NCTCOG 10 Principles of Development Excellence

The Center of Development Excellence recommends 10 Principles of Development Excellence as a guide to cities, counties, school districts, other public agencies, and the private sector as they plan and create future development and redevelopment in the region:

Development Options
Provide a variety and balance of development options and land use types in communities throughout the region

Efficient Growth
Foster redevelopment and infill of areas with existing infrastructure and promote the orderly and efficient provision of new infrastructure

Pedestrian Design
Create more neighborhoods with pedestrian-oriented features, streetscapes, and public spaces

Housing Choice
Sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels

Activity Centers
Create mixed use and transit-oriented developments that serve as centers of neighborhood and community activity

Environmental Stewardship
Protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features

Quality Places
Strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures

Transportation Efficiency
Develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services

Resource Efficiency
Provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently

Implementation
Adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process
Hurst – Bellaire Redevelopment
Existing Conditions and Economic Analysis Summary
Economic Analysis

Strengths and Opportunities

• Support for moderately-priced new single family development
• Large redevelopment tracts
• Connectivity to surrounding area
• Artisan Center Theater

Weaknesses and Challenges

• Concentration and condition of apartments
• Retail oversupply, property condition, and nearby competition
• Internal connectivity

Market-Based Focus for Concept Plan:

Redevelopment into single family, limited retail, and limited mixed-use / multifamily
Hurst – Bellaire Redevelopment

Concept Design Planning
DeShazo Interpretation of Transportation Thoroughfare Plan Language

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<th>PARKWAY</th>
<th>STREET</th>
<th>MEDIAN</th>
<th>STREET</th>
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<td>24'</td>
<td>15'</td>
<td>24'</td>
<td>18.5'</td>
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100' ROW

"MINOR ARTERIAL" (4 LANE DIVIDED - 100' ROW)
ROADWAYS IN STUDY AREA: C. PIPELINE ROAD

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<th>PARKWAY</th>
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<td>6'</td>
<td>48'</td>
<td>6'</td>
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60' ROW

"PRIMARY COLLECTOR" (4 LANE UNDIVIDED - 60' ROW)
ROADWAYS IN STUDY AREA: BROWN TRAIL, BELLAIRE DRIVE

<table>
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<td>7' / 12'</td>
<td>36'</td>
<td>7' / 12'</td>
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50'/60' ROW

"SECONDARY COLLECTOR" (2 LANE UNDIVIDED - 50'/60' ROW)
ROADWAYS IN STUDY AREA: NONE (NO ROADWAYS DESIGNATED AS THOROUGHFARE)

NOTE #1: THE CROSS-SECTIONS SHOWN MAY MATCH EXISTING CROSS-SECTIONS FOR TIIC CORRESPONDING ROADWAYS LISTED (i.e., NO IMPROVEMENTS PLANNED).

NOTE #2: OTHER THOROUGHFARE DESIGNATIONS NOT SHOWN ON THIS SUMMARY: "FREEWAY" (6+ LANE DIVIDED-300'+ ROW) AND "MAJOR ARTERIAL" (6 LANE DIVIDED-120' ROW).

NOTE #3: OTHER THAN LISTED ROADWAYS THERE ARE NO ADDITIONAL DESIGNATED THOROUGHFARES WITHIN THE STUDY AREA.
Current Zoning

Hurst - Bellaire
The Center of Development Excellence recommends 10 Principles of Development Excellence as a guide to cities, counties, school districts, other public agencies, and the private sector as they plan and create future development and redevelopment in the region:

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**Pedestrian Design**
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Sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels

**Activity Centers**
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**Environmental Stewardship**
Protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features

**Quality Places**
Strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures

**Transportation Efficiency**
Develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services

**Resource Efficiency**
Provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently

**Implementation**
Adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process
Critical Success Factors
• Physical connections and linkages for vehicular and non-motorized travel
• Re-orientation of the commercial strip center
• Carve out under-utilized large parking fields for maximized opportunity
• Create a public plaza or permanent open space for community events representing Hispanic community
• Link Bellaire Park to the surrounding neighborhood
• Create an arts / entertainment district
• Fill-in and connect pedestrian linkages and sidewalks with street grid design
• Find home for the police sub-station

LEED-ND Opportunities
• Introduce bus and transportation options (SLLc4)
• Introduce bike network (SLLc5)
• Connect street grids through project (NPDp1)
• Enhance densities (NPDp2, NPDc1)
• Maintain a sustainable percentage of services for a mix of uses (NPDc2)
• Reduce impervious surface area of surface parking (NPDc6)
• Expand street grid density and connectivity through site (NPDc8, NPDc11)
• Enhance outdoor public space (NPDc12)
• Reduce heat island effects with shading, paving materials, grid pavers, landscaping (GCTc10)
Alternatives Concepts:

