

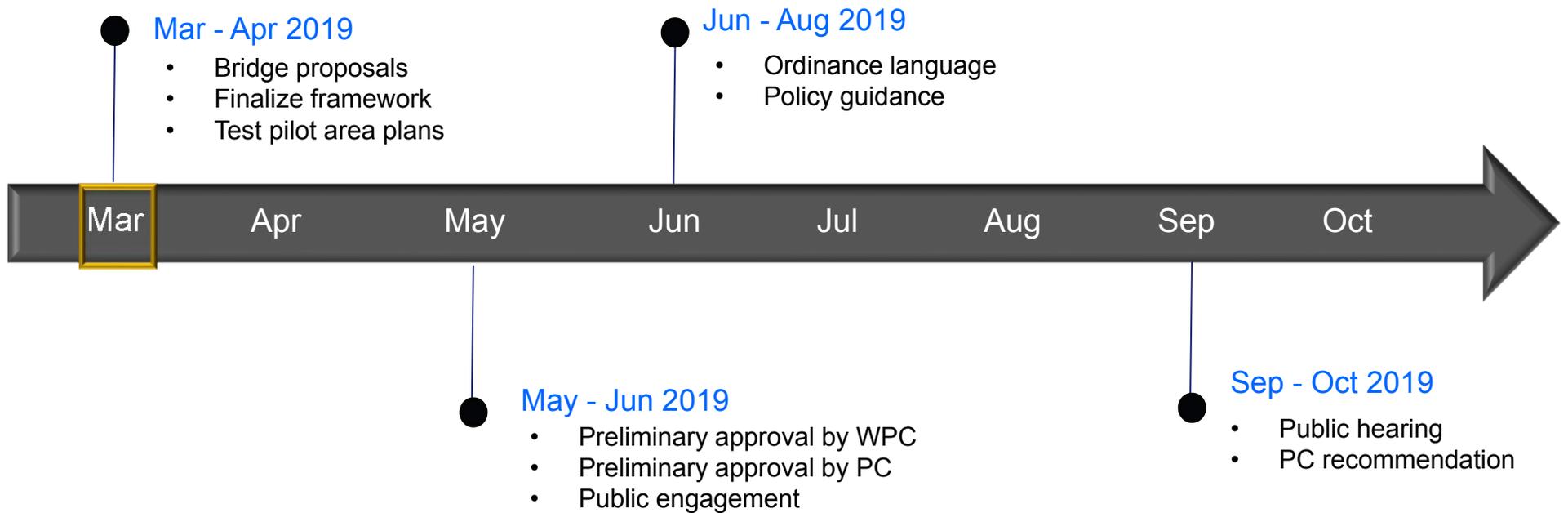


# Walkable Places

Planning and Development Department  
City of Houston

Walkable Places Committee  
March 6, 2019

# Project Schedule



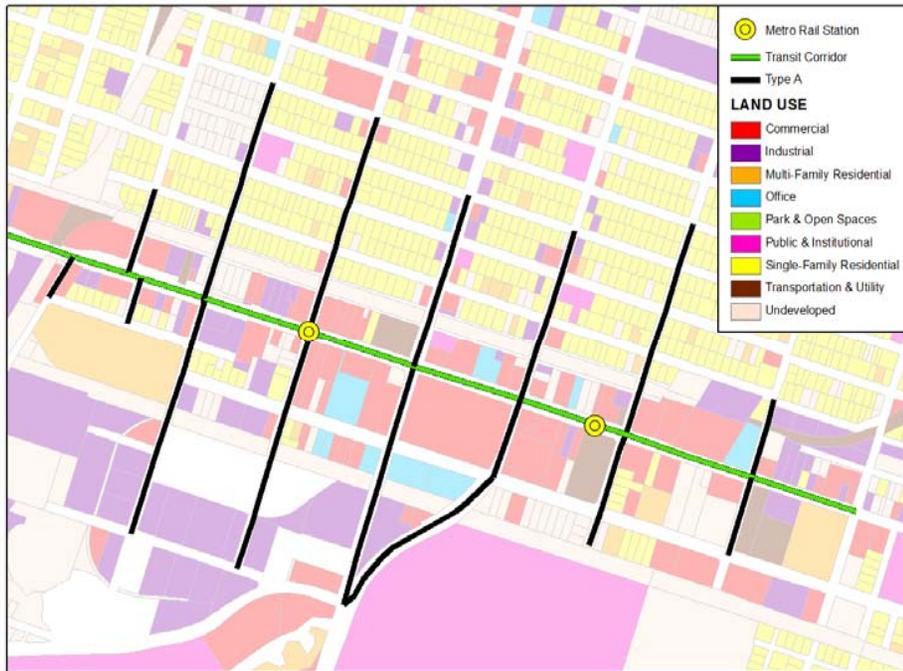
# Agenda

- Transit Corridor Map Amendment Update
- Walkable Places Project Update
- Public Comment

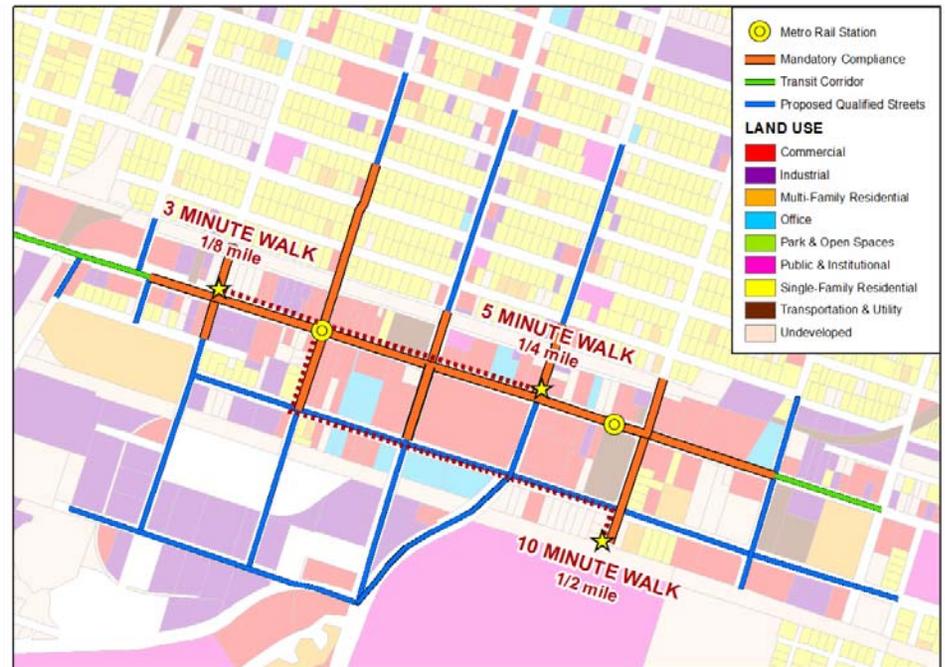


# Proposed amendments to the Transit Corridor Map:

## Current Transit Corridor Map



## Proposed Transit Corridor Map w/ Required Compliance Boundary



# Proposed amendments to the Transit Corridor Map:

## Current Designated Type A Streets



## Proposed Revised Type A Street Boundary Sensitive to Local Context



# Proposed amendments to the Transit Corridor Map:

## Current Designated Type A Streets



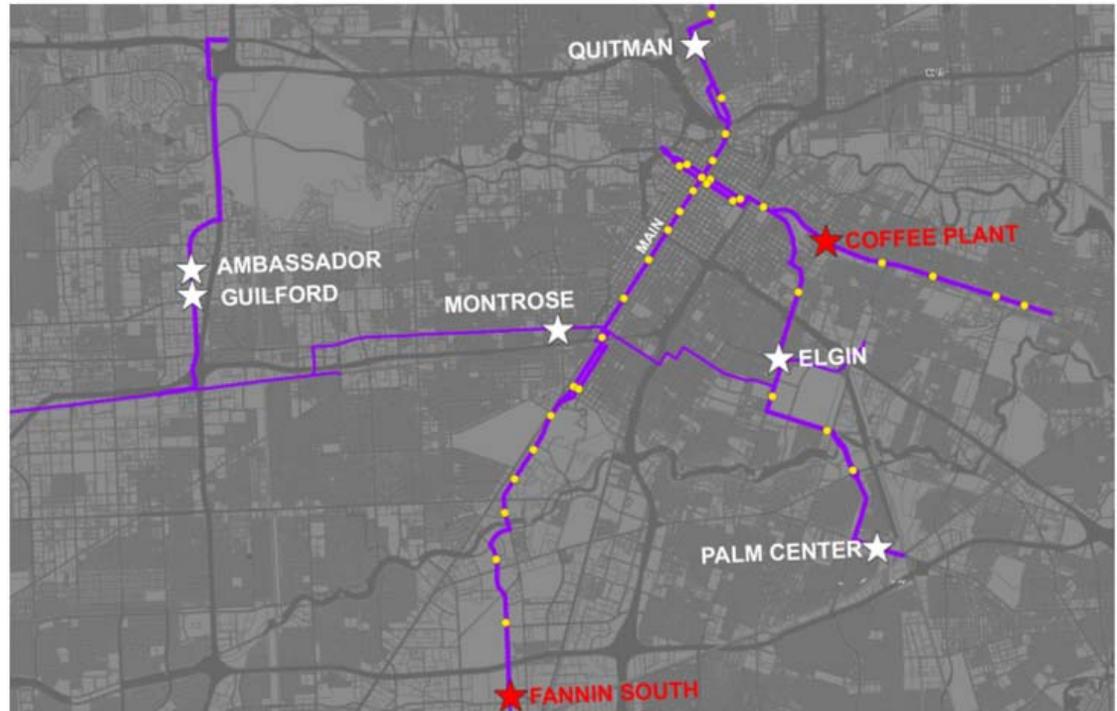
## Proposed Designating More Streets w/ Appropriate Context



