

Meeting Record: Values Workshop

Stakeholder Advisory Committee - December 4th, 2012

Desired Urban Center Goal Refinements

Community Goals

- create more public space
- focus on green space not just public space
- minimize displacement
- build partnerships between management entities
- protect existing character
- walkability

Economic Goals

- increase city tax base

Environmental Goals

- bikability
- economical transportation options
- increase density to reduce pervious surfaces and preserve green space
- preserve/enhance civic uses
- walkability

Additional Commentary on Urban Centers

[NOTE: These discussions occurred after the presentation of the three Urban Center Tiers but relate to the Goals].

- What is the goal? To make the Tier 3 become a Tier 1?
- Purpose of the Tiers is to allow accessibility to specific tools in the Toolbox.
- Prioritizations/gradations of solutions for walkability; what is the priority/purpose of “walkability?”
- COH doesn't pay for sidewalks so we'll be relying on private developers to provide them; we should be looking for ways to set the table for consistency.
- Reference to Management Districts and issues of protection; stability or growth of economic environment.
- Highland Village has grown from a neighborhood center to regional center; current infrastructure needs present huge challenges in face of demand; Upper Kirby Management District is an example of an area taking control of infrastructure issues.
- There's a partnership between the Management Districts and the TIRZ; Super Neighborhood Alliances (88 Super Neighborhoods defined by COH).
- Resistance to displacement.
- Without money there's no partnership; distinction between “neighborhood protection” and partnership; just because you're poor doesn't mean you can't be obstructionist.

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- High-level of employment; active 24/7 (optional); mix of land uses; multimodal access.
- Tier 1 includes draw of outside dollars.
- Strong civic presence.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Retail emphasis as a prerequisite? Issue of scale; retail not always present.
- What about industrial drivers?
- Magnitude of activity density; 20K pop + jobs w/in 1 sq. mi.; intensity of activity measured by density

- Keep in mind what makes us Houston: Port of Houston is major economic and jobs driver; Houston has a lot of industrial and manufacturing jobs; should be reflected in Urban Centers.
- Definition of “multimodal” discussed.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- should be more residential-oriented (variety of housing types)
- there should be a higher focus on green space for Neighborhood Centers than other two tiers

Desired Urban Center Goal Refinements

Community Goals

- No comment.

Economic Goals

- No comment.

Environmental Goals

- No comment.

Additional Commentary on Urban Centers

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Financial impact (greatest to smallest), pop density (daytime vs. night-time); entertainment venues (optional); benefits generated; Infrastructure offering collateral benefits
- Should there be a geographic limit?
- High-rise residential.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Housing density as a distinguishing factor; transportation; sewer & water; storm water infrastructure.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

Community Goals

- Higher level of walkability; employment resource center; transportation options; How do you reconcile this Urban Centers process w/Chapter 42 “Activity Centers” used in the buffering ordinance?

Economic Goals

- Competition between the city and the county for jobs, residents, etc.; This process started w/effort to make COH more attractive to new residents; Baylor Med criticized lack of amenities that recruits can find in San Francisco and other major urban centers; comment about Brazos Management District: They’re doing some things to bring residents back in (outmigration of SFD DU residents after apartment buildings came into area).

Environmental Goals

- Water quality.
- Open space; parks; integrating them into activity centers; Making use of existing infrastructure; 3rd and 4th Ward; Reducing VMTs (vehicle miles travelled); reduce commuting times; Embrace the bayou (integrating it into designs); Well-lit, programmed parks.

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

Desired Urban Center Goal Refinements

Community Goals

- Accessible buildings and infrastructure.
- Healthy, active, robust, and focused on residents' physical well-being.
- Improved schools and school districts.
- Urban centers should play a role influencing educational choices.
- Revise purpose of centers to include live, work, learn, shop, eat, pray.

Economic Goals

- Day labor populations currently on west side, urban centers need to address east side of the city as well.
- Services, shopping *and* retail.
- Accessible health care facilities.

Additional Commentary on Urban Centers

- Should not use the term *neighborhood*, needs to be *community*.
- Light rail should not be a prerequisite, not feasible for many areas of the city.
- Major center residents do not always shop there. Should not assume requiring specific types of stores is appropriate across the board, would require more research.

Community Goals

- Culture: Theatre, arts education; Cultural preservation.
- Greenways.
- Flood damage reduction.
- Accessibility.

Economic Goals

- Livability.
- Recruit and retain talent.

Environmental Goals

- Air quality.
- Environmental justice and school placement.

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.

Desired Urban Center Goal Refinements

Community Goals

- Mixed uses.
- Open space.

Economic Goals

- District parking—won't be able to meet any of the goals stated thus far if have to meet Chapter 42 ordinance standards.
- Tax base needs to be maintained if not expanded.
- Focus on infill development and reuse.
- Need streamlined development permitting processes, from the economic development standpoint this is a big deal, if there are any road blocks that could be addressed through policy revisions this would be greatly beneficial.

Environmental Goals

- Flooding and draining. Focus on green infrastructure.
- Brownfield remediation.
- Focus on using environmental design (such as lighting in public spaces) to deter crime.

Additional Commentary on Urban Centers

- Medical center is an example of the difficulty in communicating the difference between micro and macro regions. Medical center is regional, but there are different scales of regional.
- Meeting facilitator clarifies that one aim of the Values Workshop is to determine the best terminology to describe Urban Center tiers and proposes the terminology of Small, Medium and Large Urban Centers.
- <http://www.blueprinthouston.org/> "Blueprint Houston has an article about development tiers where they discuss the role of management districts"

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Wavering about defining the energy corridor as a Tier-1 Large (or Regional) Urban Center. Not high density residential but does have high amount of jobs.
- Perhaps Urban Centers classified for NOT having high density but having high DIVERSITY?
- Energy corridor isn't urban so it fails the density test. Perhaps density of jobs and people per acre is the better approach?
- There's also no entertainment in the energy corridor. It's the value of the land that makes the difference. Value of land could then be optional criteria?
- Another criterion could be whether or not they serve external markets (i.e. those outside of the 8 county areas).
- This is an endless chicken and egg question. Infrastructure has to be there before you can meet some of these criteria, so is infrastructure capacity a goal or criteria?
- High capacity transit (which could be rapid bus, rail, etc.) could be tricky. It's more about how something is connected (versus whether it exists). Connectivity should be a characteristic.
- Daytime, weekday population could also be a criterion.
- National or international identity could also be a criterion.
- Tier-1 will have a transient population, a hotel dwelling population, and higher per diem spending population. Will always be spending more per diem than an Urban Center with a substantial residential component.
- Tier-1 will have the majority of structured parking and a finer street grid.
- Should superblocks be required?
- Walkable street grids should be required for all tiers and not limited to just being a goal.
- However, this depends on the age of the neighborhood. When things were built will determine this.

