

# Summary of Workshops

*Public Presentation May 23, 2007*



Phases 2 & 3

# Kick off Event April 14, 2007



130 people attended

Overview presentation followed by table group activities:

1. Questions of clarification
2. What are the physical attributes of appealing urban environments?
3. What are your favorite streets or urban districts?

# Kick-off Meeting

## Table Group Activity # 1

Questions of Clarification

*(see information provided separately on website)*

# Kick-off Meeting

## Table Group Activity #2

*What are the physical attributes of appealing urban environments?*

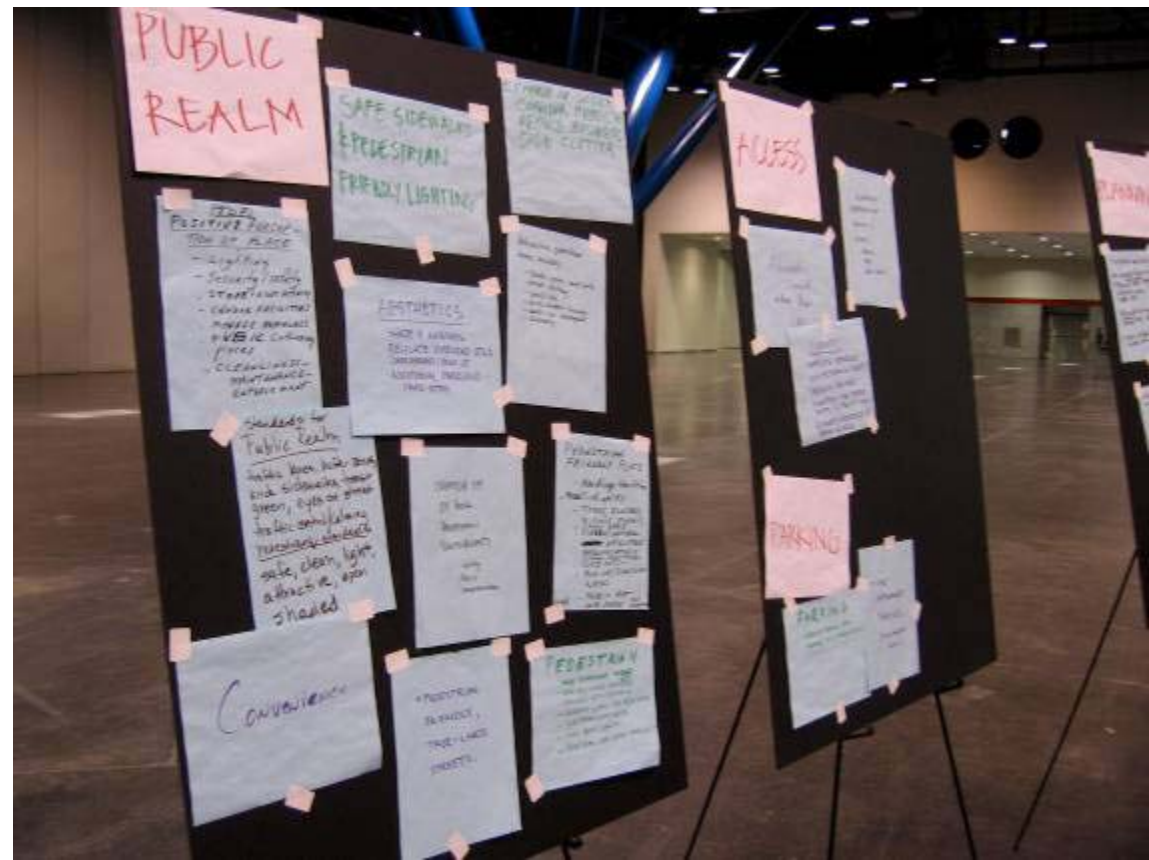


# Physical attributes of appealing urban environments ...

**Environment:** sustainable, bike friendly, trees, stormwater management, walkable

**Access:** transit access, improve sidewalks, curb side parking, bus feeder routes, mid block thruways

**Parking:** reduce parking ratio, share parking, more public parking



# Physical attributes of appealing urban environments ...

**Public realm:** make pedestrian number one, create 24 hour pedestrian environments, pedestrian friendly, attractive pedestrian areas, high standards for the public realm, positive perception of place, scenic corridors

**Planning:** mixed use places, neighborhood serving business, development incentives, transition of density

**Built form:** building diversity, retention of local neighborhood character, physical material and form

# Kick-off Meeting

## Table Group Activity #3

What are your favorite streets or urban districts?

# Favorite Streets & Urban Districts ...

New York City – Greenwich Village; Soho; Times Square; Manhattan;  
Lower East Side (near Tenement Museum)

Pittsburgh – Carson St.

Galveston – The Strand

Ft. Worth – Downtown

Dallas – Las Colinas; West End

Austin – 2<sup>nd</sup> St. Development; Old Guadalupe; S. Lamar

New Orleans – French Quarter

Miami/South Beach – Lincoln Rd.; Ocean Drive

Coral Gables, Fl – Miracle Mile

Oak Park, Illinois

Minneapolis – Nicollet Mall

Baltimore – Rail system

Denver – LoDo

Chicago – N. Michigan Ave.; River North

Cambridge – Kendall Square/Charles St. Bridge; Mass

Boston – Back Bay; Beacon St.; Commonwealth Ave.;

Brookline, Mass

San Diego – Hotel Circle; Gas Lamp District

San Francisco – Marina District; Market St.; Chestnut St.;



# More Favorite Streets & Urban Districts ...

Santa Cruz – Main St.;

Berkeley – Telegraph Avenue

Santa Monica – 3<sup>rd</sup> St. Promenade

Los Angeles – Central Park; Universal Studio's Citywalk

Savannah, Georgia

Georgetown, DC – Wisconsin Ave., M Street

Washington, DC – Adams Morgan

San Antonio – Broadway thru Adams Heights; Riverwalk

Key West, Florida

Canada: Ottawa, Vancouver, Victoria

Toronto – St. Lawrence Market

Amsterdam

Bangkok, Thailand – Telegraph A

Paris – Historic District; Republic Square;

Champs-Elysees; Bastille; Place des Vosges

Greece – Mykonos

Barcelona, Spain – Los Ramblas

London – Covent Garden

Prague – Main Square at City Hall

Italy – Assisi

Sugar Land Town Centre

## Houston City Streets

Kane St.

Museum District

South Hampton Area

Bissonnet

S. Main at Rice University

Memorial Drive thru Hedwig Village

Post Development – Midtown

Julia Ideson Building and Plaza

Heights Blvd.

