



Urban Houston Framework

Vision Workshop

February 13th – 14th | Houston, Texas



urban houston framework



DESIGNWORKSHOP



petersgroup consulting

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Agenda

Introduction

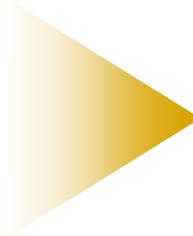
- Overall Urban Houston Framework process (schedule, scope)
- Review of Values Workshop

Overall Framework

- Review the Urban Center diagram
- Peer review findings of Urban Center visioning

Scenarios Options

- Criteria alternatives
- Expectation alternatives
- Tool alternatives
- Process alternatives



For each Scenario Option we will...

1. Review input from Values Workshop
2. Alternatives – pros and cons
3. Discuss/administer keypad polling

Next Steps

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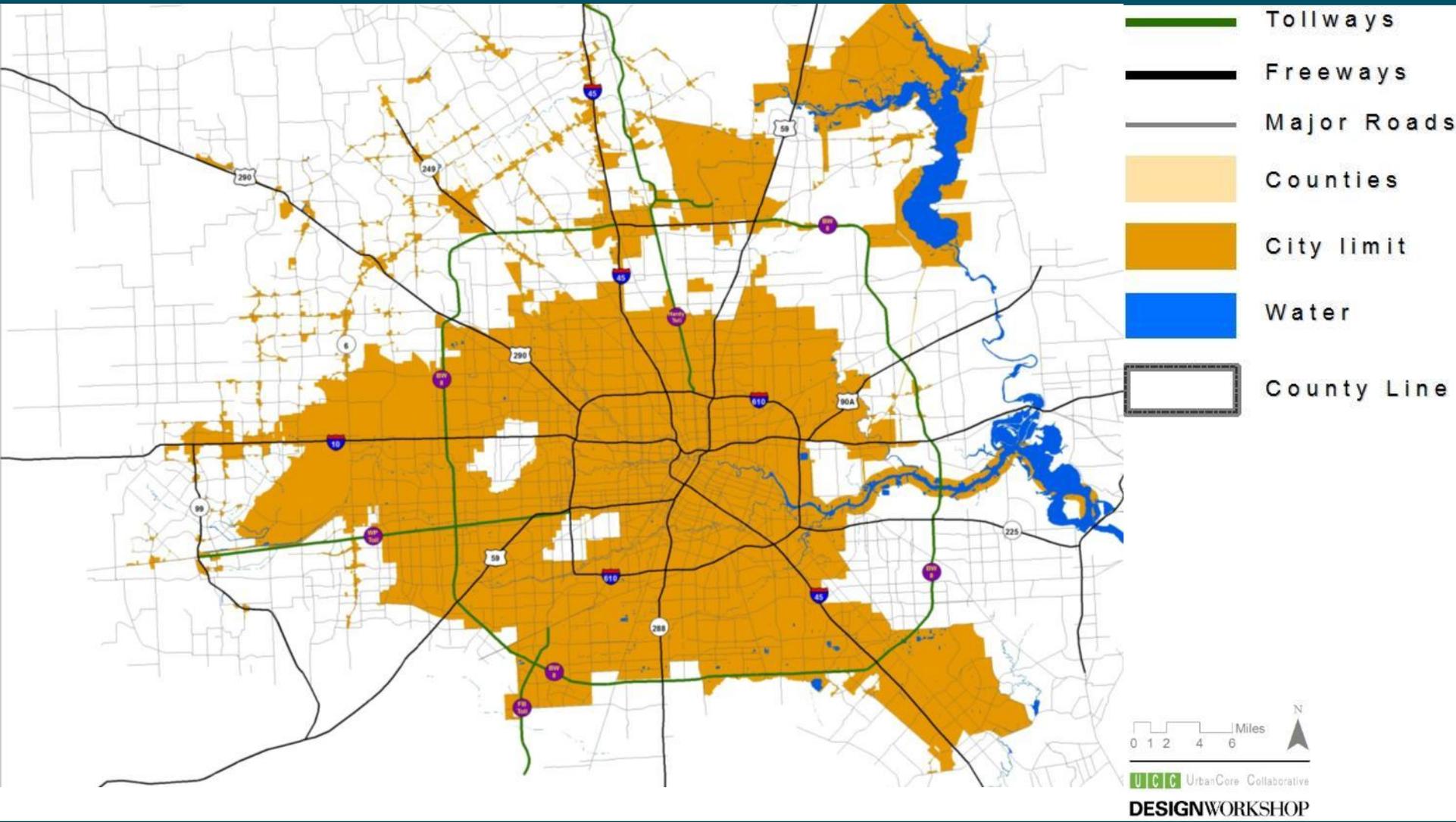


Introduction



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Introduction: Study Area



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Introduction: Purpose and Outcomes

Purpose?

- To encourage urban areas that encompass regional sustainability principles of **live, work and play**

Ultimate results expected from this study?

- **Develop a framework of policy tools and development incentives** to encourage and incentivize Urban Centers
- **Use Urban Houston Framework** to promote consistent, sustainable development strategies throughout the City
- Use the process to heighten knowledge of and commitment to a **better urban form**

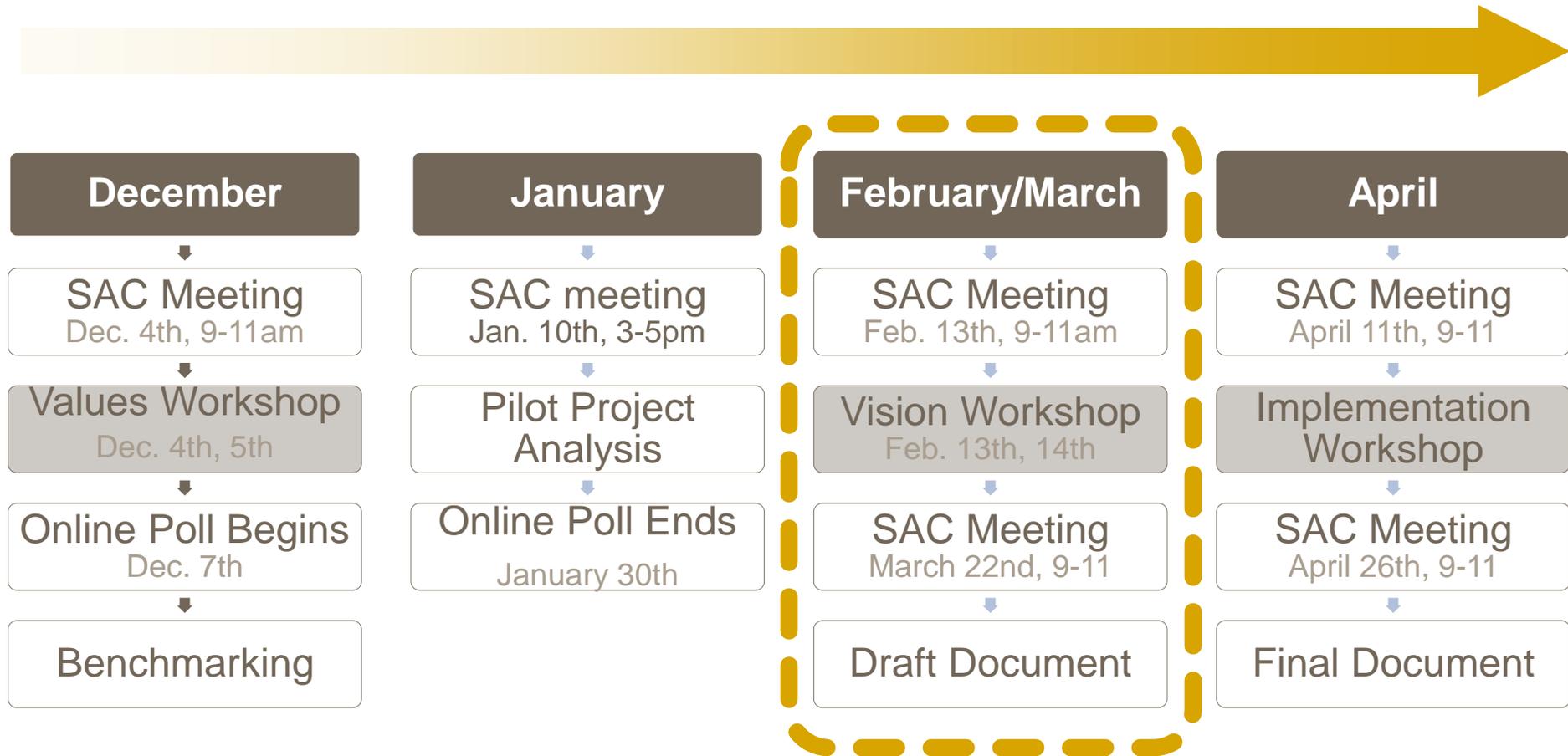
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Introduction: Project Timeline



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Review of Values Workshop



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Stakeholder Advisory Committee

- Linda Porrás-Pirtle - Planning Commissioner (SAC Chair)
- Keiji Asakura - Planning Commissioner
- Antoine Bryant - Planning Commissioner
- Veronica Chapa-Jones - COH - Housing and Community Development
- Marlene Gafrick - COH - Planning and Development
- Mark Loethen - COH - Public Works and Engineering
- Diane Schenke - Greater East End Management District
- Ashby Johnson - H-GAC - Transportation & Air Quality
- Jeff Taebel - H-GAC – Community & Environmental
- Filo Castore - American Institute of Architects (AIA)
- Ed Taravela – Greater Houston Builders Association (GHBA)
- Casey Morgan – Greater Houston Builders Association (GHBA)
- David Crossley - Houston Tomorrow
- Bob Collins - Houston Real Estate Council (HREC)
- Bill Huntsinger - Houston Real Estate Council (HREC)
- Joshua Sanders - Houstonians for Responsible Growth (HRG)
- Amanda Timm - Local Initiatives Support Corporation (LISC)
- Clint Harbert - Metropolitan Transit Authority (METRO)
- Kim Slaughter - Metropolitan Transit Authority (METRO)
- Shon Link - Urban Land Institute (ULI)
- Irma Sanchez - Westchase District