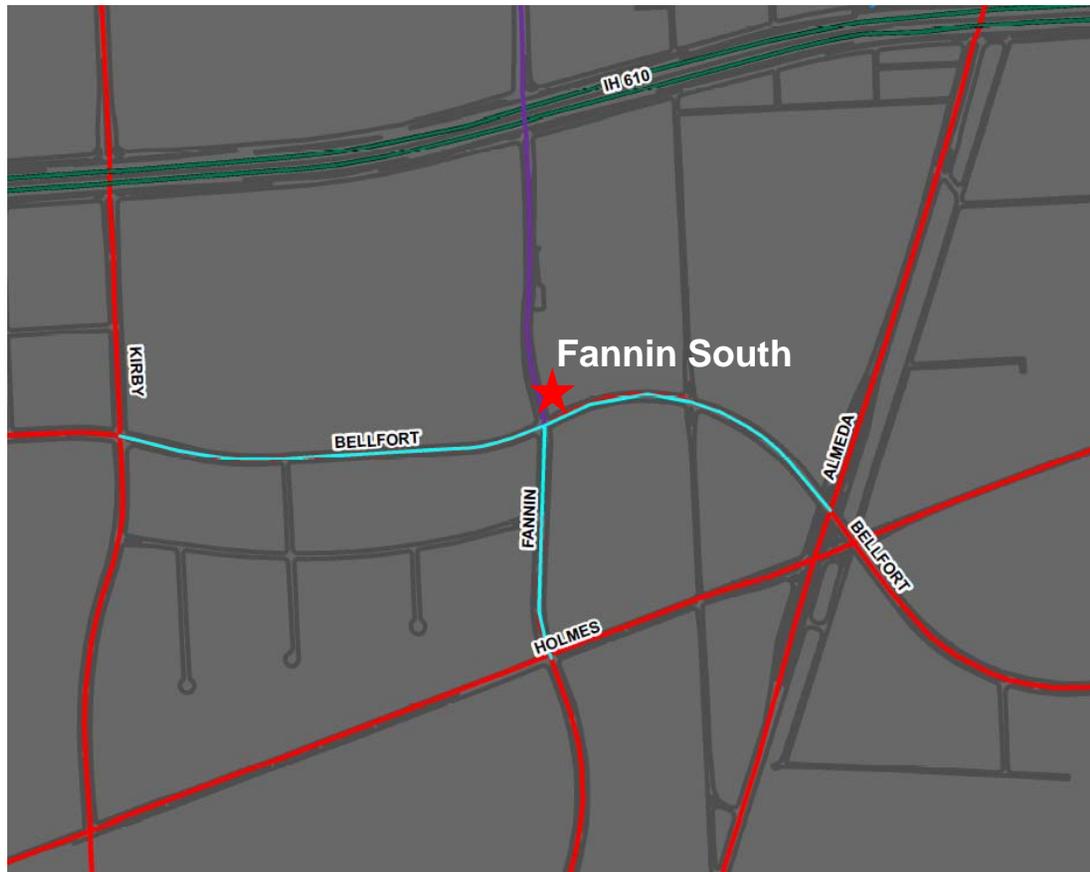
# Transit Corridor Map Amendment Update

## -- Transit Station Analysis

- ☆ Stations Being Analyzed
- ★ Previous Analyzed Stations
- Existing Stations



## Proposed No Transit Corridor Map Amendments – Fannin South Station



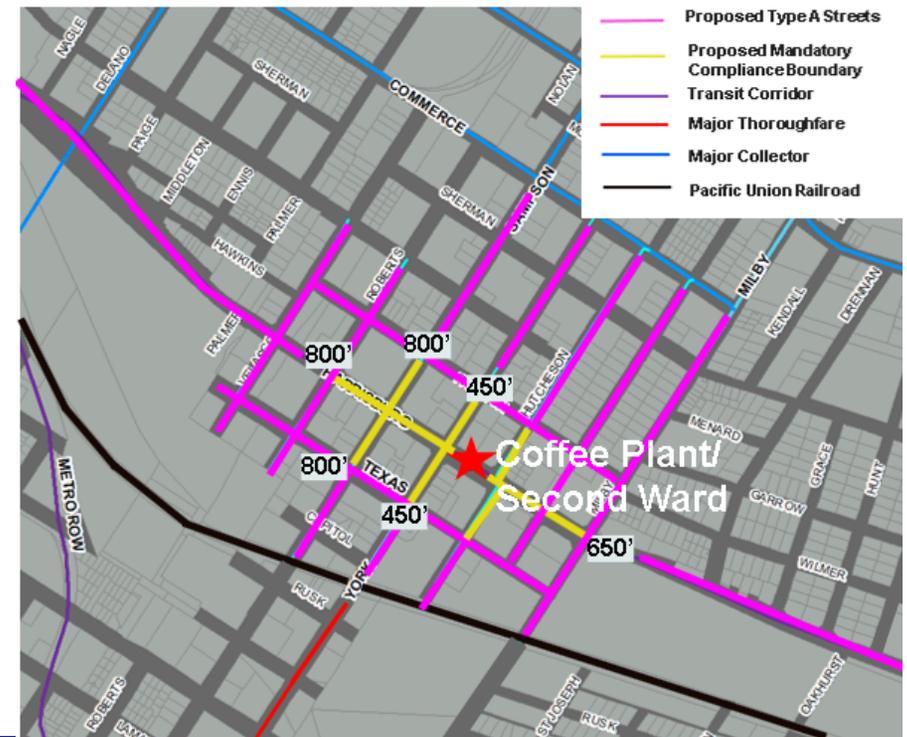
- Transit Corridor
- Existing Type A Streets
- Major Thoroughfare

# Proposed Transit Corridor Map Amendments – Coffee Plant/ Second Ward Station

## Existing



## Potential Required & Optional Compliance Boundary



# Transit Corridor Map Amendment Update

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## Consideration Factors

- **Distance from station**
- **Land use characteristics**
- **Existing restrictions:**
  - Deed restrictions
  - Minimum lot size/ building line; Historic preservation
- **Other factors**
  - Proximity to commercial corridors, public institutions/ facilities
  - Public investment in rights-of-way
- **Area characteristics:**
  - Activity population
  - Car ownership & Metro ridership
- **Street grid system/ intersection density**

