

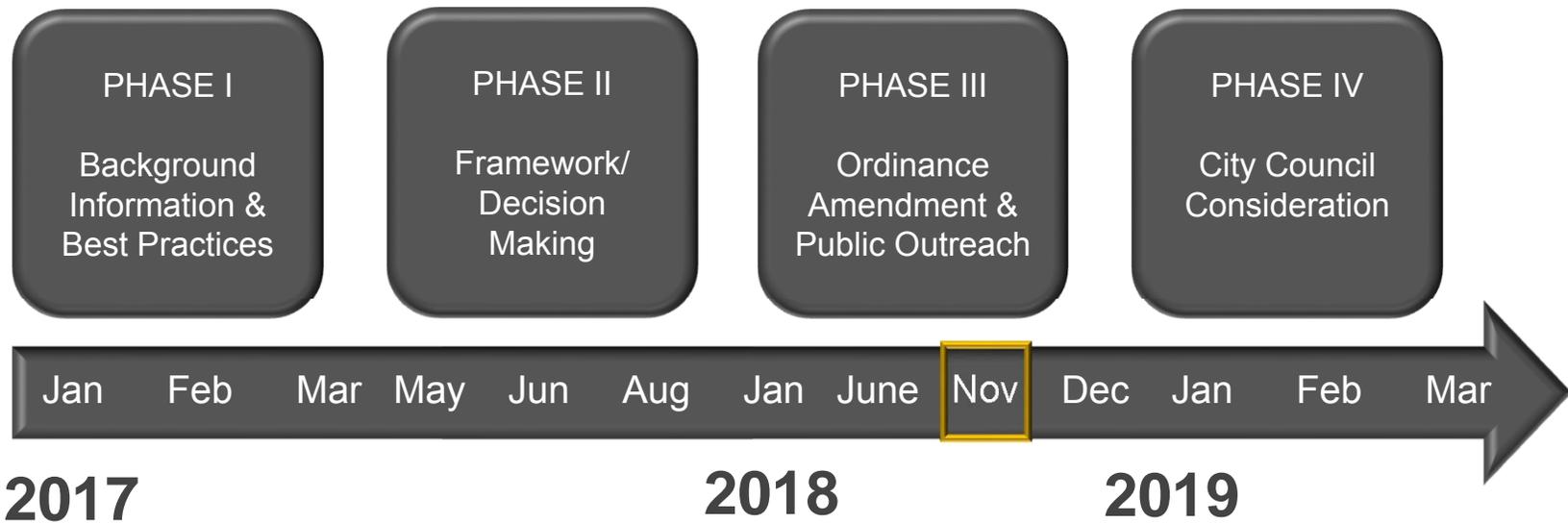


Walkable Places

Planning and Development Department
City of Houston

Walkable Places Committee
November 14th, 2018

Project Schedule

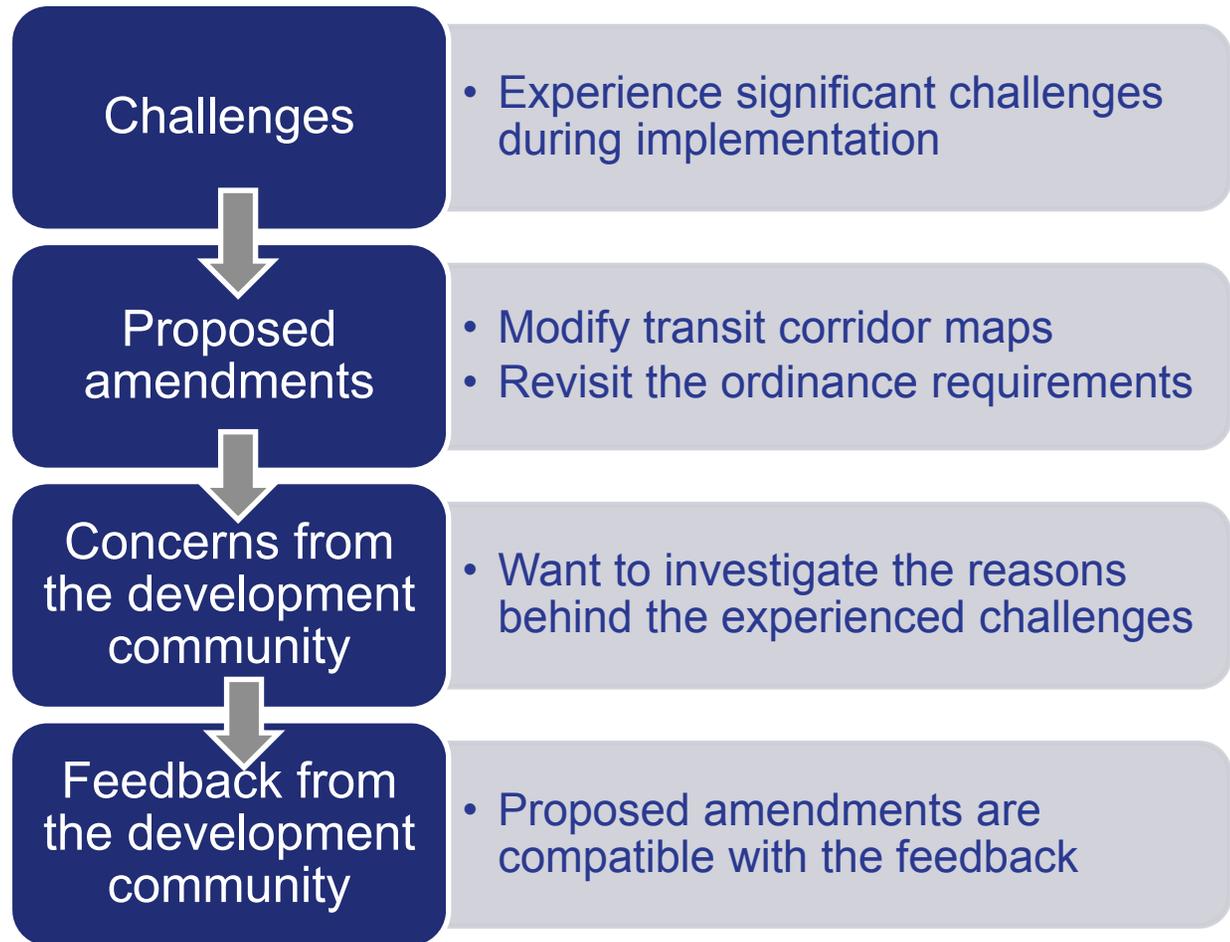


Agenda

- Proposed Transit Corridor Planning Standard Amendments
- Walkable Place Pilot Area Update
- Public Comment



Recap Proposed Transit Corridor Ordinance Amendment



Feedback from Development Community

- **Benefits of the standards have not been publicized/
explained to proper parties**
- **Existing incentives are insufficient**
- **Standards for building fenestration are retail-oriented**
