2006 PLANNING EXERCISE FLOWCHART

Participants: Central Houston, Main Street Coalition, METRO, Downtown/Midtown, Planning and PWE
UCP, Phase 1 Spring 2006 – Public Involvement

Citiventure Associates, LLC

UCP Stakeholders Committee formed

- GRB Community Workshop August 2006
- Top public concerns in the urban areas along METRO rail corridors.
- Urban Transit Corridors Study, Phase 1 Summary January 2007
HISTORY

- **UCP, Phase 2, Winter 2007 – Concept Plans**
  - Consultant Team led by The Planning Partnership
  - UCP Stakeholders Committee
  - Technical Working Committee formed

- Community workshops throughout City focusing on Transit Corridors and TOD – Mar/Apr
• **UCP Phase 3, 2008 to present – Implementation**
  - UCP Consultant Recommendations

• **MU/TOD Committee**
  - Working Groups formed
    - Issues: City Infrastructure Design Manual, Street Type Designations, Mandatory v. Opt-in
  - Urban Land Institute analysis and recommendations
  - Draft Ordinance
LARGE BLOCK PROTOTYPE

View looking along Harrisburg east of Lockwood
**LARGE BLOCK PROTOTYPE**

**Goal:** Provide pleasant, safe and continuous pedestrian area along Transit Corridor
HALF BLOCK INFILL PROTOTYPE
HALF BLOCK INFILL PROTOTYPE

**Goal:** Encourage greater density at Transit Stations
STATION DEVELOPMENT PROTOTYPE

Richmond at Main Street
Goal: Encourage pedestrian access to the Transit Corridors from adjacent streets
PROPOSED CHANGES

- International Building Code
- International Residential Code
- PWE Infrastructure Design Manual
- Major Thoroughfare and Freeway Plan
- Chapter 42
Street Types

Transit corridor street

Transit corridor street means a right-of-way or easement that METRO has proposed as a route for a guided rapid transit or fixed guideway transit system and that is included on the City’s major thoroughfare and freeway plan (MTFP).
• **Street Types**

  **“A” street**

  *Type “A” street means a public street that intersects a transit corridor street and that abuts a blockface that is located within 1320 feet walking distance of the end of an existing or proposed transit station platform.*
NEW TERMS

North Light Rail Line
NEW TERMS

Station Location (Ends of Platforms)
NEW TERMS

Transit Corridor Street
Pedestrian Realm

*Pedestrian realm* means the area from the back-of-curb that is within a public street or other public easement and that includes publicly accessible sidewalks, clear zones, pedestrian amenities, softscape and utilities, constructed in accordance with the design manual and/or this chapter.
NEW TERMS

PEDESTRIAN REALM EXHIBIT

15' MIN PEDESTRIAN REALM

ROW
PL

FOC

BOC

ROW TO BE DEDICATED OR PUBLIC ACCESS EASEMENT

15' + X'

PEDESTRIAN REALM

ROW
PL

FOC

BOC

NO ROW OR PUBLIC ACCESS EASEMENT DEDICATION NECESSARY

15'

X'
Sidewalk

*Sidewalk* means a hard-surfaced walking area, including that portion of a public street or a pedestrian realm, that is between the back-of-curb and the adjacent property lines or public easement lines, and that is improved and designed for or is ordinarily used for pedestrian travel.
Clear Zone

*Clear zone* means that area above a sidewalk that forms a continuous, obstacle free path for a minimum width of six feet and a minimum height of seven and one-half feet.
NEW TERMS

SIDEWALK & CLEAR ZONE EXHIBIT

FACE OF CURB
BACK OF CURB

6' MINIMUM SIDEWALK & CLEAR ZONE

S DIMENSION

BACK OF CURB
FACE OF CURB

7'-6" CLEAR ZONE HEIGHT

6' MIN. SIDEWALK & CLEAR ZONE

ROW
PL

ROW
PL
NEW TERMS

Back-of-Curb

*Back-of-curb* means the lateral line of a roadway measured from the back of the roadway’s curb nearest the property line.
Soften means the horticultural elements of a landscape, including grass, ground cover, hedges, plantings, shrubs, soil, and vines.
Goals

- All mandatory elements remain in the public right-of-way

- Encourage pedestrian friendly environment by using setback reductions
Key Elements

- **Mandatory Requirements**
  Minimum 6 foot clear zone sidewalk for TCS and Type “A” streets

- **Incentive Based Elements (Opt-in provision)**
  Pedestrian access standards – 42-402
  - Pedestrian Realm – minimum 15 feet from BOC – 42-402 (a)
  - Pedestrian Realm – includes a minimum 6 foot clear zone – 42-402 (b)
Additional Pedestrian Realm Standards:

-- 42-402 (c) 1-12

- Softscape
- Minimum Building Frontage
- Parks & Plazas
- Public Entrance / Façade Transparency / Penetration
- Parking / Driveway & Buffer
- Fence
NEW TERMS

Minimum 15’ Pedestrian Realm
NEW TERMS

Minimum 6’ Sidewalk & Clear Zone
NEW TERMS

Softscape
NEW TERMS

Minimum Building Frontage
NEW TERMS

Parks & Plazas
NEW TERMS

Public Entrance / Façade Transparency / Penetration

Maximum 20’ interval between Transparent openings

Transparency is 30% of façade surface
Area consisting of doors and windows
Between 0’ and 8’ height
NEW TERMS

Parking / Driveway & Buffer
NEW TERMS

No Parking / Driveway

15’ Minimum Pedestrian Realm
NEW TERMS

Fences
IMPLEMENTATION

- **Performance Standards Opt-in -- 42-401 (b)**
  - Property along TCS and/or Type “A” street
  - A proposed project that requires a building permit, development plat, or other city permit.

**Designated Transit Corridors (MTFP)**

- North Corridor: approved by PC 2008
- East Corridor: pending July 2009
- Southeast Corridor: pending July 2009
- Uptown Corridor: pending July 2009
IMPLEMENTATION

- **Transit Corridor Development Map – 42-401 (c)**
  - Showing all TCS and Type “A” streets
  - Easy to determine which properties have access
  - Map is prepared by Planning Director and may be revised periodically

- **Pedestrian Access Plan – 42-401 (c)**
  - provided by applicant for review (when performance standards are opted for)
  - Showing existing conditions on the ground, the pedestrian proposed pedestrian realm, clear zone, and all required street trees and landscape elements
IMPLEMENTATION (NORTH CORRIDOR)
NEXT STEPS

→ Planning Commission presentation  ________________  May 28
  – Chapter 42 amendments

→ Planning Commission public hearing  ________________  June 11
  – Transit Corridor Ordinance
  – Chapter 42 amendments

→ Presentation to Regulation, Development and Neighborhood Protection Council Committee  __________  June 18

→ City Council Public Hearing  ________________  July 1

→ City Council for adoption
http://www.houstontx.gov/planning/Urban/urban_cor.html