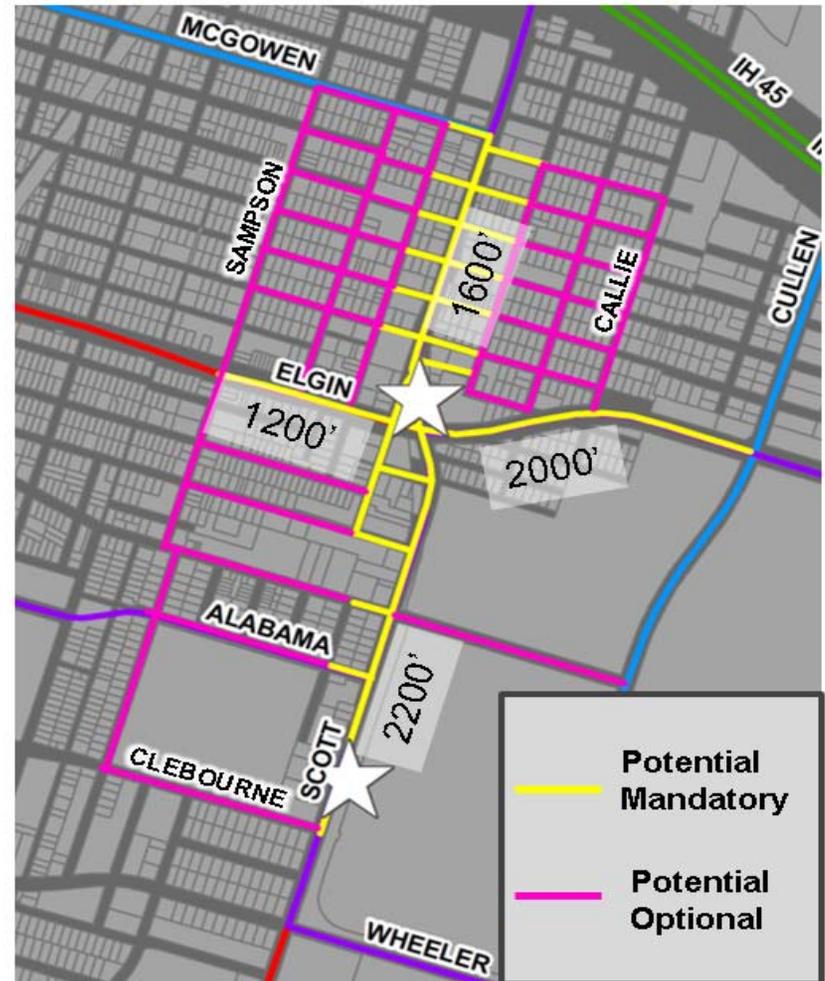
**Elgin Station  
– Southeast Line**



Land Use w/ Current Boundary



Potential Mandatory and Optional Boundary





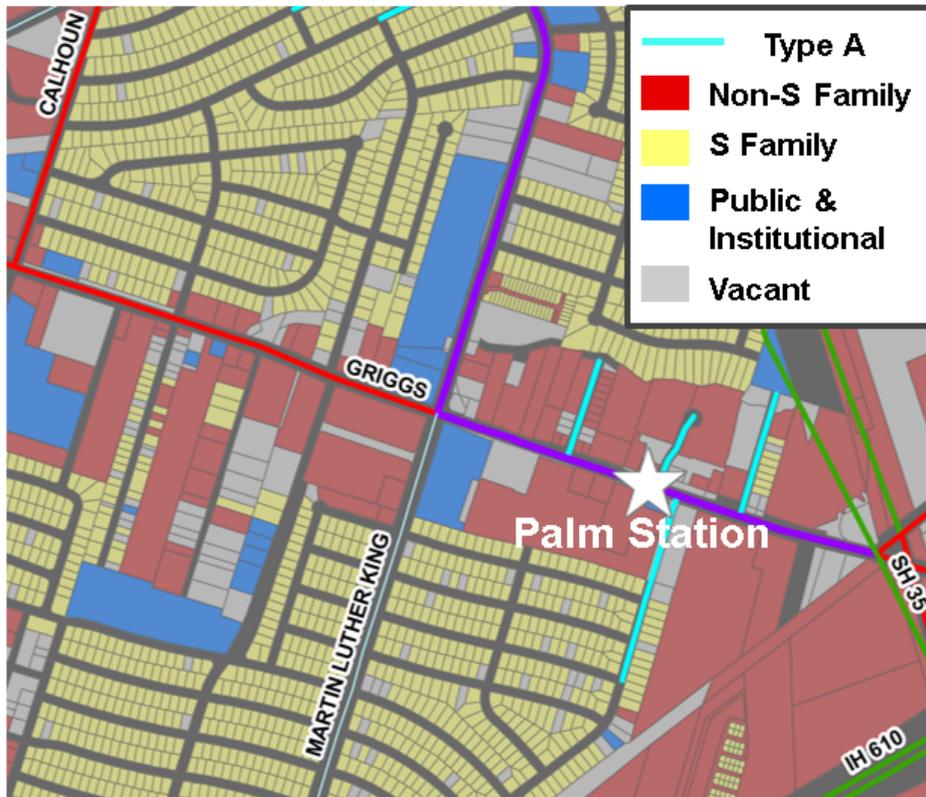
● Stations



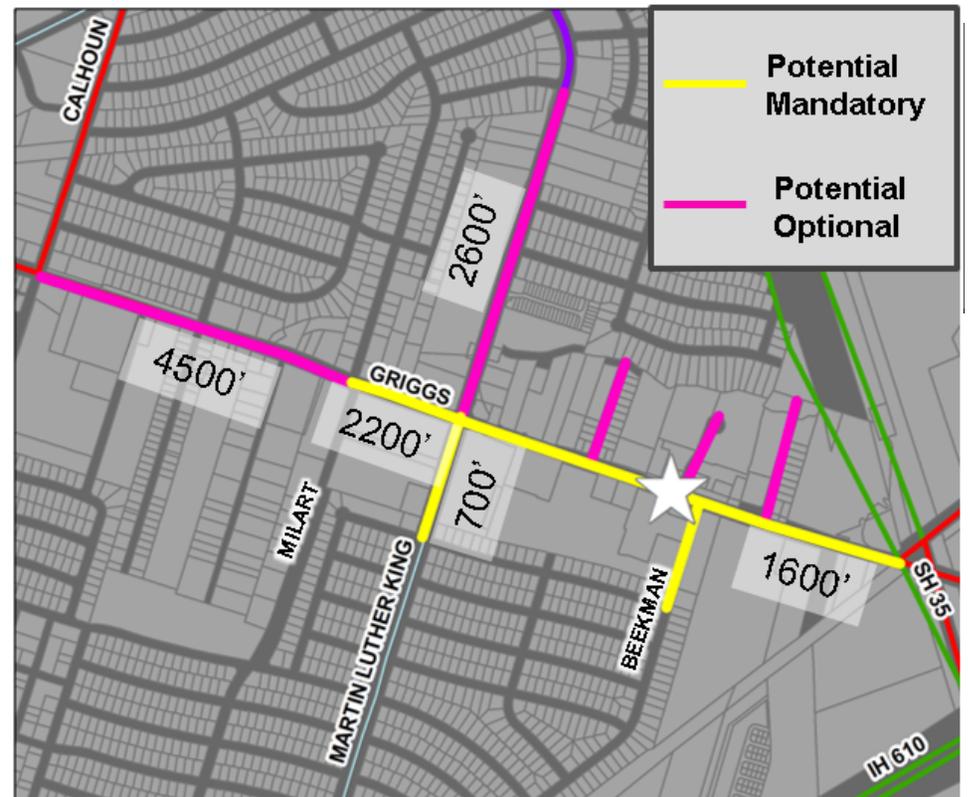