- **The retail-oriented standards are a disincentive for other
uses**

Feedback from Development Community

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Discussion

- Benefits of the standards have not been publicized/
explained to proper parties



What are the best ways to publicize?

Feedback from Development Community

-- Discussion

- Existing incentives are in sufficient

Existing incentives:

- Reduced parking
- More buildable area

Are there other incentives?

Existing Transit Corridor Map



Proposed Amendments

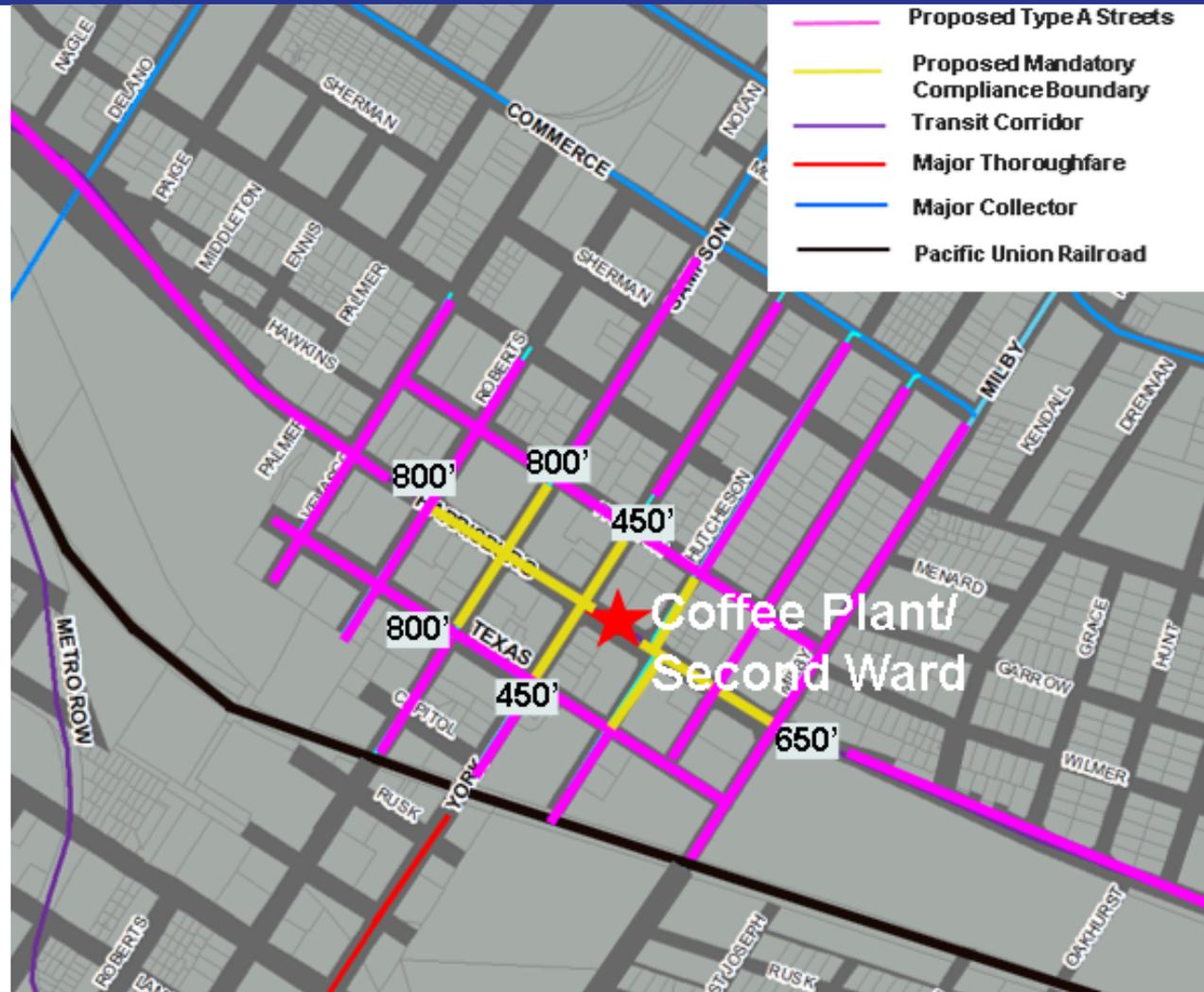
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Approach