- Tier-1's have the significant institutional pieces – your civic center, historic district, etc. This is where civic components exist.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Should just consist of lower numbers than Tier-1, but still be higher than the region as a whole.
- Available raw land should be characteristics for Tier-2 and Tier-3. Would have more undeveloped property than Tier-1 Urban Centers.
- Surface parking and structured parking combination.
- Semi-fine street grid but it's superblocks that are really preventing Tier-2's from being Tier-1.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Available raw land.
- Finer street grid required.
- Is there a prerequisite for building height in any of these tiers?
- No, consensus is building height is not a determinate of urban center tier classification.
- Lower property values.
- Lower density per capita.
- Mixture of residential uses and jobs.
- Stronger residential component with less emphasis on commercial.

Policy Challenges

- Deed restricted subdivisions.
- Narrowly thinking in the Houston context—thinking of auto-oriented society only will restrict what these tiers can evolve into.
- For Tier-1 there needs to be because they draw from a large region, so making sure there is adequate capacity to redistribute draws into the district is key.
- From a policy sense, there is not a consensus that the region wants universal walkability and is willing to put money up to support it.
- Homelessness.

Infrastructure challenges

- Infrastructure capacity. The underground system is not always prepared to handle new development.
- Funding for infrastructure.
- School choices are such an important driver of peoples' housing choices. Quality education needs to be matched with housing.

Transportation challenges

- Access to green space, proximity.
- Food access (convenience stores versus real supermarkets).
- Lack of space for overhead utilities interferes with walkability.
- Smaller businesses want to do detention requirements but it's too expensive, so need to find ways of making this more cost effective to build.
- Improving the pedestrian realm in general and also aesthetically with more shade, more resting spots, etc.
- One challenge to the pedestrian realm is funding and current roadway designs. There is not enough right of way to allow for trees, cars and people.
- Shared parking, shared stormwater detention. Making stormwater detention an amenity not just a requirement. An example is Santa Monica where parking is located behind all buildings.
- The 'de-uglification' of parking storage facilities is another challenge.
- Code problems if you want to do a retail liner building that camouflages a parking lot from street view. From a marketing standpoint it's difficult to get a permit for liner buildings on the edge of a lot due to setbacks. If you take away walking space then you have to mitigate parking. This is a key point that needs to be recognized. If you

want to do a suburban strip center (which is encouraged under Houston's current code) it will be a breeze, but if you want to do something more urban with a street life that is attractive it's going to be really difficult.

- But Upper Kirby is having some real success in that.
- There is a lack of understanding that all of these ideas are really quality of life dilemmas. In Houston, as well as Los Angeles, the reality is that there needs to be much more advocacy to get traction outside of our small focus group circles for addressing this. We have got to get the information out where the rubber hits the road so bonds can get passed.
- What about the success of Midtown?
- This depends on the audience. Midtown is also hard to replicate and things are incredibly inconstant adjacent to Midtown. I'm not saying everything needs to look like Midtown, but if you do like it its very difficult to replicate due to parking and setback requirements under the current code.
- Public perception of what is a valuable attribute is important.
- Rail ridership is also very, very high in Midtown... So the question needs to be what is the correct measure of success? To many people, Midtown is a tragic disappoint.
- Another challenge is that there were a lot of ideas for Chapter 42 that didn't get passed so there is a lot of bad blood out there. The challenge of adjacencies (i.e. the Ashley high rise) will continue... Where and how do you integrate density with infill in a way that doesn't breaks apart existing neighborhoods and neighborhood character?
- City Center and Midtown are two different things, though. One is a 'Disney-fied' model of development that was built all at once. The other is an eclectic mix of development that evolved over time, so if it's good for Midtown it might not be good for Highway 6, etc. There is no recognition of the total urban core inside the loop, rules are just by necessity.
- If future development is dependent upon land assembly (i.e. large tracts of land being purchased and developed by one owner) then the future will be very challenging. We have got to get over the notion of 'decent' urbanism being a product of a single owner amassing land and redeveloping it. We have got to shift the overall system to where we can get 'decent' development by multiple property owners working together.
- Another challenge here is crime and security. If you want a 24-hour place, you need to be able to safely walk outdoors 24-hours a day. For example, stray dogs are a major safety issue for people attempting to walk to light rail.

Desired Urban Center Goal Refinements

Community Goals

- Depends on how we are defining walkability. The challenge here is the city doesn't support the building of sidewalks, if it's not a priority for the mayor it won't get done. Walkability to me means level sidewalks, consistent paving, restaurants, dining opportunities and paving wide enough to accommodate residents and guests.

Environmental Goals

- Lighting—street lights are often elevated way above the tree canopy so there's light where you don't need it and no light where you do.
- Density of light (illumination).
- Noise control.

Additional Commentary on Urban Centers

- How do you encourage better development patterns in centers?
- Definition of XYZ has to be able to withstand changes in these areas
- Light-elevated above tree canopy leads to light pollution...and very little light gets down to pedestrian path below
- Favor lights positioned at appropriate vertical height for use
- Noise control
- Offer discounted parking rates for shared riders
- Example: University of Houston is known has a commuter campus. Very few students live on or near campus. Most students travel from all parts of the city. How can we motivate folks to organize and share a ride on the way to a regional or Tier 1 destination?
- LEED Certified and Green building options for adding green space on top of buildings...not just on ground floor.
- Walkability – “code must change”
- Street sweeping – some cities have high standards of cleanliness that helps people “feel comfortable” because it is clean
- Movement of taxi cabs: Downtown has great service, other areas require 20-30 minutes' notice for cab
- Provide more jitney service options
- Food trucks: entrepreneurial spirit is encouraged but need to be responsible and realize the investment restaurants make for “same/similar” service and amenities (as defined by code)
- Utilities: service outages after hurricanes; power was restored depending on proximity to priority site/center; but sometimes one side of block had power and other side was out 12 more days.

What are the characteristics of a Tier-1 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Access to city services.
- Park space.
- Shared riding options such as car pools or van pools.
- High density parking structures with discounted rates for car/van pools. The question is how to incentivize this, though.
- Another question is how to preserve prime lots for parks and open space or parking garages.
- TIRZ or management districts that fund and manage the early stages of planning could give Urban Centers the capability in the future to move up between the tiers.
- Housing affordability is least likely for this tier, so it should be a requirement—but we need to define affordability and how this could change over time.
- Walkability—fine grain street grid and sidewalks. If grid doesn't exist it has to be put in place.
- Sense of security 24-hours a day.
- Active space.
- Access to a freeway.
- Convenient access to affordable, healthy, raw food.
- Wayfinding and signage pops up very quickly around the City so need better regulations to manage this.
- Different transit options (larger buses, high frequency).