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Values Workshop



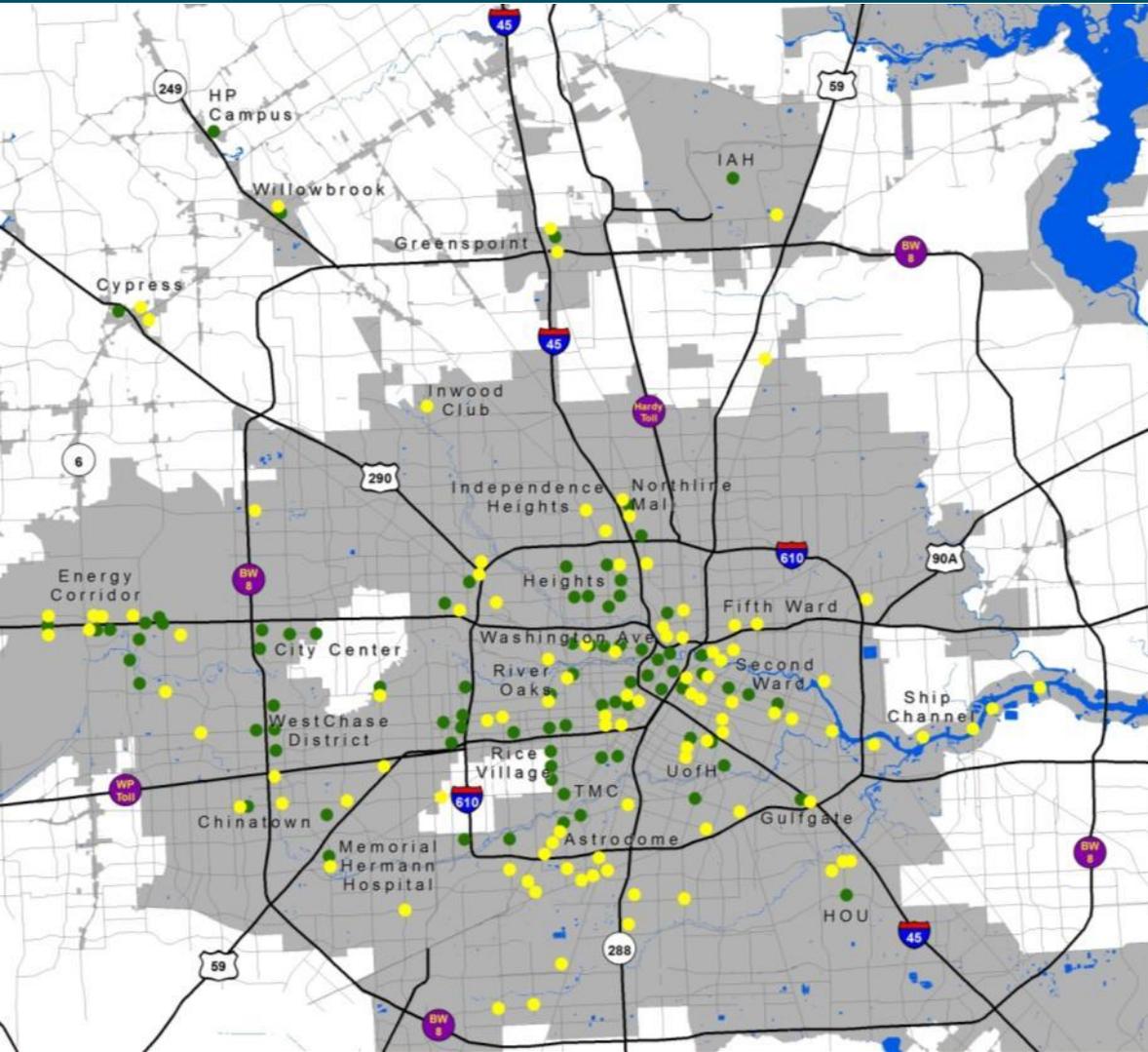
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Values Workshop:



Current - Potential Urban Centers

Legend

- Freeways/Tollways
- Major Roads
- Potential Urban Centers
- Current Urban Centers
- COH Boundary
- Water



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Blog:

UrbanHoustonFramework.com

116 blog participants



Online Poll:

UrbanHouston.MetroQuest.com

Closed on January 30th

3,713 site visitors, 2,125 completed poll (57%)



Email:

UrbanHoustonFramework@Houstontx.gov

60 comments submitted to date

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Overall Framework



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Defining Overall Framework

Vision/Goals



Expectations

Criteria

Reality



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Vision Statement

To create vibrant urban centers in Houston where people from all walks of life can live, work and play.

Urban Centers will vary in size and will provide better connections between destinations in the City; better coordination of land development standards with transportation investments and related regulations; housing choices for everyone; more walkable and bikeable areas with a balance of housing and jobs, and transportation choices that will decrease household transportation costs.

This will lead to improved air quality, reduced greenhouse gas emissions and better public health which results in an enhanced quality of life for all Houstonians.

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Goals (Vetted through SAC, Values Workshop)

1. Advance local and regional **housing** needs.
2. Contribute to high-quality **infrastructure**.
3. Encourage **economic viability** and **diversity**.
4. Enhance **community stability, accessibility** and **equity**.
5. Promote **sustainable, healthy design**.
6. Support **multimodal transportation** and **increased connectivity**.



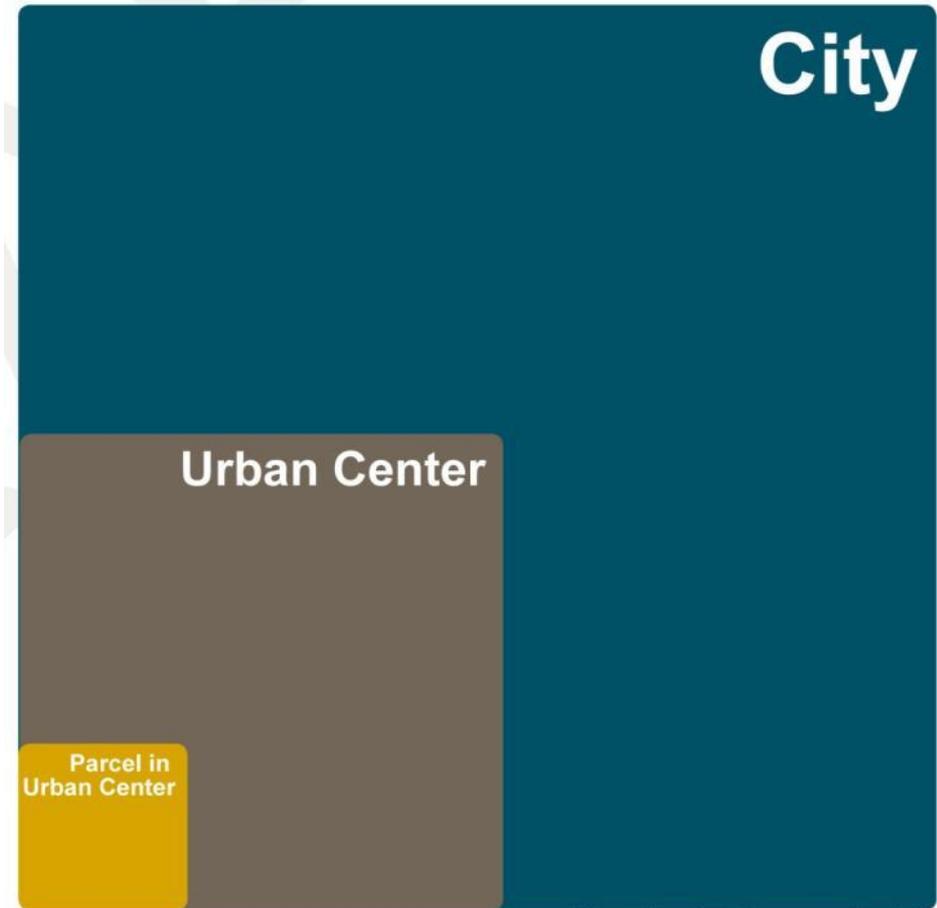
Scales of Consideration

The Urban Center Framework includes 3 separate, discrete units of geography:

1. City of Houston
2. Area, district or community functioning as an Urban Center
3. Individual parcel of land within Urban Center

Parcels have:

- Different sizes
- Different ownership arrangements
- Different goals



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Baseline Context – City of Houston, Texas

	Total	City of Houston	Inside Loop 610
Acreage	401,514	401,514 gross 383,865 net	59,118 gross 58,392 net
Population	2,099,451	5.2 people/acre gross 5.5 people/acre net	7.5 people/acre gross 7.6 people/acre net
Job Density	1,507,848	3.8 jobs/acre gross 3.9 jobs/acre net	10.2 jobs/acre gross 10.3 jobs/acre net