Current	Proposed
Optional performance standards	* Require compliance for properties close to transit stations
	* Optional performance standards for the rest

Proposed Amendments

Approach

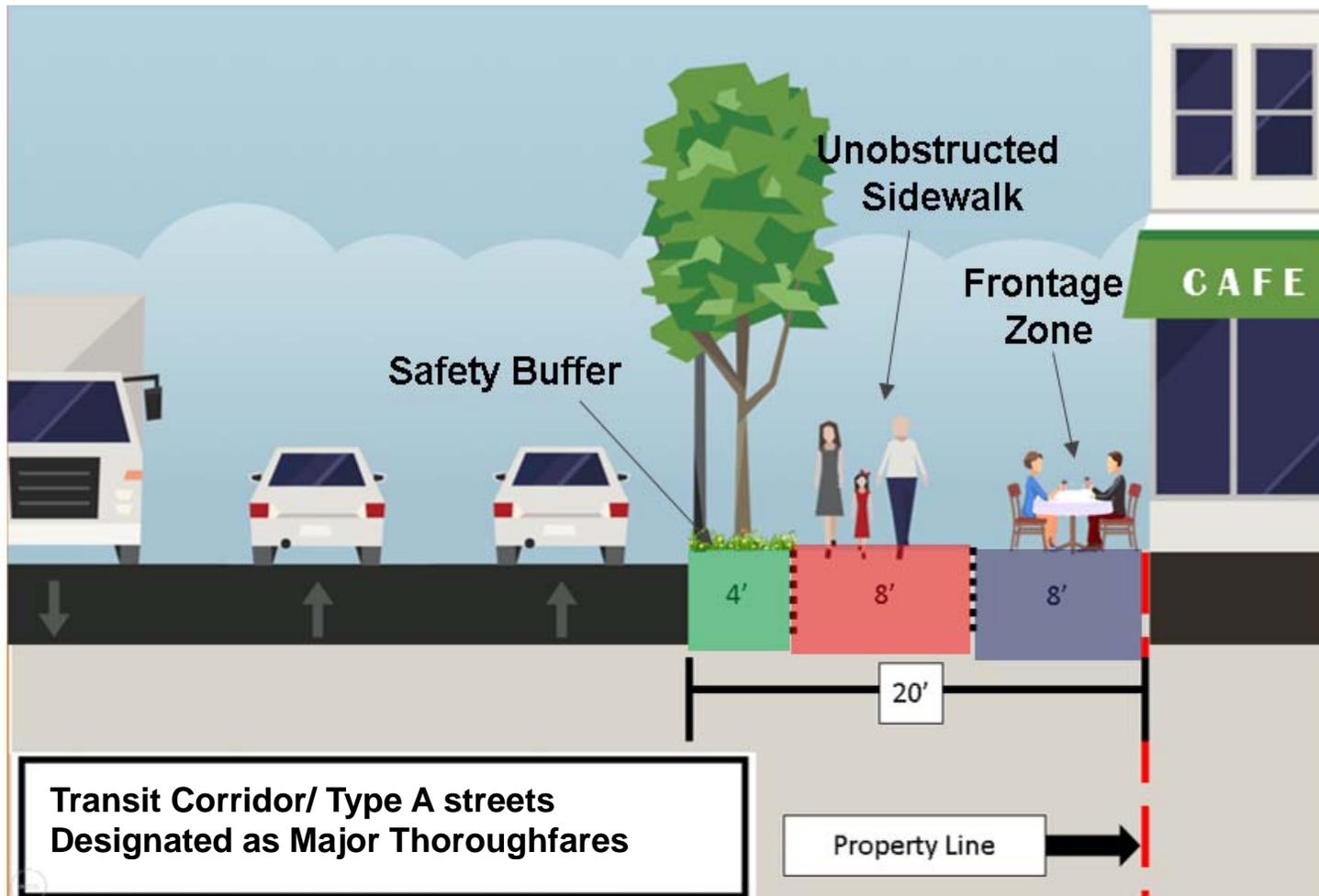


Proposed Amendments

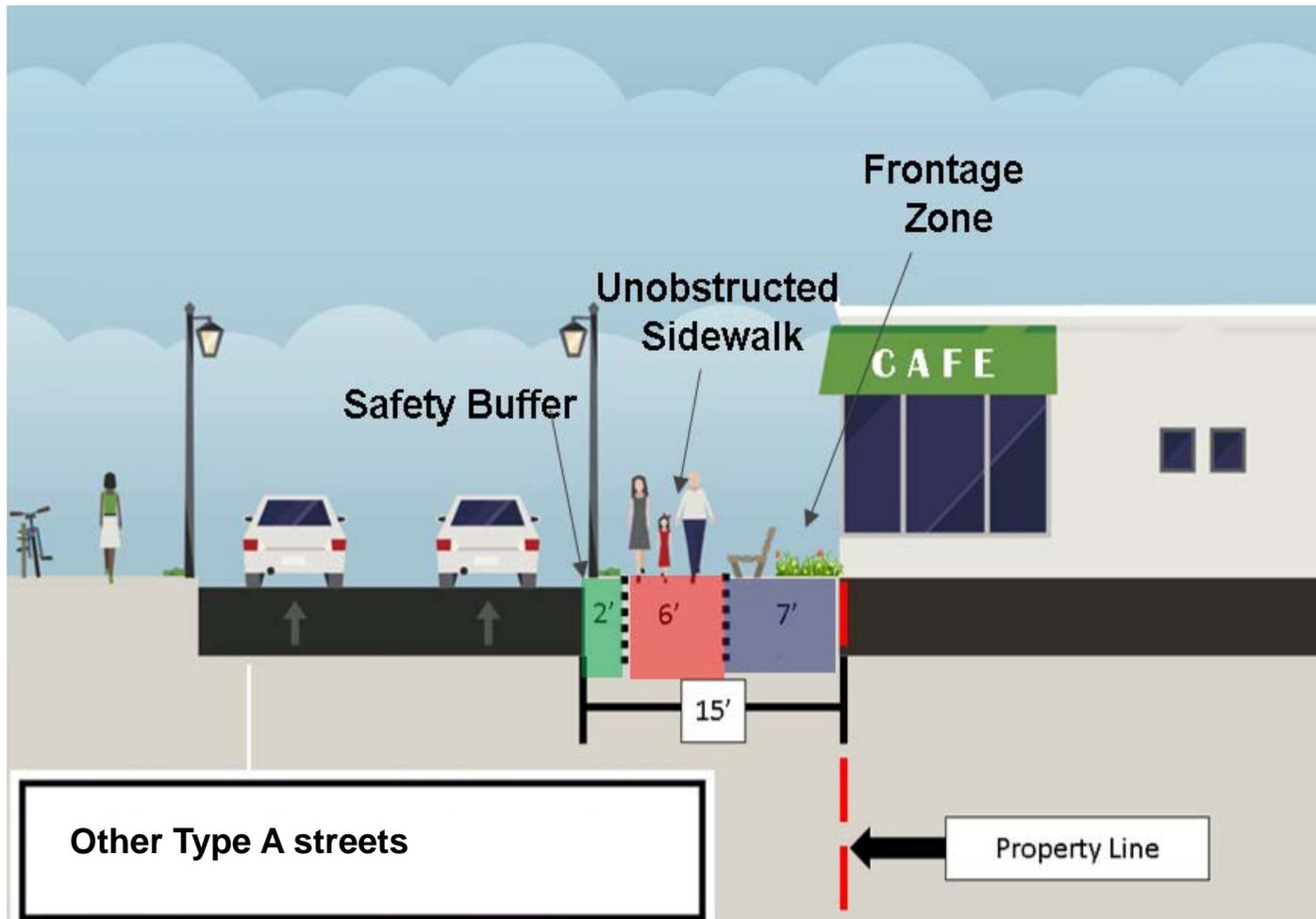
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Pedestrian Realm