- Safe access to bikeways.
- Flood control mechanisms and permeable versus impervious surfaces.
- Proximity to central downtown (so as to prevent sprawl).
- Express transit to other Tier-1's.
- Fixed boundaries.
- Building heights optional.

What are the characteristics of a Tier-2 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Walkability.
- Sense of security 24-hours a day and active space.
- Convenient access to affordable, healthy food.
- Different transit options (smaller buses, high frequency).
- Flood control mechanisms and permeable versus impervious surfaces.
- Safe access to bikeways.
- Proximity to central downtown (so as to prevent sprawl).
- Fixed boundaries.

What are the characteristics of a Tier-3 Urban Center? These can be required prerequisites or optional (recommended).

- See detailed excel spreadsheet for characteristics recorded during sticky note exercise.
- Pocket park or community garden—needs to be scalable.
- Walkability.
- Sense of security 24-hours a day and active space.
- Convenient access to affordable, healthy food.
- Different transit options (small buses, vans, high frequency).
- Flood control mechanisms and permeable versus impervious surfaces.
- Safe access to bikeways.
- Center point has database of every single light in the city—for sense of security.

Policy challenges

- Tension between the ideals of various political parties.
- Strengthening historic preservation guidelines and rules.
- Lack of education.
- Competing transportation options—some neighborhoods may become off ramps so high density areas need protection to keep things practical for smaller neighborhoods. For example HOV versus rail, or Tier-3 neighborhoods being bulldozed for a freeway. Perhaps a better way to say it is regional transportation needs versus neighborhood transportation needs?

Infrastructure challenges

- Uniform variance process.
- Consistency on design standards that result in uniformly built sidewalks.
- Ordinances prescribing road widths could be barrier to bikability and walkability.
- Utilities are inconsistent, electric versus gas, sporadic.

Transportation challenges

- Rules about food trucks.

END OF NOTES

The record herein is considered to be an accurate depiction of the discussion and/or decisions made during the meeting unless written clarification is received by Design Workshop within five (5) working days upon receipt of this meeting record.

Attachments:

1. N/A

Urban Houston Framework Values Workshop Data

tier	category	sub-category	comment	additional info	focus group	source
All Tiers	challenge	community	wider sidewalks may not increase green space	but improve walkability and create more of a gathering space for like-activity	stakeholder advisory committee	Walter P. Moore
All Tiers	challenge	infrastructure	available raw land		special districts (management, historic, TIRZ, etc.)	Petersgroup
All Tiers	challenge	infrastructure	Ch. 42 discourages high density development		engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	challenge	infrastructure	complete streets	safe for all users and modes of transit	stakeholder advisory committee	Petersgroup
All Tiers	challenge	infrastructure	conflicts between sidewalks and ditches		interested public	Design Workshop
All Tiers	challenge	infrastructure	funding priorities are roads rather than multi-modal transit		realtors and developers	Walter P. Moore
All Tiers	challenge	infrastructure	infrastructure capacity		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge	infrastructure	infrastructure capacity		realtors and developers	Design Workshop
All Tiers	challenge	infrastructure	infrastructure funding		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge	infrastructure	insufficient parking	satellite parking	realtors and developers	Design Workshop
All Tiers	challenge	infrastructure	lighting	pedestrian and vehicle	stakeholder advisory committee	Design Workshop
All Tiers	challenge	infrastructure	permitting department		realtors and developers	Walter P. Moore
All Tiers	challenge	infrastructure	poor quality of roads	places where right of way might be constrained	realtors and developers	Petersgroup
All Tiers	challenge	infrastructure	Public Works Design Manual		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	challenge	infrastructure	speculative land acquisitions and holdings		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	challenge	infrastructure	utilities infrastructure	moving water to and from	realtors and developers	Petersgroup
All Tiers	challenge	policy	380 agreements not used consistently		affordable housing interests	Design Workshop
All Tiers	challenge	policy	chapter 9, 19, 26, 42	unfriendly to development	engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge	policy	classifying streets as complete streets		stakeholder advisory committee	Design Workshop
All Tiers	challenge	policy	competing with unincorporated area with few rules		realtors and developers	Design Workshop
All Tiers	challenge	policy	competition between the city and the county for jobs, residents, etc.		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	challenge	policy	curb cut standards		affordable housing interests	Design Workshop
All Tiers	challenge	policy	decent urbanism at small scale	multiple property owners, versus single owner compiling land and redeveloping	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge	policy	detention standards	shared and make amenity	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge	policy	different political ideals		interested public	Design Workshop
All Tiers	challenge	policy	discouraging development we don't like		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	drainage/flooding, coordinating planning efforts		policymakers and agencies	Design Workshop
All Tiers	challenge	policy	education in developing communities and state (QAP)		affordable housing interests	Design Workshop
All Tiers	challenge	policy	incentivizing or restricting positive development is a challenge	make more robust incentives for projects	stakeholder advisory committee	Design Workshop
All Tiers	challenge	policy	lack of an affordable housing policy		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	lack of GIS data system		policymakers and agencies	Petersgroup
All Tiers	challenge	policy	land assembly		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	Legislature is close to ruling that affordable housing funds/projects must be placed within or within reach of Exemplary and Recognized schools		stakeholder advisory committee	Walter P. Moore
All Tiers	challenge	policy	no clear linkage between Ch. 42 and affordable housing development		affordable housing interests	Petersgroup