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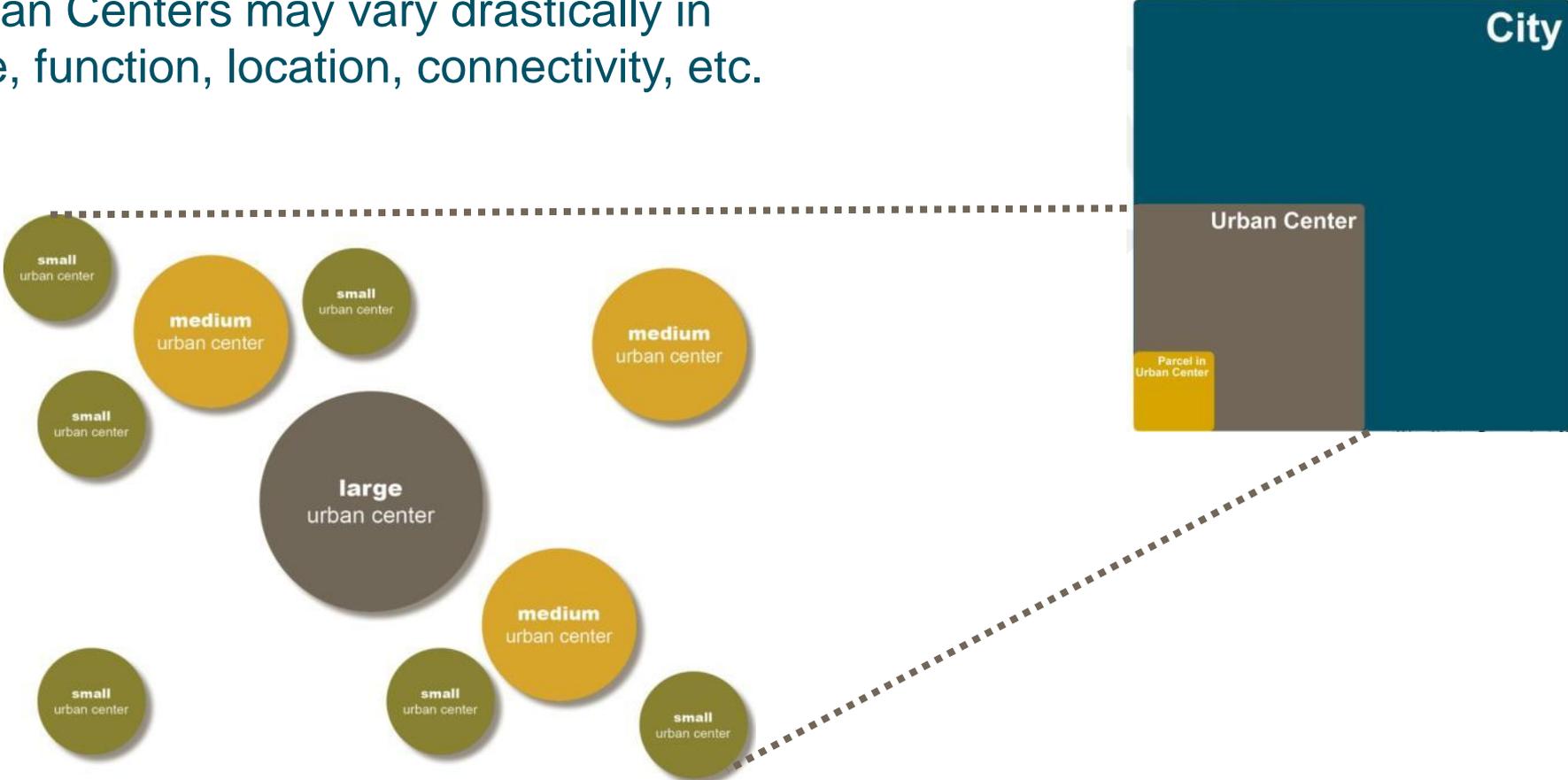
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Hierarchy of Urban Center Designation Process

Urban Centers may vary drastically in size, function, location, connectivity, etc.



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Today's Discussion

Criteria

- Option
- Option
- Option
- Option

Expectations

- Option
- Option
- Option
- Option

Tools

- Option

Process

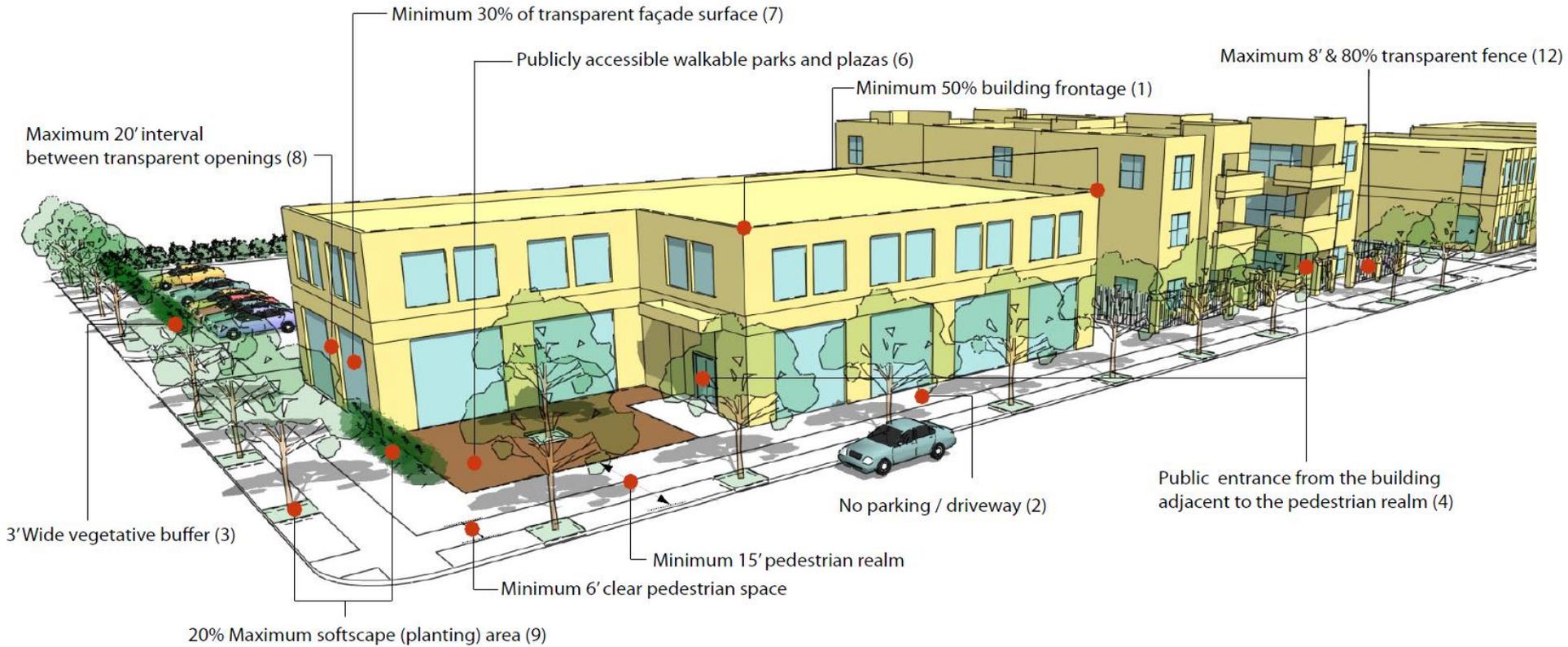
- Option
- Option
- Option

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Houston Urban Transit Corridor Example



Source: http://www.houstontx.gov/planning/_urban/illustration_UCP.swf

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Houston Urban Transit Corridor Example

Criteria

- Located 1,320' from transit station platform or on transit corridor
- Parcel within an urban area on major thoroughfare with an 80' ROW or less

Expectations

- Provide 15' pedestrian, with a minimum 6' sidewalk
- 50% prop. width includes building façade w/in 10' of ped. realm
- Etc.

Tools

- Build to property line
- May use on type A street and transit corridor

Process

- City determines criteria
- Applicant prove they meet criteria



Criteria Alternatives



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Top-10 Criteria from Values Workshop & Poll

Values Workshop	Large Centers	Medium Centers	Small Centers
	<ol style="list-style-type: none"> 1. Walkability/bikability Civic amenities Population density Jobs Multimodal transit Connectivity Housing Diversity 9. Security High-rise buildings 	<ol style="list-style-type: none"> 1. Population density 2. Connectivity 3. Housing Infrastructure capacity 5. Multimodal transit 6. Civic amenities Education Parking 9. Parks 10. Funding mechanism 	<ol style="list-style-type: none"> 1. Walkability/bikability 2. Housing 3. Parks 4. Connectivity 5. Funding mechanism 6. Multimodal transit 7. Civic amenities Small businesses Historic sites Healthy food
Online Poll	Large Centers	Medium Centers	Small Centers
	<ol style="list-style-type: none"> 1. Planning and fiscal support for mass transit Increasing quality of life (transit, parks, schools, etc.) 3. Multimodal transit 4. Walkability Infrastructure maintenance Offset developer infrastructure cost 7. Connectivity 8. Security 9. Funding for education 10. Education policies 	<ol style="list-style-type: none"> 1. Planning and fiscal support for mass transit Offset developer infrastructure cost 3. Multimodal transit 4. Connectivity Bike infrastructure improvements Infrastructure maintenance 7. Bikability 8. Walkability 9. Security Workforce training 	<ol style="list-style-type: none"> 1. Bikability 2. Connectivity 3. Funding for education Infrastructure maintenance Bike infrastructure improvements 6. Walkability 7. Education policies 8. Security Parks programming and maintenance Sidewalk maintenance

Alternatives: Future Criteria

Framework Scenario A

Prerequisites Only

Tier-1 (Large), Tier-2 (Medium), or Tier-3 (Small) Urban Center classification achieved by meeting required prerequisites only.

The flexibility level of applying for Urban Center status under this scenario would be *low*.

Tier-1 (Large)
must meet all prerequisite criteria

Tier-2 (Medium)
must meet all prerequisite criteria

Tier-3 (Small)
must meet all prerequisite criteria

Flexibility level - low



Framework Scenario B

Prerequisites plus Optional

Tier-1 (Large), Tier-2 (Medium), or Tier-3 (Small) Urban Center classification achieved by meeting a combination of required prerequisites and optional criteria.