**Palm Center  
– Southeast Line**



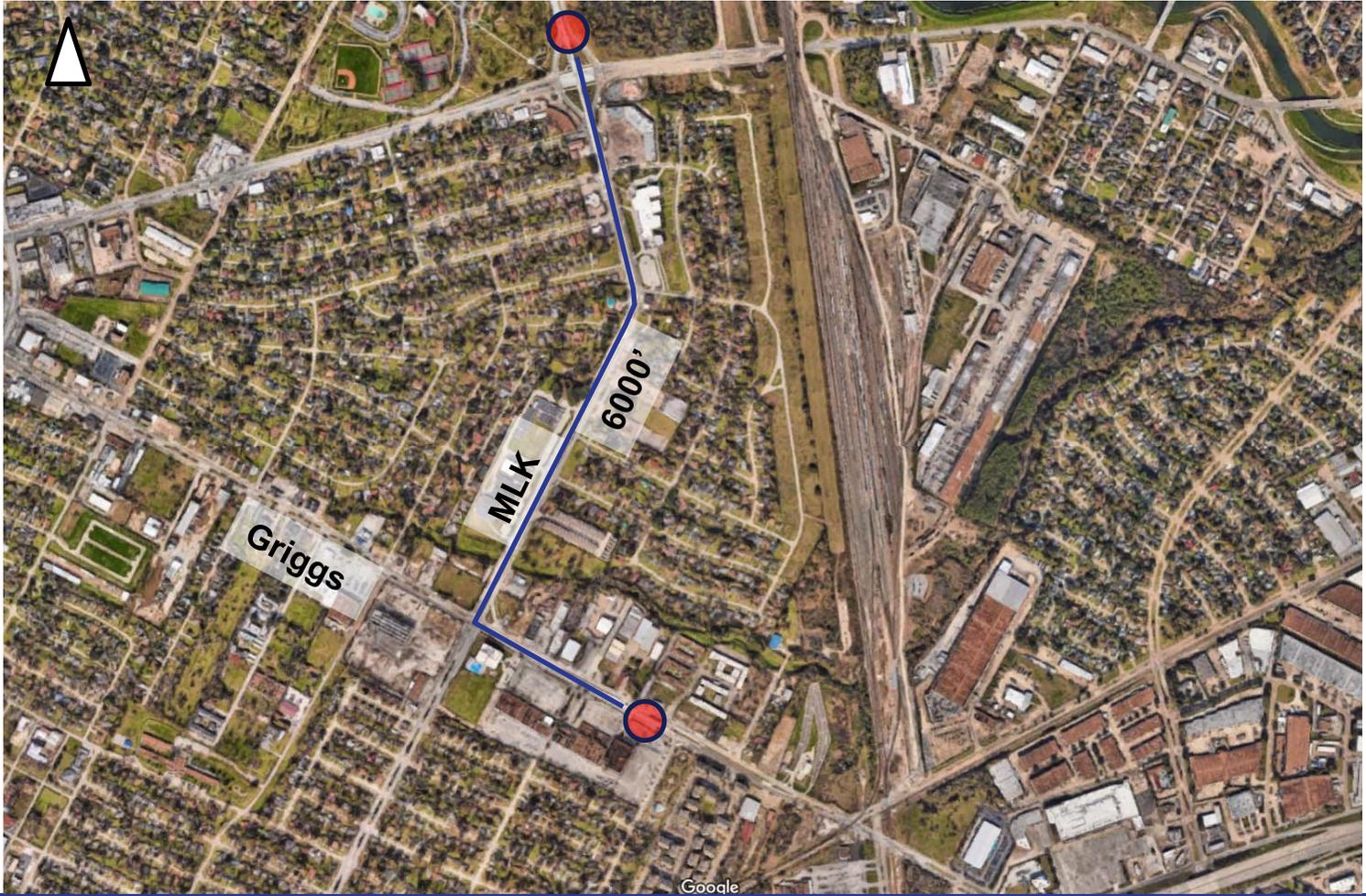
Land Use w/ Current Boundary



Potential Mandatory and Optional Boundary



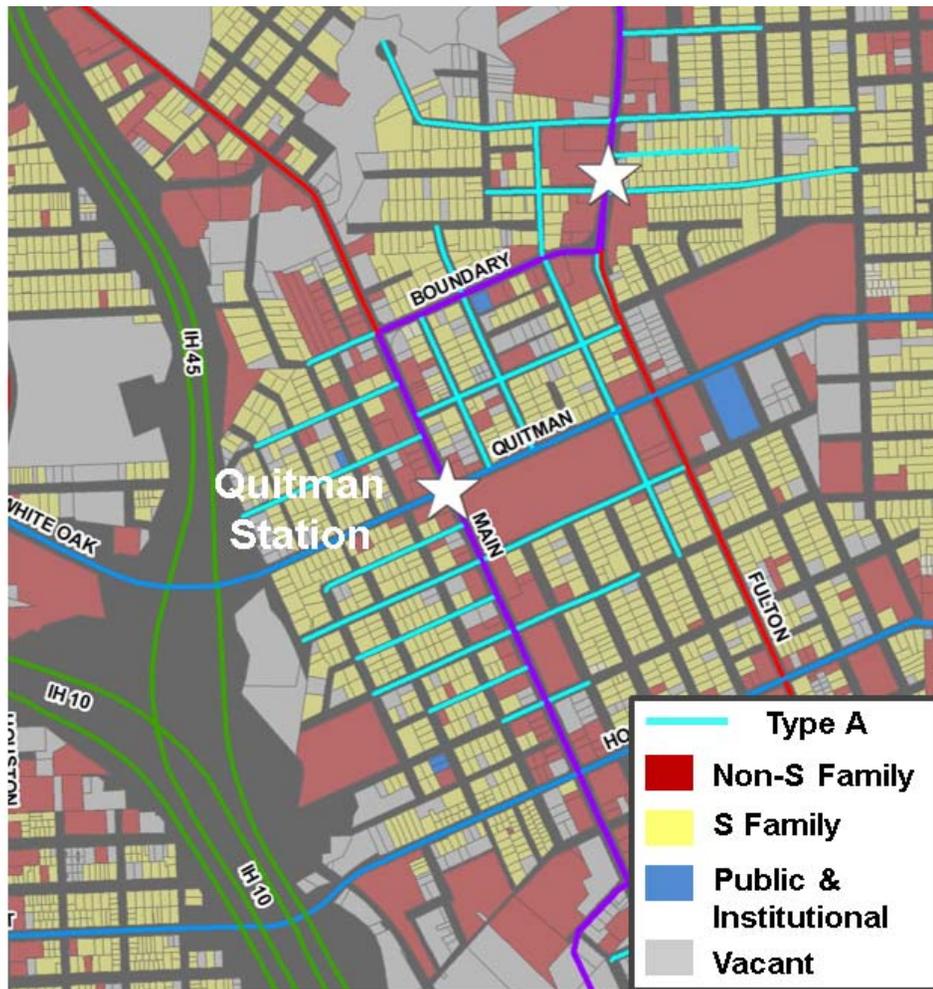
● Stations



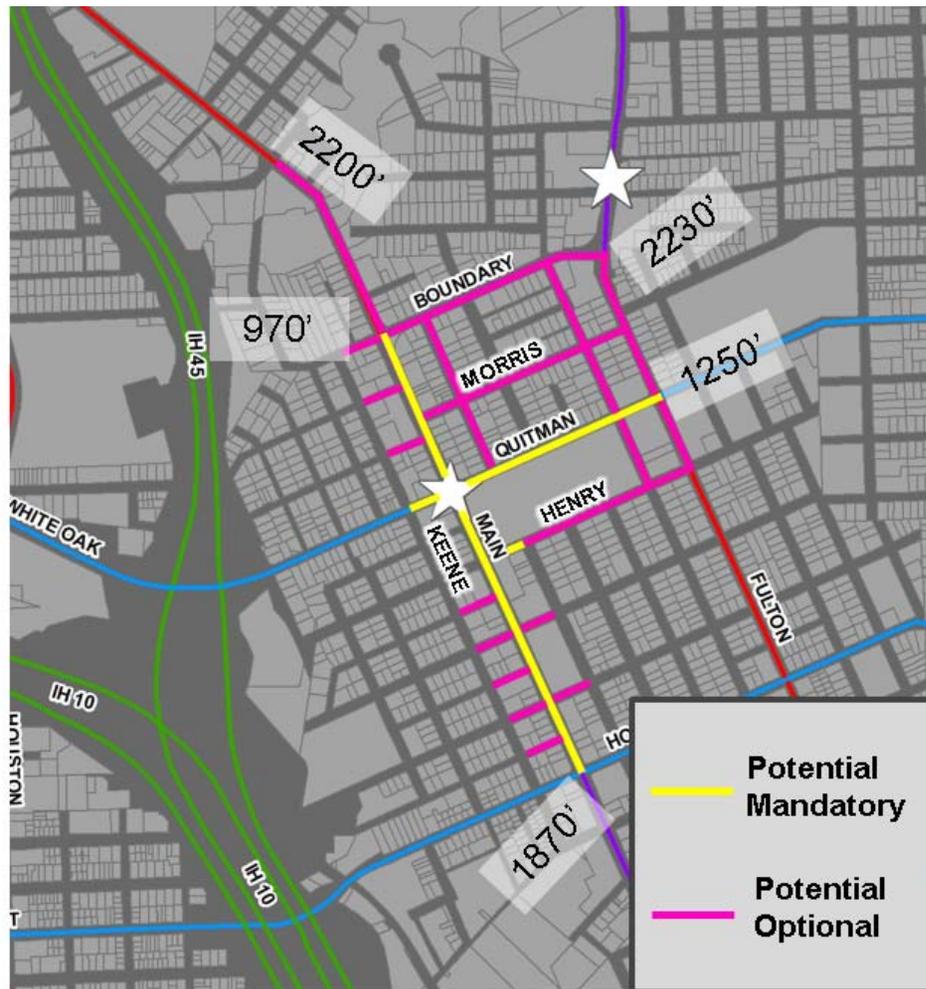