Urban Houston Framework Values Workshop Data

All Tiers	challenge	policy	no zoning means no regulation of building heights except in airway corridor		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	predominance of garages at street level		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	reductions in parking requirements for sites adjacent to transit		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	single-family development is driven by public school districts		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	utilities policies favor lower density		stakeholder advisory committee	Petersgroup
All Tiers	challenge	policy	when there is a vision, it falls short of changing policy or conflicts with other visions		affordable housing interests	Design Workshop
All Tiers	challenge	transportation	access to cabs		interested public	Design Workshop
All Tiers	challenge	transportation	City Transportation Department understaffed	need more than 3 engineers	affordable housing interests	Petersgroup
All Tiers	challenge	transportation	competition w/unincorporated areas w/fewer barriers to development		realtors and developers	Petersgroup
All Tiers	challenge	transportation	curb cut standards		affordable housing interests	Petersgroup
All Tiers	challenge	transportation	incomplete streets		realtors and developers	Design Workshop
All Tiers	challenge	transportation	lack of parking		realtors and developers	Petersgroup
All Tiers	challenge	transportation	permitting process	reactive series of additive measures	realtors and developers	Petersgroup
All Tiers	challenge	transportation	street lighting	basic level services then pedestrian	stakeholder advisory committee	Petersgroup
All Tiers	challenge		competing transportation options	region vs. local solutions	interested public	Design Workshop
All Tiers	challenge		context of surroundings		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		continuity of ownership of parcels	land assembly	stakeholder advisory committee	Design Workshop
All Tiers	challenge		coordinate investment with policies	in county state schools metro etc.	affordable housing interests	Design Workshop
All Tiers	challenge		coordination of policy discussions - ad hoc processes	not coordinated	policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - different funding		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - different missions/priorities		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - different timelines/schedules		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - lack of local control	one size fits all approach	policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - lack of unifying vision for city		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - not comprehensive data	GIs, etc.	policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - profit driven		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - size of city limits		policymakers and agencies	Design Workshop
All Tiers	challenge		coordination of policy discussions - term limits		policymakers and agencies	Design Workshop
All Tiers	challenge		cost of land		affordable housing interests	Design Workshop
All Tiers	challenge		difficult to replicate	parking, land assembly	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		discrimination		affordable housing interests	Design Workshop
All Tiers	challenge		educational challenges regarding sprawl, planning		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		few developers that know how to do it		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		garage retail base		stakeholder advisory committee	Design Workshop
All Tiers	challenge		homelessness		special districts (management, historic, TIRZ, etc.)	Design Workshop

Urban Houston Framework Values Workshop Data

All Tiers	challenge		lack of access to food	food deserts	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		lack of access to green infrastructure		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		lack of access/egress and lack of distribution throughout center		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		lack of awareness and sharing streets		policymakers and agencies	Design Workshop
All Tiers	challenge		lack of awareness of value of this to community		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		lack of community engagement		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		lack of community vision		affordable housing interests	Design Workshop
All Tiers	challenge		lack of education about issues		interested public	Design Workshop
All Tiers	challenge		lack of flexibility in standards for infrastructure		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		lack of inclusionary housing		affordable housing interests	Design Workshop
All Tiers	challenge		lack of knowledge regarding existing programs		affordable housing interests	Design Workshop
All Tiers	challenge		lack of mobility between housing and other destinations		affordable housing interests	Design Workshop
All Tiers	challenge		lack of parking for multi-modal transportation		stakeholder advisory committee	Petersgroup
All Tiers	challenge		lack of policies to support coordinated housing development		affordable housing interests	Design Workshop
All Tiers	challenge		lack of predictability		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		lack of subsidies		affordable housing interests	Design Workshop
All Tiers	challenge		lack of uniform sidewalks		policymakers and agencies	Design Workshop
All Tiers	challenge		land acquisition		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		land assembly	advocating for form-based code	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		land costs are high		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		land speculation		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		look at Ashby high rise as missed opportunity		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		look at main street as example of missed opportunity		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		look at transit corridor as missed opportunity		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		low wages		affordable housing interests	Design Workshop
All Tiers	challenge		more clarity to bike routes and lanes	safety issues	interested public	Design Workshop
All Tiers	challenge		need "complete streets need transportation department		affordable housing interests	Design Workshop
All Tiers	challenge		need aggressive public relations program about affordable housing		affordable housing interests	Design Workshop
All Tiers	challenge		need human capital investments	schools, training, etc.	affordable housing interests	Design Workshop
All Tiers	challenge		need transportation department		affordable housing interests	Design Workshop
All Tiers	challenge		NIMBYism		affordable housing interests	Design Workshop
All Tiers	challenge		no consensus about walkability	no funding, no commitment, not a priority	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		open access to financial resources		affordable housing interests	Design Workshop
All Tiers	challenge		ordinances are confusing and ad hoc		affordable housing interests	Design Workshop
All Tiers	challenge		outmigration of single-family dwelling units due to apartment buildings		engineers, architects, landscape architects and planners	Petersgroup

Urban Houston Framework Values Workshop Data

All Tiers	challenge		parking ordinance and incentives		stakeholder advisory committee	Design Workshop
All Tiers	challenge		parking standards	too much, location, and aesthetic challenges	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		perceived crime and lack of security	stray dogs	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		permitting process		realtors and developers	Design Workshop
All Tiers	challenge		permitting process onerous for wrap buildings	parking lots with garage	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		permitting time		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		policies regarding cabs		interested public	Design Workshop
All Tiers	challenge		policy alignment among agencies	txdot, city, county, etc. and within city departments	engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		potholes!		interested public	Design Workshop
All Tiers	challenge		prevailing development model driven by profit rather than community goals		affordable housing interests	Design Workshop
All Tiers	challenge		project finance	Houston can't finance too	engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		quality education		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		quality of schools		realtors and developers	Design Workshop
All Tiers	challenge		quality of schools		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		quality of schools		stakeholder advisory committee	Design Workshop
All Tiers	challenge		quality schools		interested public	Design Workshop
All Tiers	challenge		reconciling Urban Centers process w/Chapter 42	"Activity Centers" used in the buffering ordinance	engineers, architects, landscape architects and planners	Petersgroup
All Tiers	challenge		resistance to term Tier	would rather define qualities we are striving for (that could apply to all "tiers")	engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	challenge		road standards prevent bike/pedestrian realms		interested public	Design Workshop
All Tiers	challenge		roadway guidelines		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		rules about food trucks	<small>https://www.youtube.com/watch?v=...</small>	interested public	Design Workshop
All Tiers	challenge		scale of development is key to toolbox	does it work at incremental and massive development?	special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		shared parking needs to be an option		engineers, architects, landscape architects and planners	Design Workshop
All Tiers	challenge		shuttle services	what are the rules?	interested public	Design Workshop
All Tiers	challenge		signage	lack of clear wayfinding, too much clutter	policymakers and agencies	Design Workshop
All Tiers	challenge		size of city		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		stormwater		realtors and developers	Design Workshop
All Tiers	challenge		strengthening historic preservation rules		interested public	Design Workshop
All Tiers	challenge		support for existing businesses		realtors and developers	Design Workshop
All Tiers	challenge		to do 'urban' it is difficult to permit		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		too many variances	result in less consistency	interested public	Design Workshop
All Tiers	challenge		utilities	access to and location of	interested public	Design Workshop
All Tiers	challenge		utility poles/lines interfering with pedestrians and limiting trees		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	challenge		utility services		stakeholder advisory committee	Design Workshop
All Tiers	challenge		widening not diversifying users		realtors and developers	Design Workshop

