

➔ Planning Commission Presentation

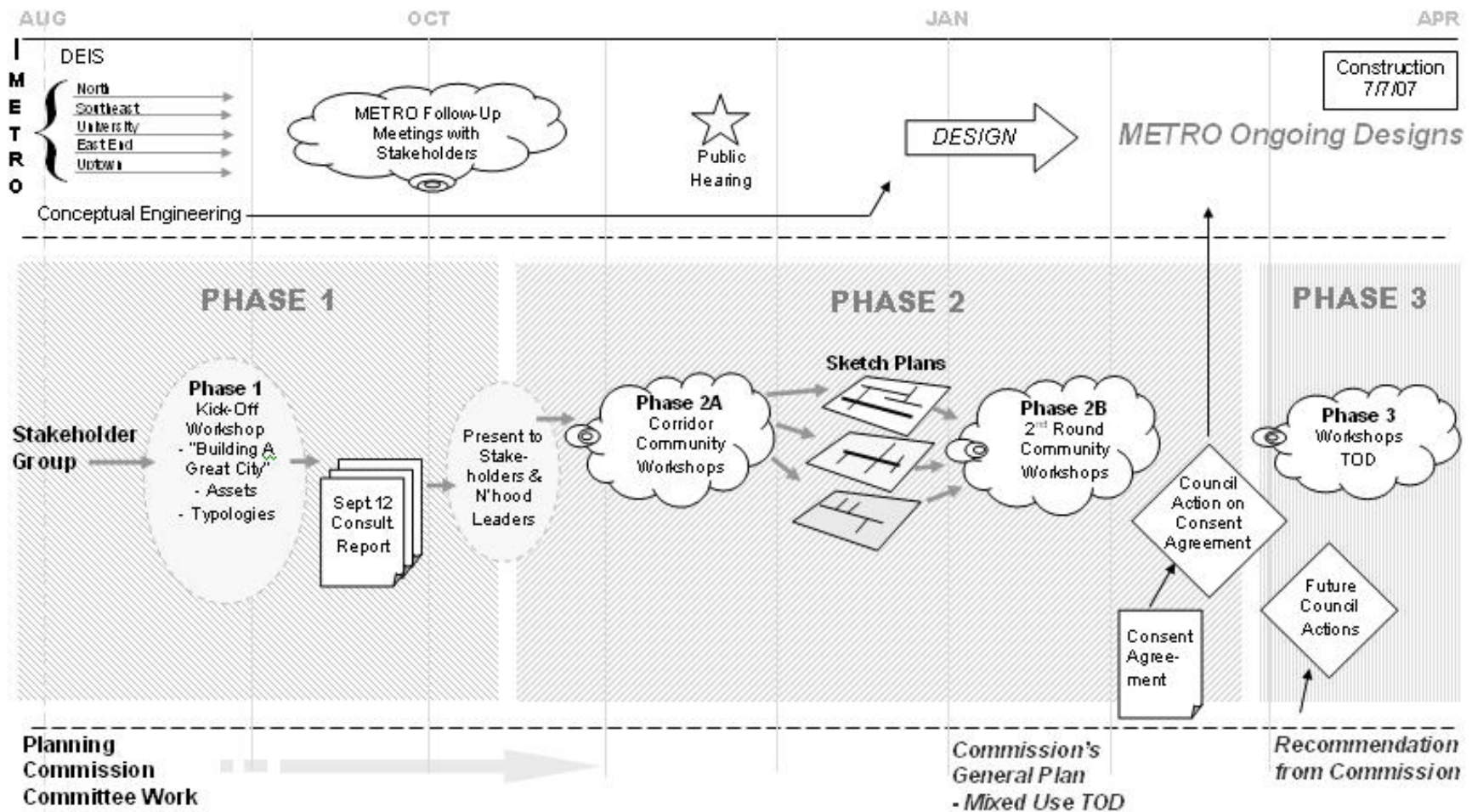
PROPOSED TRANSIT CORRIDOR ORDINANCE

City of Houston, Planning & Development Department



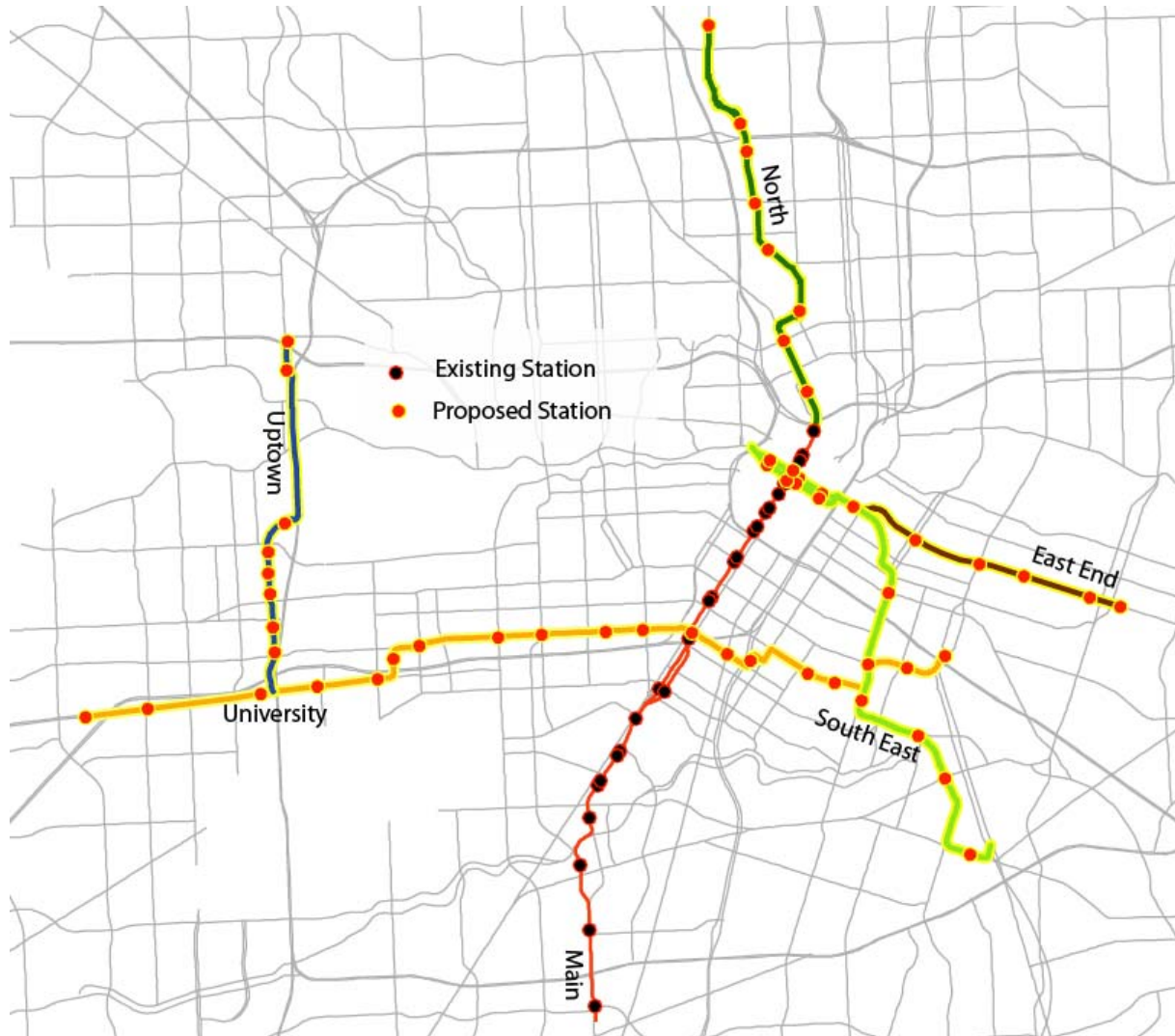
City Hall Annex-Council Chamber
May 14, 2009

2006 PLANNING EXERCISE FLOWCHART



Participants: Central Houston, Main Street Coalition, METRO, Downtown/Midtown, Planning and PWE