The flexibility level of applying for Urban Center status under this scenario would be *medium*.

Tier-1 (Large)
must meet all prerequisite criteria plus 2-3 optional criteria

Tier-2 (Medium)
must meet all prerequisite criteria plus 2-3 optional criteria

Tier-3 (Small)
must meet all prerequisite criteria plus 2-3 optional criteria

Flexibility level - medium



Framework Scenario C

Point System

Tier-1 (Large), Tier-2 (Medium), or Tier-3 (Small) Urban Center classification achieved through meeting varying levels of point requirements.

The flexibility level of applying for Urban Center status under this scenario would be *high*.

Tier-1 (Large)
Points

Tier-2 (Medium)
points

Tier-3 (Small)
points

Flexibility level - high



What criteria are other cities using?

Most cities are using a combination of the following criteria:

- Area (acres)
- Population
- Population Per Gross Acre
- Employment
- Employment Per Gross Acre
- Housing Units
- Employees Per Housing Unit

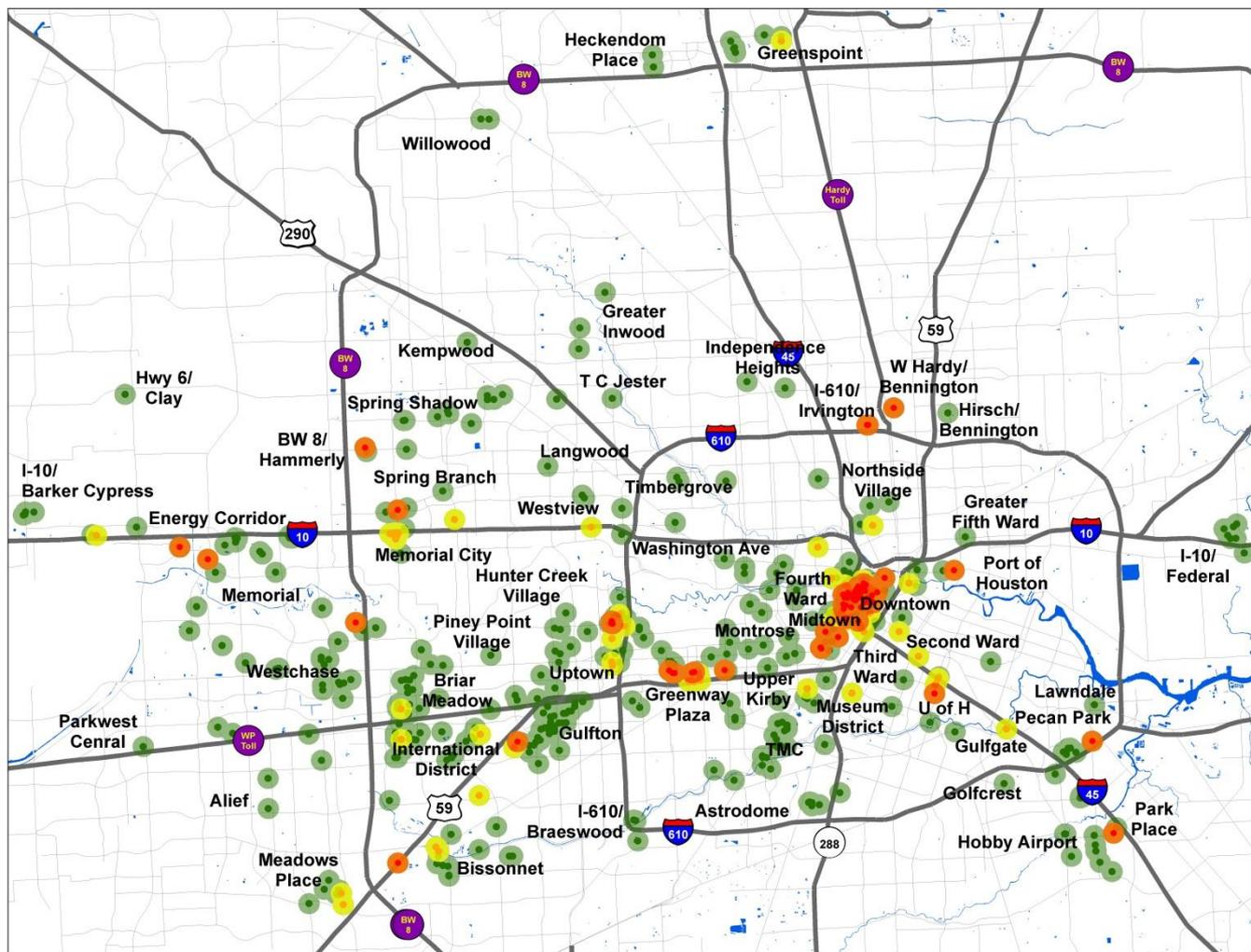


Criteria Alternatives: Prerequisite Only

	Large Centers	Medium Centers	Small Centers
Prerequisite Only	<ul style="list-style-type: none"> • Job + Population combined density of 360 (<u><i>40 times that of the City Gross Density</i></u>) • Funding Mechanism • Bikeway proximity • Freeway proximity • Major Road—yes/no? 	<ul style="list-style-type: none"> • Job + Population combined density of 180 (<u><i>20 times that of the City Gross Density</i></u>) • Funding Mechanism • Bikeway proximity • Freeway proximity • Major Road—yes/no? 	<ul style="list-style-type: none"> • Job + Population combined density of 108 (<u><i>12 times that of the City Gross Density</i></u>) • Funding Mechanism • Bikeway proximity • Freeway proximity • Major Road—yes/no?



Map: Prerequisite Criteria Only (Draft)



Large, Medium and Small Prerequisite Only

Legend

- Freeways/Tollways
- Large Quarter Mile Buffer
- Medium Quarter Mile Buffer
- Small Quarter Mile Buffer

Houston City Limit

	Census Blocks	Quarter Mile Buffer Area (acres)
Total	43,439	401,514
Tier 1	69	3,644 (0.9%)
Tier 2	137	7,120 (1.8%)
Tier 3	512	30,549 (7.6%)

1 0.5 0 1 2 Miles

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Source: City of Houston, November 2012

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Which Urban Centers do you think the Prerequisite only criteria applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Criteria Alternatives: Prerequisite plus Optional

	Large Centers	Medium Centers	Small Centers
Prerequisites <u>plus</u> Optional (must meet a majority of these + prerequisites)	<ul style="list-style-type: none"> Job + Population combined density of 360 (<u>40 times that of the City Gross Density</u>) Funding Mechanism Bikeway proximity Freeway proximity Major Road—yes/no? 	<ul style="list-style-type: none"> Job + Population combined density of 180 (<u>20 times that of the City Gross Density</u>) Funding Mechanism Bikeway proximity Freeway proximity Major Road—yes/no? 	<ul style="list-style-type: none"> Job + Population combined density of 108 (<u>12 times that of the City Gross Density</u>) Funding Mechanism Bikeway proximity Freeway proximity Major Road—yes/no?
	<p><u>Optional:</u></p> <ul style="list-style-type: none"> Residential density: >30 within and touch the boundary Vacant residential units: >15 units/acre Civic amenities: Within ½ Mile Other amenities: Within ½ Mile Metro Bus Routes: Within ½ Mile 	<p><u>Optional:</u></p> <ul style="list-style-type: none"> Residential density: >15 within and touch the boundary Vacant residential units: > 10 units/acre Civic amenities: Within ½ Mile Other amenities: Within ½ Mile Metro Bus Routes: Within ½ Mile 	<p><u>Optional:</u></p> <ul style="list-style-type: none"> Residential density: >10 within and touch the boundary Vacant residential units: > 5 units/acre Civic amenities: Within ½ Mile Other amenities: Within ½ Mile Metro Bus Routes: Within ½ Mile

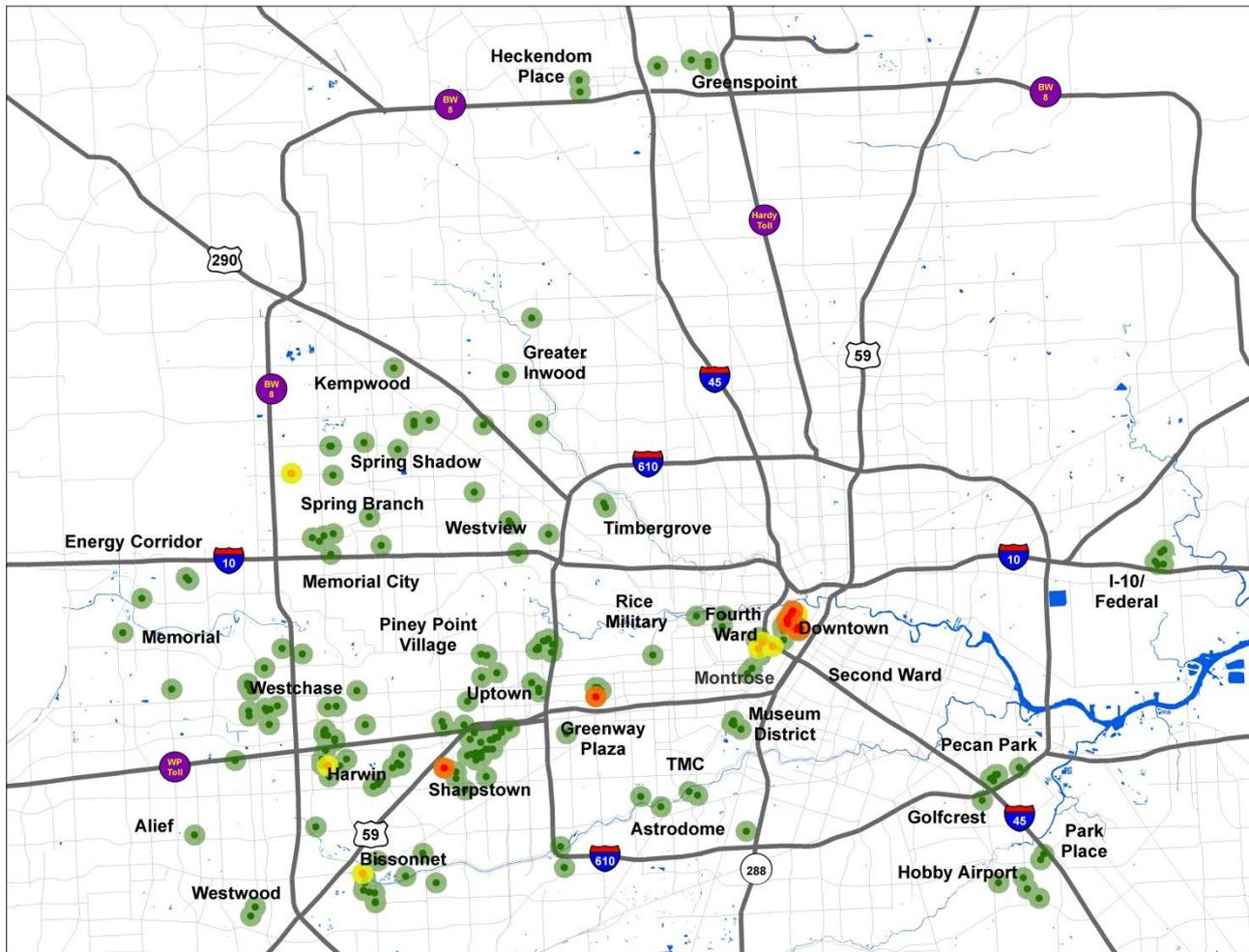
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Map: Prerequisites + Optional Criteria (Draft)