Lamar Terrace



# Favorite Streets & Urban Districts ...

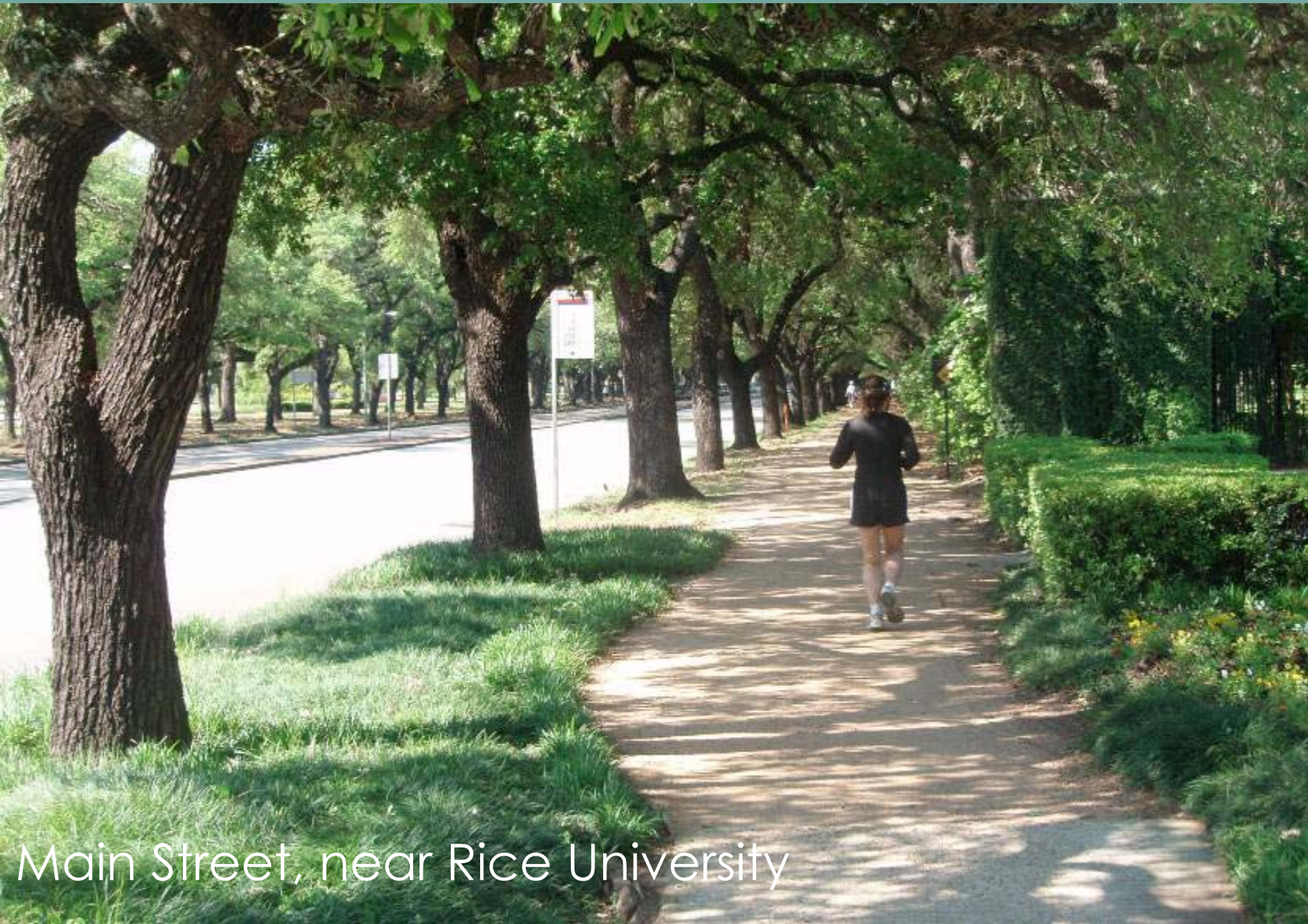


Heights Boulevard

**Trees, green, sidewalks**



# Favorite Streets & Urban Districts ...



Main Street, near Rice University

**Trees, lush, green landscape, safe sidewalk**



# Favorite Streets & Urban Districts ...



The Strand

**Buildings line the street edge, ground floor shops, wide sidewalk, streetscape**



# Favorite Streets & Urban Districts ...



Sugar Land

**Street edge buildings, on street parking, streetscape, sidewalks**

# Favorite Streets & Urban Districts ...



2nd Street, Austin

**Wide sidewalk and unique planting and lighting treatment**

# Favorite Streets & Urban Districts ...



West End, Dallas

**Public square surrounded by mixed use mid-rise buildings**

# Favorite Streets & Urban Districts ...



Los Colinas, Dallas

**Public square with unique public art installation**

# Favorite Streets & Urban Districts ...



Downtown, Fort Worth

**Mixed use mid-rise buildings close to the street edge**

# Favorite Streets & Urban Districts ...



French Quarter, New Orleans

**Historic mixed use buildings close to the street edge**



# Favorite Streets & Urban Districts ...



Carson Street, Pittsburgh

**Mixed use mid-rise buildings close to the street edge with on-street parking**

# Favorite Streets & Urban Districts ...



Market Street, San Francisco

**Pedestrian oriented mixed use street**



# Favorite Streets & Urban Districts ...



Chestnut Street, San Francisco

**Mixed use mid-rise buildings with wide sidewalks**

# Favorite Streets & Urban Districts ...



Gas Lamp District, San Diego

**Historic mixed use buildings**

# Favorite Streets & Urban Districts ...



Lincoln Road, South Beach

**Pedestrian oriented shopping district with high quality public realm**

# Favorite Streets & Urban Districts ...



Ocean Drive, Miami

**Mixed use mid-rise buildings across from public park and beach**

# Principles of urban corridor planning

Research into North American and European case studies on transit oriented development, reveals four key and interrelated principles:

1. There is a direct relationship between transit ridership and distance from the station.
2. Density drives transit ridership.
3. Land use has an impact on transit use patterns.
4. Urban design has an impact on ridership

## Research Finding 1

*There is a direct relationship between transit ridership and distance from the station.*

### **Maximum ridership capture:**

- within a short walking distance from a transit station
- measured in terms of a 5 minute walk, or about 1/4 mile radius.

**Ridership dramatically drops** off if the walk to the station is **beyond 5 minutes.**





## Research Finding 2

# *Density drives transit ridership.*

**The higher the density**  
(in either population,  
employees and/or  
students), **the higher**  
**the ridership potential.**

High density does not  
have to mean high  
rise.



## Research Finding 3

*Land use has an impact on transit use patterns.*

**Promote a balanced ridership pattern that generates ridership** - peak and off-peak times, all day, every day.

**Best with multiple land uses** close to each other, along the route, connecting key destinations to each other.





## Research Finding 4

# *Urban design has an impact on ridership*

**TOD creates pedestrian places** - e.g. ground floor retail, pedestrian activity at street level, street trees, benches - to create an attractive and safe environment.

**Increases ridership by enhancing mobility and pedestrian comfort** along pedestrian routes, at destinations, and to get to and from the stations.



# 5 Corridor Workshops .....

*design studios, discussions, presentations,  
corridor walks*



# Corridor Workshops

East End – April 16 & 17

North – April 18 & 19

Southeast – April 25 & 26

Main Street – April 30 & May 1

Uptown – May 2 & 3

# Workshop activities

**Framework for the public realm:** parks, trails, natural features, key connecting streets

**Development opportunities:** stable neighborhoods, redevelopment areas, community lands

**Diagrams to demonstrate transit oriented development** at key locations along the corridor

Outline of the content for **transit oriented policies and guidelines** for development



# Each 2-day workshop

Consulting team (24 hours X 8 people = 200 staff hours  
(equivalent of 5 weeks of work for one person))

City staff

Developers and real estate professionals

Residents

In addition, meetings with  
Urban Corridor Stakeholder Group  
Parking Commission

# Staff involvement is greatly appreciated

Parks & Recreation, Public Works & Engineering,  
Convention & Entertainment Facilities, Housing &  
Community Development, Finance & Administration,  
Building Services, Planning & Development

Lilibeth Andre Gayatri Anoo Kathlie Bulloch Jun Chang Bob Christy Victor Cordova Ralph DeLeon  
Gary Drabek Paul Dugas Carol Ellinger Estella Espinosa Robert Fiederlein Marlene Gafrick Julia Gee Renissa Garza-  
Montalvo Stella Gustavson Suzy Hartgrove Bill Hlavacek Wendy Heger Andy Icken Joanne Kamman Marvin Katz  
Dan Krueger Lisa Lattu Dr. Carol Lewis Dan Menendez Fazie Rabbi Liliana Rambo T. Rebagay  
Donald Sampley Jeff Smith Richard Smith Steve Spillette Dale Temple Joe Turner

Diana Bernal Kevin Calfee Richmond Coward Brian Crimmins Matthew Dease Gavin Dillingham  
Diana DuCroz Mina Gerall Teresa Geisheker Jesse Givens Suzy Hartgrove Lynn Henson Jason Holoubek Mohdudul  
Huq Stanley Ikpo Michael Kramer Debra Kirk Dipti Mathur Thomas McWhorter Tai-An Miao Yuhayna McCoy Amar  
Mohite Annette Mitchell James Nimene Luis Nunez Jennifer Ostlind Loretta Olison Randy Pace Donald Perkins  
Dorianne Powe Hector Rodriguez Tonya Sawyer Anna Sedillo Alfonso Watts Mira Washington Donna Hill-Wiley

# Thank you

## for your positive contribution to the Urban Corridor Planning Project

City of Houston

Donald Aron Howard Arose CM Carol Alvarado Edna Anderson Jerri Anderson John Anderson Joe Andrade Lilbeth Andre Dr. James Anderson Gayatri Anao Mark Antonovich Alán Alán Apurim Tina Araujo Joe Aublu Larry Badon Dan Barnum Dara Barnum Bonnie Beard Rodney Beard Tomar Bell Mark Benson Alan Bergerson Thomas Beriton Brandon Bernard Diana Bernal Christina Berry Memann Bidgood Carroll Blue María Bolanos-Recha Antoinette Bonno Bill Boothe Jim Bourne Norma Bradley Mark Bradsoo Gerald Brady John Breeding Jamie Brewster Douglas Brill Bart Brown Bryan Brown CM Peter Brown Daryl Brown Linda Brown Victoria Brown Abe Jim Bryant Kathie Bulloch Bill Burge Catherine Burst Mary-Jane Buschlen Kathleen Buschler David B. Al Busse Barbara Busse Alison Calagna Kevin Calfee Bill Camfield V. Camfield Jose Cantu Patrick Castillo Jessica Castillo-Hulseley Alvin Castle Dorian Castro Carol Caul Felipe Cedillo Andres Cervantes Leslie Chandler Linda Charrington Trey Christensen Jun Chang Mike Cherry Bob Christy Steve Clark CM Anne Clutterbuck Kathleen Coleman Stacey Collins Richard Colunja Victor Cordova Rebecca Cortez Mario Costantini Richmond Coward Kay Crocker Gene Creeley Brian Crimmins Jennifer Cronin David Crossley Bill Crow Jan Crow Suzanne Danluk Carl Daves Padre Davila Lori Davis Edward Davis Ramona Davis Suzanne Davis Thomas Davis Dorothy Dawson Matthew Dease Lauri DeBrie-Thanhkeiser Julio Deccarpio Ralph DeLeon Igor Demuen Greg Denby Gavin Dillingham Tom Dombush John Dorsa Paul Dugas Gary Drabek Jack Drake Kim Drake Diana DuCroz Virginia Duke Paul Dugas Kent Dussal CM Ada Edwards Carol Blinger Jorge Estevez L. Estevez Bob Eury Meredith Fant Yvonne Fedae David Feres Jo Fetherman William Floyd Steve Fippo Felix Fraga Crik Francis Jennifer Friedberg Tommy Friedlander Susan Froehly-Teich Robert Galan Robert Gallegos Marlene Gallick Renissa Garza-Montalvo Jesus Garcia CM Adrian Garcia Abel Garza Tony Galits Julia Gee Teresa Geisheker Mina Geral Steve Gibson George Gilman John Gilmore Reeves Gilmore Jesse Givens Nesmi Goker Elka Gonzales Florence Gonzales Lee Gonzales Yvonne Green Tony Greco John Guess Bruce W. Gullory Stella Gustavson Kent Hadnot Michael Halpin Mary Margaret Hansen Bill Harmon Suzy Hartgrove Bill Hlavacek Duni Hebron Wendy Heger Nick Helyer June Helyes Via Henry Lynn Herson Charles Herbert Lizzie Hess Carter Higley John Hoag Kevin Hoffman Leslie Holloway CM Pam Halm Jason Holoubek Stepple Hobelaw Robin Holzer Patrick Hood-Daniel Adra Hooks Allan Hudson Mohdudul Huq Andy Icken Stanley Ippo Jaw Jack Kim Jackson Sara Jammer Don Jansen Eva Johnson Gabriel Johnson Rev. Mason Johnson Cassie Jones Willie C. Jordan Jr. Isaac Jaskowicz Almea Kalsra Bryan Kaminski Joanne Kamman Sara Kellner Barry Klein Debra Kirk John Koblack Barbara Koslov Dan Krueger Jessica Krug Donna Lane Jim Langford Juan Lara Lisa Laifu Carol Laufer Mary Lawler Richard Leal Charles Leblanc Nathan Leblanc Youen Lee Catherine Legathe Jackie Lento Paul Lester Sam Lett Daiquiri Levine Dr. Carol Lewis Greg Lewis Marilyn Lewis Larisa Lindsay Stephen Lipworth Steven Littlejohn Adalberto Lopez Hector Lopez Kathy Lord Eva Loreda Rick Lowe Mary Lowery Frank Liu Robert Luna Harry Mach Paul Magaziner Rev. Manson David Manuel Larry Margolis John Mamon Karen Marshall Auna Martin Joe Martin Clark Martinson Louis Maryland Todd Mason Ama Mastel Diphi Marthur Yuhayna McCoy Sims McCutcha Dr. Teddy McDavid Linda McDonald Mike McEnany Joel McGuasson Jason McLemore Mike McMahon Thomas McWhorter William McWhorter Carolyn Mead R. Quinn Meads Sylvia Medina Daniel Menendez Linda Mercer Tai-An Miao Bill Milligan Miki Milovanovic Kendall Miller Annette Mitchell Tara Mize Amar Mohite Ujar Mohite Jaime Montenegro Brian Moorehead Jim Mulkhill Robert Muhammad Robert Muhammad Jr. Martha Murphy Katie Murray Guadalupe Navarro Samir Nazir Susan Neal Scott Newby Karen Nimene Carol Nixon Beth Nowling Nelson Nuckles Luis Nunez Michael Oelke Lorelta Olson Kathleen O'Reilly Jennifer Ostlund Randy Pace Jan Page Michael Palmer Steve Parker Joseph Paul Dagoberto Perez Agelia Pérez-McGowan Donald Perkins Carter Perin Edmund Petry Susan Petry Theola Petteaway Joyce Phillips Roy Phillips Lizanna Pieme Darianne Powe Charles Prince Reverend David Punch Fazle Rabbi Liliana Rambo Jennifer Rankin Louis Roy T. Rebagay Smri Reddy Robin Reed David Regenbaum Ed Reyes Rebecca Reyna Sharon Reynolds Ted Richardson Caleb Richers Carmen Rincor Vicki Rivers Carol Robinson Cynal Robinson David Robinson Ron Robles James Rodriguez Hector Rodriguez Othan Rodriguez Bill Roe Susan Rogers Tom Rommel Bea Rosales Ian Rosenberg Jeff Ross Raul Rosas Randhir Sahni Blanca Salinas Vicky Salinas Donald Sampley Mike Sampson Ruth Samuelson Vincent Sanders Alfredo Santibanez Tonya Sawyer Daphne Scarborough Gary Schatz Gabrielle Schram Jan Scott Anna Sedillo Zane Segal Michael Shifley Lily Seigel-Gardner Jesse Sifuentes Joan Silverman Anthony Simmons Stan Simmons Anton Sinkewich K. Sizer Scott Stanley Keethora Smith J.J. Smith Jeff Smith Mark Smith Richard Smith Sameer Saleja Christina Sals Danton L. Spain Mary M. Spain Christof Spieker Chris Spieur Steve Spilletta Steve Stebzer Joseph Stokes Doreen Stoller Stephanie Stout Lewis Strauss Jason Stuart Suzanne Suarez Don Sweat Jeff Toebel Chip Taylor Len Teich Susan Teich Dale Temple Debbie Tesar Robert Thomas Maryalice Torres-Madonald Jona Tran-Paul Vincent Trevino Joe Turner Andrew Tyler Maria Umanzor Abram Vanelsvyrk Laura Van Ness James Vick Rebecca Victor Keith Wade Bill Ware Alfonso Watts Kay Warhol Mira Washington Joe Webb Carolina Weitzman Austin Werner Damon Williams Kimberly Williams Mike Williams Kim Wilson Richard Wilson Simon Wiltz Abate Wolde-Kirkos Hedy Wolpa Jason Womack Leo Womack Lynn Woolley Paul Wight Ed Wulfe Susan Young Scott Zersen Josh Zulu