METRO LIGHT RAIL CORRIDOR



HISTORY

- **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



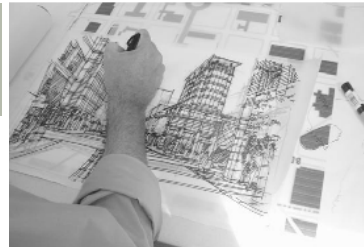
HISTORY

- **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**



HISTORY

- **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



STATION DEVELOPMENT PROTOTYPE

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**

NEW TERMS

- **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).*

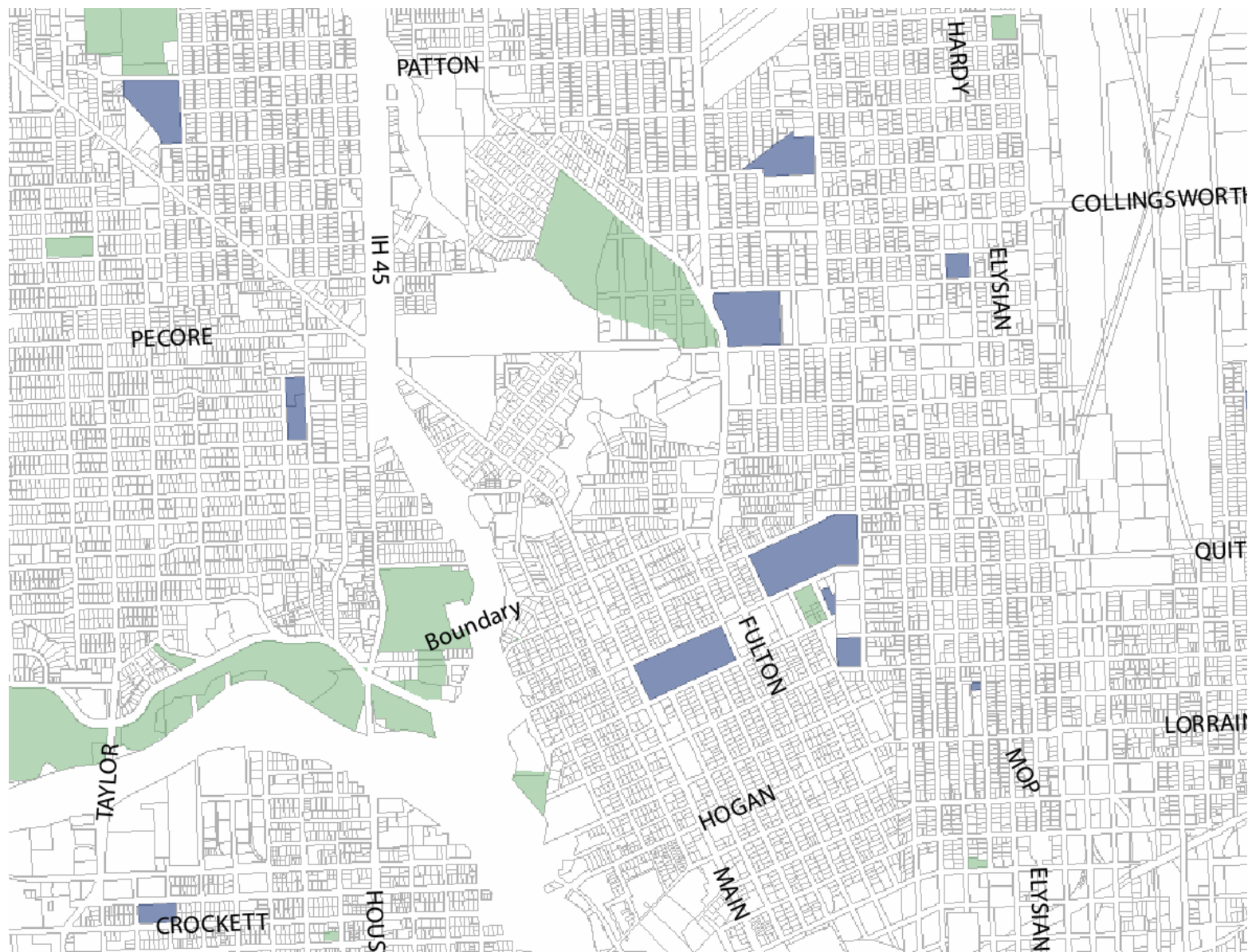
NEW TERMS

- **Street Types**

- "A" street**

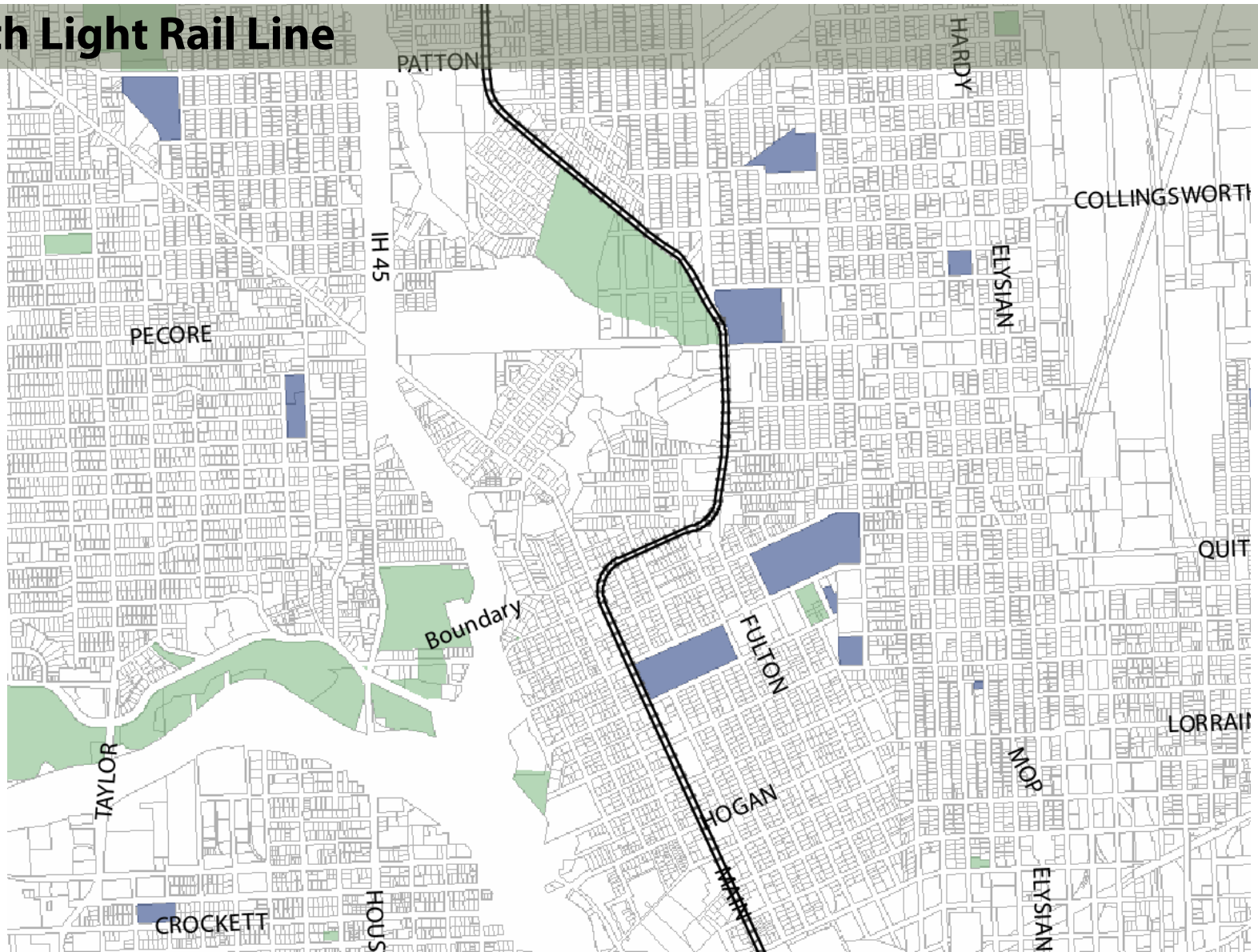
Type "A" street means a public street that intersects a transit corridor street and that abuts a blockface that is located within 1320 feet walking distance of the end of an existing or proposed transit station platform.