Large, Medium and Small Prerequisite + Optional

- Legend**
- Freeways/Tollways
 - Large Quarter Mile Buffer
 - Medium Quarter Mile Buffer
 - Small Quarter Mile Buffer

Houston City Limit

	Census Blocks	Quarter Mile Buffer Area (acres)
Total	43,439	401,514
Tier 1	10	589 (0.2%)
Tier 2	22	1,243 (0.3%)
Tier 3	218	14,855 (3.7%)

0 0.5 1 2 3 Miles

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Which Urban Centers do you think the Prerequisite + Optional criteria applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Criteria Alternatives: Point System

Large Centers, Medium Centers and Small Centers

Point System

- _____ **points:** Sidewalks
- _____ **points:** Security
- _____ **points:** Low Impact Development
- _____ **points:** Job + Population combined density
- _____ **points:** Funding Mechanism
- _____ **points:** Bikeway proximity
- _____ **points:** Freeway proximity
- _____ **points:** Major Road—yes/no?
- _____ **points:** Residential density: >XX within and touch the boundary
- _____ **points:** Vacant residential units: >XX units/acre
- _____ **points:** Civic amenities: Within ½ Mile
- _____ **points:** Other amenities: Within ½ Mile
- _____ **points:** Metro Bus Routes: Within ½ Mile



Why no city-wide map?

The point system is not meant to be mapped at the city-wide scale. The detail would have to be mapped project by project at a **finer-grain detail**.



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Which Urban Centers do you think the Point System applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Expectation & Tool Alternatives

Note: All expectations discussed on the following slides were derived from the *Values Workshop held in December.*



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Incentives = Policies, Projects & Programs

Policies

Building Setback Reductions

Minimum Lot Size Reductions

Minimum Building Line Requirement Reductions

- 0' Minimum – Retail Commercial Center
- 15' Minimum – Multi-Family Residential
- 10' - 17' Minimum – Single-Family Residential

Open Space Compensation Reductions

Shared Driveway Allowances

Special Minimum Lot Size and Building Line Status

On-street parking counts towards Guest Parking requirements

Building Line Encroachment Allowances

- 30-inches for cantilevered roof eaves, bay windows, balconies, etc.
- 5' for open stairways, wheelchair ramps, etc.

Projects & Programs

Housing and Urban Development (HUD) Funding

Tax Abatement Programs

- Brownfield development
- Economic development
- Leadership in Energy and Environmental Design (LEED®)

Capital Improvements Plan

Special District Financing

Beneficial Land Exchanges

- Right-of-Way Abandonment
- Below-market financing or leases on public property that provide mutual benefit to the city and the proposed development

Tax Increment Financing

Special Assessment Financing

In-city Municipal Utility Districts

Source: City of Houston Code of Ordinances Ch. 42

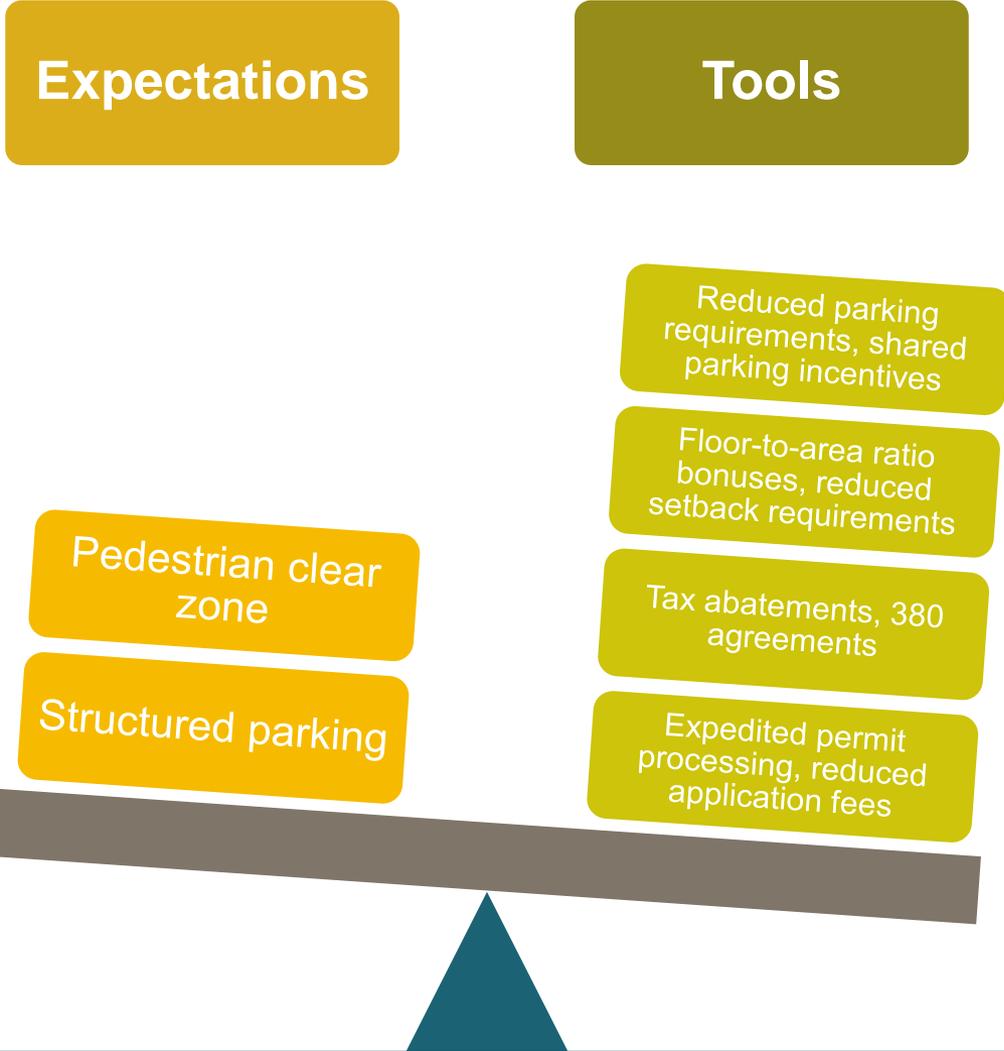
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Alternatives: Expectations and Tools



Goals (Vetted through SAC, Values Workshop)

1. Advance local and regional **housing** needs.
2. Contribute to high-quality **infrastructure**.
3. Encourage **economic viability** and **diversity**.
4. Enhance **community stability, accessibility** and **equity**.
5. Promote **sustainable, healthy design**.
6. Support **multimodal transportation** and **increased connectivity**.



Goal 1: Advance local and regional housing needs.

Expectations and Tools should try to address the following:

1. Diverse housing stock
2. Housing choice for all income groups and household makeup
3. Housing options in close proximity to educational, recreational, nutritional (i.e., affordable and nutritious food retailers), and medical (including various types of supportive housing options) facilities
4. Enhanced mobility between housing and important destinations
5. Contiguous development



Goal 1: Advance local and regional housing needs.