# **Quitman Station – North Line**



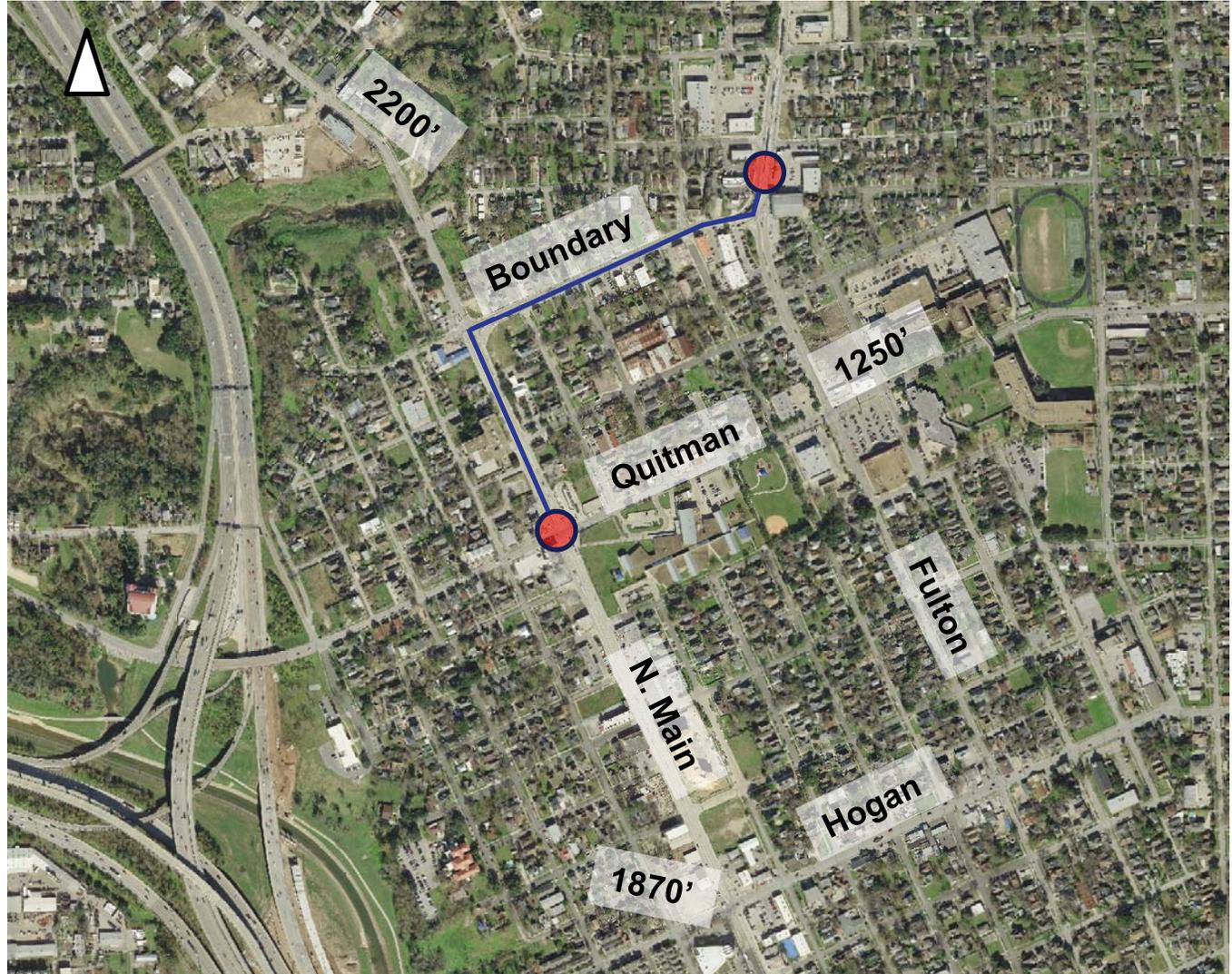
**Land Use w/ Current Boundary**



**Potential Mandatory and Optional Boundary**



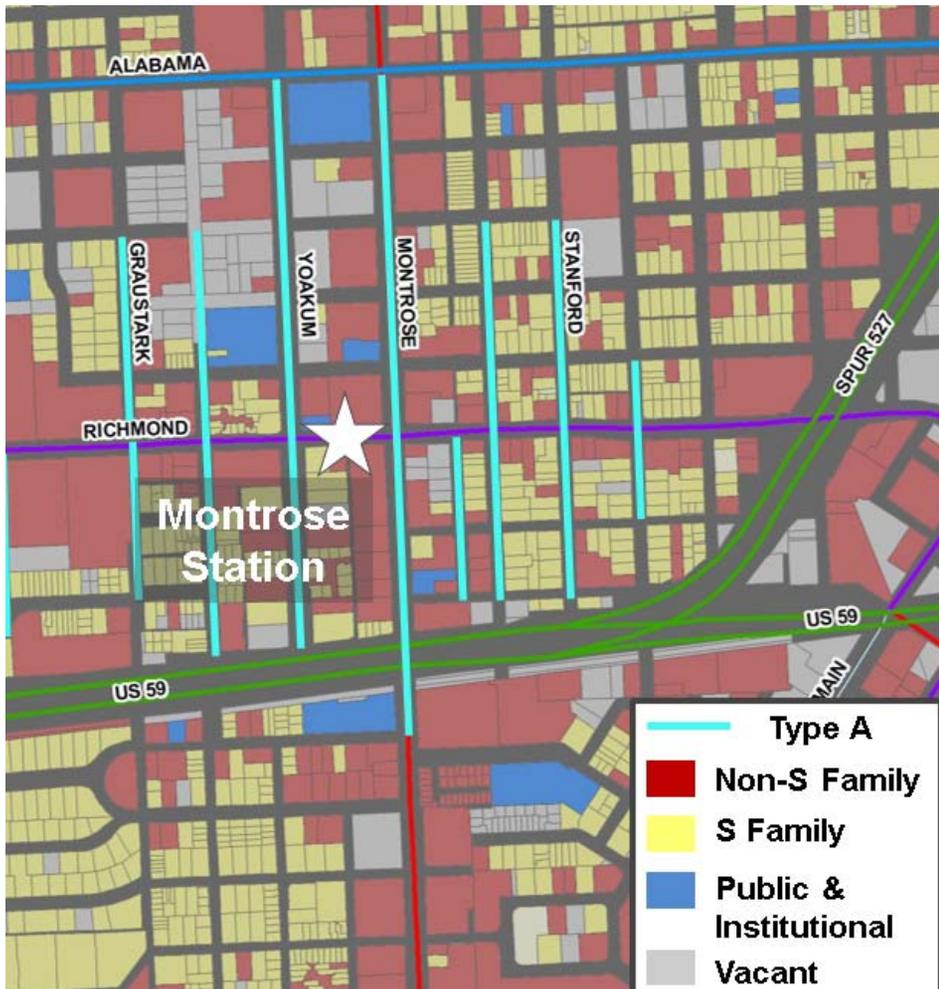
● Stations



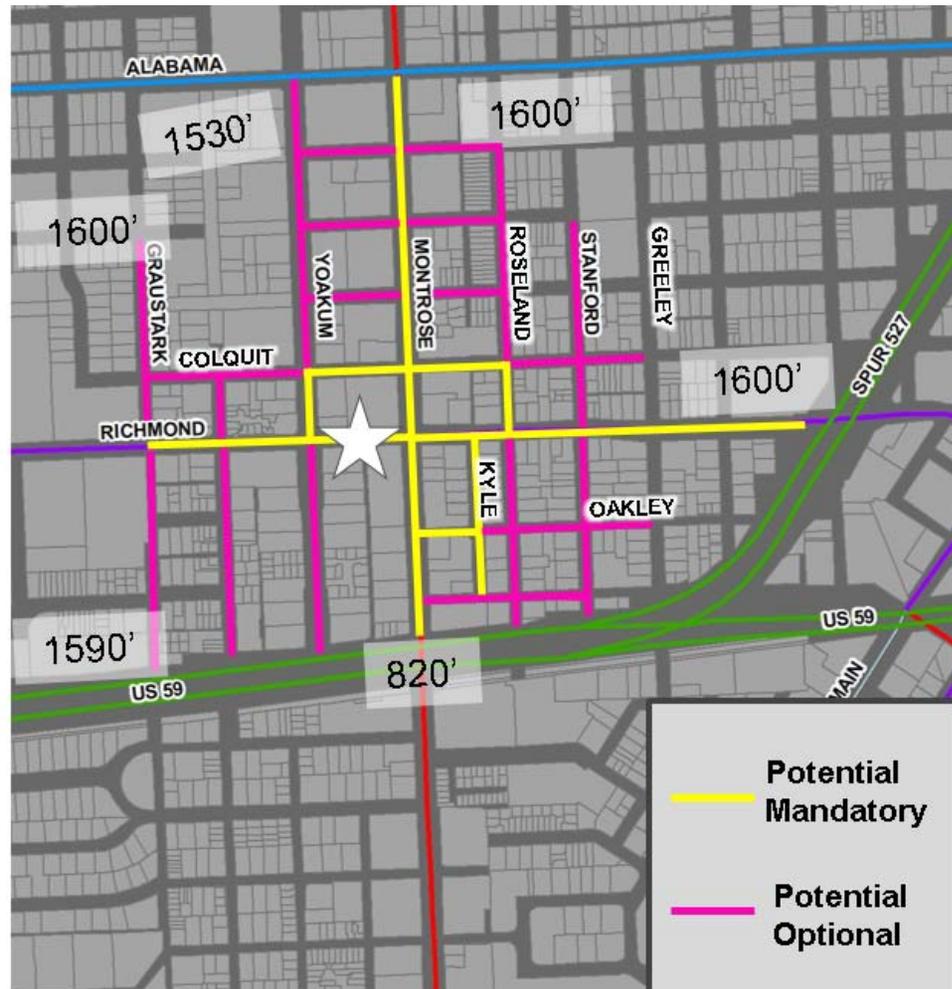
# **Montrose Station – University Line**