NEW TERMS



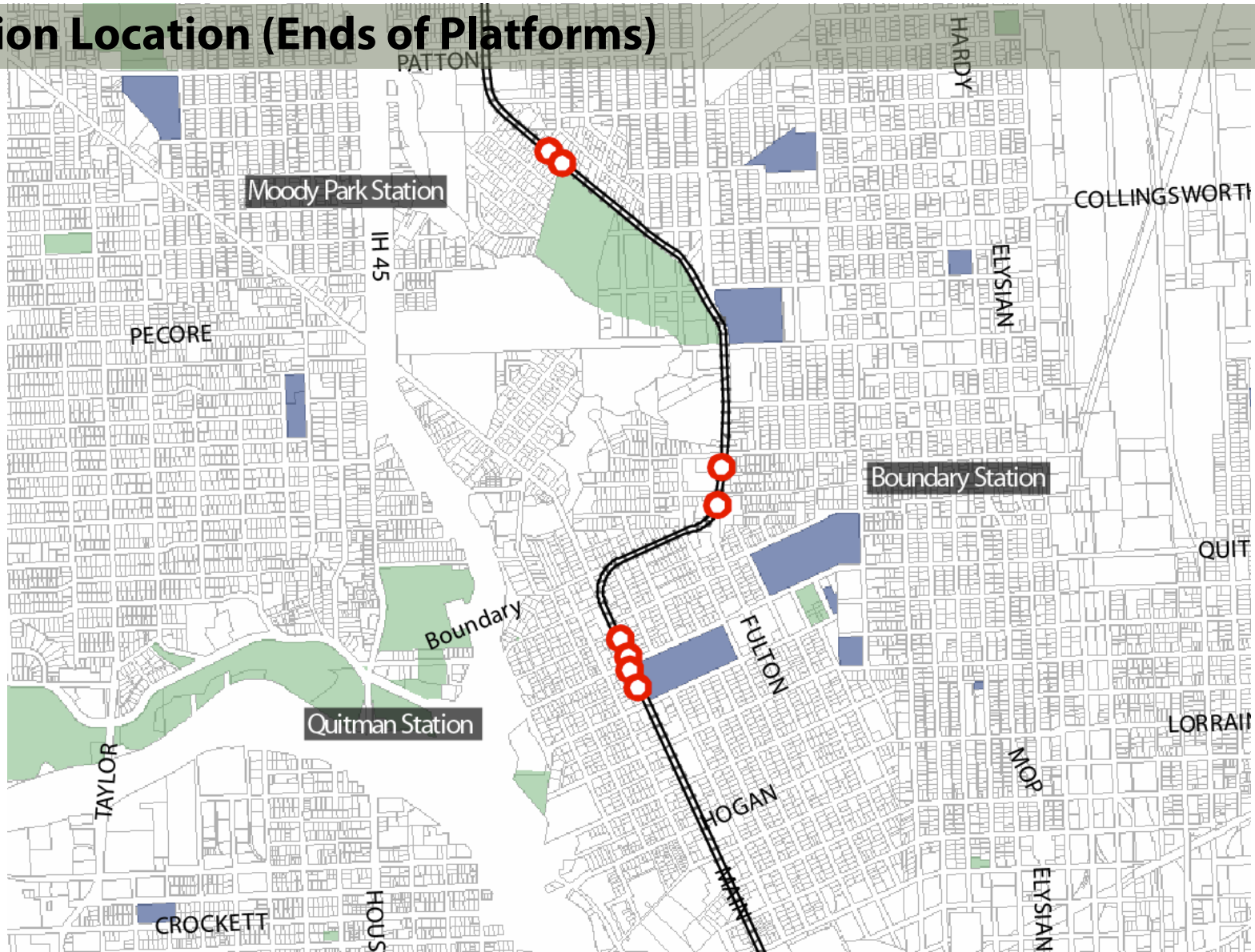
NEW TERMS

North Light Rail Line



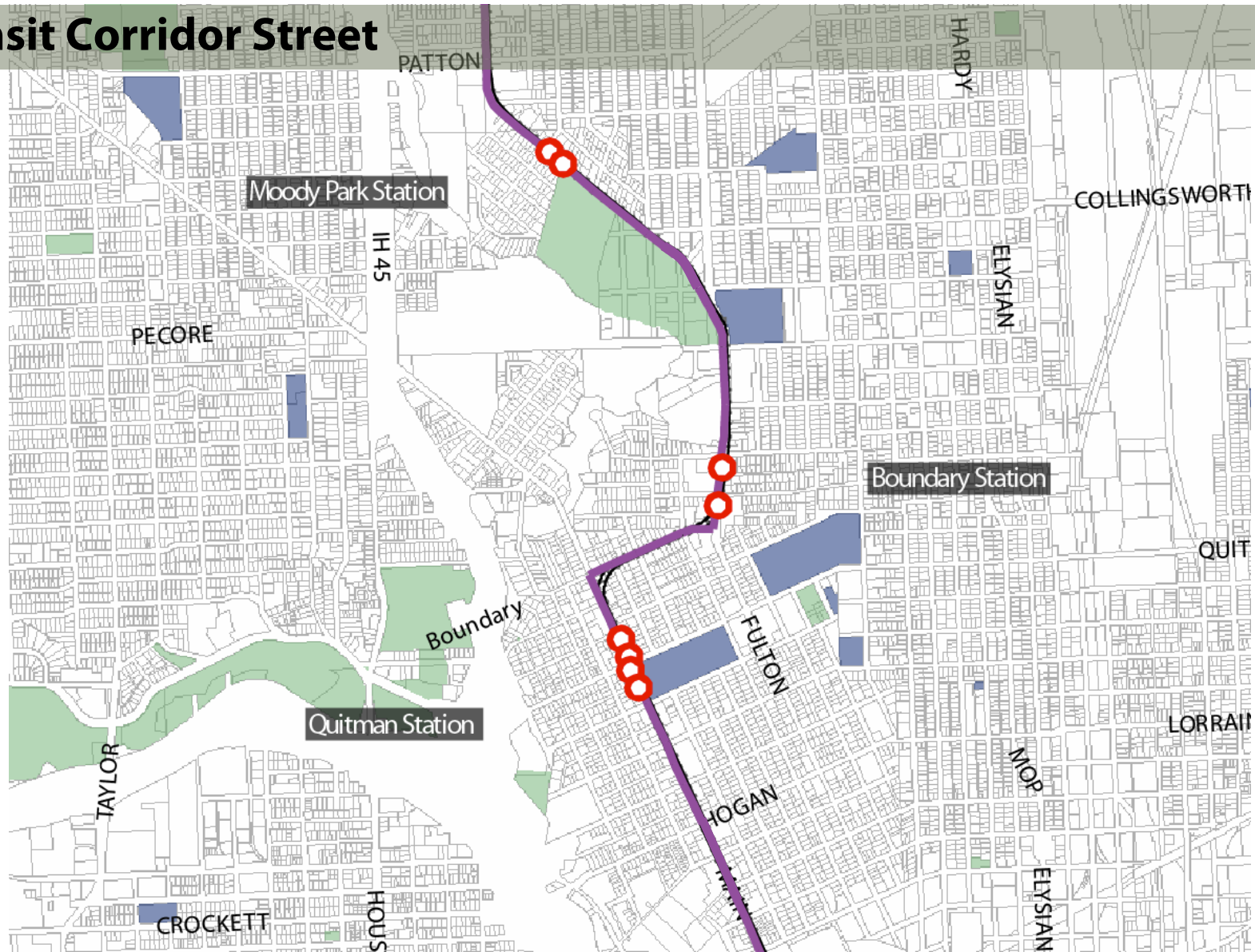
NEW TERMS

Station Location (Ends of Platforms)



