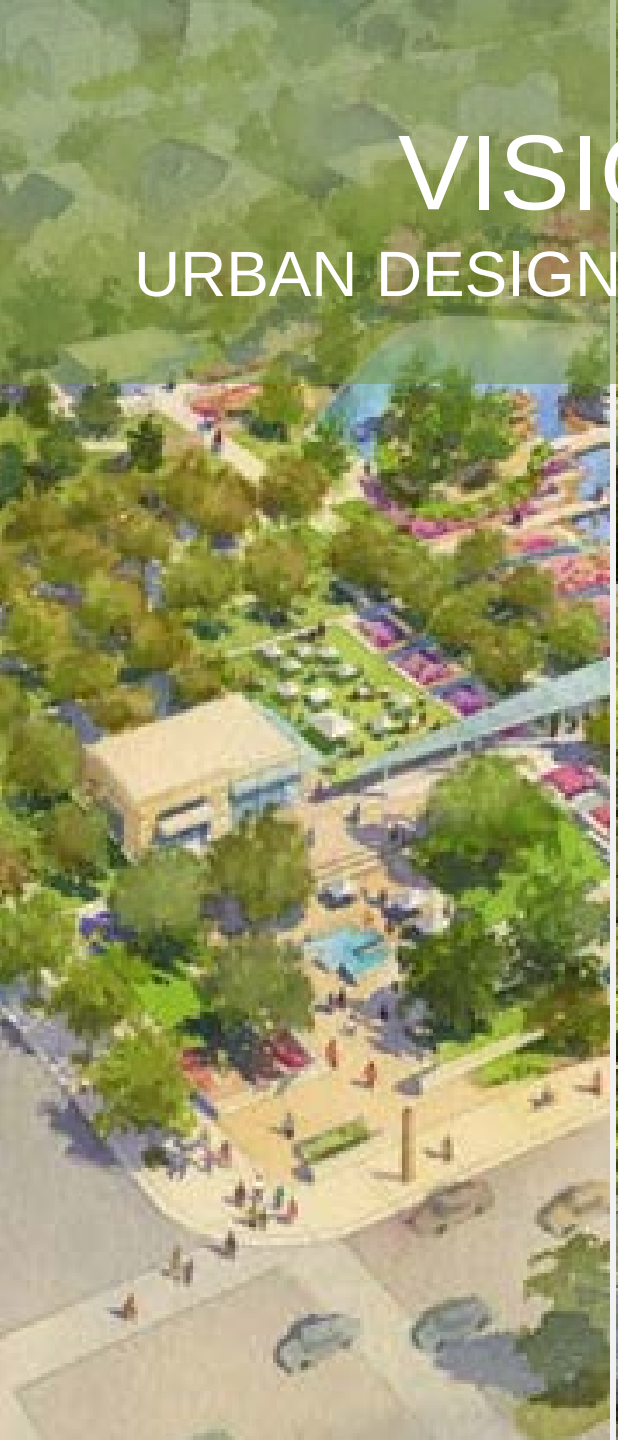
VISIONING BELLAIRE

URBAN DESIGN AND BEAUTIFICATION MASTER PLAN



terrain

Terrain Studio

landscape architecture, planning, urban design

VISIONING THE BEAUTIFICATION OF BELLAIRE

DESIGN PROCESS FLOW CHART

step

STEP ONE - CONCEPTUAL ALTERNATIVES

milestones

Listening to the City and Community Meetings

Conceptual Alternatives Workshop

roles and responsibilities

Terrain Studio
- *Listening to the city and community, site analysis*
- *Conceptual Alternatives*
- *Project management*

The City
- *Data gathering*
- *Stakeholder coordination*
- *Design input*

CBB
- *Citizen Survey*
- *Design Advisory*

Council, Boards and Commissions
- *Design input during community meetings*
- *Design input during the conceptual alternatives workshop*

outcome

Consensus Conceptual Direction

Sept 6 2016

step

STEP TWO – DRAFT CONCEPTUAL MASTER PLAN

milestones

75% Review of Draft CMP

Draft Conceptual Master Plan Workshop

roles and responsibilities

Terrain Studio
- *Draft Conceptual master plan development*
- *Project management*

Advisory Group
- *Representatives from CBB, City, Key Boards and Commissions*
- Design input at 75% draft Conceptual Master Plan point