	Current	Proposed
	<u>Along transit corridors & Type A streets designated as Major Thoroughfares</u>	<u>Along transit corridors & Type A streets designated as Major Thoroughfares</u>
Pedestrian realm	* Min 15'	* Min 20'
Sidewalk	* Min 6'	* Min 8' unobstructed sidewalk, 4' safety buffer
Softscape	* Max 20%	* Max 20%
Fence	* No fence within pedestrian realm or within 10' next to pedestrian realm	* No fence within pedestrian realm
	* Fence outside the pedestrian realm, non-opaque , decorative fencing with max 8' height	* Fence outside the pedestrian realm, non-opaque , decorative fencing with max 8' height
	<u>Along other Type A streets</u>	<u>Along other Type A streets</u>
Pedestrian realm	* Min 15'	* Min 15'
Sidewalk	* Min 6'	* Min 6' unobstructed sidewalk, 2' safety buffer
Softscape	* Max 20%	* Max 20%
Fence	* No fence within pedestrian realm or within 10' next to pedestrian realm	* No fence within pedestrian realm
	* Fence outside the pedestrian realm, non-opaque , decorative fencing with max 8' height	* Fence outside the pedestrian realm, non-opaque , decorative fencing with max 8' height



Proposed Amendments – Pedestrian Realm



Proposed Amendments – Pedestrian Realm

Proposed Amendments

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Building/ Site Design for Non- Single Family Residential

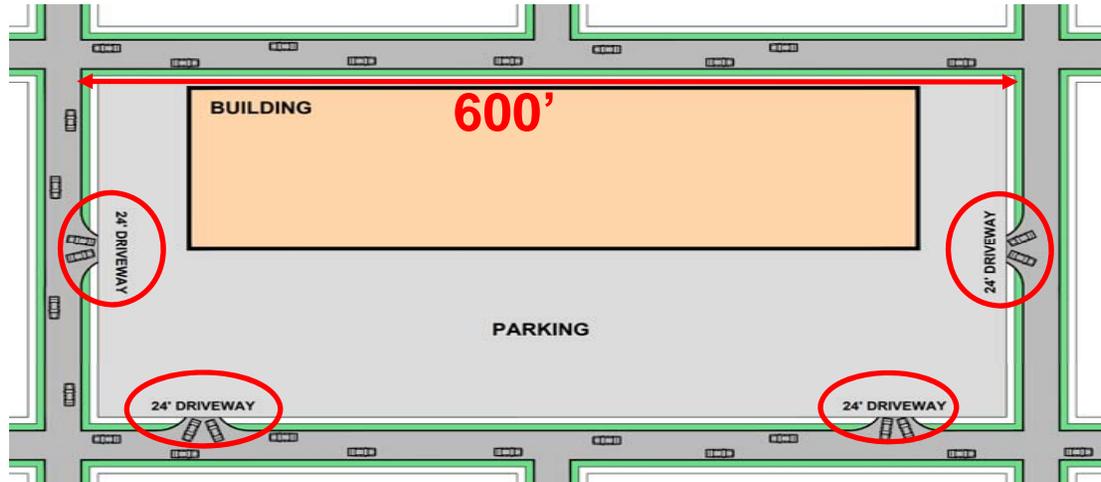
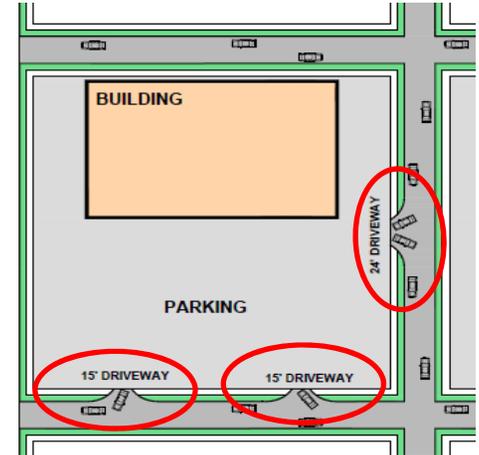
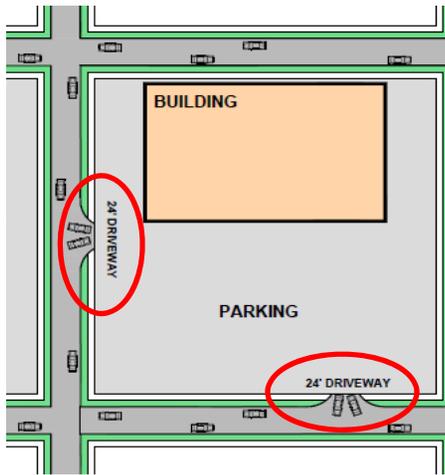
	Current	Proposed
Public entrance	* Min 1 along the transit corridor	* Min 1 along the transit corridor
Ground floor transparency	* Min 30%	* Min 30%; If a tract fronts two or more streets, Min 30% along the primary frontage, and min 15% along other streets.
Decorative features	* None	* Allowed (need more study)
Opening intervals	* Min 20' intervals for transparent opening	* Min 20' intervals for transparent opening
Percentage of building façade	* Min 50% frontage with building façade	* Min 50% frontage with building façade
Driveway location & dimensions	* None	* Driveway location and dimension requirements for each property: <ul style="list-style-type: none"> o At most one 24' wide two-way driveway along the same street for every 300', or o At most two 15' wide one-way driveways along the same street for every 300';