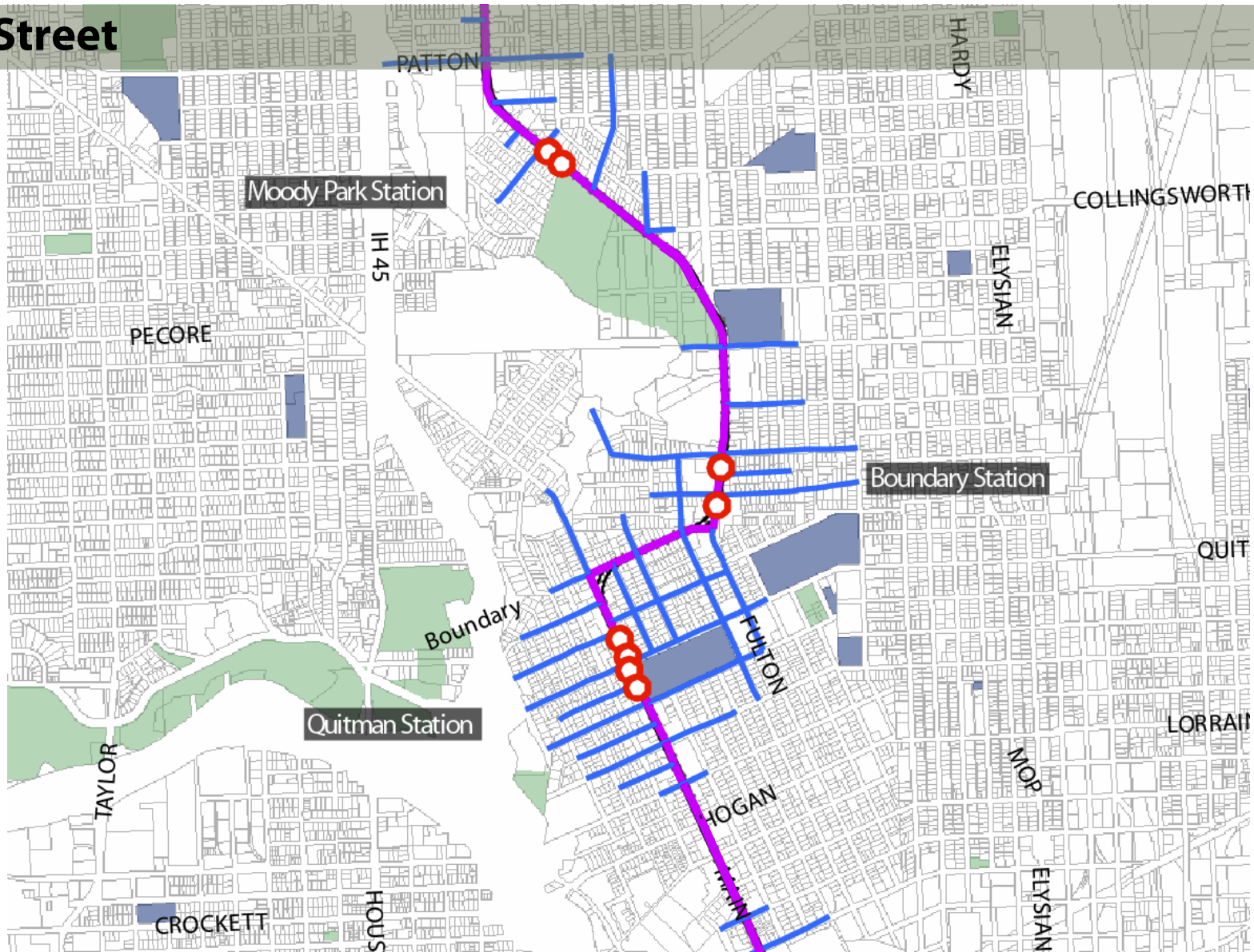
NEW TERMS

Transit Corridor Street



NEW TERMS

"A" Street

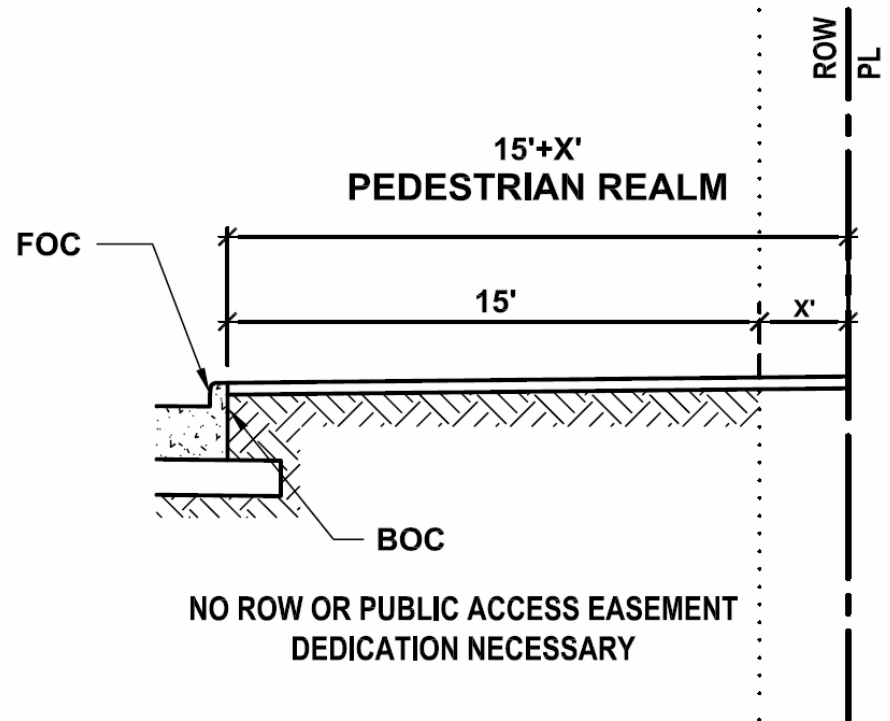
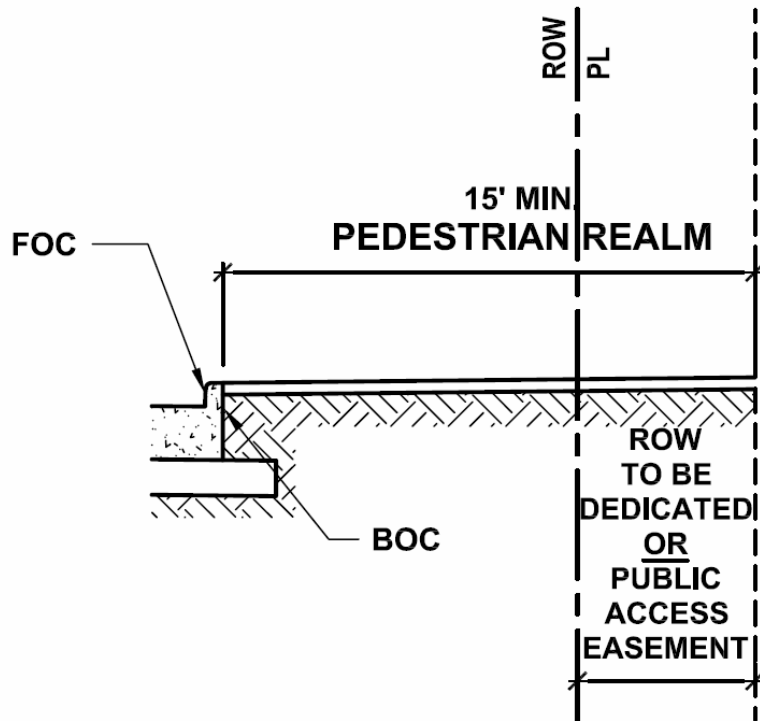


Pedestrian Realm

***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



NEW TERMS

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.