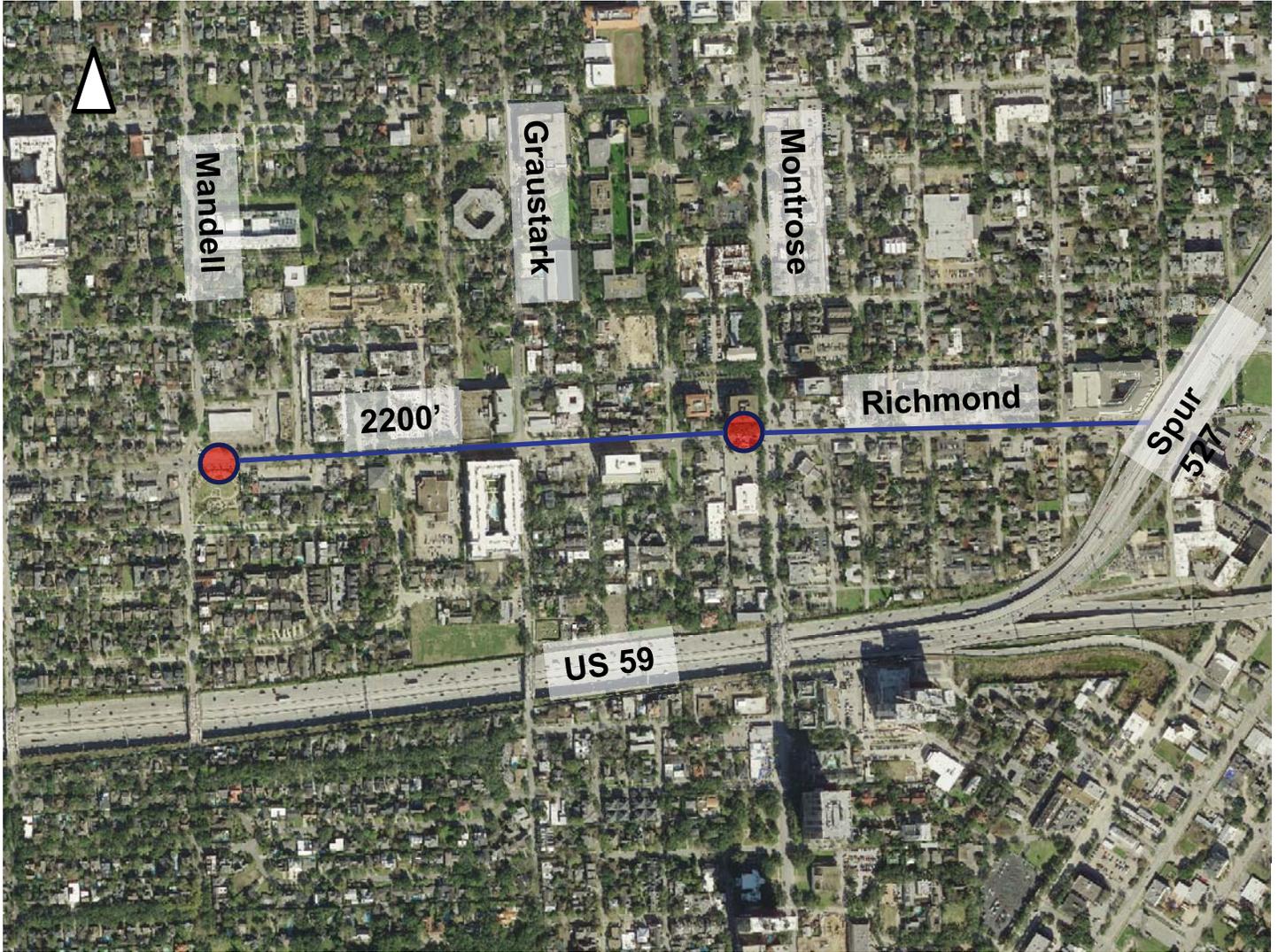
**Land Use w/ Current Boundary**



**Potential Mandatory and Optional Boundary**



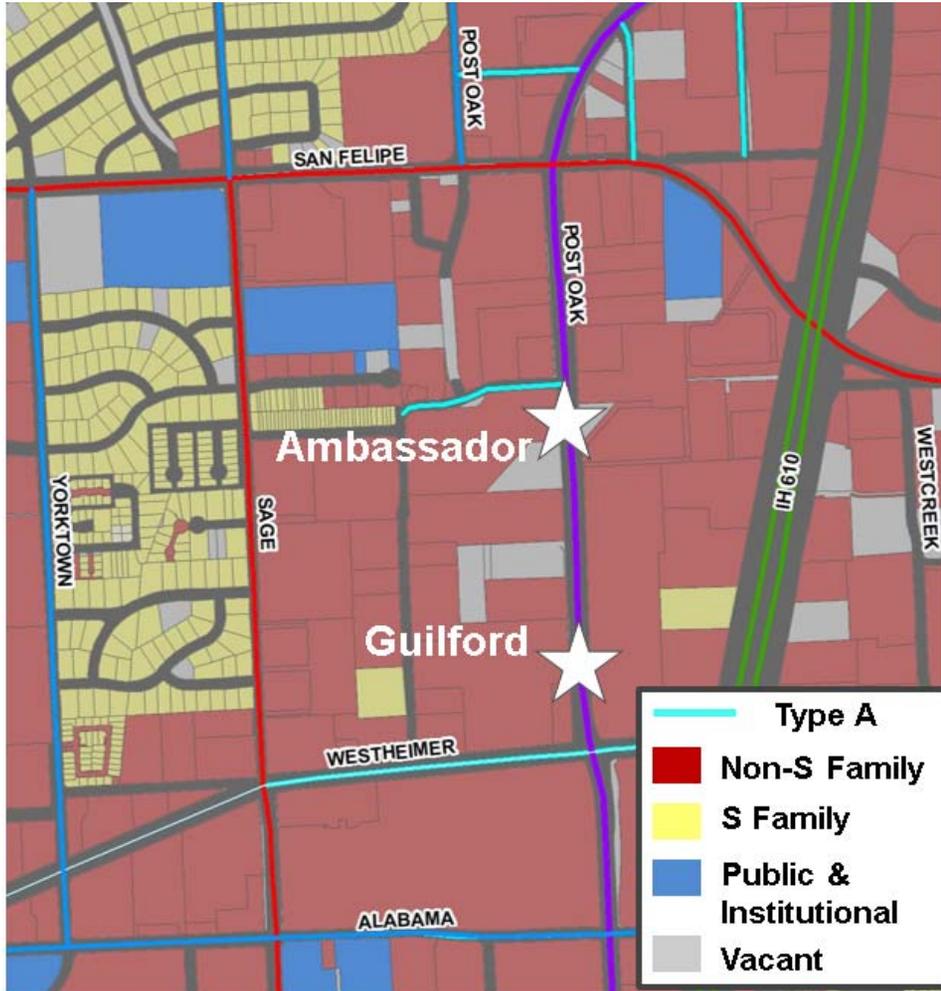
● Stations



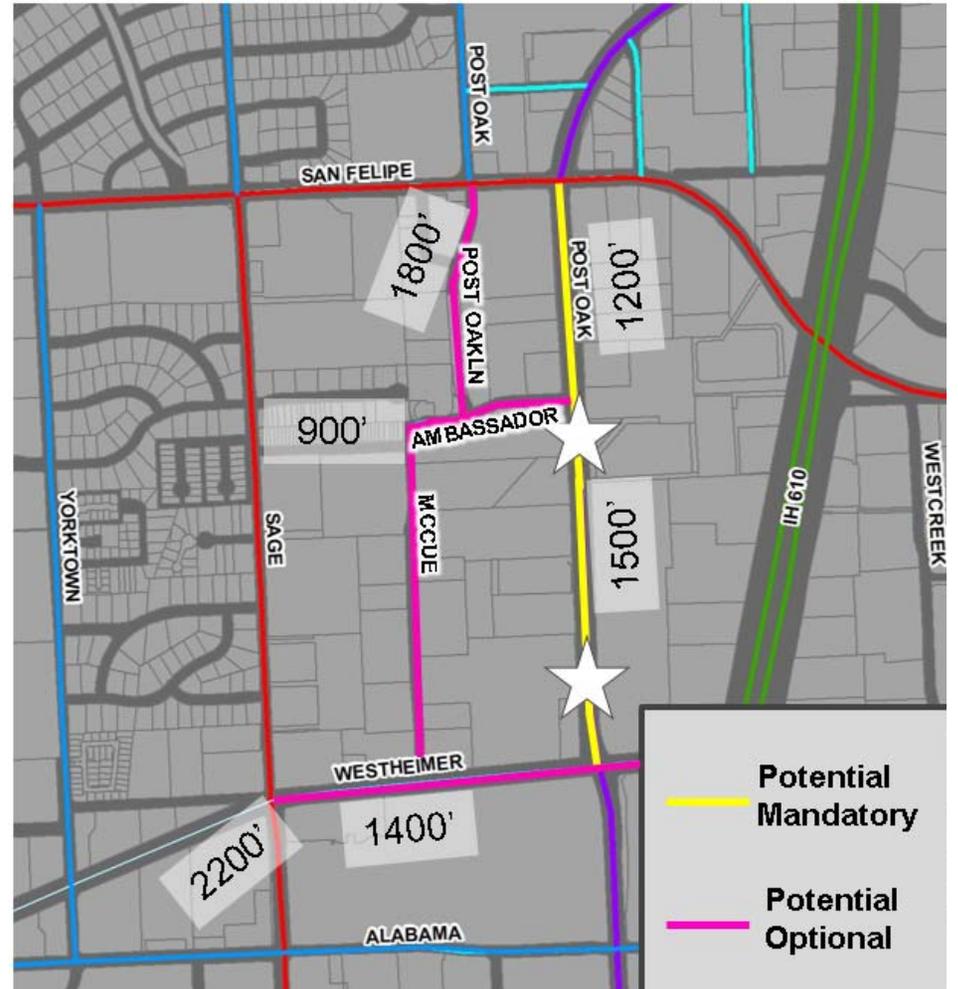
# **Uptown BRT**



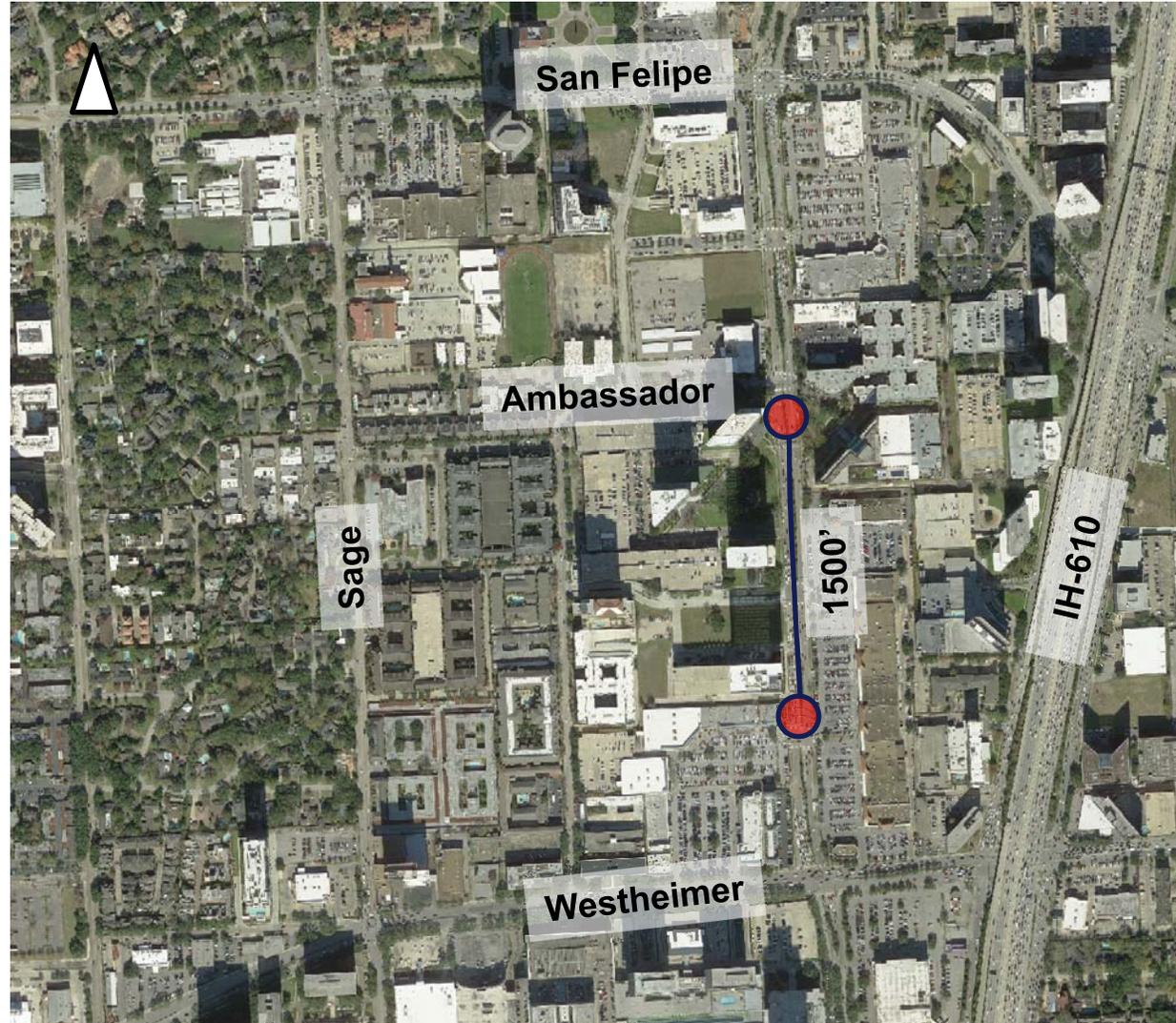
**Land Use w/ Current Boundary**



**Potential Mandatory and Optional Boundary**



● Stations



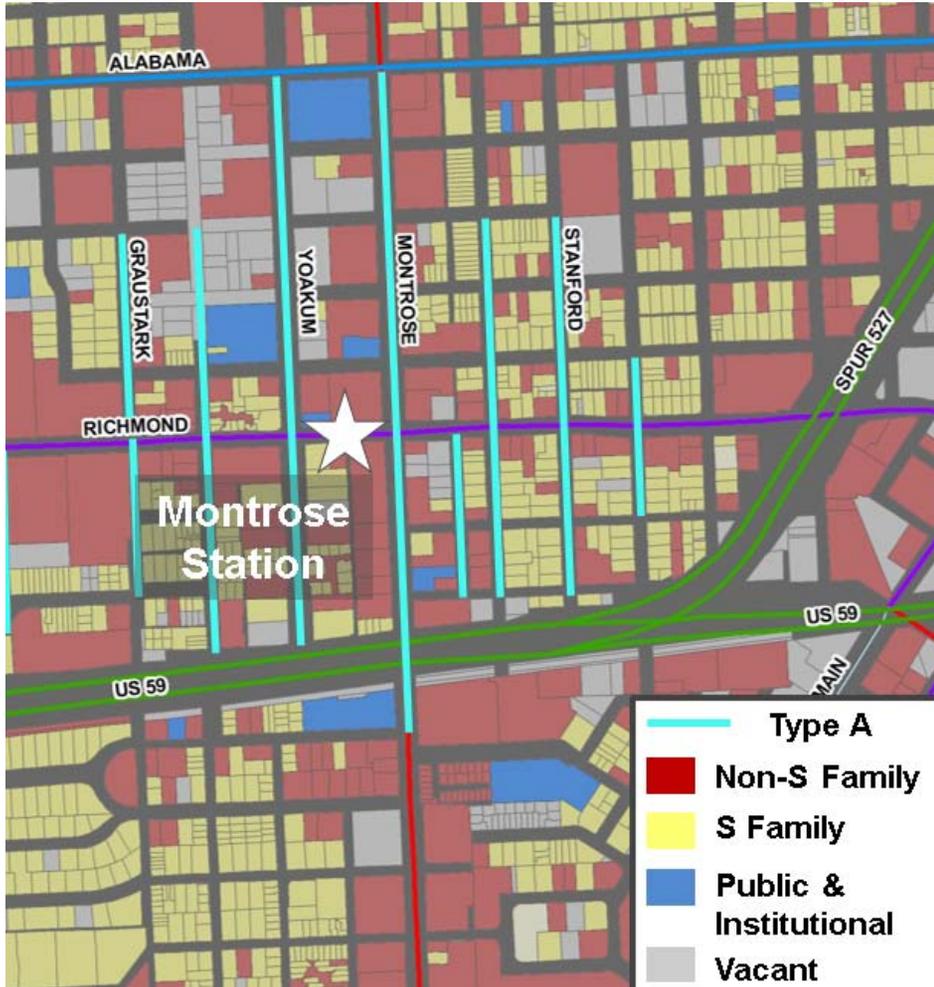
# Transit Corridor Map Amendment Update

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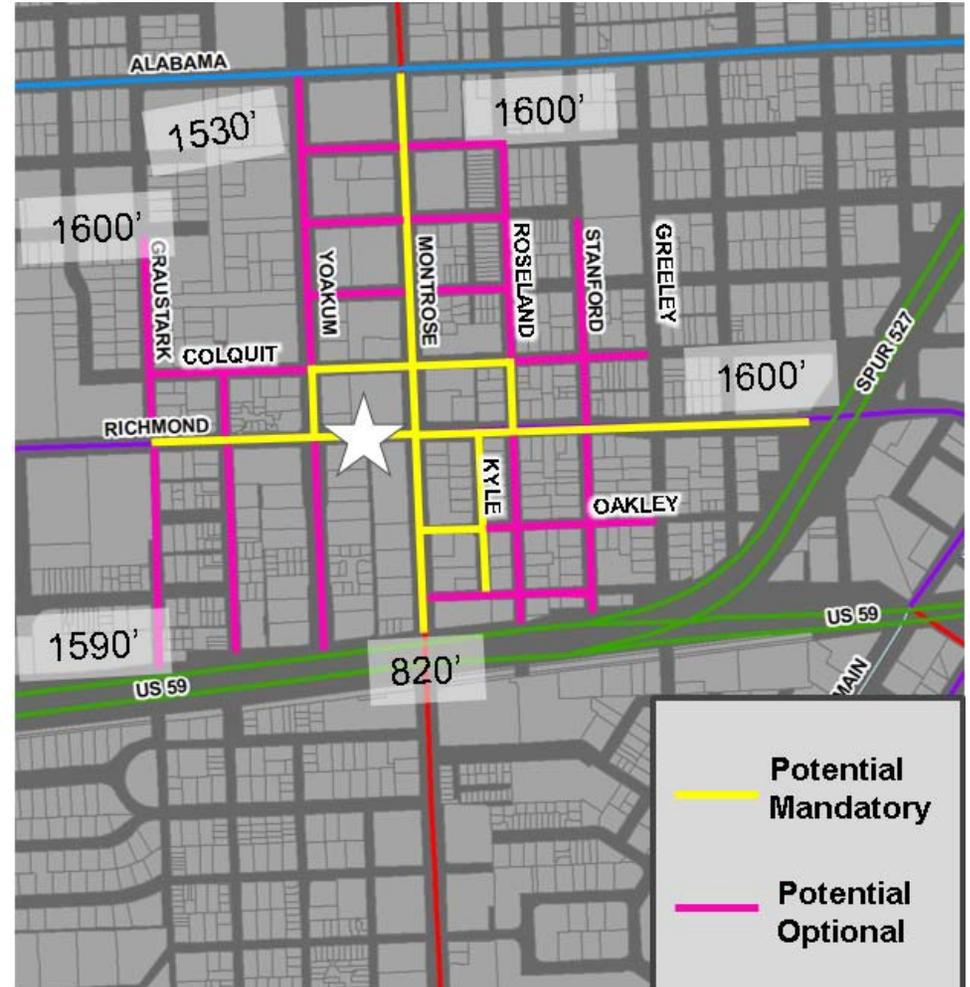
## Criteria Discussion

- **Distance from station**
- **Land use characteristics**
- **Existing restrictions:**
  - Deed restrictions
  - Minimum lot size/ building line; Historic preservation
- **Other factors**
  - Proximity to commercial corridors, public institutions/ facilities
  - Public investment in rights-of-way
- **Area characteristics:**
  - Activity population
  - Car ownership & Metro ridership
- **Street grid system/ intersection density**

**Land Use w/ Current Boundary**



**Potential Mandatory and Optional Boundary**



# Transit Corridor Map Amendment Update

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## Criteria Discussion

- **Distance from station**
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- **Area characteristics:**
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# Discussion



# Agenda

- Transit Corridor Map Amendment Update
- Walkable Places Project Update
- Public Comment

# Previous Proposed Framework

- **Potential applicants could be:**
  - Property owner(s)
  - City of Houston
  - Management districts/ TIRZ
- **The submitted application shall:**
  - Define the application area
    - Describe context of the application area
    - Identify unique rules from the Walkable Places Element Menu

# Previous Proposed Framework

## Process before the public hearing

Community Meeting Notice Mailed Out



At least 1 Community Meeting



Possible Revisions



Response Forms Mailed out to Property Owners



Response Form/Comment deadline



Hand Delivered, Mail or Email

Planning Commission Public Hearing



Sufficient Support

Proceed to Public Hearing

# Previous Proposed Framework

## Process after the public hearing



# Challenges of Previous Proposed Framework

- **Who should be the applicants?**