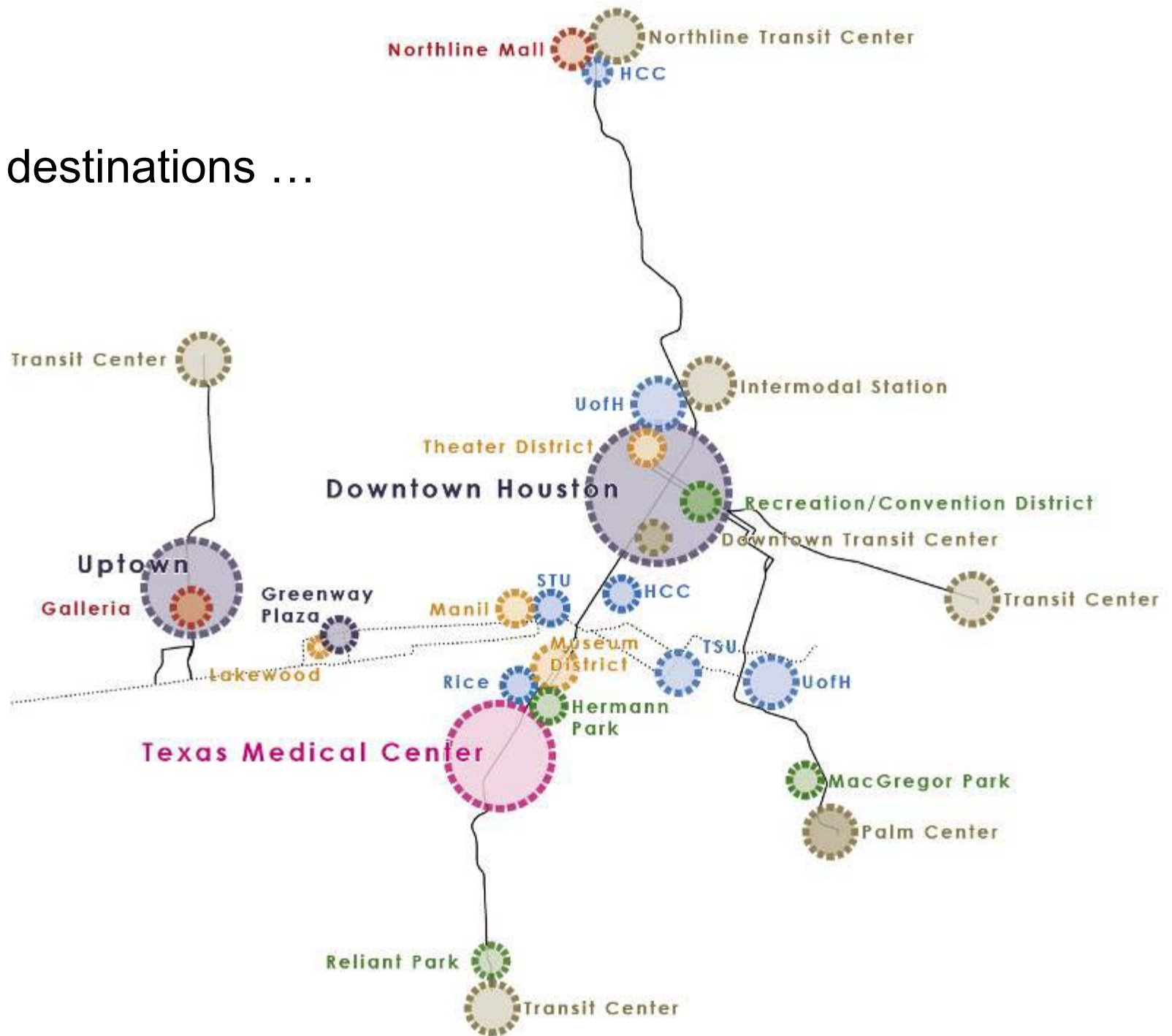
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Urban Corridor Planning



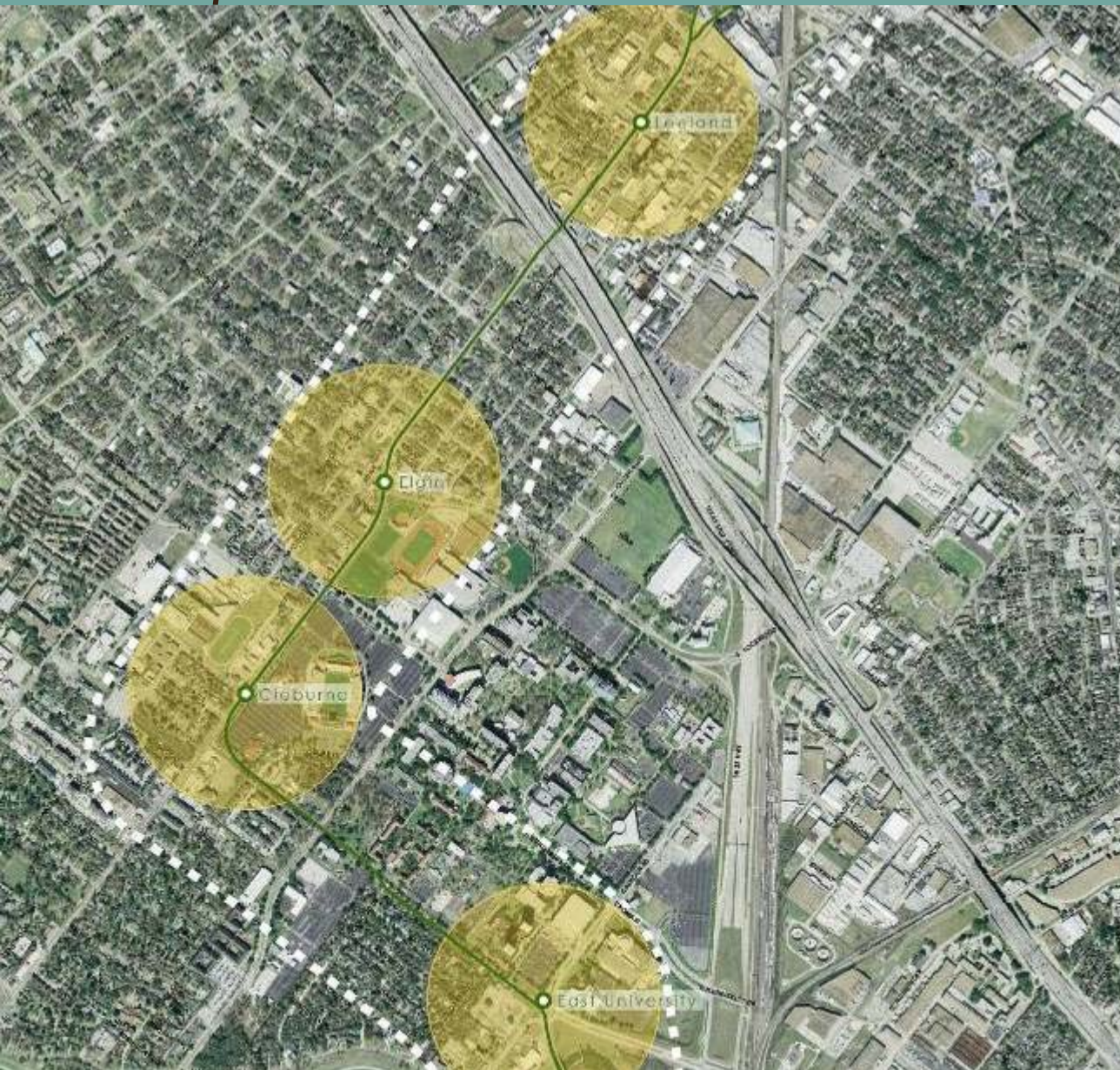
Many destinations ...