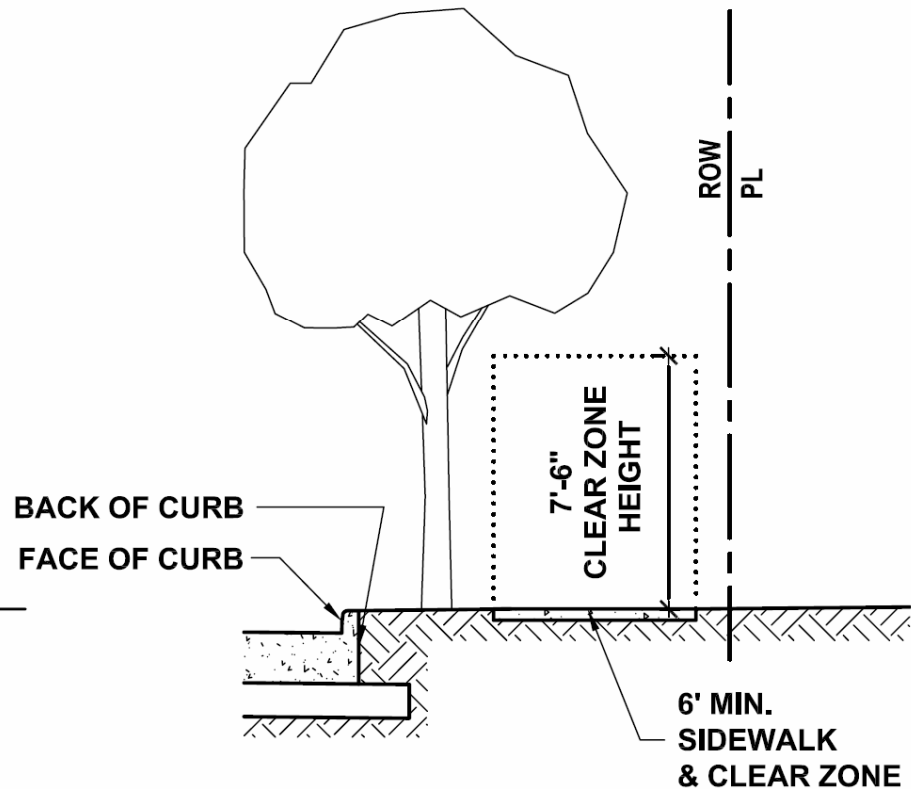
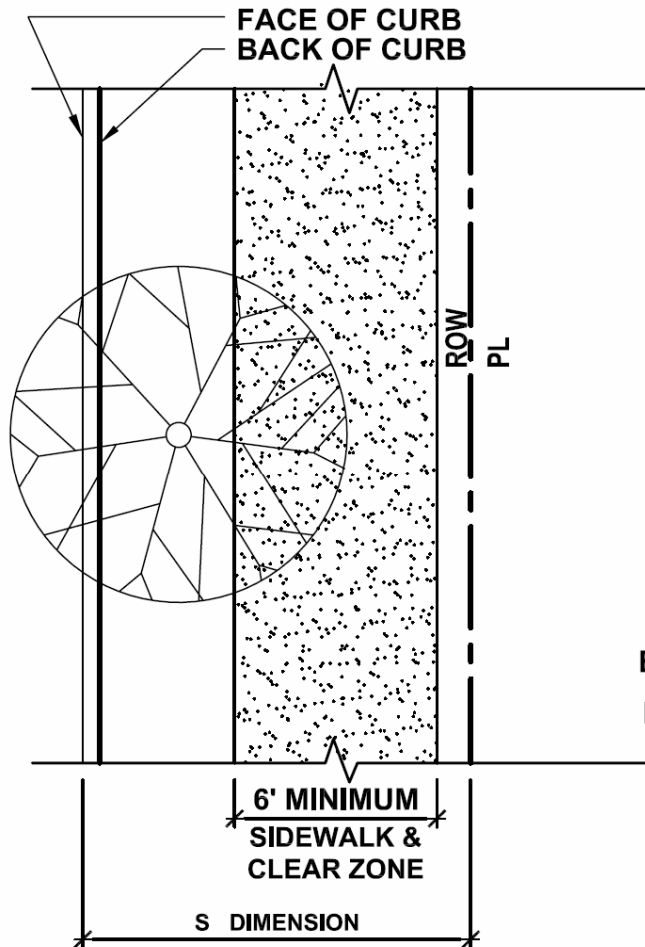
NEW TERMS

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



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.

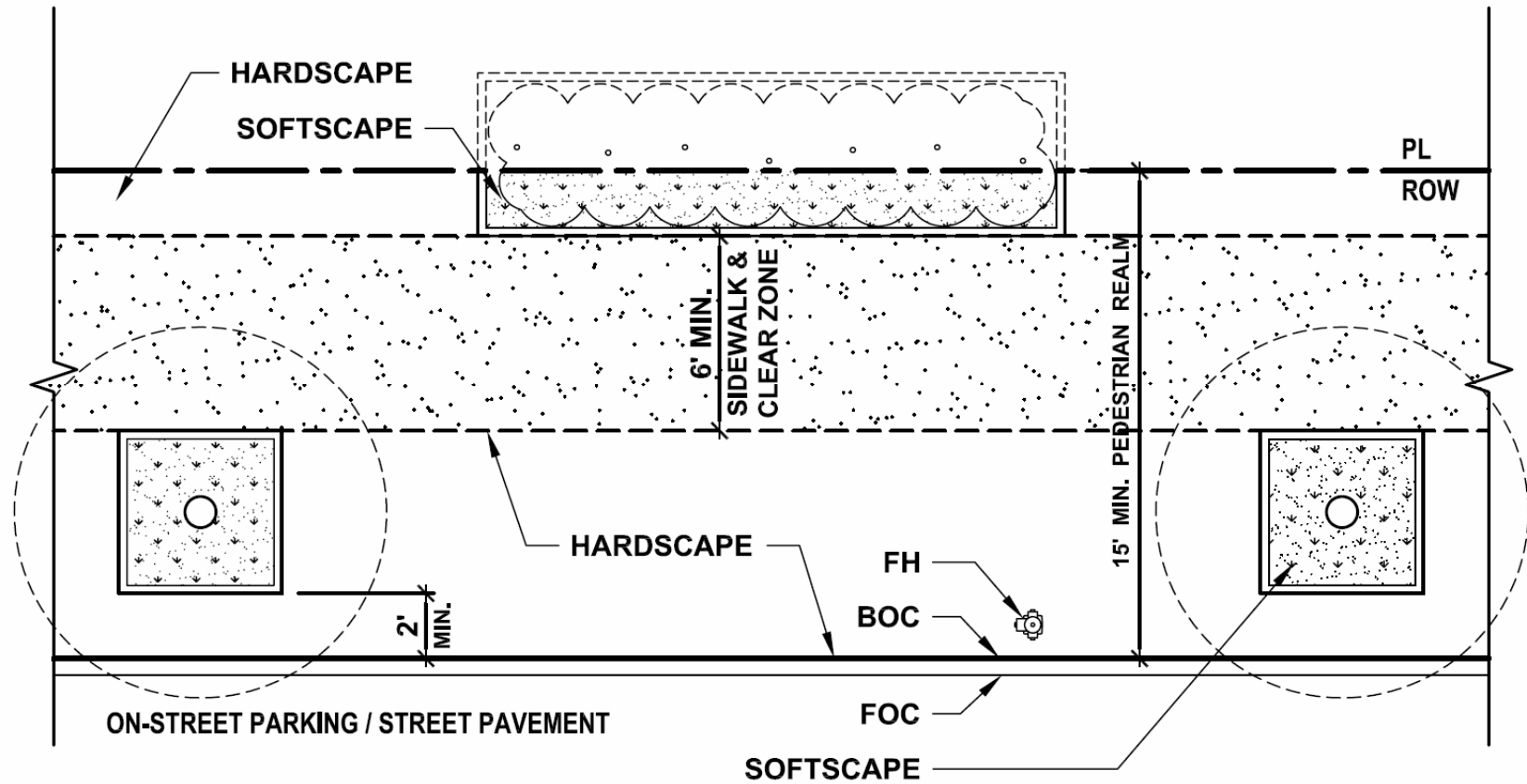
NEW TERMS

Softscape

Softscape means the horticultural elements of a landscape, including grass, ground cover, hedges, plantings, shrubs, soil, and vines.