Urban Houston Framework Values Workshop Data

All Tiers	goal	community	Accessible buildings and infrastructure		affordable housing interests	Design Workshop
All Tiers	goal	community	create more public space		stakeholder advisory committee	Walter P. Moore
All Tiers	goal	community	employment resource center		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	goal	community	Focus on green space not just public space		stakeholder advisory committee	Walter P. Moore
All Tiers	goal	community	healthy		affordable housing interests	Petersgroup
All Tiers	goal	community	Healthy, active, robust, and focused on residents' physical well-being		affordable housing interests	Design Workshop
All Tiers	goal	community	housing choices in close proximity to schools		affordable housing interests	Petersgroup
All Tiers	goal	community	Improved schools and school districts		affordable housing interests	Design Workshop
All Tiers	goal	community	live/learn/work/play/eat/shop/worship/grow		affordable housing interests	Petersgroup
All Tiers	goal	community	minimizing displacement		stakeholder advisory committee	Petersgroup
All Tiers	goal	community	Mixed uses		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	community	multi-modal transit		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	goal	community	Open space		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	community	partnerships between management entities	backed by funding	stakeholder advisory committee	Petersgroup
All Tiers	goal	community	protecting existing character		stakeholder advisory committee	Petersgroup
All Tiers	goal	community	Revise purpose of centers to include live, work, learn, shop, eat, pray		affordable housing interests	Design Workshop
All Tiers	goal	community	Urban centers should play a role influencing educational choices		affordable housing interests	Design Workshop
All Tiers	goal	community	walkability		stakeholder advisory committee	Petersgroup
All Tiers	goal	community	walkable and accessible		affordable housing interests	Petersgroup
All Tiers	goal	economy	Accessible health care facilities		affordable housing interests	Design Workshop
All Tiers	goal	economy	Day labor populations currently on west side, urban centers need to address east side of the city as well		affordable housing interests	Design Workshop
All Tiers	goal	economy	Focus on infill development and reuse		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	economy	increasing city tax base		stakeholder advisory committee	Petersgroup
All Tiers	goal	economy	infill development		special districts (management, historic, TIRZ, etc.)	Petersgroup
All Tiers	goal	economy	livability		policymakers and agencies	Petersgroup
All Tiers	goal	economy	retention and attraction of the very large corporations	focus on retaining the entrepreneurs who will stay here and grow businesses	realtors and developers	Petersgroup
All Tiers	goal	economy	Services, shopping and retail		affordable housing interests	Design Workshop
All Tiers	goal	economy	Streamlined development permitting processes		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	economy	Tax base needs to be maintained if not expanded		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	environment	bikeable		stakeholder advisory committee	Petersgroup
All Tiers	goal	environment	Brownfield remediation		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	environment	economical transportation options		stakeholder advisory committee	Petersgroup
All Tiers	goal	environment	embrace the bayou (integrate it into designs)		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	goal	environment	Environmental design (such as lighting in public spaces) to deter crime		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	environment	environmental justice issues tailored to impacted groups	i.e. east end	policymakers and agencies	Petersgroup

Urban Houston Framework Values Workshop Data

All Tiers	goal	environment	Flooding and draining, green infrastructure		special districts (management, historic, TIRZ, etc.)	Design Workshop
All Tiers	goal	environment	illumination	abundant lighting	interested public	Design Workshop
All Tiers	goal	environment	increase density to reduce pervious surfaces and preserve green space		stakeholder advisory committee	Petersgroup
All Tiers	goal	environment	limiting impervious cover, LID, water retention, harvesting		engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	goal	environment	minimize urban heat island effect		engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	goal	environment	noise control		interested public	Design Workshop
All Tiers	goal	environment	parcel by parcel improvements	neighbor might not connect the missing sidewalk pieces	engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	goal	environment	preserve/enhance civic uses	pocket parks, public gathering spaces, City Centre is an example	stakeholder advisory committee	Petersgroup
All Tiers	goal	environment	reduce commute time		engineers, architects, landscape architects and planners	Walter P. Moore
All Tiers	goal	environment	reduce commuting times		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	goal	environment	reducing VMTs (vehicle miles travelled)		engineers, architects, landscape architects and planners	Petersgroup
All Tiers	goal	environment	shopping		affordable housing interests	Petersgroup
All Tiers	goal	environment	walkable		stakeholder advisory committee	Petersgroup
All Tiers	goal	environment	Well-lit, programmed parks		engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	existing/potential urban center		Central Business District		stakeholder advisory committee	Design Workshop
Tier-1: Large	existing/potential urban center		Downtown		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	existing/potential urban center		Greenspoint		interested public	Design Workshop
Tier-1: Large	existing/potential urban center		Medical Center		realtors and developers	Design Workshop
Tier-1: Large	existing/potential urban center		Medical Center		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	existing/potential urban center		Medical Center		stakeholder advisory committee	Design Workshop
Tier-1: Large	existing/potential urban center		Threadway Gallery		stakeholder advisory committee	Design Workshop
Tier-1: Large	existing/potential urban center		Uptown		interested public	Design Workshop
Tier-1: Large	existing/potential urban center		Uptown		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	existing/potential urban center		Westchase		policyholders and agencies	Design Workshop
Tier-1: Large	optional characteristic		24-hour activity		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		24-hour activity		stakeholder advisory committee	Petersgroup
Tier-1: Large	optional characteristic		access to city agencies		interested public	Design Workshop
Tier-1: Large	optional characteristic		active super neighborhood alliances		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		big developers		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		civic land uses	strong civic presence	stakeholder advisory committee	Petersgroup
Tier-1: Large	optional characteristic		civic presence	such as cultural museums	stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		cultural venues, events		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	optional characteristic		diversity - residential		policyholders and agencies	Petersgroup
Tier-1: Large	optional characteristic		draws in outside dollars		stakeholder advisory committee	Petersgroup
Tier-1: Large	optional characteristic		entertainment venues, options	international, national	engineers, architects, landscape architects and planners	Design Workshop