# Corridor Study Area

## *Example Southeast Corridor*



Fannin

Austin

Chenevert

North Hutchins

Leeland

Elgin

Cleburne

East University

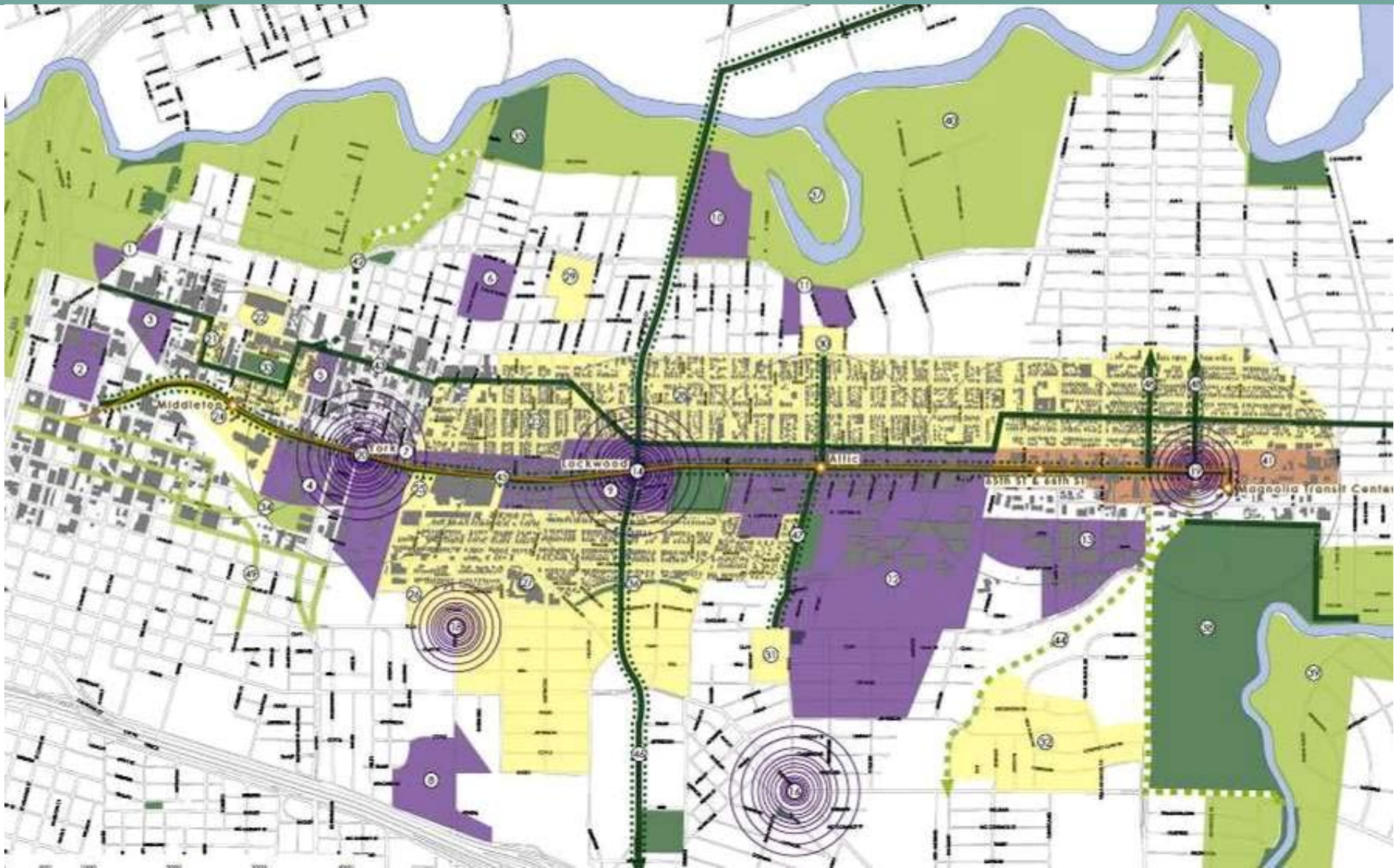
MacGregor Park

Palm Center



# Initiatives Plan

## *Example East End Corridor*





# Transit oriented development

- Higher density
- Mixed use (in same building or adjacent buildings)
- Pedestrian friendly
- Close to a transit station



# The private realm

1. Building at the sidewalk, no parking between building and sidewalk
2. Higher density
3. Trees, special paving, planting, sidewalk
4. Ground floor should have active uses
5. Building facade is articulated with windows and doors
6. Front door is oriented to the street and connected with a walk





# The public realm

1. Wide, clear, continuous sidewalks
2. Street trees, landscape
3. Benches, waste receptacles, transit shelters
4. Cars parked at the side of the road - buffer from traffic



# Pedestrian Realm

## **Needs enhancement:**

continuous wide sidewalks

street trees

pedestrian amenities: benches, transit shelters

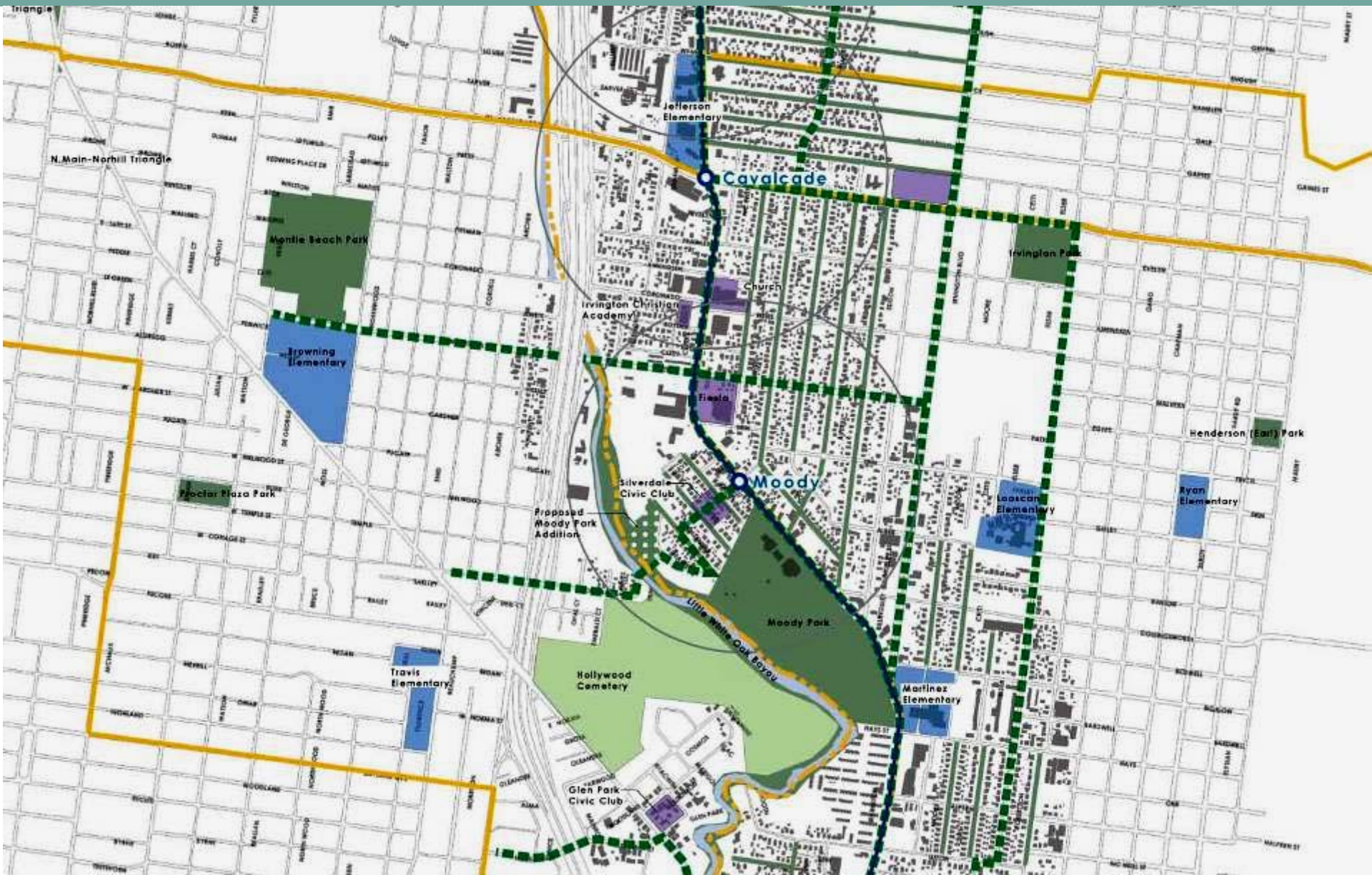
**Connections** among  
public spaces

Smaller **open spaces**  
to create a focus for  
neighborhoods,  
redevelopment





# Pedestrian realm plan example – North Corridor





# The Pedestrian Realm



# The Pedestrian Realm





# The Pedestrian Realm



# Land Development Concept

Identifies areas where **transit oriented development** can be promoted

Identifies **stable areas** (including community facilities, residential neighborhoods, parks, major institutions)