NEW TERMS

SOFTSCAPE EXHIBIT



TRANSIT CORRIDOR

Goals

- **All mandatory elements remain in the public right-of-way**
- **Encourage pedestrian friendly environment by using setback reductions**

TRANSIT CORRIDOR

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)

TRANSIT CORRIDOR

- **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

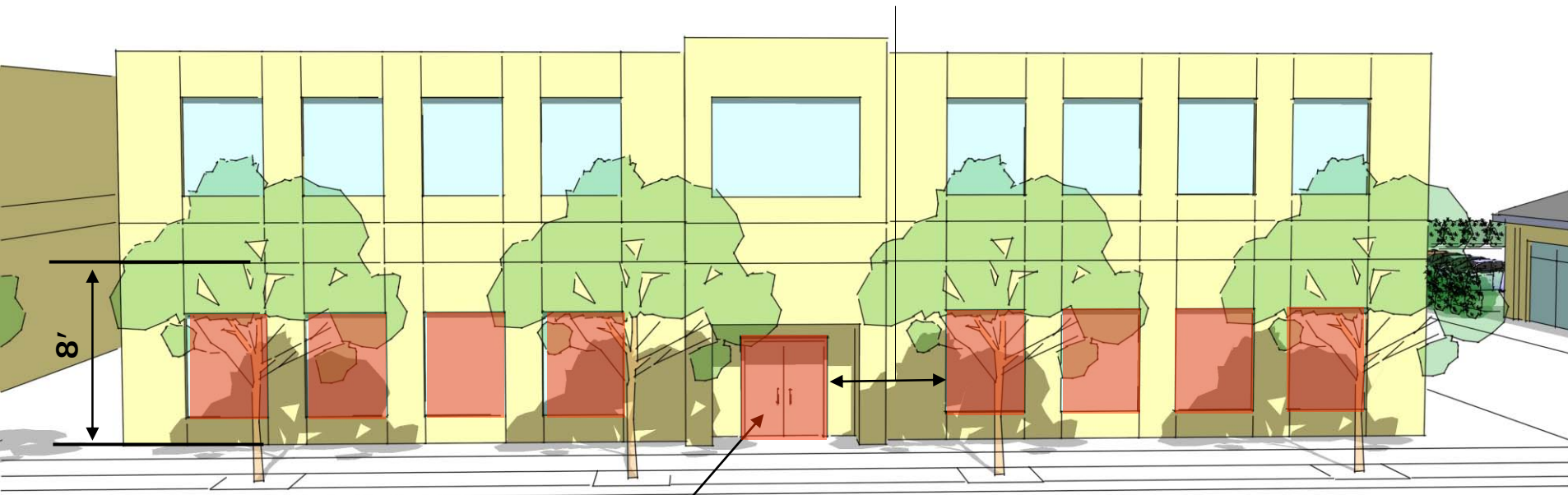
Parks & Plazas



NEW TERMS

Public Entrance / Façade Transparency / Penetration

Maximum 20' interval between Transparent openings



Public Entrance

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

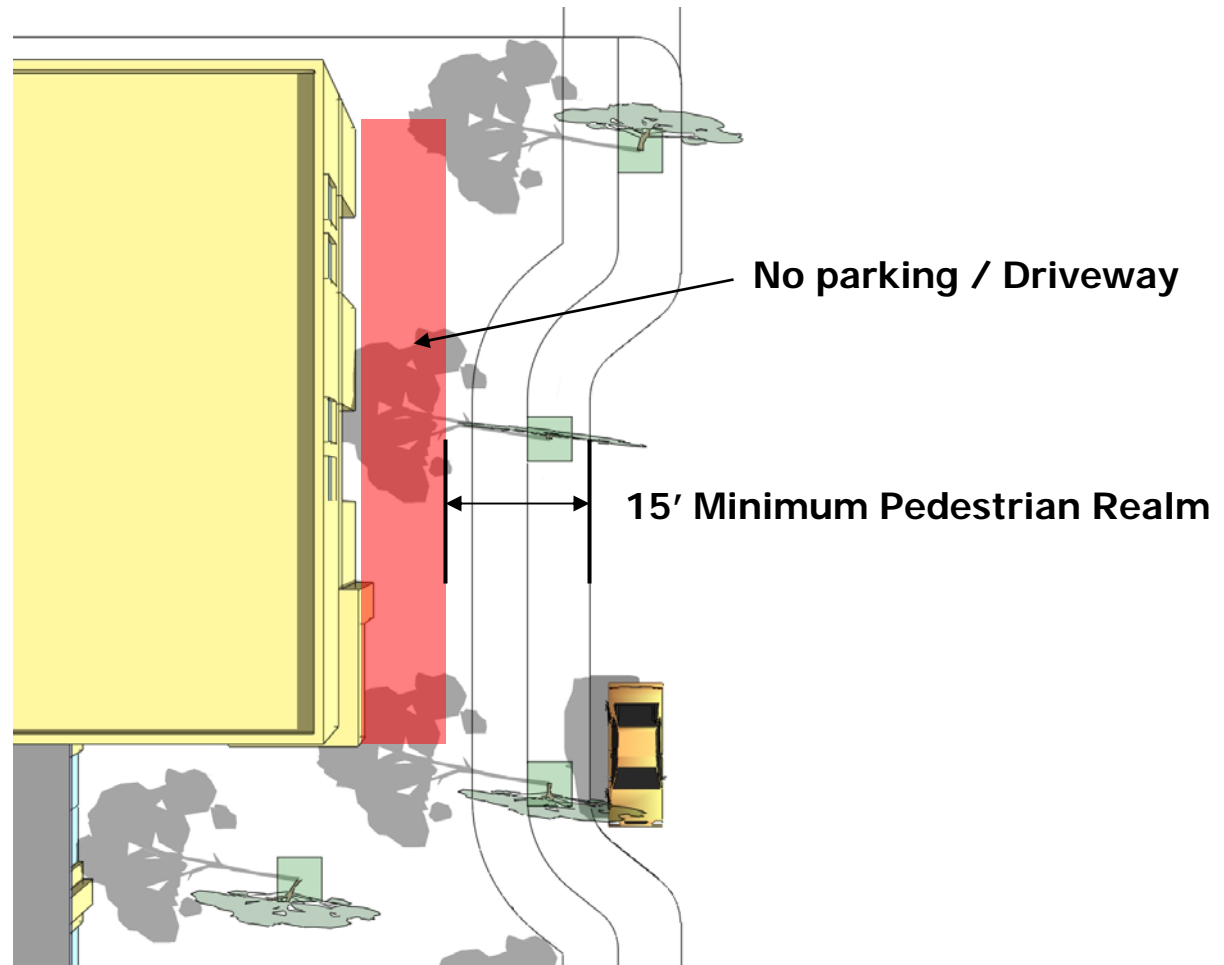
NEW TERMS

Parking / Driveway & Buffer



NEW TERMS

No Parking / Driveway



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)

