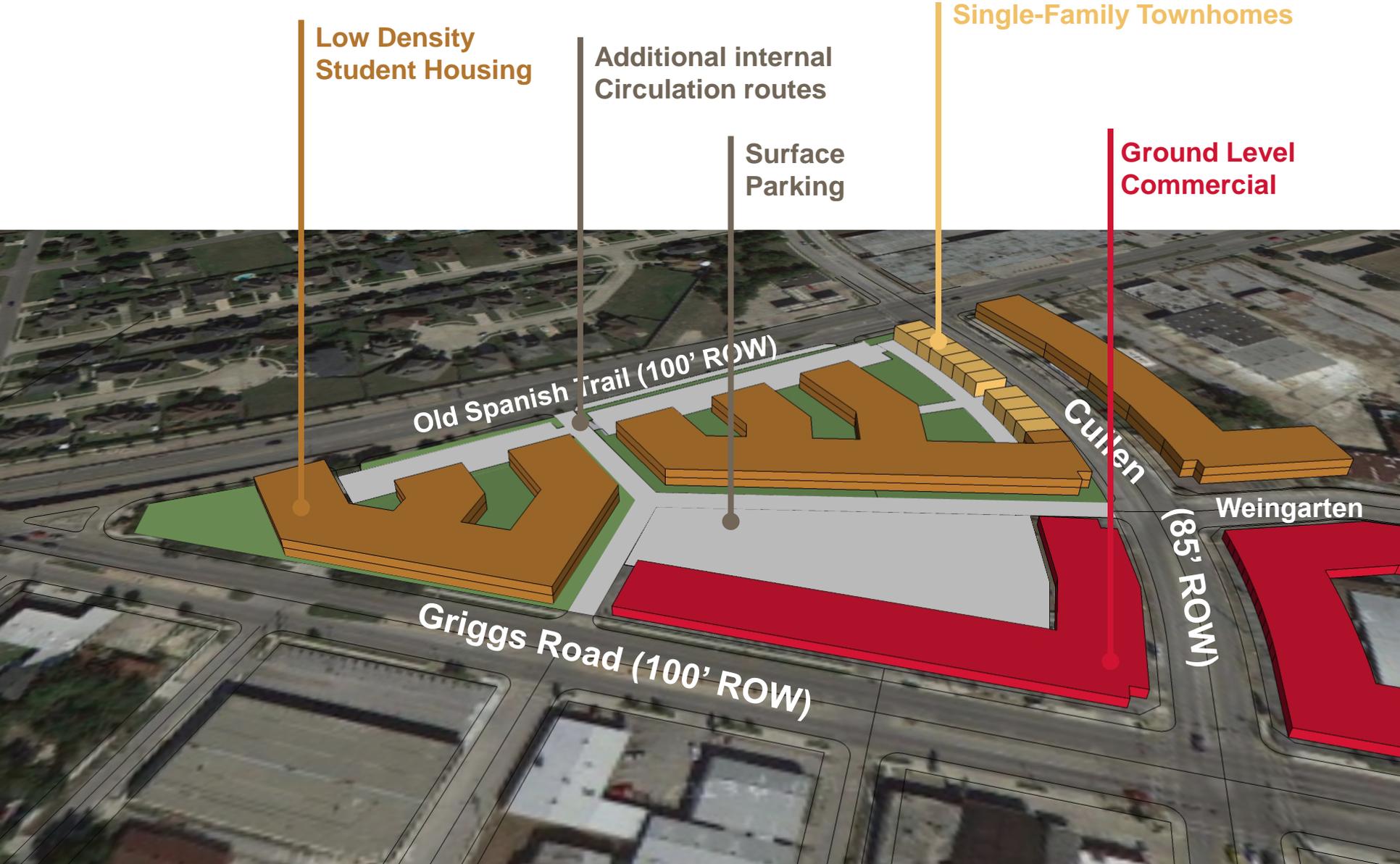
Land Use



- Commercial
- ▨ Hotel
- Multifamily
- Single-Family
- Office
- Parkland



Catalyst Project: What could be developed using Toolbox...



Low Density Student Housing

Additional internal Circulation routes

Surface Parking

Single-Family Townhomes

Ground Level Commercial

Old Spanish Trail (100' ROW)

Cullen

(85' ROW)

Weingarten

Griggs Road (100' ROW)

Catalyst Project: Pro Forma

Cost to Develop

Base Scenario \$18M
Toolbox Scenario \$39M

Only a select group of Tools were applied to this project, namely Parking, Infrastructure and Transit Access.

Return on Cost

Base Scenario 7.71%
Toolbox Scenario 4.03%

Project Value (Income)

Base Scenario \$16.4M
Toolbox Scenario \$20.7M

Property + Sales Tax (at Build Out)

Base Scenario \$318k/yr
Toolbox Scenario \$201k/yr

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Catalyst Project: Take Aways

- Toolbox scenario development unlikely without **subsidies or some other form of funding assistance**
- **Catalyst project that may work in conjunction with the Palm Center redevelopment** to start a trend of new development in the area
- **Public/private partnerships** would be required
- Ideally each **land use and architectural typology could be tailored** to surrounding context and needs of nearby single- and multi-family residential communities
- This site offers an opportunity to explore building products that contribute to creating and attracting small businesses into the area - less cookie cutter and **more customized**



Next Steps



urban houston framework

Upcoming events...

Poll Ends

April 26

SAC Meeting

May 1

Final Report Published

May 20

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Blog:

UrbanHoustonFramework.com

2,443 blog viewers, 358 participants



Online Poll:

houstontx.gov/planning/DevelopRegs/mobility/MetroQuest.html

Act Now—Poll Ends Friday, April 26



Email:

UrbanHoustonFramework@Houstontx.gov

62 comments submitted to date

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Questions?



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