# Land Development Concept

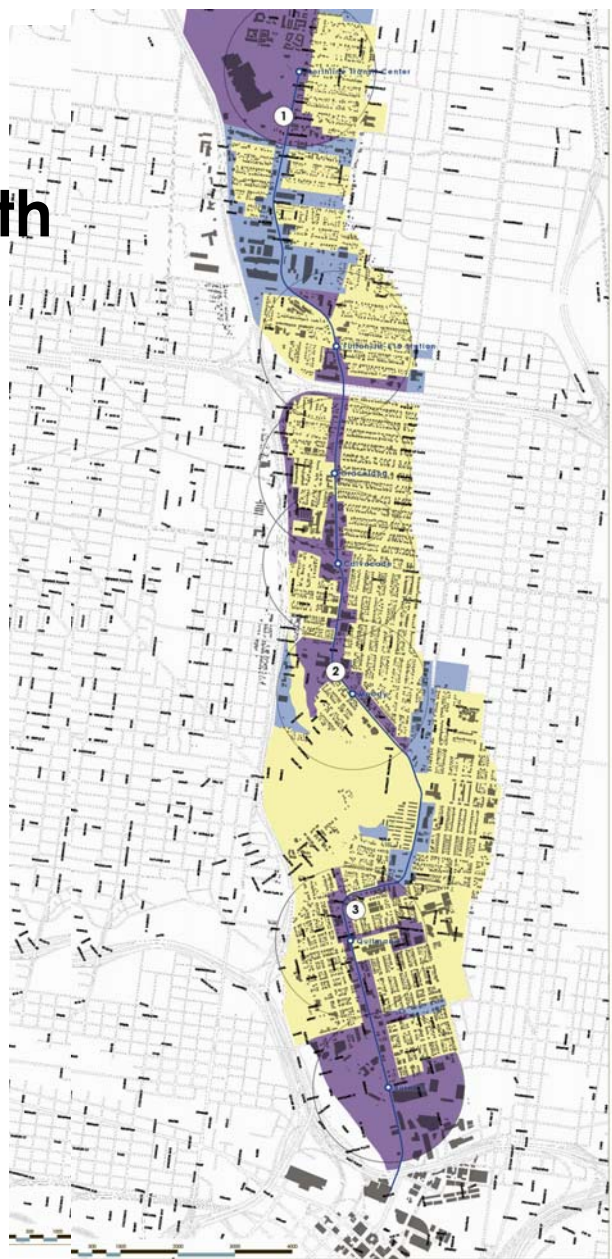
## East End



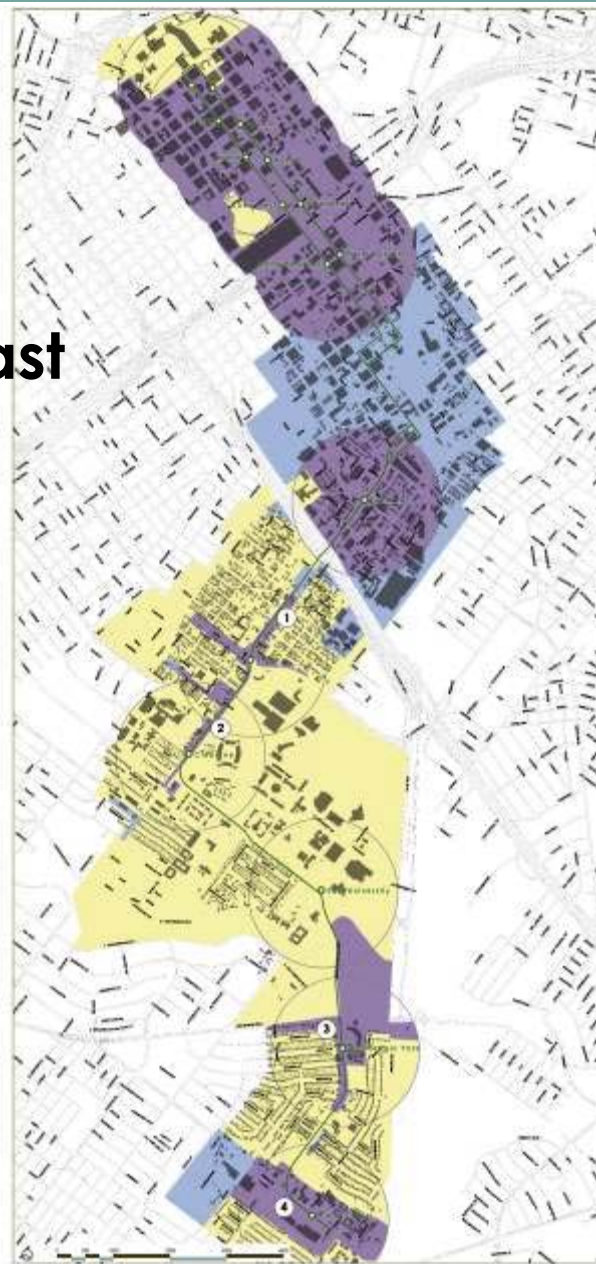


# Land Development Concept

**North**

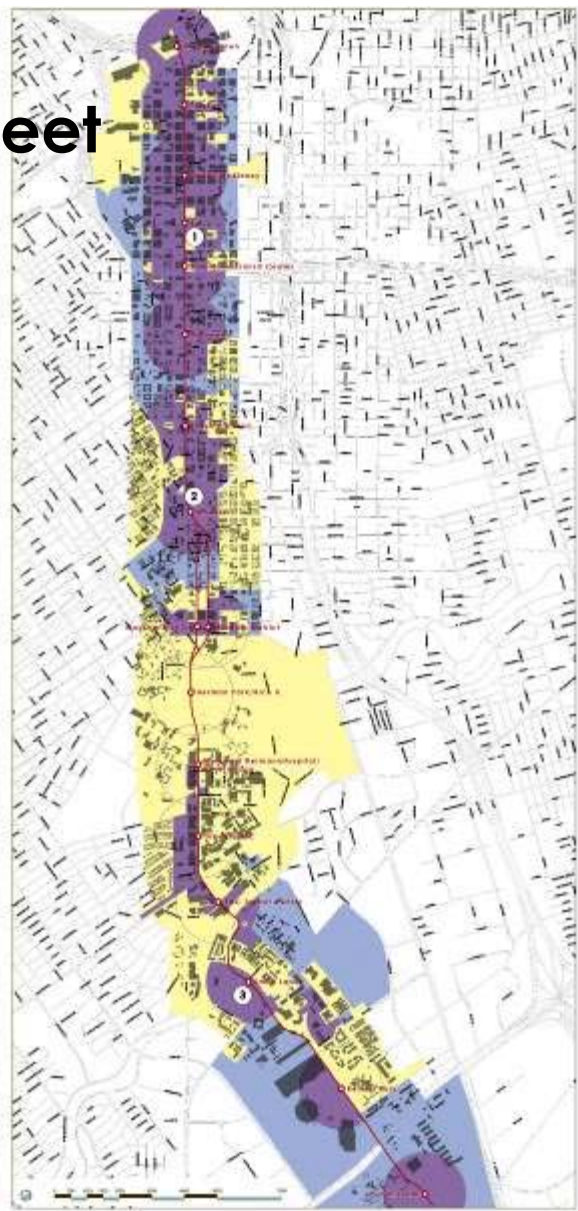


**Southeast**



# Land Development Concept

**Main Street**



**Uptown**

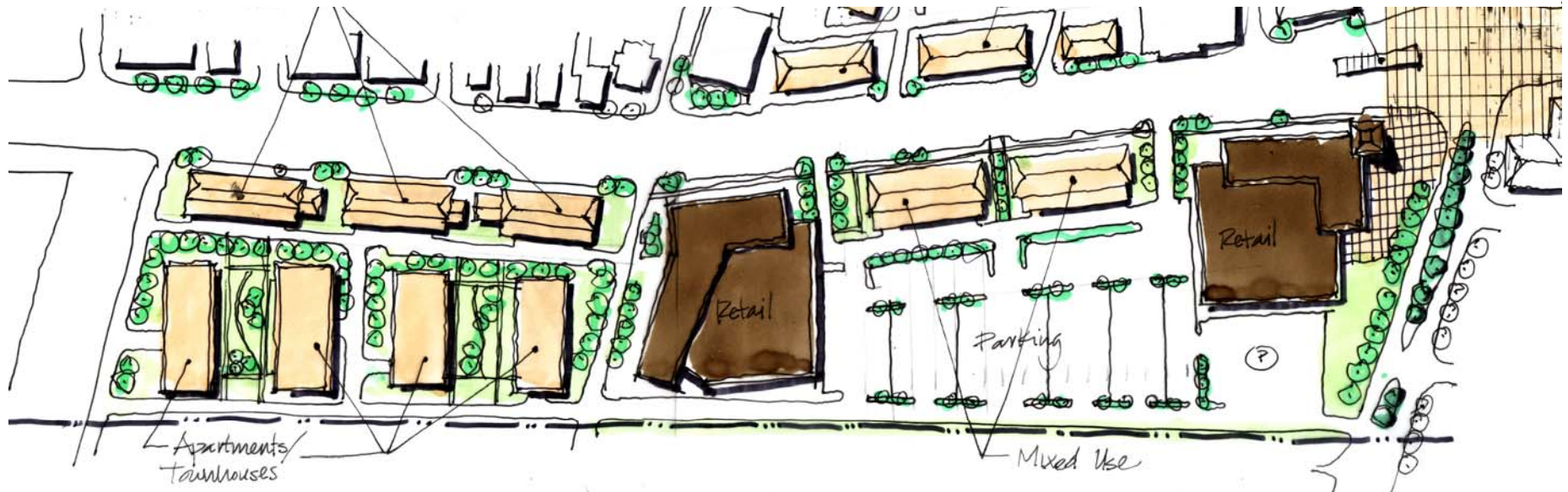


# Development Prototypes

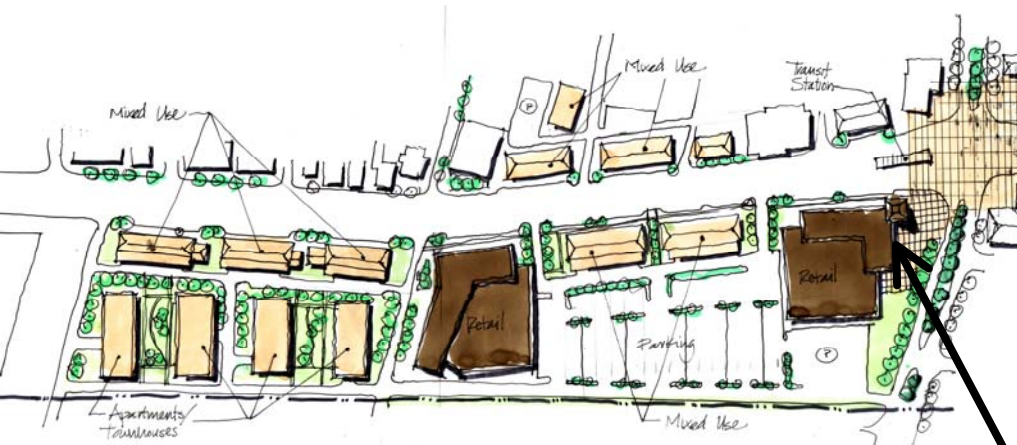
1. Large block
2. Half block Infill development
3. Development at a station
4. Small lot infill
5. Special Condition