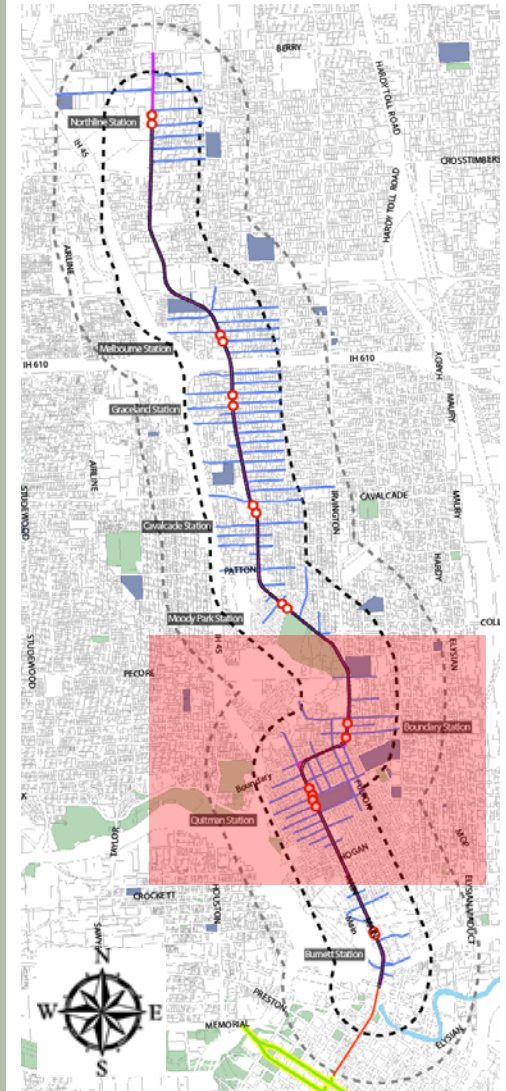
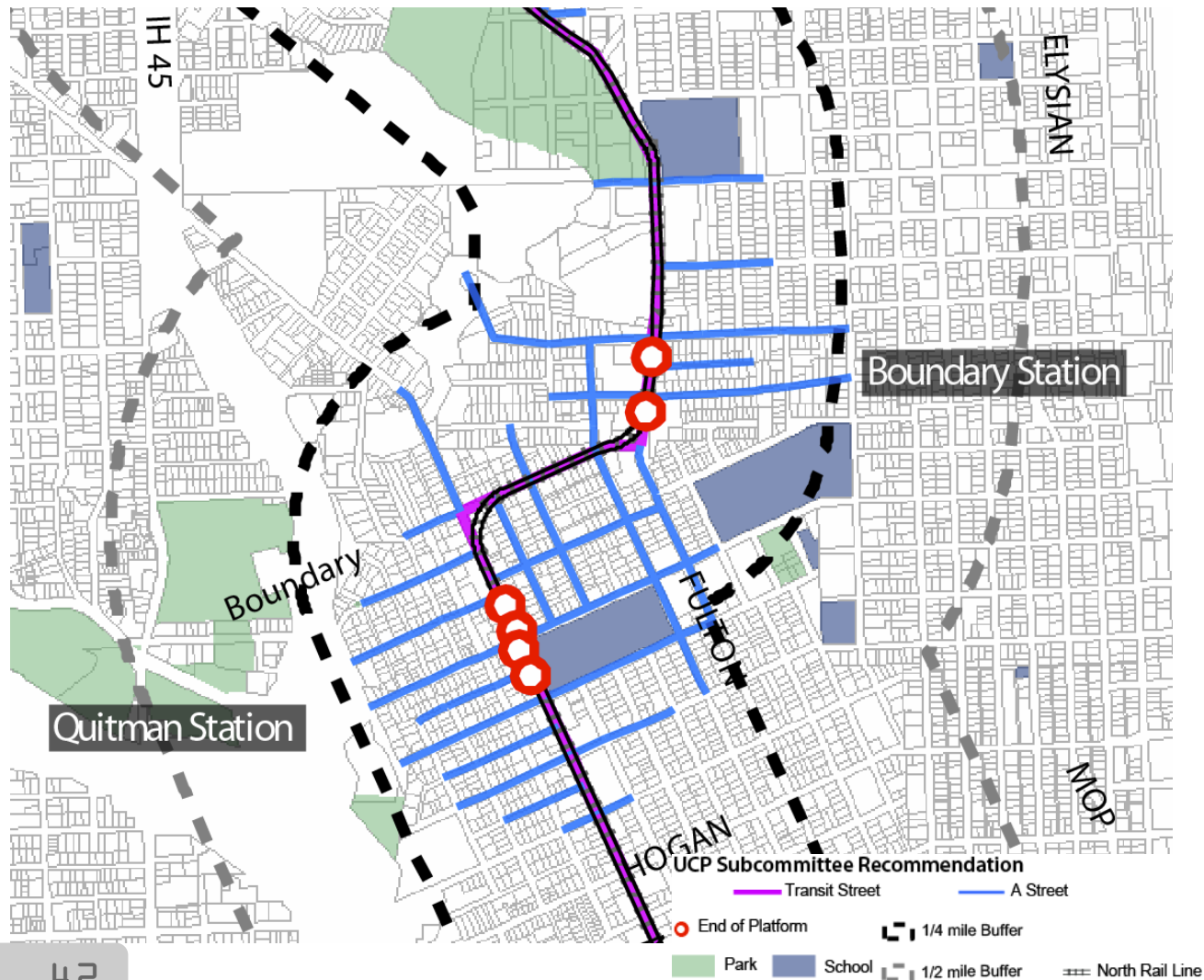
North Corridor	approved by PC	2008
East Corridor	pending July	2009
Southeast Corridor	pending July	2009
Uptown Corridor	pending July	2009

IMPLEMENTATION

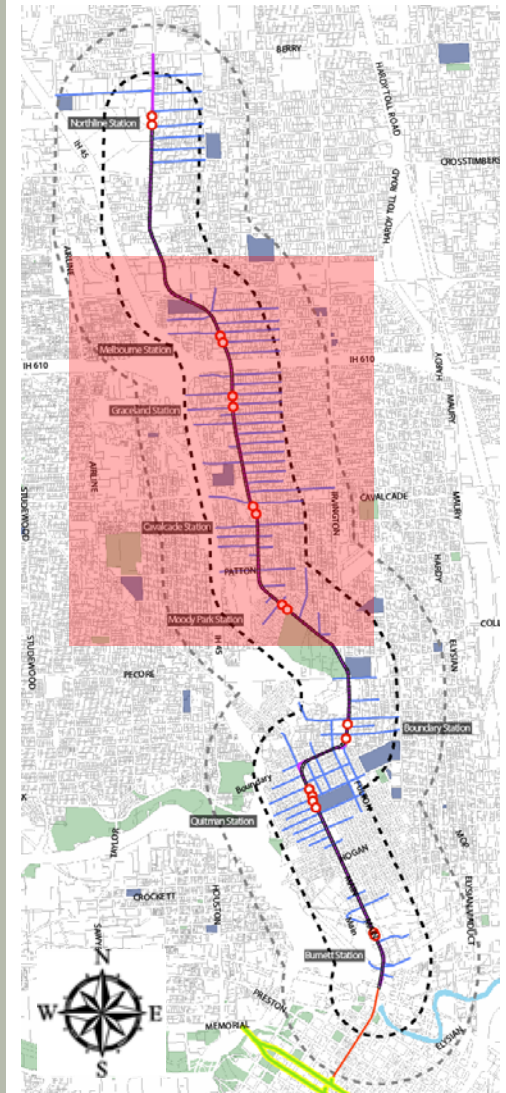
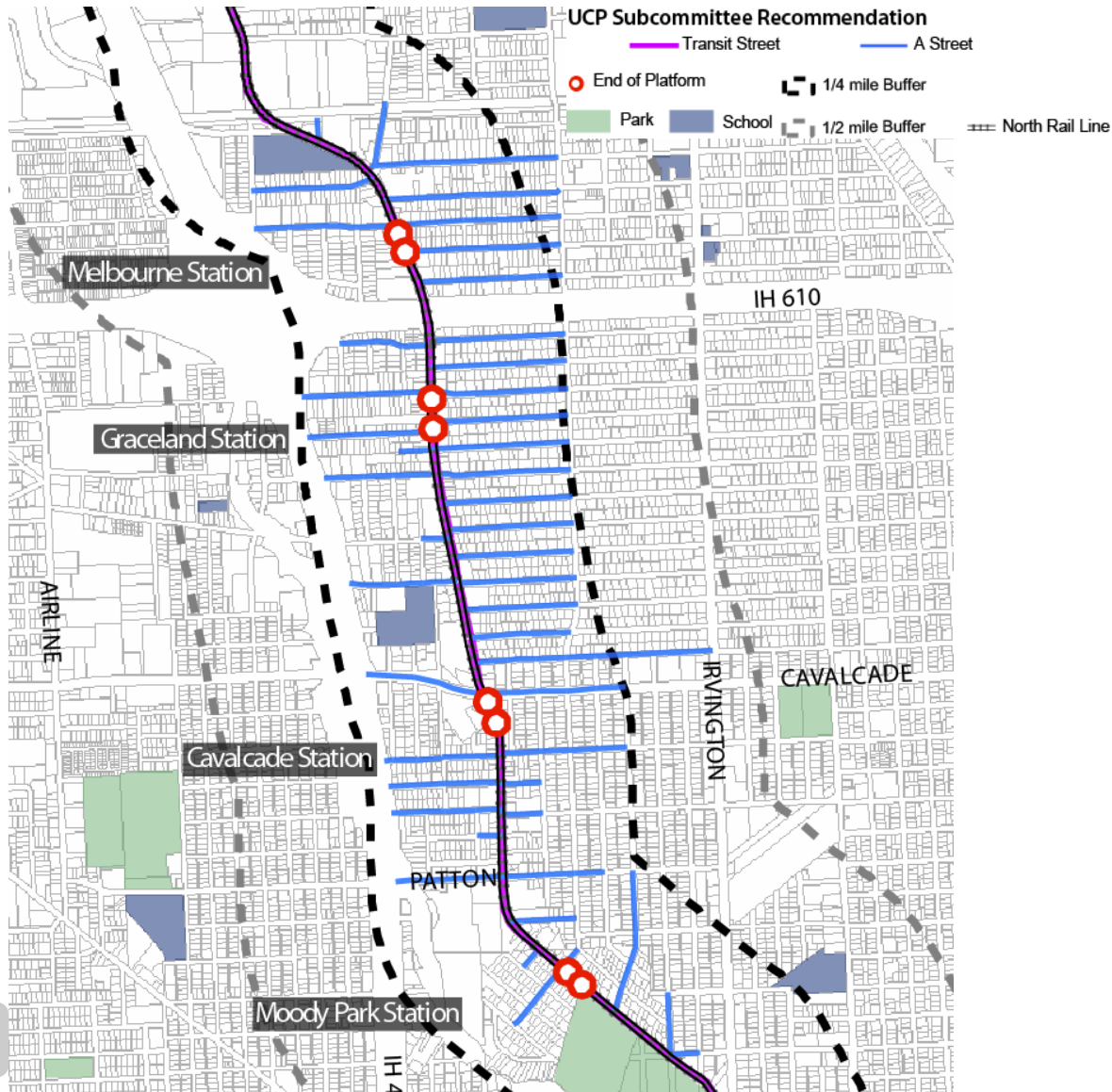
- **Transit Corridor Development Map – 42-401 (c)**
 - Showing all TCS and Type “A” streets
 - Easy to determine which properties have access
 - Map is prepared by Planning Director and may be revised periodically