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#2: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p><u>City assigns project to one City representative that helps facilitate the permitting process.</u> This tool also includes a <u>XX% reduction in permitting fees.</u></p>	<p>The developer provides <u>multiple uses</u> on their site and/or a <u>minimum of XX% affordable housing units.</u></p>	<p>Encouraging mixed-use development and some portion of affordable housing allows mix of income and ages to live in urban centers.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #2 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



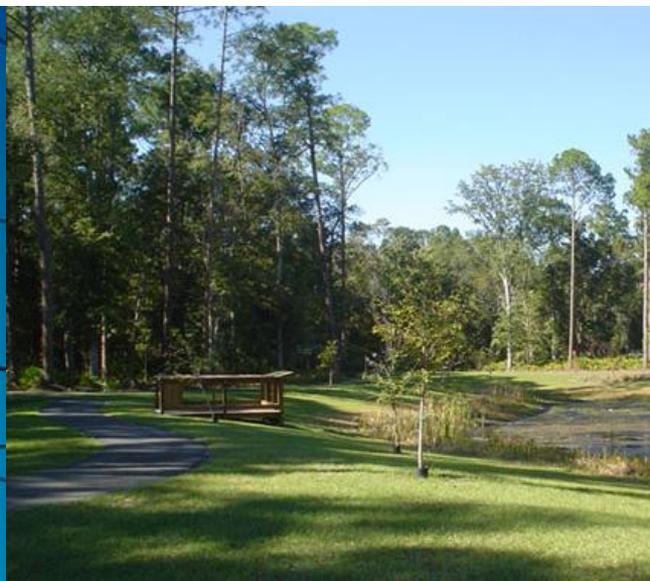
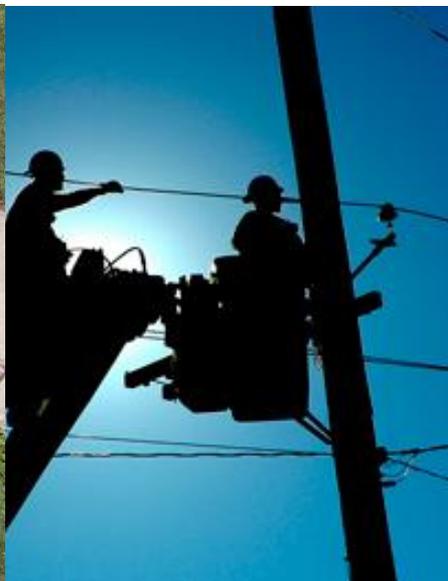
Goal 2: Contribute to high-quality infrastructure.

Expectations and Tools should try to address the following:

1. Overhead Utilities
2. Underground Utilities
3. Regional Stormwater Banking
4. Regional Stormwater Quality



Goal 2: Contribute to high-quality infrastructure.



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#3: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The City will pay for the additional cost through the use of tax abatements as defined within a 380 agreement.</p>	<p>The developer updates surrounding utility systems (water, wastewater, storm) to accommodate projected capacity (as determined by the City).</p>	<p>Allows for upgrades to City system earlier than might be possible if the City had to finance the improvement. Provides the capacity for denser development within the activity center.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #3 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#4: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The City coordinates the development and management of <u>regional stormwater facilities</u> in or near Urban Centers.</p>	<p>Developer <u>reserves capacity in regional stormwater detention facility</u> within certain proximity to site.</p>	<p>Allows dense development and better return on investment given the potential for high price of land in urban centers.</p>	<p>Large</p>



Which Urban Centers do you think the #4 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#5: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>Developer would be allowed to <u>treat stormwater within the public right of way</u> provided the use does not interfere with pedestrian clear zone and is outside the bike and vehicle travel ways and <u>receive credits that could then be traded or sold</u> between adjacent properties (within the watershed).</p>	<p>The developer goes above and <u>beyond local and state standard requirements for cleaning and reuse of stormwater</u>, and participates in <u>a joint maintenance agreement</u>.</p>	<p>Encourages filtration methods in landscape buffer zones. Rewards efforts to incorporate Low Impact Design (LID), managing stormwater at the source. An urban center could bank quality credits which could then be traded or sold between adjacent properties.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #5 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#6: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>City provides encouragement for better practices by creating a <u>plan for each urban center and then investing in infrastructure and transit money</u> in identified centers first.</p>	<p>Development must <u>fit the character and description</u> outlined in the plan for the center.</p>	<p>Developers will develop where they know there will be infrastructure to support their development.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #6 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



#7: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>City provides encouragement for better development practices by <u>demonstrating LID principles</u> in City projects.</p>	<p>Developers must use <u>LID techniques</u>.</p>	<p>Show developers what works and doesn't work in Houston.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #7 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Goal 3: Encourage economic viability and diversity.

Expectations and Tools should try to address the following:

1. Infill
2. Redevelopment
3. Density
4. Mixed-Use
5. Connections Between Centers
6. Job Creation
7. Sales Tax Generation
8. Business retention
9. Housing Diversity



Goal 3: Encourage economic viability and diversity.



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#8: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p><u>Street Abandonment</u>, where developers own the property on both sides of the ROW and the City determines abandonment does not negatively impact traffic patterns, surrounding communities, nor planning objectives as determined by the City, <u>the ROW may be abandoned and closed off to vehicular traffic.</u></p>	<p>Public <u>pedestrian/bike passage</u> is maintained and proposed development is built to <u>XX density.</u></p>	<p>Small parcels created by small roadway grids may not be desirable for developers. Abandoning certain streets allows for the possibility of denser development. Preserving pedestrian connectivity will ensure that walkability is maintained.</p> <p><i>We caution against this tool recommendation because it requires a strategic, coordinated approach to abandoning ROW and could conflict with multimodal transportation goals.</i></p>	<p>Medium, Large</p>



Which Urban Centers do you think the #8 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Goal 4: Enhance community stability, accessibility and equity.

Expectations and Tools should try to address the following:

1. Housing Diversity
2. Access to Parks & Trails
3. Design of Parks & Trails
4. Access to Urban Squares & Plazas
5. Design of Urban Squares & Plazas
6. Access to Educational Opportunities
7. Access to Nutritious and Affordable Food
8. Access to Neighborhood Services Such as Pharmacies, Dry Cleaners, Cafés, Post Offices, Etc.
9. Multi-modal Transportation to Other Centers



Goal 4: Enhance community stability, accessibility and equity.



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#9: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The developer will <u>not be required to dedicate land</u> or pay a fee in lieu of land dedication. This limitation, however, shall not apply to limit the size of compensating open space, which shall be governed by Section 42-185 of City Code.</p>	<p>The developer provides <u>pedestrian clear zone access</u> (at least X' wide by X' high) to an existing park or other public space and is within a quarter mile walk to a park, or otherwise presents an opportunity to <u>enhance the city parks system</u> consistent with the Parks Master Plan.</p>	<p>Encouraging density within reasonable walking distance of Parks Master Plan parks and open space can allow more people to benefit from a regional park plan, focuses public park investment, and could potentially yield a healthier community.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #9 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Goal 5: Promote sustainable, healthy design.

Expectations and Tools should try to address the following:

1. On-Street Parking
2. Off Street Parking Lot/Garage Design
3. Driveways
4. Bicycle Parking
5. Parking District
6. Density
7. Access to Building
8. Front Building Setback
9. Side Building Setback
10. Building Façade Transparency
11. Building Façade Articulation
12. Building Façade Encroachments
13. Distance between entries
14. Impervious Surface Limits
15. Bridge Funds to Carry Improvements From One Development to the Next



Goal 5: Promote sustainable, healthy design.



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#10: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The City will permit developers to <u>build up to the property line</u></p>	<p>The developer must provide a minimum of <u>XX' along Major Thoroughfares and Major Collectors, or XX' along all other roadways</u> to the back of curb to the building façade, and several other requirements.</p>	<p>To encourage developers to move parking to the back and create active pedestrian realms along the ROWs, there must be an incentive to the developers. The Transit Corridor Ordinance is one with which many developers are familiar. The curb to building distances and other metrics should be based on sound urban design principles documented by a reliable source such as ULI, CNU, LEED, APA, ASLA, or AIA.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #10 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



#11: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p> <p>Onsite parking requirement will be reduced by XX%</p>	<p>What must the developer do?</p> <p>The developer must provide a <u>mixed-use development</u> where at least two of the uses have compatible uses for parking, and are within an eighth mile walk of a parking facility that is owned by the City or some other government or quasi-governmental agency (management district, college, etc.).</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p> <p>To encourage dense, mixed use development within close proximity of a City of Houston public parking amenity without creating a shortage of parking that might impact neighboring properties.</p>	<p>Which size of activity center could benefit from this tool?</p> <p>Medium, Large</p>



Which Urban Centers do you think the #11 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#12: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>A parking district is established for an urban center (similar to Downtown, TMC, or Uptown)</p>	<p><u>Parking may be provided off-site,</u> provided that it is within an eighth mile walking distance of the main entrance to the development</p>	<p>Allowing for larger garages that serve multiple properties will open smaller properties for denser development.</p>	<p>Medium, Large</p>



Which Urban Centers do you think the #12 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



#13: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>Create <u>vision plans</u> for each urban center</p>	<p>Developer must <u>meet the intent</u> of the vision plan.</p>	<p>Laying out a plan will give developers an idea of what the area could yield when fully redeveloped with compatible dense, mixed-use.</p>	<p>Medium, Large</p>



Which Urban Centers do you think the #13 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#14: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>Proactively celebrate developer <u>sustainability initiatives</u> to responsibly detain and <u>clean water on-site</u></p>	<p>Development meets the <u>minimum standards for SITES, LEED</u>, or other comparable third-party validation.</p>	<p>This will provide an incentive for developers to include sustainable design elements.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #14 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Goal 6: Support multimodal transportation and increased connectivity.

Expectations and Tools should try to address the following:

1. Street Grid/Street Connectivity
2. Block Size
3. Bikeways
4. Sidewalks
5. Clear Pedestrian Zone
6. Landscaping/Urban Squares/Plazas
7. Street Furniture
8. Public Realm Encroachments
9. Signage
10. Lighting
11. Mid-block Pedestrian Connections
12. Corridor Gateways



Goal 6: Support multimodal transportation and increased connectivity.