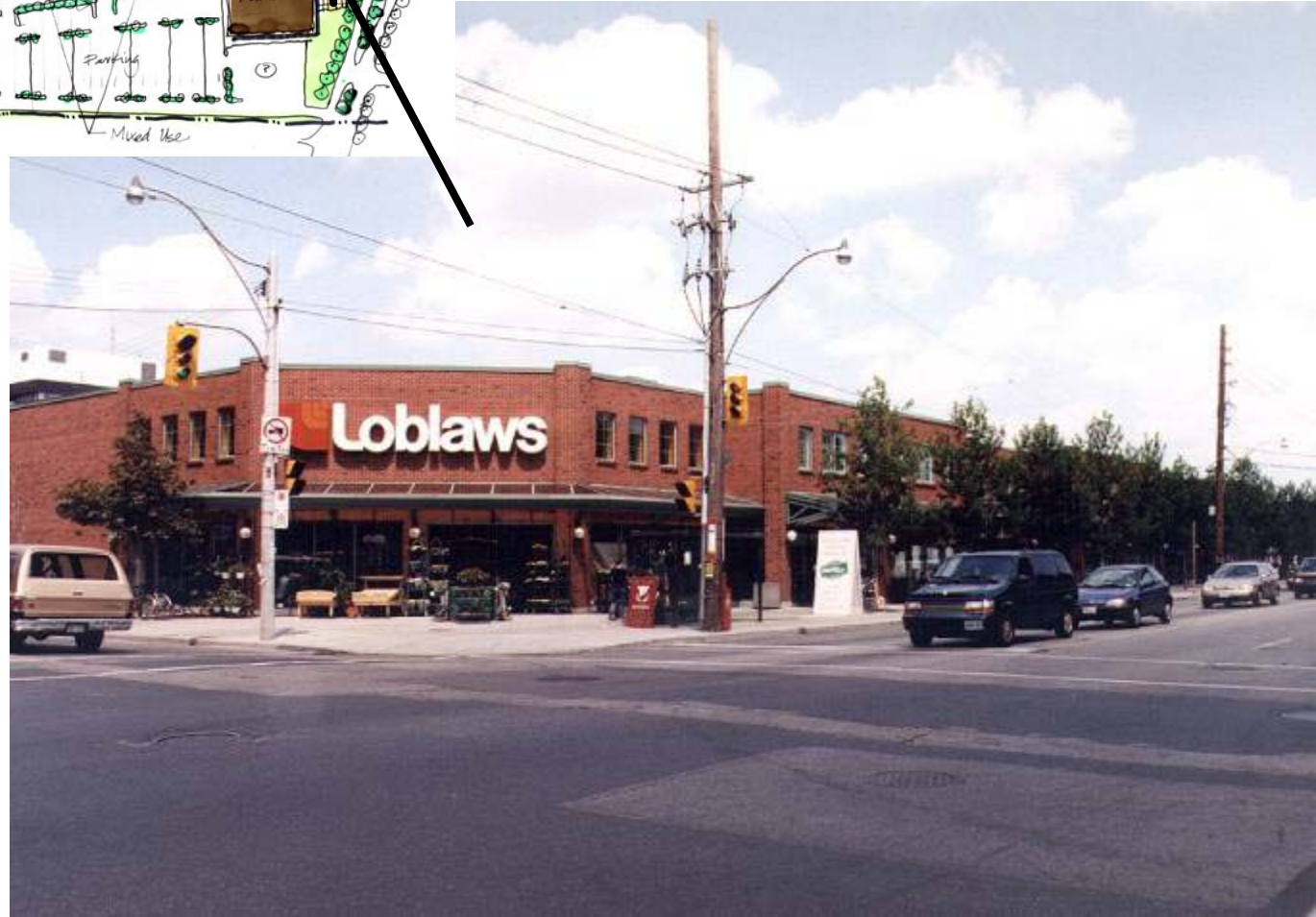
# Large Block Prototype



# Large Block Prototype



Street related  
large format retail

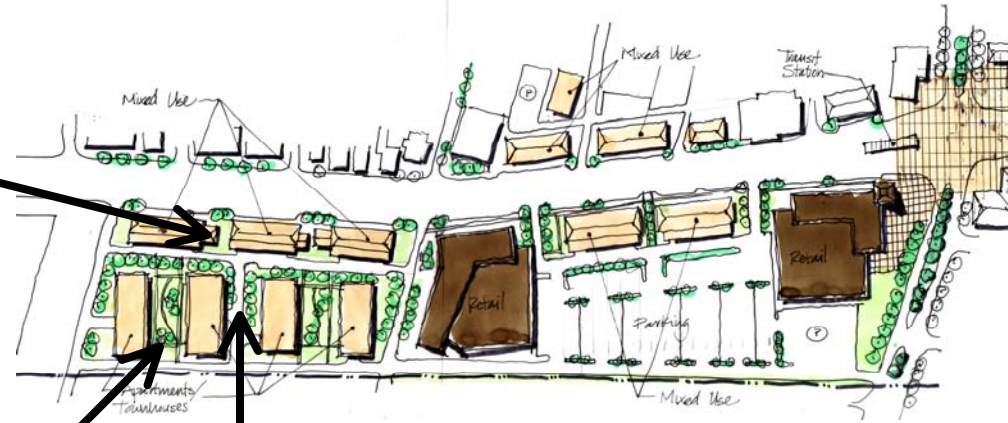




# Large Block Prototype



Street related mixed use



Urban townhouses facing green space



Urban townhouses with rear lanes

# Large Block Prototype



View looking along Harrisburg east of Lockwood towards the new development



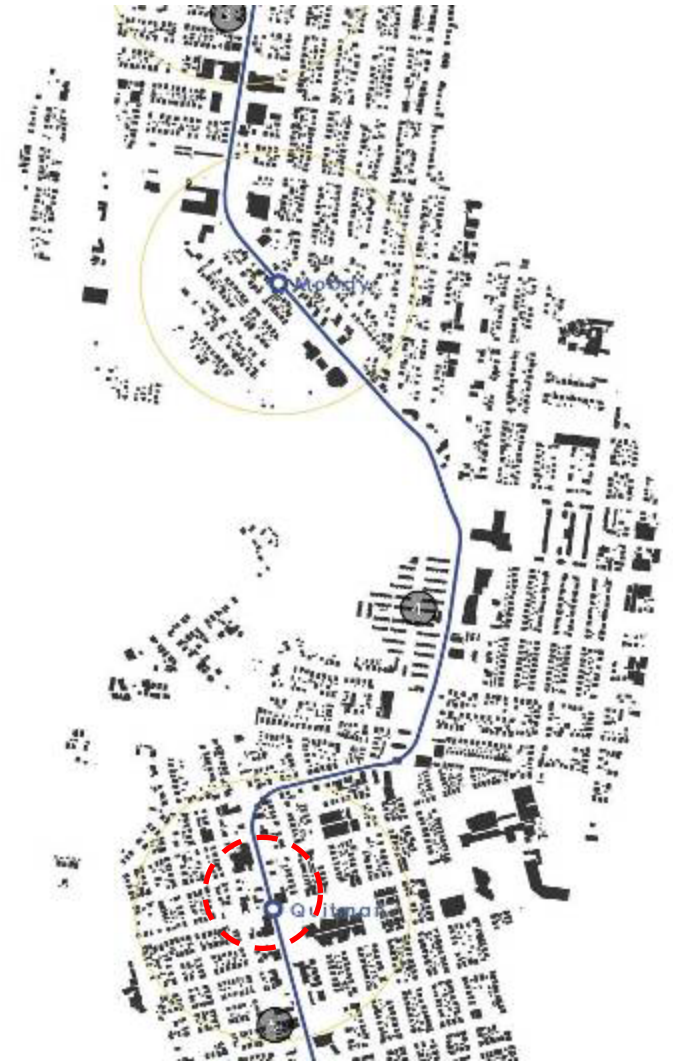
# Large Block Prototype



View looking along Harrisburg east of Lockwood towards the new development

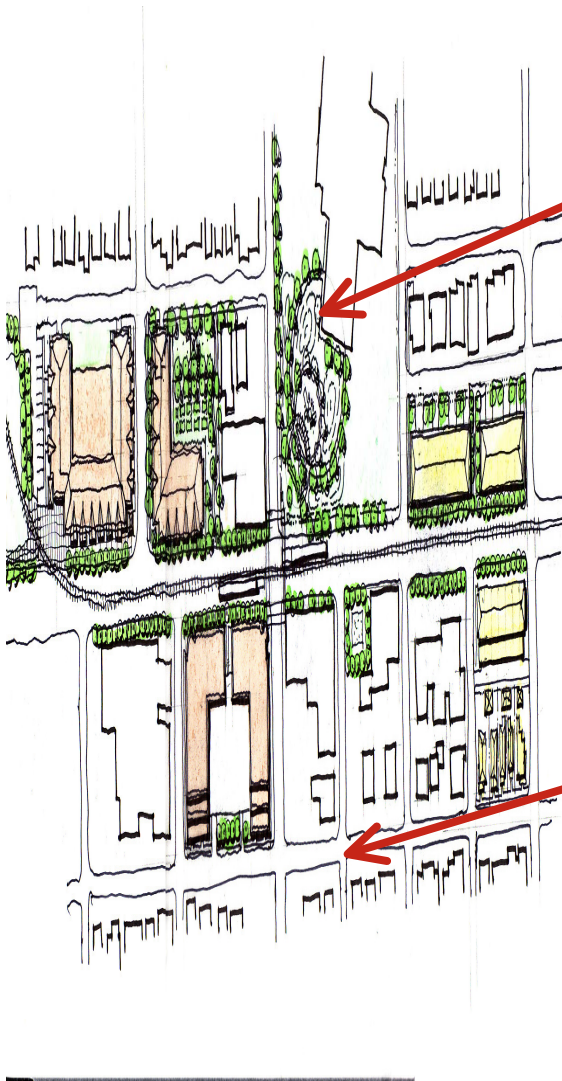
# Half Block Infill Prototype

## Quitman Station





# Half Block Infill Prototype





# Half Block Infill Prototype

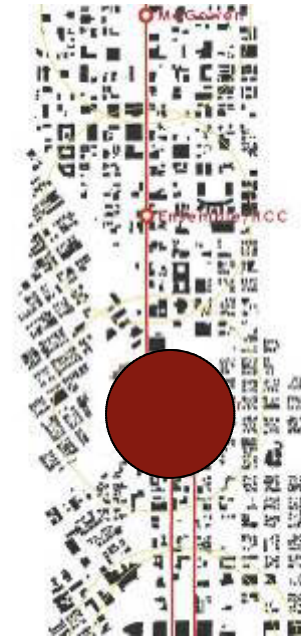


# Half Block Infill Prototype



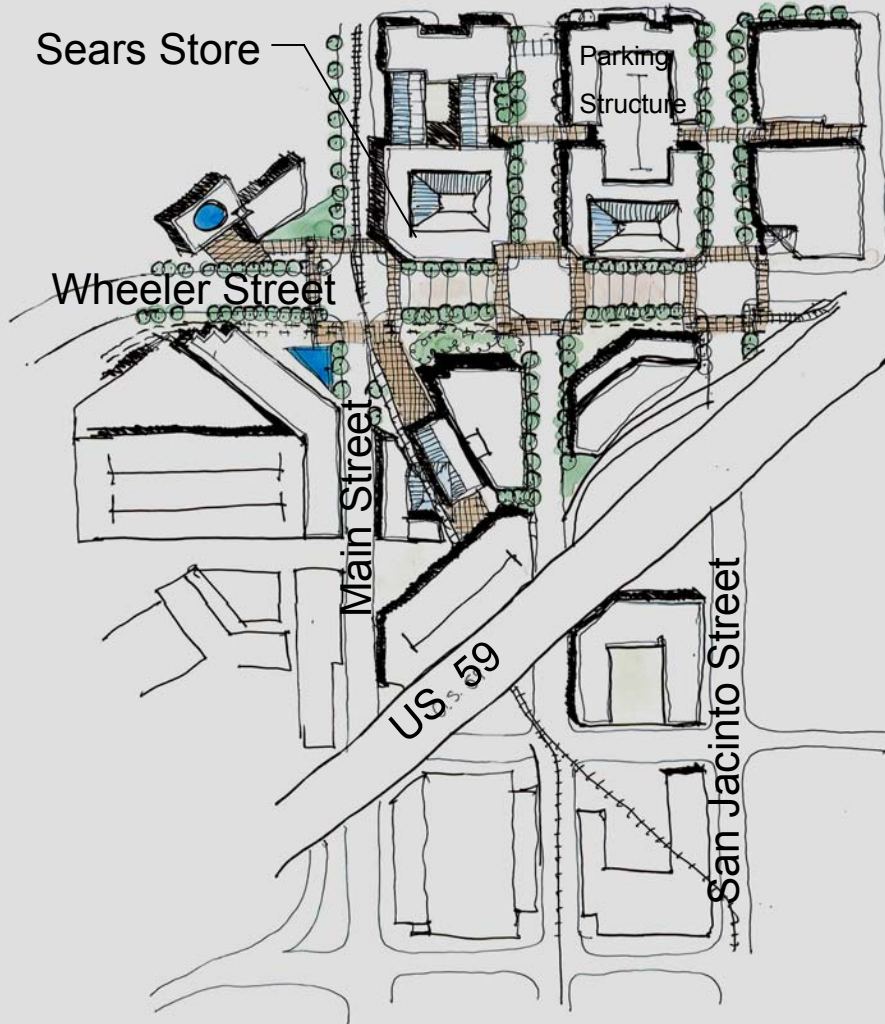


# Station Development Prototype





# Station Development Prototype



# Station Development Prototype



# Station Development Prototype





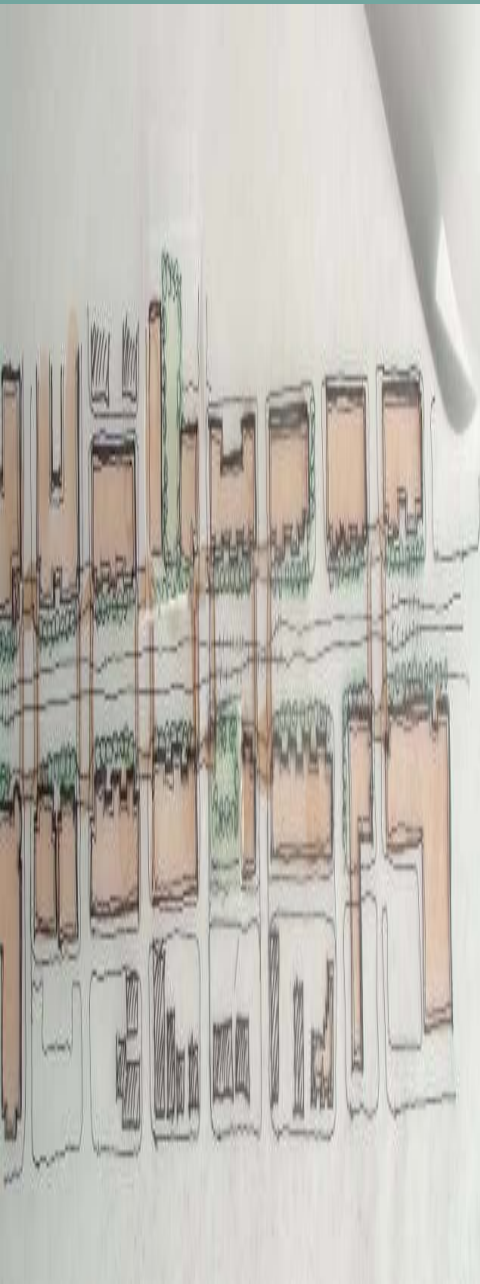
# Station Development Prototype



# Small Lot Infill Prototype



# Small Lot Infill Prototype





# Small Lot Infill Prototype



# Small Lot Infill Prototype

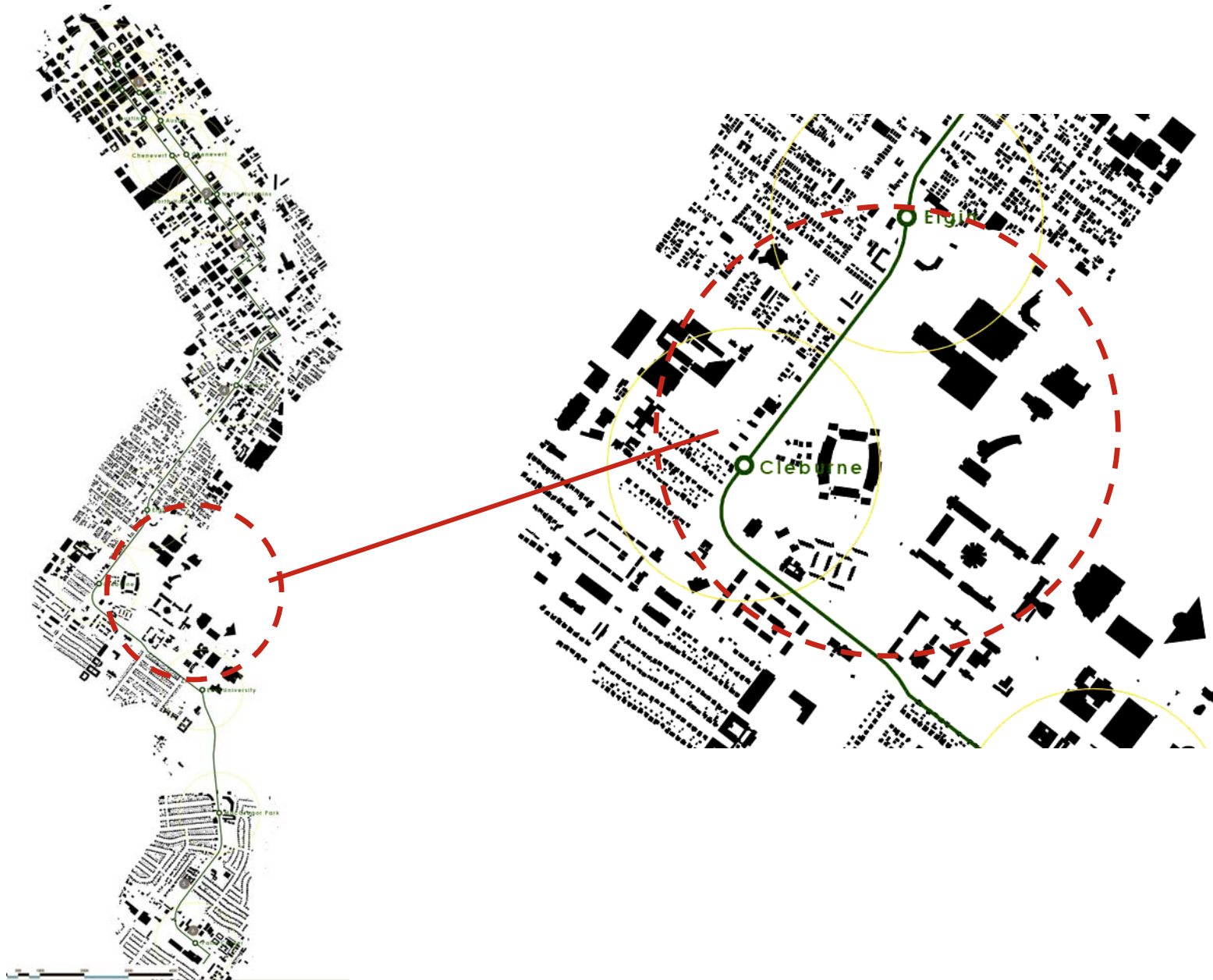


# Small Lot Infill Prototype

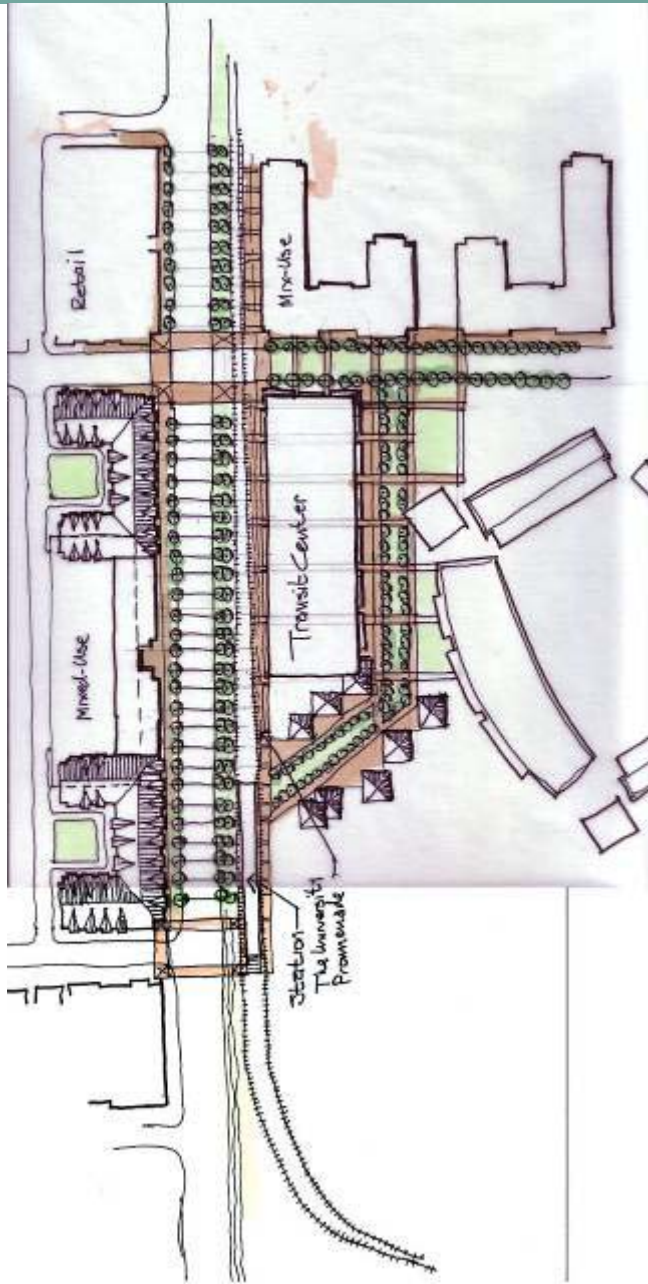