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Tier-1: Large	optional characteristic		entertainment venues, options		realtors and developers	Design Workshop
Tier-1: Large	optional characteristic		entertainment venues, options		realtors and developers	Petersgroup
Tier-1: Large	optional characteristic		express transit service	to other tier-1 and tier-2 centers, light rail	interested public	Design Workshop
Tier-1: Large	optional characteristic		financial entity		realtors and developers	Design Workshop
Tier-1: Large	optional characteristic		grocery stores		affordable housing interests	Design Workshop
Tier-1: Large	optional characteristic		heavy rail		affordable housing interests	Design Workshop
Tier-1: Large	optional characteristic		high capacity for transit		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	optional characteristic		high rise buildings		interested public	Design Workshop
Tier-1: Large	optional characteristic		historic elements		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	optional characteristic		hotels		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	optional characteristic		import of basic dollars		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		infrastructure capacity	viable, available or expandable	special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	optional characteristic		Level of activity at the ground floor promoting [animated streets]		engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	optional characteristic		limited surface parking		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	optional characteristic		major civic or public destination		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	optional characteristic		managed parking		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		management district		policymakers and agencies	Design Workshop
Tier-1: Large	optional characteristic		mixed use	vertical or horizontal, retail on ground floor, office and residential above	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	optional characteristic		parking structures		interested public	Design Workshop
Tier-1: Large	optional characteristic		personal security		realtors and developers	Design Workshop
Tier-1: Large	optional characteristic		proximity to center of city		interested public	Design Workshop
Tier-1: Large	optional characteristic		proximity to center of city		interested public	Design Workshop
Tier-1: Large	optional characteristic		rail or other expansive transit		realtors and developers	Design Workshop
Tier-1: Large	optional characteristic		rail transit		stakeholder advisory committee	Design Workshop
Tier-1: Large	optional characteristic		residential diversity		policymakers and agencies	Design Workshop
Tier-1: Large	optional characteristic		safe bike access		interested public	Design Workshop
Tier-1: Large	optional characteristic		sense of security 24-hours a day		interested public	Design Workshop
Tier-1: Large	optional characteristic		shared riding (carpools)		interested public	Design Workshop
Tier-1: Large	optional characteristic		signage and wayfinding		interested public	Design Workshop
Tier-1: Large	optional characteristic		value of land		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	optional characteristic		vertical residential		realtors and developers	Design Workshop
Tier-1: Large	optional characteristic		wayfinding and signage		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		major civic or public use component		engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	required prerequisite		access to food	bodega	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		access to quality retail	neighborhood serving	affordable housing interests	Design Workshop

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Tier-1: Large	required prerequisite		accessibility	people, bus	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		accessibility	car, rail (high frequency), bike, bus	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		at confluence of freeway	or within proximity of freeway	realtors and developers	Design Workshop
Tier-1: Large	required prerequisite		bikability		stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		connectivity	both nationally and globally	special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		convenient access to healthy food	by walking	interested public	Design Workshop
Tier-1: Large	required prerequisite		cultural venues, events		affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		cultural venues, events		policymakers and agencies	Design Workshop
Tier-1: Large	required prerequisite		daytime population		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		density - jobs - high		policymakers and agencies	Design Workshop
Tier-1: Large	required prerequisite		density jobs, residential, visitors	FAR	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		density of jobs and people		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		diversity	cultural, economic, family, disabilities	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		diversity - jobs	major employer = 500 employees +	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		diversity - jobs		affordable housing interests	Petersgroup
Tier-1: Large	required prerequisite		draws from big region or nation		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		educational component	quality education	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		educational land uses	will be needed if you're going to have housing and jobs (presuming that means K-12 education)	engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	required prerequisite		educational quality	his	realtors and developers	Design Workshop
Tier-1: Large	required prerequisite		financial impact	tax base	realtors and developers	Design Workshop
Tier-1: Large	required prerequisite		financial impact - high		realtors and developers	Petersgroup
Tier-1: Large	required prerequisite		financing tools available		stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		finer street grid		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		fixed boundary with option for expanding		interested public	Design Workshop
Tier-1: Large	required prerequisite		flood control		interested public	Design Workshop
Tier-1: Large	required prerequisite		freeway access		interested public	Design Workshop
Tier-1: Large	required prerequisite		funding mechanisms		interested public	Design Workshop
Tier-1: Large	required prerequisite		grocery store	of some scale, various discussions about what is most appropriate, just needs to have one	affordable housing interests	Petersgroup
Tier-1: Large	required prerequisite		high level employment		stakeholder advisory committee	Petersgroup
Tier-1: Large	required prerequisite		high level employment plus jobs and students	20,000 people, per square mile	stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		high-rise residential	high density townhouses, 50-60 dwelling units per acre of multifamily	realtors and developers	Petersgroup
Tier-1: Large	required prerequisite		housing choice	fair housing act is a requirement, high density, subsidies	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		housing choice subsidies		interested public	Design Workshop
Tier-1: Large	required prerequisite		infrastructure capacity	viable, available or expandable	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		infrastructure capacity	viable, available or expandable	realtors and developers	Design Workshop

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Tier-1: Large	required prerequisite		infrastructure offering collateral benefits		realtors and developers	Petersgroup
Tier-1: Large	required prerequisite		intensity of development	Min. FAR? Min. DUs (raw number or DU/acre threshold)	policy makers and agencies	Petersgroup
Tier-1: Large	required prerequisite		land use - institutional		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		located on thoroughfare		stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		mix of land uses		stakeholder advisory committee	Petersgroup
Tier-1: Large	required prerequisite		mixed income housing		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		mixed land use		stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		mixed use		policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		mixed wages		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		mixed-income housing		engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	required prerequisite		multi-modal transit		affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		multi-modal transit		stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		multi-modal transit		stakeholder advisory committee	Petersgroup
Tier-1: Large	required prerequisite		no overhead utilities		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		organizational structure		policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		parks and open space, recreation	parks, large open space	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		parks and open space, recreation	discovery green, one big one	engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		parks and open space, recreation	all scales	interested public	Design Workshop
Tier-1: Large	required prerequisite		police presence		affordable housing interests	Petersgroup
Tier-1: Large	required prerequisite		population density	daytime and nighttime	realtors and developers	Design Workshop
Tier-1: Large	required prerequisite		population density - daytime		realtors and developers	Petersgroup
Tier-1: Large	required prerequisite		population density - high		policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		population density - nighttime		realtors and developers	Petersgroup
Tier-1: Large	required prerequisite		programmed public life		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		public art opportunities	there's funding, take advantage of it	policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		public space	percentage, acreage, include plazas	policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		restaurants		affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		security	police, crime prevention	affordable housing interests	Design Workshop
Tier-1: Large	required prerequisite		strong pedestrian environment		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		structured parking		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-1: Large	required prerequisite		substantial convention/meeting, conference services	convention and visitors' (CAV) facilities and services	policy makers and agencies	Petersgroup
Tier-1: Large	required prerequisite		substantial internal circulation network		engineers, architects, landscape architects and planners	Design Workshop
Tier-1: Large	required prerequisite		transit options	all bus sizes, high frequency	interested public	Design Workshop
Tier-1: Large	required prerequisite		transit service - high frequency	for people who fly in, too	policy makers and agencies	Design Workshop
Tier-1: Large	required prerequisite		urban character		special districts (management, historic, TIRZ, etc.)	Design Workshop