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#15: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The City provides <u>tax abatement</u> equal to cost of difference between currently required sidewalk width and the new expectation (see next column) for the length of the property along City ROW.</p>	<p>The developer must provide a <u>XX' wide pedestrian realm along Major Thoroughfares and Major Collectors, a XX' wide pedestrian realm along all other roadways</u>. The pedestrian realm must have a Pedestrian Clear Zone (at least X' wide sidewalk by X' high) and a X' wide minimum landscape buffer.</p>	<p>Connecting properties with wide sidewalks along major thoroughfares encourages walking as an alternative to the private auto for short trips. Walkability is critical as areas become denser.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #15 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#16: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>The City <u>prioritizes available infrastructure improvement funds</u> on corridors that have the potential to benefit the most users and the Developer <u>does not need to complete a Traffic Impact Analysis</u> if development is on a Major Thoroughfare or Major Collector and there is a minimum density of XX per acre.</p>	<p>Fulfill regulations/policies.</p>	<p>Not requiring a Traffic Impact Analysis allows developers the assurance that their project can be built. By focusing this initiative along the Major Thoroughfares and Major Collectors, developers will be motivated to construct dense properties along corridors that can support the density.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #16 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



#17: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>City extends existing development rules as they apply to <u>Downtown Houston</u> development to all large Urban Centers. This includes <u>X' setbacks and no Traffic Impact Analysis</u> requirement.</p>	<p>The developer must provide a <u>XX' wide pedestrian realm</u> along Major Thoroughfares and Major Collectors, a XX' wide pedestrian realm along all other roadways. The pedestrian realm must have a Pedestrian Clear Zone (at least X' wide sidewalk by X' high) and a X' wide minimum landscape buffer.</p>	<p>The extension of the Downtown standard reductions would be fair and equitable across all Large Centers.</p> <p><i>We caution against this recommendation for the following reasons: It will encourage sprawl beyond the CBD, 0' setbacks work well in CBD due to wide, one-way street pairs and short block grid, multimodal transportation options and strong transit frequency of CBD support the current policy and are not yet fully integrated into other similarly dense areas of Houston.</i></p>	<p>Large</p>



Which Urban Centers do you think the #17 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



#18: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>City creates an area <u>traffic impact study</u> for identified Urban Centers showing expected development and needed area improvements.</p>	<p><u>N/A—developers don't have to pay for a TIA.</u></p>	<p>Allows for overall traffic and transportation improvements to be planned and implemented where they will benefit the most users. Creates solutions based on area trends, not just addressing the changes brought on by one development.</p>	<p>Medium, Large</p>



Which Urban Centers do you think the #18 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



#19: Proposed Suite of Tools and Expectations

Tool	Expectations	Reasoning	Applicable Centers
<p>What is the tool or incentive for the developer?</p>	<p>What must the developer do?</p>	<p>What is the reasoning behind establishing this tool for urban centers?</p>	<p>Which size of activity center could benefit from this tool?</p>
<p>Reduced fees when developing along <u>urban trail networks</u> that allow for alternative transportation modes (bicycling and walking).</p>	<p>Developers must show a XX' by XX' <u>connection to nearby trails and bicycle connections</u> to nearby routes.</p>	<p>Reduced fees will attract potential developers to areas that have a base walkability to sustain/promote urban development.</p>	<p>Small, Medium, Large</p>



Which Urban Centers do you think the #19 Proposed Suite of Tools and Expectations applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



Process Alternatives

Note: The following slides discuss various processes that the City could use to implement an Urban Houston Framework. All ideas explored would **require review by the City's legal department** and compared against policies/processes currently in place.

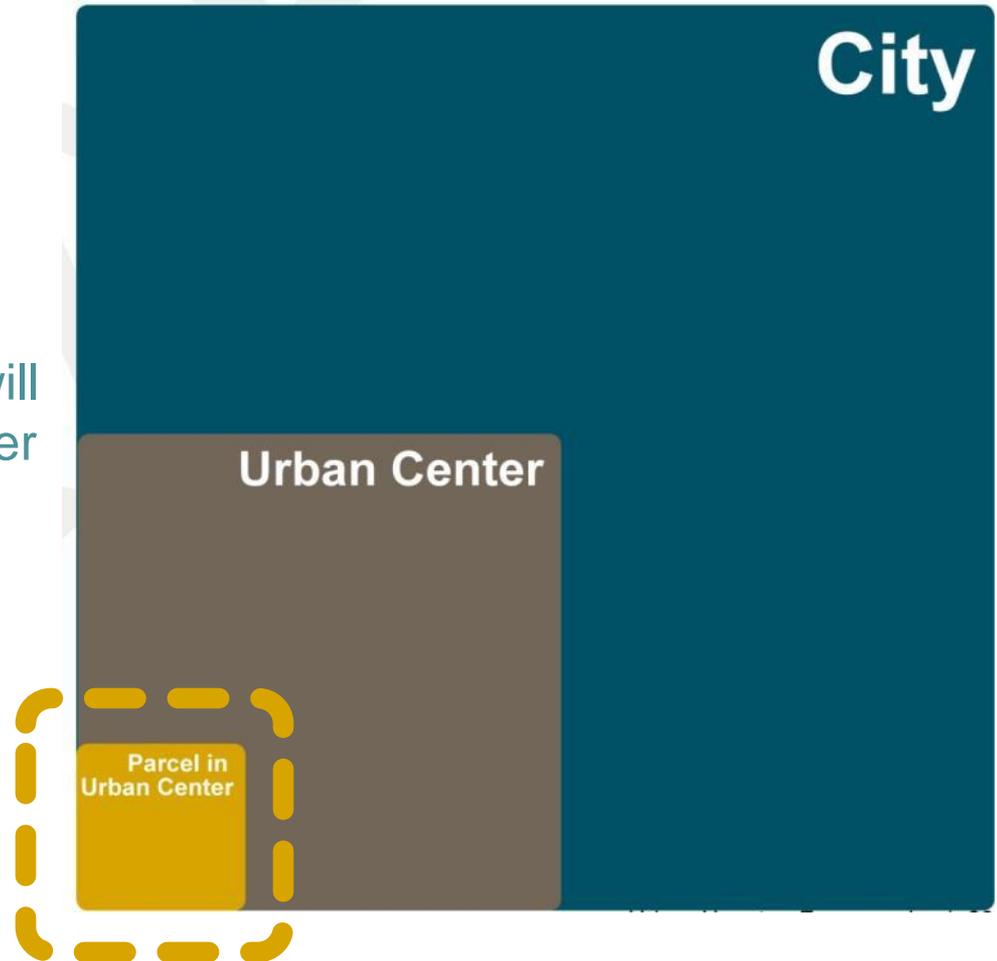


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Review of Values Workshop: Process

Questions to consider:

- Do Urban Center boundaries need to be mapped?
- How long should an Urban Center designation be valid? 5 years? 10 years?
- Applicants need to know they will have access to the Urban Center toolbox before creating designs for a property



Process: Alternative 1



1

City Initiated Process

- Planning & Development
- Housing & Community Development
- Public Works & Engineering
- Parks & Recreation

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Which Urban Centers do you think the City Initiated Process applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

D. None



Process: Alternative 2

Phase 1a

Interested party notifies all property owners within 200'
of parcel attempting to redevelop using Urban Center Toolbox

-- OR --

Phase 1b

Interested party gathers required signatures from all property owners within 200'
of parcel attempting to redevelop approving Urban Center designation and access to Urban Center Toolbox

Phase 2a

Community Organization completes checklist
to certify area as Urban Center

-- OR --

Phase 2b

City encourages area to complete checklist
to certify as Urban Center

Phase 3

City certifies area as Urban Center
for five years

Phase 4

Applicant proposes development project pre-existing Urban Center
and approaches City with development plans *and* completed checklist for gaining access to Urban Center Toolbox

Phase 5

City issues certification letter
valid for five years

Phase 6

Applicant gains access
to Urban Center Toolbox

Phase 7

Applicant uses Toolbox
to develop in accordance with Tier-1 (Large), Tier-2 (Medium) or Tier-3 (Small) Guidelines

2

Community Initiated Process

residential property owners
commercial property owners
management district or redevelopment authority
historic district
non-profit organization
community development corporation

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Which Urban Centers do you think the Community Initiated Process applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



Process: Alternative 3

Phase 1a

Applicant completes checklist proving proposed development project creates new Urban Center
eligible for Urban Center Toolbox access

-- OR --

Phase 1b

Applicant proposes development project in pre-existing Urban Center
and provides City with development plans *and* completed checklist for gaining access to Urban Center Toolbox



Phase 2

City certifies parcel as Urban Center Toolbox eligible
and issues certification letter valid for five years



Phase 3

Applicant gains access to Urban Center Toolbox



Phase 4

Applicant uses Toolbox
to develop in accordance with Tier-1 (Large), Tier-2 (Medium), or Tier-3 (Small) Guidelines

3

Applicant Initiated Process

residential developer
commercial developer
property owner
real estate corporation



Which Urban Centers do you think the Applicant Initiated Process applies to? (choose any that apply)

A. Large Urban Centers

B. Medium Urban Centers

C. Small Urban Centers

0%

D. None



Summary of Voting

1

City Initiated Process

- Planning & Development
- Housing & Community Development
- Public Works & Engineering
- Parks & Recreation

2

Community Initiated Process

- residential property owners
- commercial property owners
- management district or redevelopment authority
- historic district
- non-profit organization
- community development corporation

3

Applicant Initiated

- residential developer
- commercial developer
- property owner
- real estate corporation

Pros

- Urban Center location, Tier-level and boundaries established prior to Toolbox application process
- Emphasizes role of City in long range/strategic planning
- Concrete boundaries speed up application process
- Provides City greater ability to ensure adequate infrastructure connections between Urban Centers
- Limiting certification to 5 years ensures projects stay on track with Urban Center goals and objectives
- Applicant-friendly, 'one-stop shop' online database for determining Urban Center Status

Cons

- Pre-determined boundaries may spur conflicts with other entities
- May require additional financial resources and interagency coordination to manage database
- Could inhibit high-density development and sustainable building practices outside of established Centers