# Special Condition Prototype



# Special Condition Prototype





# Special Condition Prototype





# Special Condition Prototype



# Special Condition Prototype



# TOD - Implementation

## BENEFITS OF TOD

- **Support for Transit**
- **Greater Housing Choices**
- **More Affordable Housing**
- **Increased Shopping and Employment Opportunities**
- **Enhanced Pedestrian Environment**
- **Improved Environmental Sustainability**

## IMPLEMENTATION REQUIREMENTS

### Establish the Environment for Change

- Build the transit facilities
- Enhance the public realm - parks/streetscapes
- Build public buildings

### Reduce the Risks of the Approval Process

- Establish a TOD friendly ordinance and complimentary engineering standards
- Speed up approvals through coordinated administrative process

### Reduce the Costs of Development

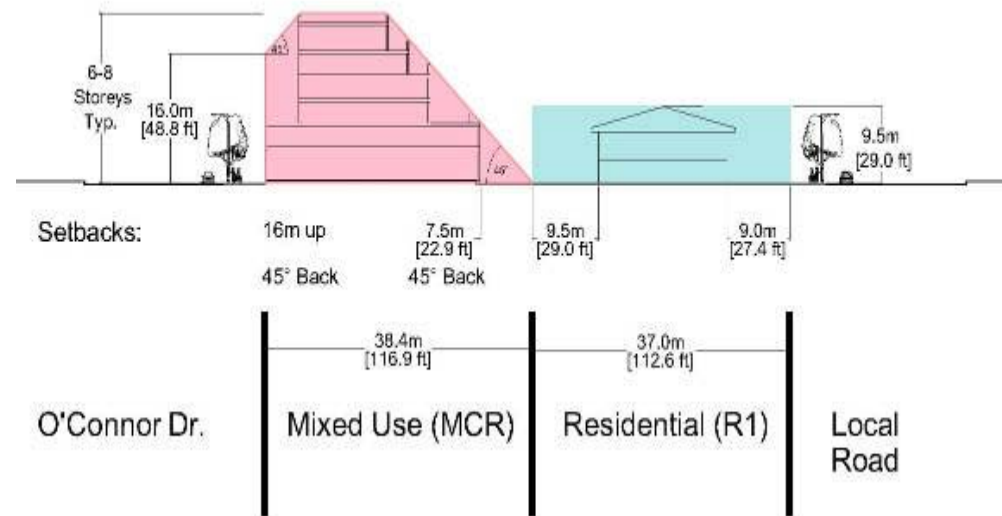
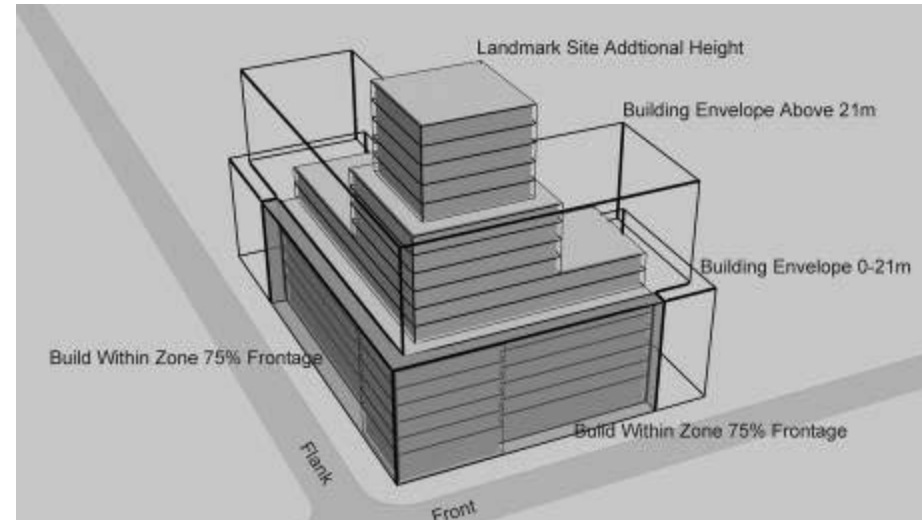
- Reduce parking standards
- Reduce or eliminate compensating open space requirements
- Provide financial incentives



# Next Steps: Implementation Planning Strategy for TOD

## Built Form Guidelines

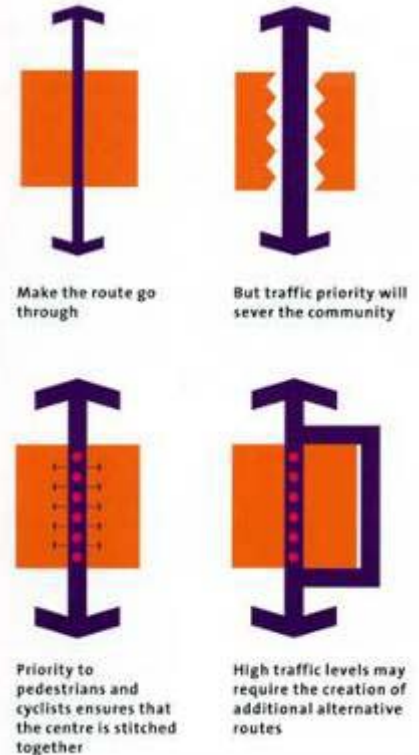
- Encourage architectural variation
- Development block size
- Density
- Height
- Space between buildings
- Setbacks/Build-within zones



# Next Steps: Planning Strategy for TOD

## Pedestrian Realm Policies

- Pedestrian comfort
- Sidewalks
- Compensating open space requirements
- Cash-in-lieu of street trees
- Urban squares
- Mid-block connections
- Grade related uses
- Other



# Next Steps: Planning Strategy for TOD

## Guidelines for Engineering, Servicing + Streetscaping

- Transportation planning
- Design for the transit corridor
- Pedestrian design for major thoroughfares
- Pedestrian design for major collectors
- Pedestrian design for local roads





# Next Steps: Planning Strategy for TOD

## Guidelines for Parking + Service Facilities

- Public parking
- Parking requirements/reductions
- On-street parking
- Off-site parking
- Cash-in-lieu of parking
- Parking, loading + service entrances and driveways



# Next Steps: Implementation

Philosophy/Approach

Toolbox

- Planning Tools
- Financing Tools/Incentives
- Management Frameworks

Who Does What

# Key directions

**Focus:** development at the transit stations, focus on strategic public investment decisions

**Protect:** neighborhoods, parks, community features, major institutions

**Promote:** transit oriented development (public and private realm)

**Enhance:** streets, mixed use districts, open spaces

**Participate:** variety of actions for government agencies, developers, interest groups, residents.





# Summary of Workshops

*Public Presentation May 23, 2007*



Phases 2 & 3