Urban Houston Framework Values Workshop Data

Tier-1: Large	required prerequisite		visitor/convention services	hotel or public	polymakers and agencies	Design Workshop
Tier-1: Large	required prerequisite		walkability	grid, sidewalk	interested public	Design Workshop
Tier-1: Large	required prerequisite		walkability	by walking distance to transit or jobs	stakeholder advisory committee	Design Workshop
Tier-1: Large	required prerequisite		walkability, accessibility		polymakers and agencies	Design Workshop
Tier-1: Large	required prerequisite		wayfinding and signage	good wayfinding and signage	engineers, architects, landscape architects and planners	Petersgroup
Tier-1: Large	required prerequisite		well-engineered ingress and egress	being able to get there and leave	engineers, architects, landscape architects and planners	Petersgroup
Tier-2: Medium	existing/potential urban center		2nd ward		polymakers and agencies	Design Workshop
Tier-2: Medium	existing/potential urban center		3rd ward		polymakers and agencies	Design Workshop
Tier-2: Medium	existing/potential urban center		City Center		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	existing/potential urban center		City Centre		realtors and developers	Petersgroup
Tier-2: Medium	existing/potential urban center		Energy Corridor		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	existing/potential urban center		Energy District		realtors and developers	Petersgroup
Tier-2: Medium	existing/potential urban center		Greenspoint		polymakers and agencies	Design Workshop
Tier-2: Medium	existing/potential urban center		Greenspoint		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	existing/potential urban center		Greenspoint		stakeholder advisory committee	Petersgroup
Tier-2: Medium	existing/potential urban center		Highland Village		stakeholder advisory committee	Design Workshop
Tier-2: Medium	existing/potential urban center		Midtown		realtors and developers	Design Workshop
Tier-2: Medium	existing/potential urban center		Midtown		realtors and developers	Petersgroup
Tier-2: Medium	existing/potential urban center		Rice Village		affordable housing interests	Design Workshop
Tier-2: Medium	existing/potential urban center		Rice Village		polymakers and agencies	Design Workshop
Tier-2: Medium	existing/potential urban center		Rice Village		stakeholder advisory committee	Design Workshop
Tier-2: Medium	existing/potential urban center		Westchase		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	existing/potential urban center		Westchase District		realtors and developers	Petersgroup
Tier-2: Medium	optional characteristic		available raw land		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	optional characteristic		campus like development		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	optional characteristic		complete streets		realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		cultural venues, events	libraries	affordable housing interests	Design Workshop
Tier-2: Medium	optional characteristic		cultural venues, events		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		cultural venues, events		polymakers and agencies	Design Workshop
Tier-2: Medium	optional characteristic		dining options		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		express transit service	to other tier-1 and tier-2 centers, light rail	interested public	Design Workshop
Tier-2: Medium	optional characteristic		financial entity		realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		finer street grid		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	optional characteristic		historic elements		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		housing choice		interested public	Design Workshop

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Tier-2: Medium	optional characteristic		infrastructure capacity	viable, available or expandable	engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		infrastructure capacity	viable, available or expandable	realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		job training		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		mix of housing types		realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		mixed uses	across street	realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		network of parks and open space		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		no overhead utilities		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		parking management	as addressed by toolbox	realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		personal security		realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		proximity to center of city		interested public	Design Workshop
Tier-2: Medium	optional characteristic		quality education	HISD	realtors and developers	Design Workshop
Tier-2: Medium	optional characteristic		recognized by community as a center		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		religious institutions		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	optional characteristic		retail land uses		stakeholder advisory committee	Petersgroup
Tier-2: Medium	optional characteristic		safe bike access		interested public	Design Workshop
Tier-2: Medium	optional characteristic		sense of security		interested public	Design Workshop
Tier-2: Medium	optional characteristic		structured parking		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	optional characteristic		visitor services		policymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		accessibility	people, bus	affordable housing interests	Design Workshop
Tier-2: Medium	required prerequisite		accessibility	rail, bike, bus - higher	engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		accessibility to tier-1's and tier-2's		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		connectivity	to tier 1	policymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		convenient access to healthy food	by car	interested public	Design Workshop
Tier-2: Medium	required prerequisite		density	but less than tier-1	engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		density	unqualified, check meeting minutes	policymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		density	FAR, population and ?	realtors and developers	Design Workshop
Tier-2: Medium	required prerequisite		density - housing		realtors and developers	Petersgroup
Tier-2: Medium	required prerequisite		employment		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		financial impact - medium		realtors and developers	Petersgroup
Tier-2: Medium	required prerequisite		funding mechanism		interested public	Design Workshop
Tier-2: Medium	required prerequisite		health care		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		high density relative to Tier-2		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-2: Medium	required prerequisite		housing choice	meaning rental range, fair housing act makes it requirement	affordable housing interests	Design Workshop
Tier-2: Medium	required prerequisite		industrial and manufacturing jobs	should be reflected in Urban Centers definitions	stakeholder advisory committee	Petersgroup
Tier-2: Medium	required prerequisite		intensity of activity measured by density	20K pop + jobs w/in 1 sq. mi.	stakeholder advisory committee	Petersgroup

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Tier-2: Medium	required prerequisite		intensity of development	Min. FAR? Min. DUs (raw number or DU/acre threshold)	polymakers and agencies	Petersgroup
Tier-2: Medium	required prerequisite		major thoroughfare or freeway	proximity	realtors and developers	Design Workshop
Tier-2: Medium	required prerequisite		multi-modal transit		affordable housing interests	Design Workshop
Tier-2: Medium	required prerequisite		organizational structure		polymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		parks and open space, recreation	parks	affordable housing interests	Design Workshop
Tier-2: Medium	required prerequisite		parks and open space, recreation		interested public	Design Workshop
Tier-2: Medium	required prerequisite		public art opportunities		polymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		quality schools		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		residential diversity		polymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		sewer and water infrastructure		realtors and developers	Petersgroup
Tier-2: Medium	required prerequisite		shared parking		interested public	Design Workshop
Tier-2: Medium	required prerequisite		storm water infrastructure		realtors and developers	Petersgroup
Tier-2: Medium	required prerequisite		substantial internal circulation network		engineers, architects, landscape architects and planners	Design Workshop
Tier-2: Medium	required prerequisite		transit options	includes all size buses, high frequency	interested public	Design Workshop
Tier-2: Medium	required prerequisite		transit service - medium frequency		polymakers and agencies	Design Workshop
Tier-2: Medium	required prerequisite		walkability	grid and sidewalks	interested public	Design Workshop
Tier-2: Medium	required prerequisite		walkability, accessibility		polymakers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		19th Street Heights		affordable housing interests	Design Workshop
Tier-3: Small	existing/potential urban center		19th Street Heights		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		19th Street Heights		polymakers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		19th Street Heights		stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		4th Ward		realtors and developers	Petersgroup
Tier-3: Small	existing/potential urban center		Alameda		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Avondale		interested public	Design Workshop
Tier-3: Small	existing/potential urban center		East End		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Elgin and Dowling		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Fountain View		stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		Greater East End		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-3: Small	existing/potential urban center		Highland Village		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Hillcroft		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Hillcroft		engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	existing/potential urban center		King Harbor		realtors and developers	Design Workshop
Tier-3: Small	existing/potential urban center		King Harbor		realtors and developers	Petersgroup
Tier-3: Small	existing/potential urban center		kingwood		polymakers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		Kingwood		realtors and developers	Design Workshop