- **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

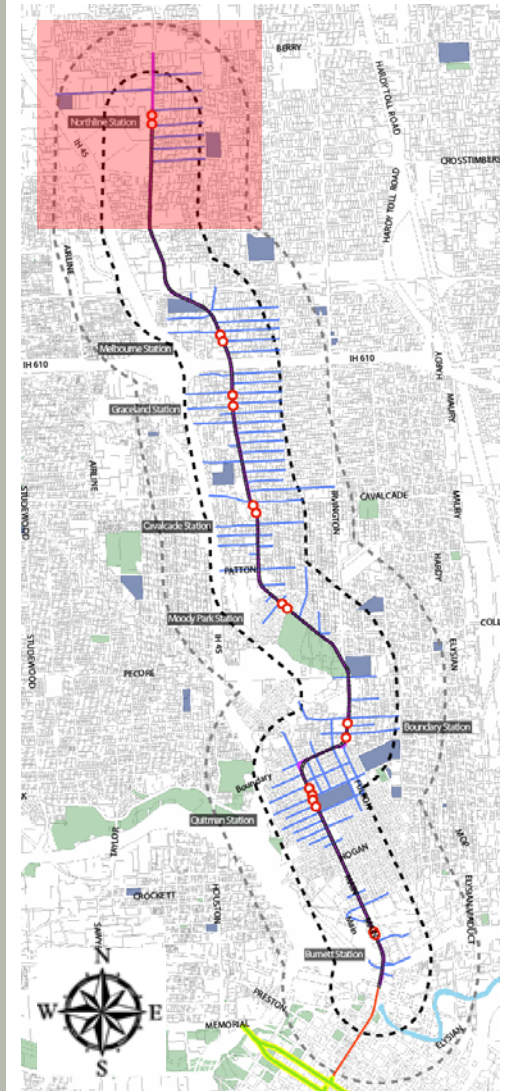
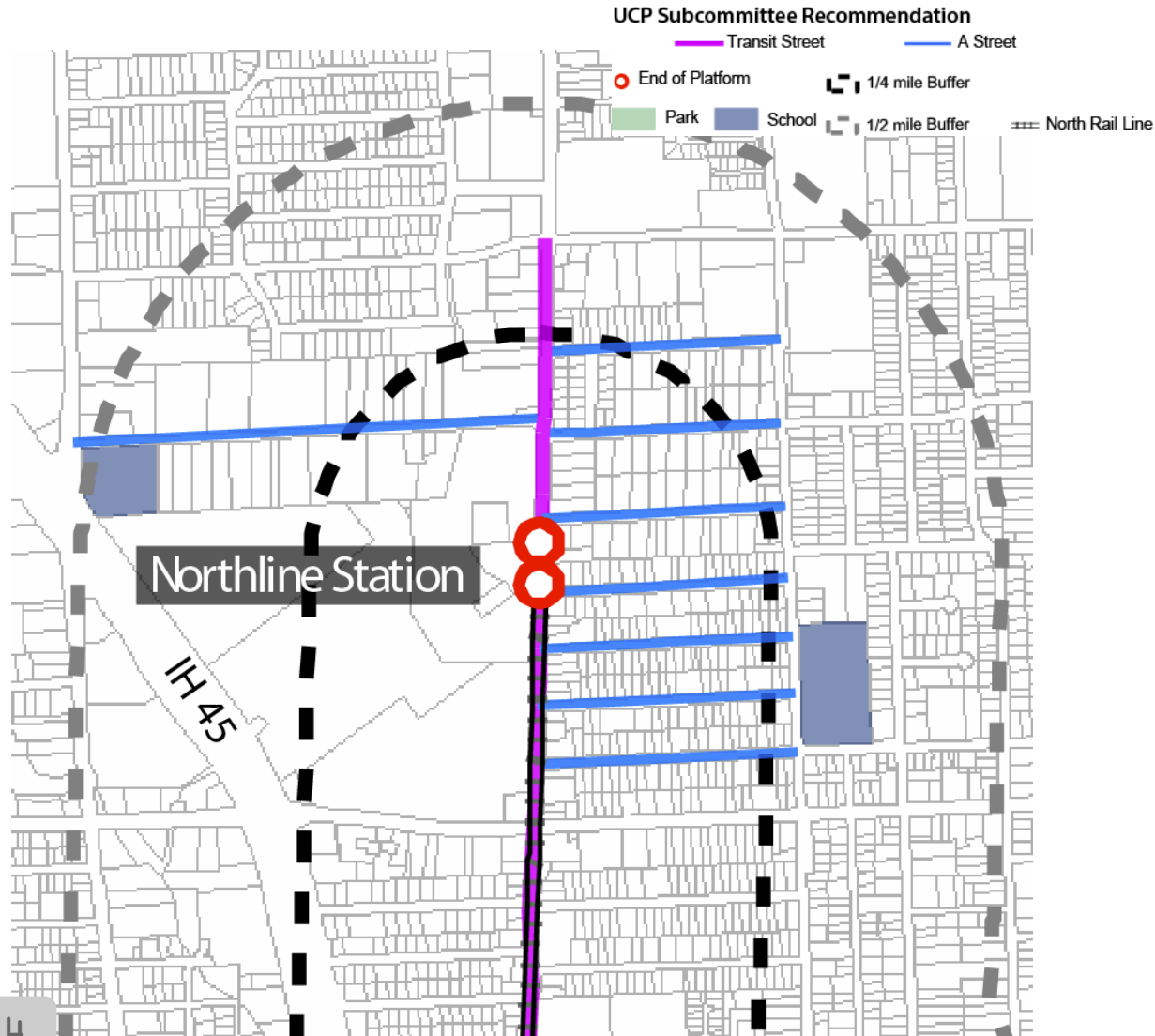
IMPLEMENTATION (NORTH CORRIDOR)



IMPLEMENTATION (NORTH CORRIDOR)



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**

WEBSITE

http://www.houstontx.gov/planning/Urban/urban_cor.html

URBAN

CORRIDOR

PLANNING

HOUSTON



In June 2006, the City of Houston embarked on a major initiative, Urban Corridor Planning. This initiative will change how the City regulates development and designs its streets and other infrastructure in order to create a high quality urban environment in areas along METRO's light rail corridors: Main Street, Uptown, East End, North, Southeast and University.

- [Printable brochure \(PDF\)](#)
- [Printable map of corridors \(PDF\)](#)

[Home](#)
[Description](#)
[Workshops](#)
[Implementation](#)
[Contact us](#)

News/Events

The ULI Houston Urban Corridor Planning Assessment Group made its recommendations (Feb. 25, 2009)

The presentation will be available at the ULI Houston website [click here](#)

An [Implementation](#) section has been added to the links menu (on the right)

The Mixed-Use / Transit-Oriented Development Committee of the Houston Planning Commission has been reconvened to provide guidance in drafting an Urban Corridors ordinance. The public is welcome to attend the Committee meetings but discussion and questions during the meeting are limited to Committee members and City staff only.

Additional meetings will be scheduled if necessary.

Next Committee Meeting

- Date: May, 20, 2009
- Time: 3:30 p.m.
- Location: 611 Walker St. 6th floor John B. Raia conference room