Redevelop the Theater vs. Theater Moves Away

Internal Plaza Orientation vs. Pipeline Orientation

Internal Roads vs. No Circulation

200,000 SF Retail vs. 100,000 SF Retail Community

Community Arts District Focus vs. Neighborhood Focus

Vehicular Thoroughfare of Pipelines vs. Pedestrian Focus of Pipeline

Focus Around Intersection vs. Focus Around Park

The Arts / Entertainment District Alternative vs. The Neighborhood Alternative
The Neighborhood:

- An intimate and neighborhood scale character with a focus and attention to Bellaire Park
- Small cultural gathering opportunities such as a band stand
- Small neighborhood retail opportunities centered between Pipeline Road and the neighborhood park
- Pedestrian oriented streetscape scale is envisioned for Pipeline Road with on street parking
- Internal street network for increased pedestrian, bicycle and vehicular circulation
ASSUMPTIONS

- **Single Family Lots:**
  - ~ 60x100, Self Park

- **Small Single Family Lots:**
  - ~ 35x80, Self Park

- **Single Family Attached:**
  - Self Park

- **Multi Family Attached:**
  - 1,000sqft/du
  - 1.5 prkg/du

- **Mixed-Use:**
  - 1st floor retail
  - 300 sqft retail / 1 prk space
  - 2-3 floor Multi Family

- **Police Sub-Station**

- **Park / Open Space**

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The Neighborhood

CDS | Spillette / DeShazo Tang / DESIGNWORKSHOP / Pavlik
The Neighborhood – 1st Phase Opportunity

• Introduce opportunity for mixed-use product and replace retail displaced

• Create home for Police sub-station for additional safety and interaction with community

• Create direct street and sidewalk access around park for added safety and accessibility by surrounding community
The Neighborhood – 2nd Phase Opportunity

- Transition retail to mixed-use product along Pipeline
- In-fill Single Family homes to create a neighborhood with a street grid network
- Provide various lot sizes and product type opportunities
- Meet current demand for market supported single family product and establish a neighborhood density that would then support future demand opportunity for attached housing of proposed full build-out
The Neighborhood – Full Build-out of Proposed Alternative

**Unit Counts**
- Single Family Lots: 176
- Small Single Family Lots: 55
- Single Family Attached: 153

**Square Feet Counts**
- Multi Family Attached: 525k
- Mixed-Use (1st floor retail): 88k
- Mixed-Use (2 floors res): 225k
- Police Sub-Station: 6k

**Parking Required:** ~1,418
**Parking Provided:** ~1,300

*Off-Street Parking not included in calculations and is proposed along Pipeline to support Mixed-Use product.

*Parking requirements reduced to: 1.5/du, 1/300sqft retail. Multi Family and Mixed-Use assumed 3 floors.*
The Neighborhood – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
✓ Physical connections and linkages for vehicular and non-motorized
✓ Fill-in and connect pedestrian linkages
✓ Re-orientation of commercial with Mixed-Use along Pipeline Road
✓ Carve out under-utilized large parking fields for maximized opportunity
✓ Create a public plaza or permanent open space for community events representing Hispanic community
✓ Link Bellaire Park to the surrounding neighborhood
✓ Find home for the police sub-station

LEED-ND Opportunities
✓ Introduce Internal bike network (SLLc5)
✓ Connect street grids through project (NPDp1)
✓ Enhance densities (NPDp2, NPDc1)
✓ Maintain sustainable percent of services for a mix of uses based on market demand (NPDc2)
✓ Reduce impervious surface area of surface parking (NPDc6)
✓ Expand street grid density and connectivity through site (NPDc8, NPDc11)
✓ Enhance outdoor public space (NPDc12)
✓ Reduce heat island effects with landscaping (GCTc10)
The Neighborhood – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Physical connections and linkages for vehicular and non-motorized
- Fill-in and connect pedestrian linkages

LEED-ND Opportunities
- Connect street grids through project (NPDp1)
- Expand street grid density and connectivity through site (NPDc8, NPDc11)
The Neighborhood – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Re-orientation of commercial with Mixed-Use along Pipeline Road
- Carve out under-utilized large parking fields for maximized opportunity

LEED-ND Opportunities
- Maintain sustainable percent of services for a mix of uses based on market demand (NPc2)
- Enhance densities (NPd2, NPc1)
- Reduce impervious surface area of surface parking (NPc6)
The Neighborhood – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Create a public plaza or permanent open space for community events representing Hispanic community
- Link Bellaire Park to the surrounding neighborhood

LEED-ND Opportunities
- Enhance outdoor public space (NPdc12)
- Reduce heat island effects with landscaping (GCTc10)
The Neighborhood – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
✓ Find home for the police sub-station

LEED-ND Opportunities
✓ Introduce Internal bike network (SLLc5)
The Art / Entertainment District:

• Focus on creating an Art and Entertainment District
• Redevelop the Artisan Theatre
• Create a community commercial node at the intersection of Pipeline and the re-alignment of Brown Trail
• Internal focus around a main street plaza and gathering space
• Re-define Pipeline as a boulevard road supporting vehicular circulation as an east-west thoroughfare
• Create network grid of internal streets and sidewalks for increased pedestrian, bicycle and vehicular circulation
The Art / Entertainment District

ASSUMPTIONS

Single Family Lots:  
~ 80x100

Small Single Family Lots:  
~ 35x80

Single Family Attached:  
Self Park

Multi Family Attached:  
1,000sqft/du  
1.5 prkg/du

Mixed-Use:  
1st floor retail  
300 sqft retail / 1 prk space  
2-3 floor Multi Family

Police Sub-Station

Retail:  
1 floor

Theatre:  
500 seating

Park / Open Space

CDS | Spillette / DeShazo Tang / DESIGNWORKSHOP / Pavlik
The Art / Entertainment District – 1st Phase Opportunity

- Create Boulevard on Pipeline with key pedestrian intersections
- Create home for Police sub-station for additional safety and interaction with community
- Introduce opportunity for mixed-use product
- Align Brown Trail for direct connection to highways
- Create new home for Artisan Theatre sharing surface parking
- Create direct access of streets and sidewalks around park for safety and accessibility
The Art / Entertainment District – 2nd Phase Opportunity

- In-fill retail opportunity at major intersection
- In-fill Single Family homes that create neighborhood grid street network
- Provide various lot size opportunities
- Meet current demand for market supported single family product and establish a neighborhood density that would then support future demand opportunity for attached housing of proposed full build-out
The Art / Entertainment District - Full Build-out of Proposed Alternative

**Unit Counts**
- Single Family Lots: 177
- Small Single Family Lots: 35
- Single Family Attached: 126

**Square Feet Counts**
- Multi Family Attached: 422k
- Mixed-Use (1st floor retail): 108k
- Mixed-Use (2 floors res): 216k
- Police Sub-Station: 10k
- Retail: 18k
- Theatre: 30k

**Parking Required:**
~1,483

**Parking Provided Surface:**
~1,100

**Parking Provided Structure:**
~340

*Off Street Parking not included in calculations and is proposed along the internal main street art district.

*Parking requirements reduced to: 1.5/du, 1/300sqft retail, Multi Family and Mixed-Use assumed 3 floors, 4 floors parking structure, 500 seat theatre.
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Re-orientation of commercial with Mixed-Use along Pipeline Road
- Carve out under-utilized large parking fields for maximized opportunity
- Create a public plaza or permanent open space for community events representing Hispanic community
- Link Bellaire Park to the surrounding neighborhood
- Create an arts district
- Fill-in and connect pedestrian linkages
- Find home for the police sub-station

LEED-ND Opportunities
- Introduce bus and transportation options (Highly recommended to support reduced parking and district concept) (SLLc4)
- Introduce bike network (SLLc5)
- Connect street grids through project (NPDp1)
- Enhance densities (NPDp2, NPDc1)
- Maintain sustainable percent of services for a mix of uses based on market demand (NPDc2)
- Reduce impervious surface area of surface parking (NPDc6)
- Expand street grid density and connectivity through site (NPDc8, NPDc11)
- Enhance outdoor public space (NPDc12)
- Reduce heat island effects with landscaping (GCTc10)
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Physical connections and linkages for vehicular and non-motorized
- Fill-in and connect pedestrian linkages

LEED-ND Opportunities
- Connect street grids through project (NPDp1)
- Expand street grid density and connectivity through site (NPDc8, NPDc11)
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors

- Re-orientation of commercial with Mixed-Use along Pipeline Road
- Carve out under-utilized large parking fields for maximized opportunity

LEED-ND Opportunities

- Enhance densities (NPDp2, NPDc1)
- Maintain sustainable percent of services for a mix of uses based on market demand (NPDc2)
- Reduce impervious surface area of surface parking (NPDc2)
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
- Create a public plaza and internal art district main street community events representing the Hispanic community
- Create an arts district

LEED-ND Opportunities
- Introduce bus and transportation options *(Highly recommended to support reduced parking and district concept)* (SLLc4)
- Enhance outdoor public space (NPd12)
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
✓ Link Bellaire Park to the surrounding neighborhood
✓ Fill-in and connect pedestrian linkages

LEED-ND Opportunities
✓ Enhance outdoor public space (NPDC12)
✓ Reduce heat island effects with landscaping (GCTc10)
The Art / Entertainment District – Meeting Critical Success and Sustainable Opportunities

Critical Success Factors
✓ Find home for the police sub-station

LEED-ND Opportunities
✓ Introduce bike network (SLLc5)
The Art / Entertainment District – Circulation Plan
The Neighborhood – Circulation Plan