Pros

- Creates an immediate partnership for implementation
- Grants the City more leeway in coordinating planning and development efforts
- Management districts/ TIRZ's already have protocol in place for gathering signatures so fits in to already established operating procedures for these entities
- Emphasizes empowerment of community groups
- Increased dialogue with community organizations could help the City more easily identify gaps in infrastructure in services throughout Houston
- Encourages sustainable development practices in all areas of the City (versus only in preestablished Centers)
- Available to any group interested in reaching out to property owners to gather signatures required for Center designation

Cons

- Nebulous boundaries could slow down application process
- City is in responsive role in steering development (versus anticipatory)
- This process could result in high amounts of applications being submitted to the City

Pros

- Entirely voluntary and reliant upon private market forces
- Simplest application process of all three options
- Developers will likely favor this option

Cons

- Not conducive to long-range, city-wide planning
- Could result in parcel-by-parcel, status quo development challenges
- City is in responsive role in steering development (versus anticipatory)
- Developers responsible for mapping criteria increasing time and money costs

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Next Steps



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Next Steps...Pilot Projects

- **3 Urban Center Pilot Projects** in Houston, Texas
 1. OST/Griggs and Cullen Streets in South East Houston/Greater Third Ward
 2. Montrose and Westheimer Area
 3. Westchase
- Test **preferred alternative** from Vision Workshop on 3 Urban Center Pilot Projects
- Evaluate **preferred framework** scenario, eligibility criteria, and regulatory incentives



Pilot Project: OST/Griggs Street and Cullen Street

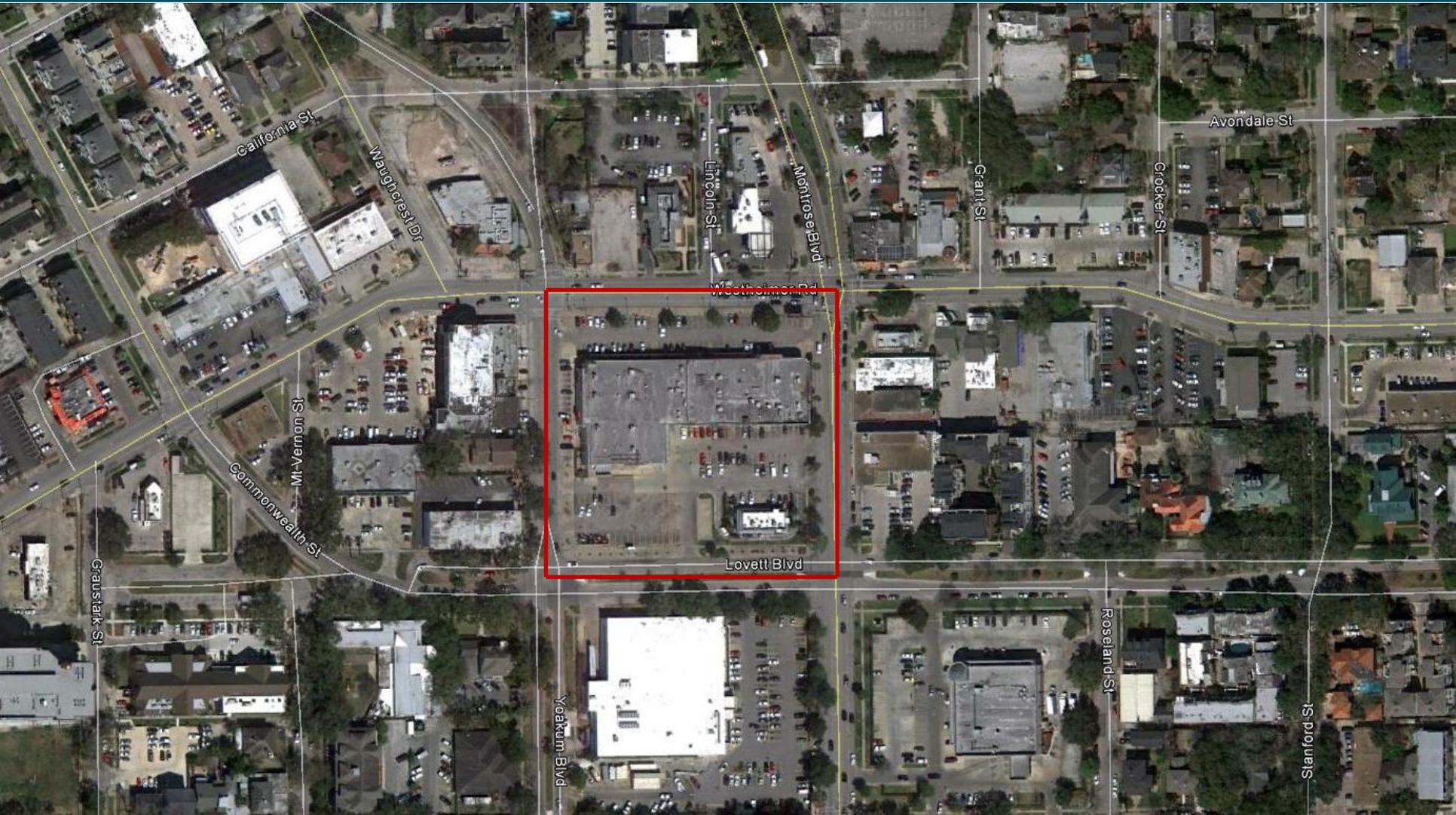


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Pilot Project: Montrose and Westheimer

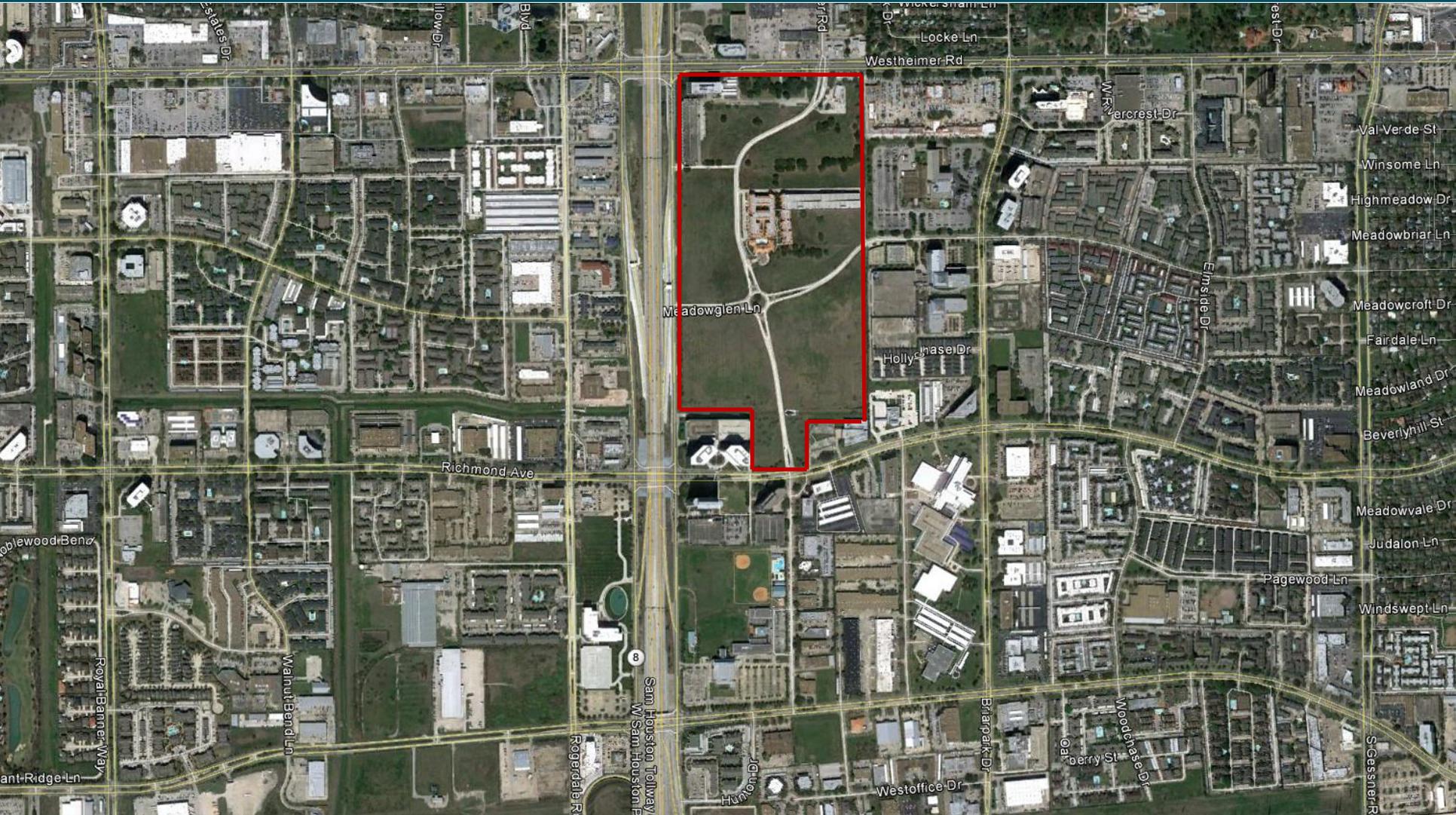


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Pilot Project: Westchase



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Next Steps...Pilot Projects!



Before



After

- 75% minimum building frontage
- 15' pedestrian realm
- parking on side or rear of buildings
- Parking lot screening
- 75% of facade to facilitate visibility into building

Source: ULI & HOK Urban Corridors Presentation

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Implementation Workshop

Thursday, April 11th

Friday, April 12th





Blog:

UrbanHoustonFramework.com



Online Poll #2:

UrbanHouston.MetroQuest.com

March 25th through April 17th



Email:

UrbanHoustonFramework@Houstontx.gov

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