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Tier-3: Small	existing/potential urban center		Kingwood		realtors and developers	Petersgroup
Tier-3: Small	existing/potential urban center		Kirby		stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		Kirkwood		realtors and developers	Design Workshop
Tier-3: Small	existing/potential urban center		Kirkwood		realtors and developers	Petersgroup
Tier-3: Small	existing/potential urban center		Long Point		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Long Point		engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	existing/potential urban center		Memorial Drive		realtors and developers	Design Workshop
Tier-3: Small	existing/potential urban center		Memorial Drive		realtors and developers	Petersgroup
Tier-3: Small	existing/potential urban center		Montrose	east	interested public	Design Workshop
Tier-3: Small	existing/potential urban center		Montrose		policy makers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		Montrose	portions of Montrose	stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		Navigation	<small>Navigation is a corridor with the East End http://www.greatereastend.com/navigation-boulevard</small>	policy makers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		Old Spanish Trail		stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		Palm Center		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-3: Small	existing/potential urban center		Palm Center		stakeholder advisory committee	Design Workshop
Tier-3: Small	existing/potential urban center		Rice Village		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		River Oaks		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		River Oaks		engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	existing/potential urban center		The Heights		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Washington Avenue		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		West Grey Street		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Westheimer	Lower	engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	existing/potential urban center		Westheimer		policy makers and agencies	Design Workshop
Tier-3: Small	existing/potential urban center		Westheimer		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		70 - 80 percent local trips		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		access to health care		policy makers and agencies	Design Workshop
Tier-3: Small	optional characteristic		active super neighborhood alliances		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		adequate parking		realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		churches		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	optional characteristic		community focal point		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		complete streets		realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		cultural venues, events		affordable housing interests	Design Workshop
Tier-3: Small	optional characteristic		cultural venues, events		policy makers and agencies	Design Workshop
Tier-3: Small	optional characteristic		deed restrictions		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	optional characteristic		education	daycare, afterschool care	policy makers and agencies	Design Workshop

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Tier-3: Small	optional characteristic		financial entity		realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		financing tools available		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		heavier residential		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		higher focus on green space		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		historic elements		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	optional characteristic		housing choice		interested public	Design Workshop
Tier-3: Small	optional characteristic		locally owned businesses		stakeholder advisory committee	Design Workshop
Tier-3: Small	optional characteristic		mix of uses	non-residential and residential sharing property lines	realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		neighborhood clinic		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	optional characteristic		personal security		realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		public art opportunities		policymakers and agencies	Design Workshop
Tier-3: Small	optional characteristic		residential	townhomes, apartments	realtors and developers	Design Workshop
Tier-3: Small	optional characteristic		safe bike access		interested public	Design Workshop
Tier-3: Small	optional characteristic		sense of security		interested public	Design Workshop
Tier-3: Small	optional characteristic		supermarket		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	optional characteristic		walk to work trips		stakeholder advisory committee	Design Workshop
Tier-3: Small	required prerequisite		accessibility	people, bus	affordable housing interests	Design Workshop
Tier-3: Small	required prerequisite		available raw land		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-3: Small	required prerequisite		bike routes	distance to	stakeholder advisory committee	Design Workshop
Tier-3: Small	required prerequisite		collector streets		realtors and developers	Design Workshop
Tier-3: Small	required prerequisite		connections to tier-1 and tier-2		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		convenient access to healthy food	by car and bike	interested public	Design Workshop
Tier-3: Small	required prerequisite		deed restrictions		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		density	unqualified, check meeting minutes	policymakers and agencies	Design Workshop
Tier-3: Small	required prerequisite		draw from immediate neighborhood		realtors and developers	Petersgroup
Tier-3: Small	required prerequisite		educational quality	HISD	realtors and developers	Design Workshop
Tier-3: Small	required prerequisite		financial impact - low		realtors and developers	Petersgroup
Tier-3: Small	required prerequisite		finer street grid		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-3: Small	required prerequisite		funding mechanism		interested public	Design Workshop
Tier-3: Small	required prerequisite		green space	greater requirement than for other tiers	stakeholder advisory committee	Petersgroup
Tier-3: Small	required prerequisite		historic elements	including places of worship	engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	required prerequisite		housing		affordable housing interests	Design Workshop
Tier-3: Small	required prerequisite		housing choice	fair housing act makes requirement, multi family, single family, mixed use, rental range	affordable housing interests	Design Workshop
Tier-3: Small	required prerequisite		intensity of development	Min. FAR? Min. DUs (raw number or DU/acre threshold)	policymakers and agencies	Petersgroup
Tier-3: Small	required prerequisite		limited trade area		engineers, architects, landscape architects and planners	Design Workshop

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Tier-3: Small	required prerequisite		metro/bus routes		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		more residential than jobs		special districts (management, historic, TIRZ, etc.)	Design Workshop
Tier-3: Small	required prerequisite		multi-modal transit		affordable housing interests	Design Workshop
Tier-3: Small	required prerequisite		no large office blocks		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		no large office buildings		engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	required prerequisite		organizational structure	strong community focus	policymakers and agencies	Design Workshop
Tier-3: Small	required prerequisite		parking management	local solution	engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		parkland	percentage, acreage	policymakers and agencies	Design Workshop
Tier-3: Small	required prerequisite		parks and open space, recreation	parks	affordable housing interests	Design Workshop
Tier-3: Small	required prerequisite		parks and open space, recreation	neighborhood gardens	interested public	Design Workshop
Tier-3: Small	required prerequisite		parks and recreation	particular pocket parks	engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		residential diversity		policymakers and agencies	Design Workshop
Tier-3: Small	required prerequisite		small businesses		engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		small businesses	Mom and Pop stores	engineers, architects, landscape architects and planners	Petersgroup
Tier-3: Small	required prerequisite		transit	unqualified, check meeting minutes	policymakers and agencies	Design Workshop
Tier-3: Small	required prerequisite		transit options	small buses, high frequency	interested public	Design Workshop
Tier-3: Small	required prerequisite		walkability	sidewalks	engineers, architects, landscape architects and planners	Design Workshop
Tier-3: Small	required prerequisite		walkability	grid and sidewalks	interested public	Design Workshop
Tier-3: Small	required prerequisite		walkability	.25mile to schools, parks, etc.	stakeholder advisory committee	Design Workshop
Tier-3: Small	required prerequisite		walkability, accessibility		policymakers and agencies	Design Workshop