- **How to create rules sensitive to the local context?**
- **How to create a simplified process to encourage designation?**

# Current Proposed Framework

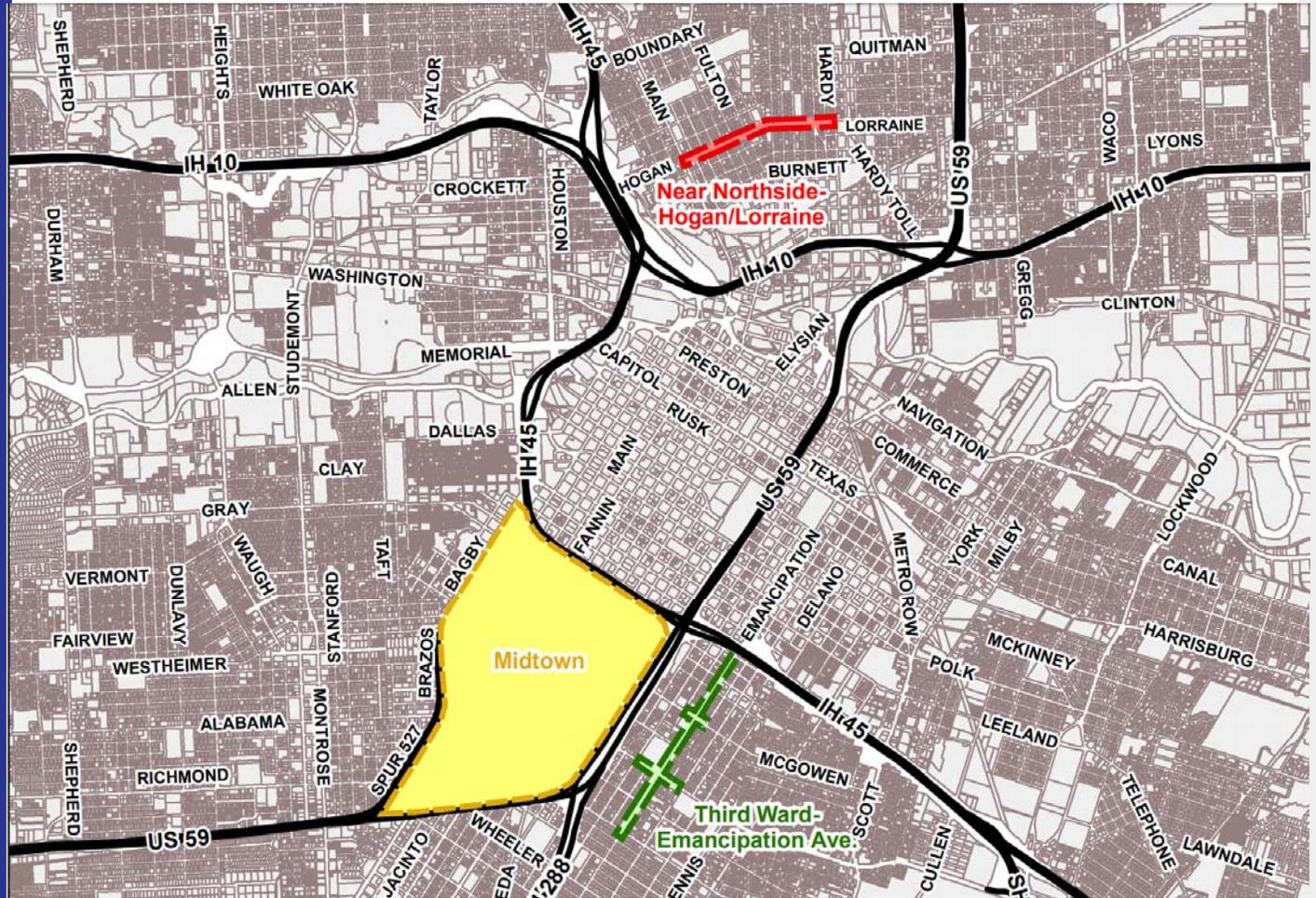
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# Walkable Places Plan (WPP)

- **Similar to Major Thoroughfare and Freeway Plan**
- **Create a WPP map**
- **Create a WPP amendment process to allow**
  - New designation of walkable places
  - Amendments to the designated walkable places
- **WPP amendments will**
- **Focus on planning standards along each street segment**
- **Address the following planning standards:**
  - Walkable Street standards
  - Building and site design standards
  - Parking standards

# Current Proposed Framework

## Walkable Places Plan (WPP)



# Current Proposed Framework

## -- Walkable Places Plan (WPP)

### Street segment means

- Street right-of-way between 2 intersecting streets; or
- Street right-of-way between an intersecting street and the logical termination of the roadway



# Current Proposed Framework

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# Walkable Places Plan (WPP)

## Who starts the process?

### Previous Proposal

City of Houston

Property owners  
representing at least  
10% geography area

Management districts/  
TIRZ/ other entities  
representing property  
owners



### Current Proposal

City of Houston

Property owners  
representing at least  
50% linear street  
frontage

# Current Proposed Framework

--

# Walkable Places Plan (WPP)

## Size requirements

### Previous Proposal

Min 1 block

No max requirements



### Current Proposal

Min 1 street segment

No max requirements

# Current Proposed Framework

--

# Walkable Places Plan (WPP)

## Compliance requirements

### No Changes

Required compliance  
-- all properties

Allow variance requests  
subject to PC approval

# Current Proposed Framework

--

# Walkable Places Plan (WPP)

## Submittal requirements

### No Changes

Pre-submittal meeting

- \* Boundary map
- \* Proposed walkable place plan

# Current Proposed Framework

# -- Walkable Places Plan (WPP)

## Review Procedures

### Previous Proposal

Planning Dept Review



Public meeting(s)



Voting by property  
owners



Public hearing



Planning Commission  
Recommendation



City Council action

### Current Proposal

Planning Dept Review



Public meeting(s)