Proposed Amendments

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Building/ Site Design for Non- Single Family Residential





Proposed Amendments – Driveway Location & Dimensions

Proposed Amendments

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Building/ Site Design for Single Family Residential

	Current	Proposed
Public entrance	* Min 1 along the transit corridor	* None
Ground floor transparency	* Min 30%	* None
Opening intervals	* Min 20' intervals for transparent opening	* A prominent entrance facing the street with pedestrian access if a dwelling unit adjacent to the street
Percentage of building façade	* Min 50% frontage with building façade	* None
Lot access	* None	* If a tract is subdivided into 2+ lots, lot access must be from a shared driveway or a Type 2 PAE

Proposed Amendments

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Building/ Site Design for Single Family Residential



Proposed Amendments

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Parking for Non- Single Family Residential

	Current	Proposed
Auto related uses	* No auto related uses in front of buildings	* No auto related uses in front of buildings
Parking reduction	* 20%	* 50%
		*Market based approach for properties within the required compliance boundary

Proposed Amendments

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Parking Requirement for Single Family Residential

Current	Proposed
* 2 parking spaces/ dwelling unit	*Market based approach

Discussion



Agenda

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Walkable Place Pilot Area Update

- **Pilot area community meetings:**

Emancipation Ave

- Meeting 1: June 9,
- Meeting 2: July 14
- Meeting 3: Oct 27

Hogan/ Lorraine Street

- Meeting 1: June 11
- Meeting 2: July 23
- Meeting 3: Oct 30

Midtown

- Meeting 1: June 14
- Meeting 2: July 24
- Meeting 3: Nov 7

Walkable Place Pilot Area Update

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Emancipation
Ave

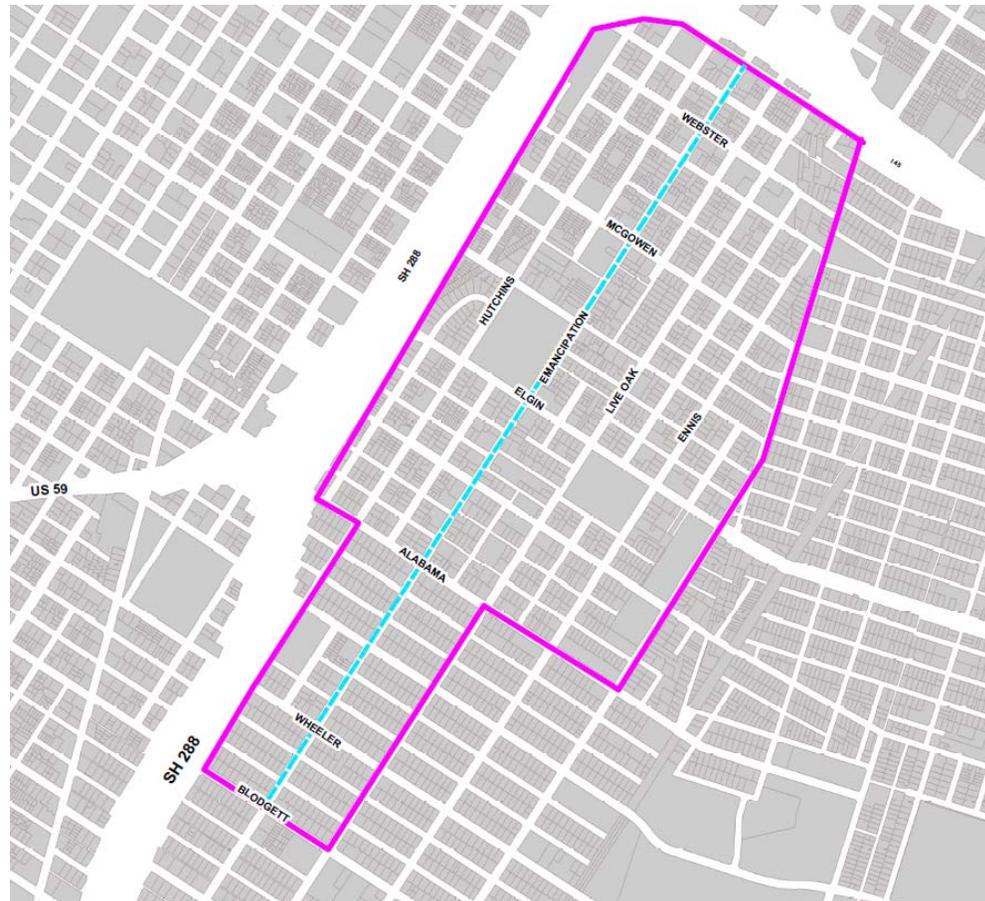
Two Stakeholder Workshops in Third Ward



Walkable Place Pilot Area Update

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Emancipation
Ave

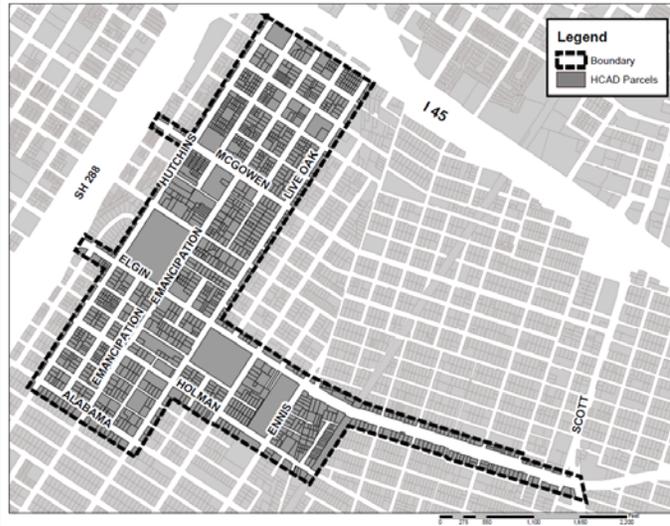
Emancipation Avenue Main Street District (EAMS District)



Walkable Place Pilot Area Update

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Emancipation
Ave

Previous Proposed Boundary



Current Proposed Boundary



Walkable Place Pilot Area Update

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Emancipation
Ave

Oct 27th Community Meeting



Walkable Place Pilot Area Update

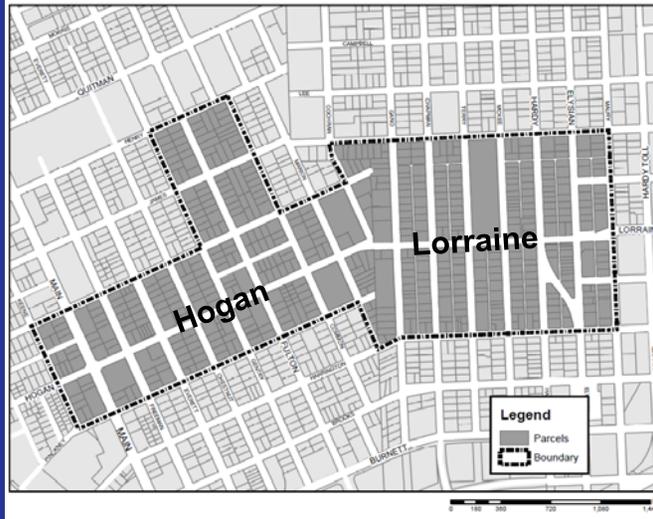
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Hogan/
Lorraine St