Public hearing



Planning Commission  
Recommendation



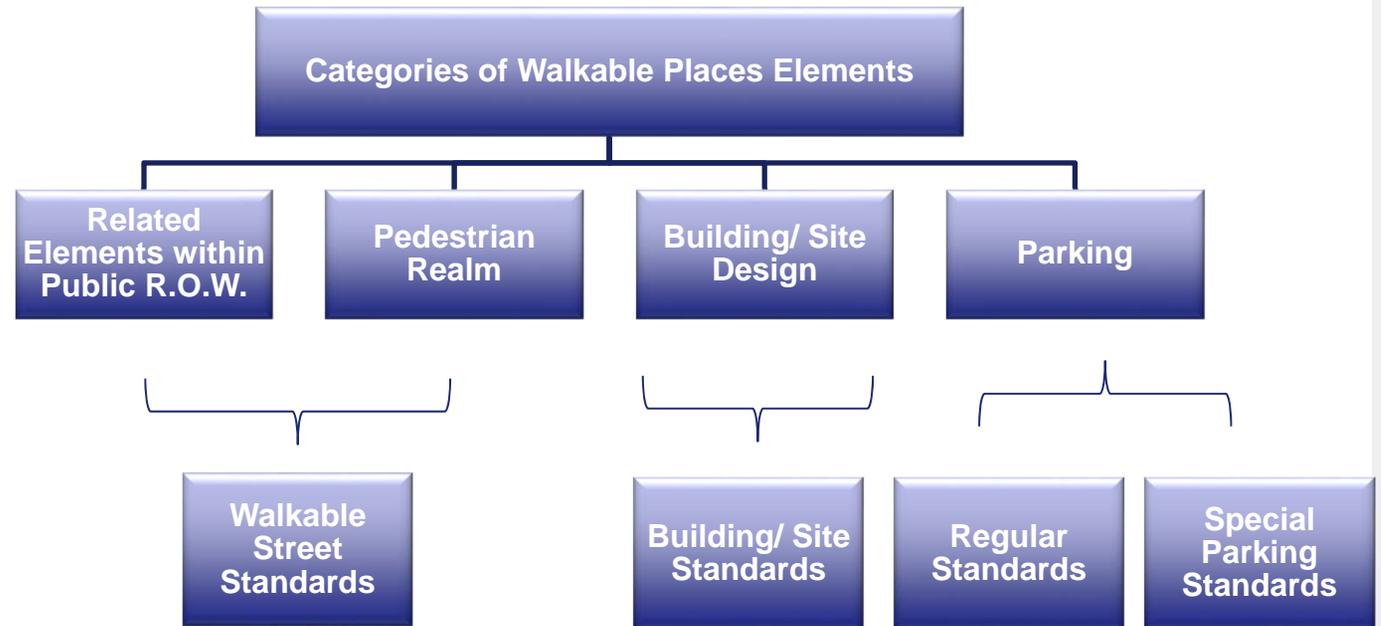
City Council action



**Current  
Proposed  
Framework**

--  
**Walkable  
Places Plan  
(WPP)**

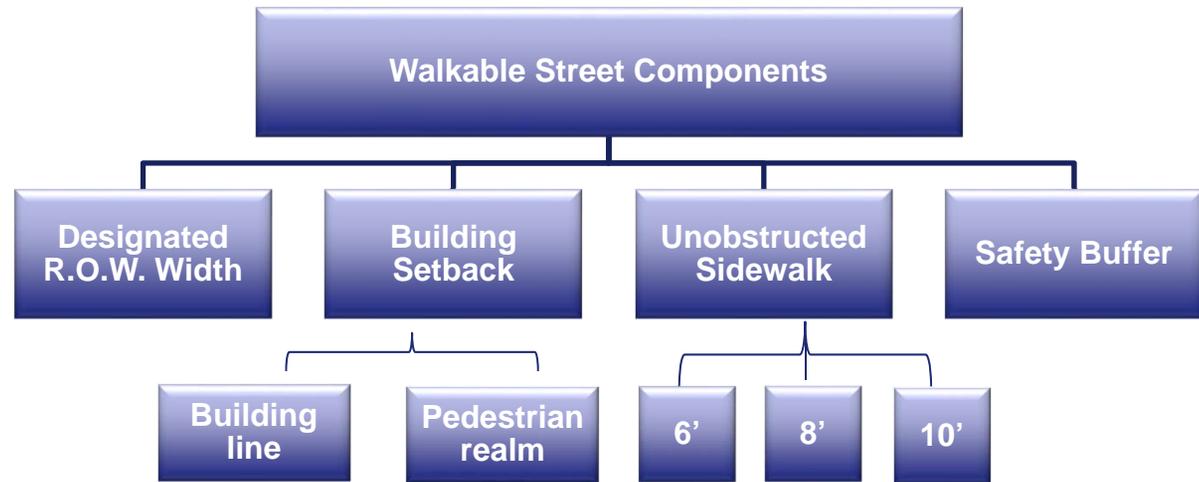
## Walkable Places Planning Standards



# Current Proposed Framework

# Walkable Places Plan (WPP)

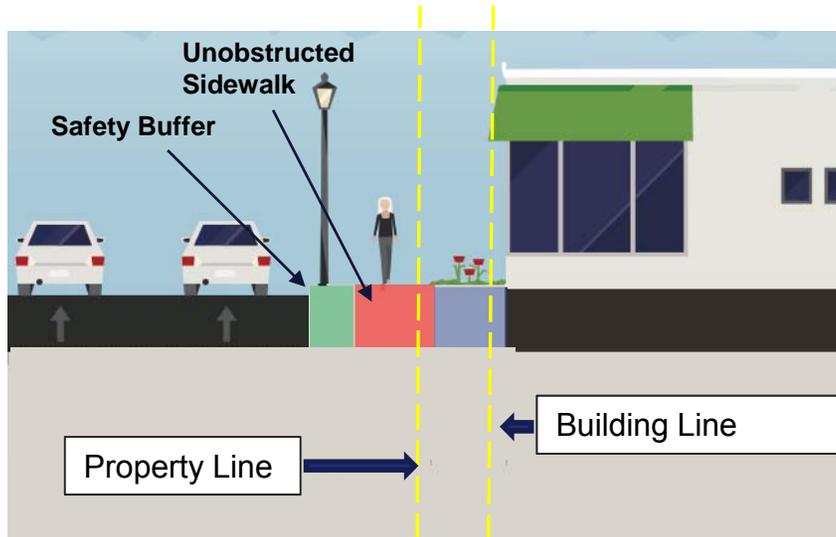
## Walkable Street Standards



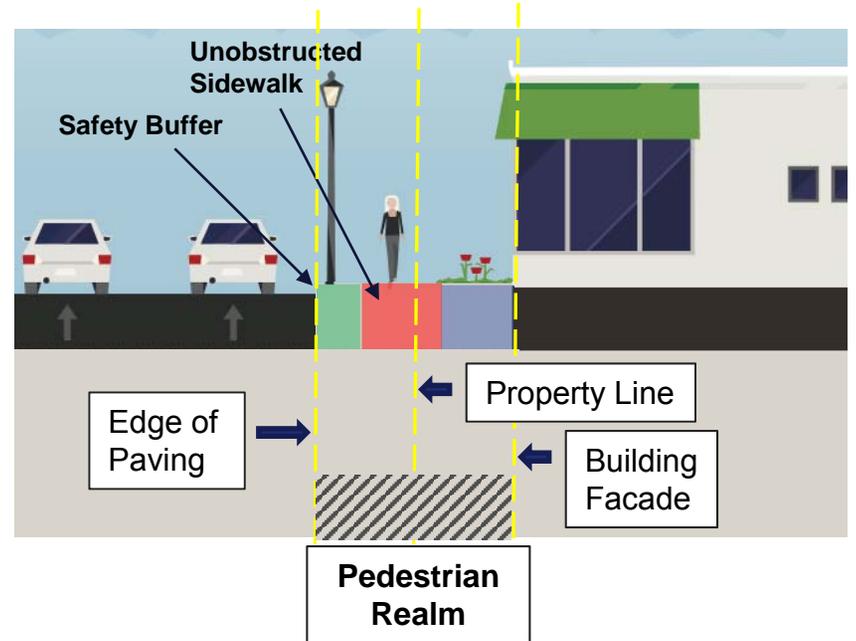
For example:

- **Emancipation Ave:**  
80' R.O.W. – 18' PR – 8' SW
- **Hogan St:**  
70' R.O.W. – 5' BL – 6' SW

# Building line vs. Pedestrian realm



VS.



## Building line:

Measures distance b/w property line & building

## Pedestrian realm:

Measures distance b/w edge of paving & building



**Current  
Proposed  
Framework**

--  
**Walkable  
Places Plan  
(WPP)**

## **Building/ Site Standards**

Single family residential vs. Non-single family residential

### **No Changes**

Public entrance

Ground floor façade

Opening interval

Use of pedestrian realm

Driveway location &  
dimensions

**Current  
Proposed  
Framework**

--  
**Walkable  
Places Plan  
(WPP)**

## **Parking requirements**

**No Changes**

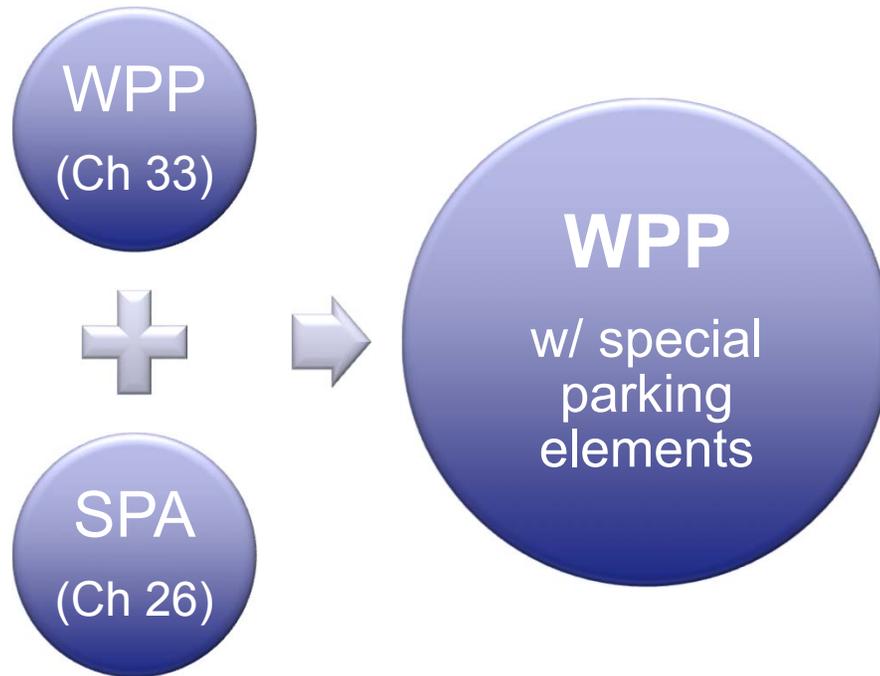
**Regular parking requirements**

**Special Parking Area  
application**

**Current  
Proposed  
Framework**

--

**Special  
Parking  
Arrangement**



# Current Proposed Framework

--

# Ordinance Structure

## WPP amendment procedure (Chapter 33)

### Walkable Places Planning Standards

- Walkable Street classification, building setback, building/site design (Chapter 42)
- Unobstructed sidewalk & safety buffer (Chapter 40)
- Landscape requirements (Chapter 33)
- Special parking arrangements (Chapter 26)

### Walkable Places Policy Guide

- WPP objectives
- Guiding principles for WPP amendments
- Requirements of WPP amendment proposal
- Guidance for walkable places components
- Other tools to promote walkable development

# Discussion



# Agenda

- Transit Corridor Map Amendment Update
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