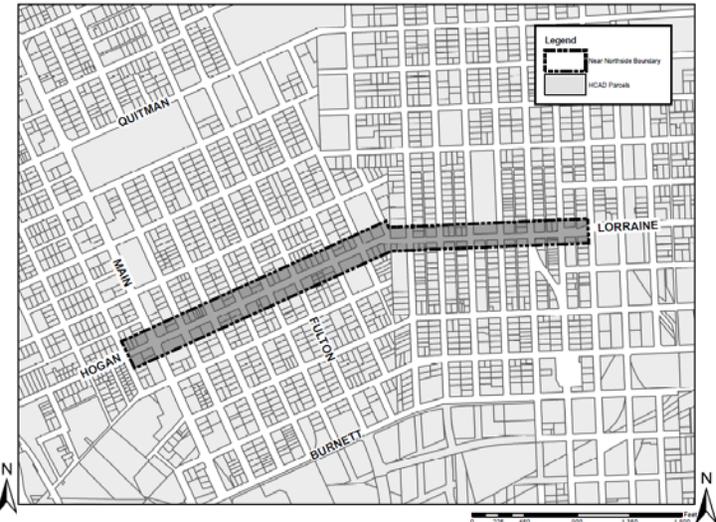
Walkable Place Pilot Area Update

Near
Northside –
Hogan/
Lorraine
Street

Previous Proposed Boundary



Current Proposed Boundary



Walkable Place Pilot Area Update

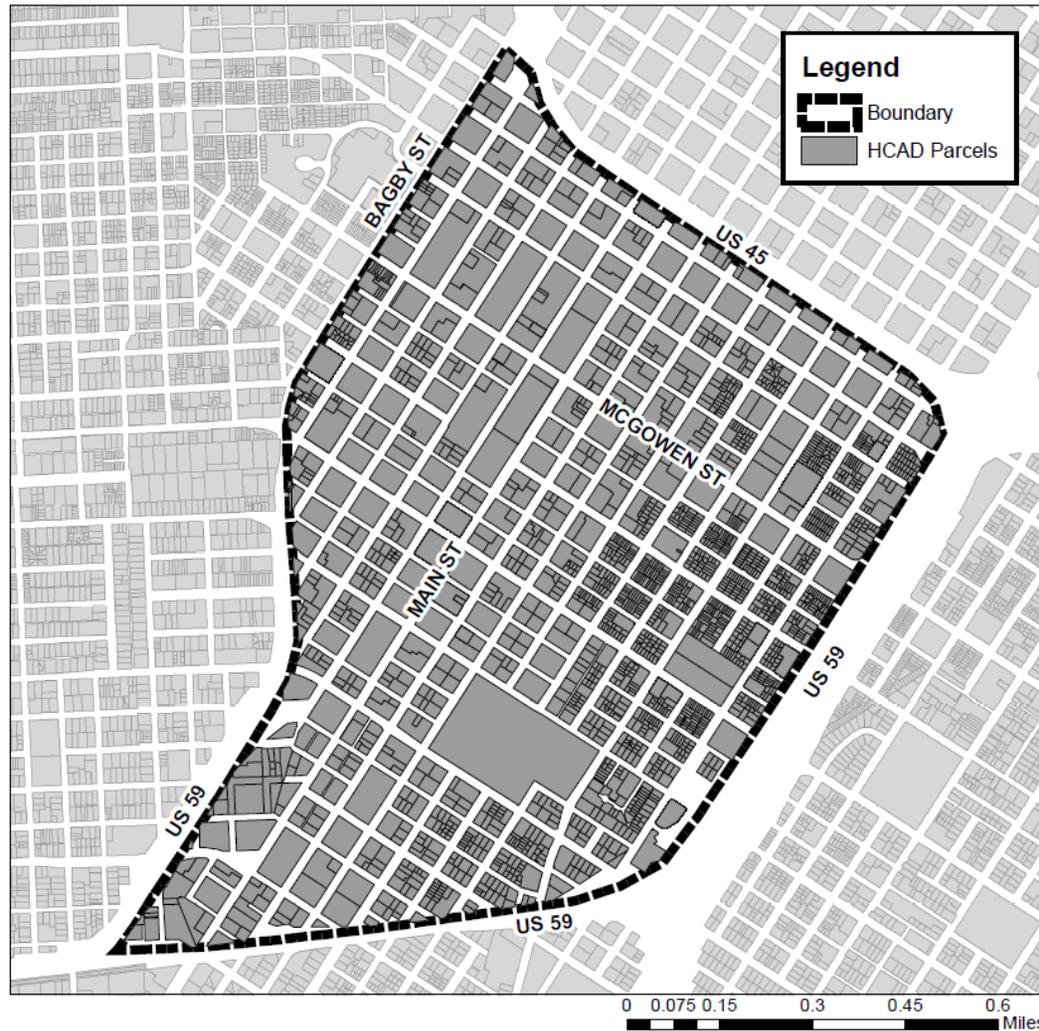
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Hogan/
Lorraine St



Walkable Place Pilot Area Update

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Midtown





Proposed revised boundary

Legend

-  MMD NORTH OF 59
-  Proposed Boundary

Walkable Place Pilot Area Update

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Midtown

Nov 7th Community Meeting



Next Steps

- **Finalize the proposed rules**
- **Decide how the proposal will impact other ordinances**
- **Update the Walkable Places Committee & Planning Commission**

Discussion



Agenda

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