The City
- *Stakeholder coordination*
- *Design input*

Council, Boards and Commissions
- *Design input during draft conceptual master plan workshop*

outcome

Draft Conceptual Master Plan

October 4 2016

step

STEP THREE – FINAL CONCEPTUAL MASTER PLAN

milestones

75% Review of Final CMP

Final Conceptual Master Plan Workshop

roles and responsibilities

Terrain Studio
- *Final conceptual master plan development*
- *Project management*

Advisory Group
- *Representatives from CBB, City, Key Boards and Commissions*
- Design input at 75% Final conceptual master plan point

The City
- *Stakeholder coordination*
- *Design input*

Council, Boards and Commissions
- *Design input during draft conceptual master plan workshop during*
- *City Council presentation*

outcome

Final Conceptual Master Plan

November 7 2016

step

STEP FOUR – PROGRAM PLAN

milestones

90% Review of Program Plan

roles and responsibilities

Terrain Studio
- *Program plan & final conceptual master plan*
- *Project management*

Advisory Group
- *Representatives from CBB, City, Key Boards and Commissions*
- Design input at 90% program plan point

The City
- *Stakeholder coordination*
- *Program plan input*

City Council
- *Program plan and final conceptual master plan approval*

outcome

Program Plan and Final Conceptual Master Plan

December 5 2016

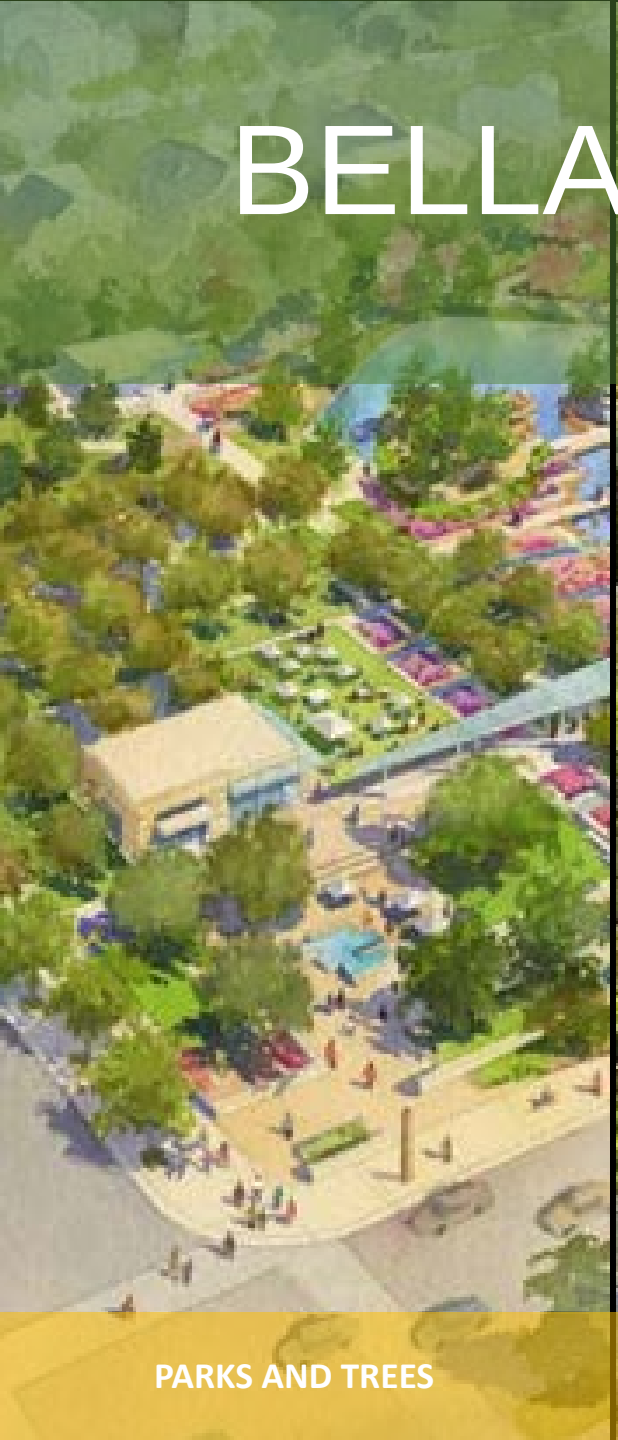
LISTENING TO THE COMMUNITY

terrain

Terrain Studio

landscape architecture, planning, urban design

BELLAIRE WONDERFUL



PARKS AND TREES

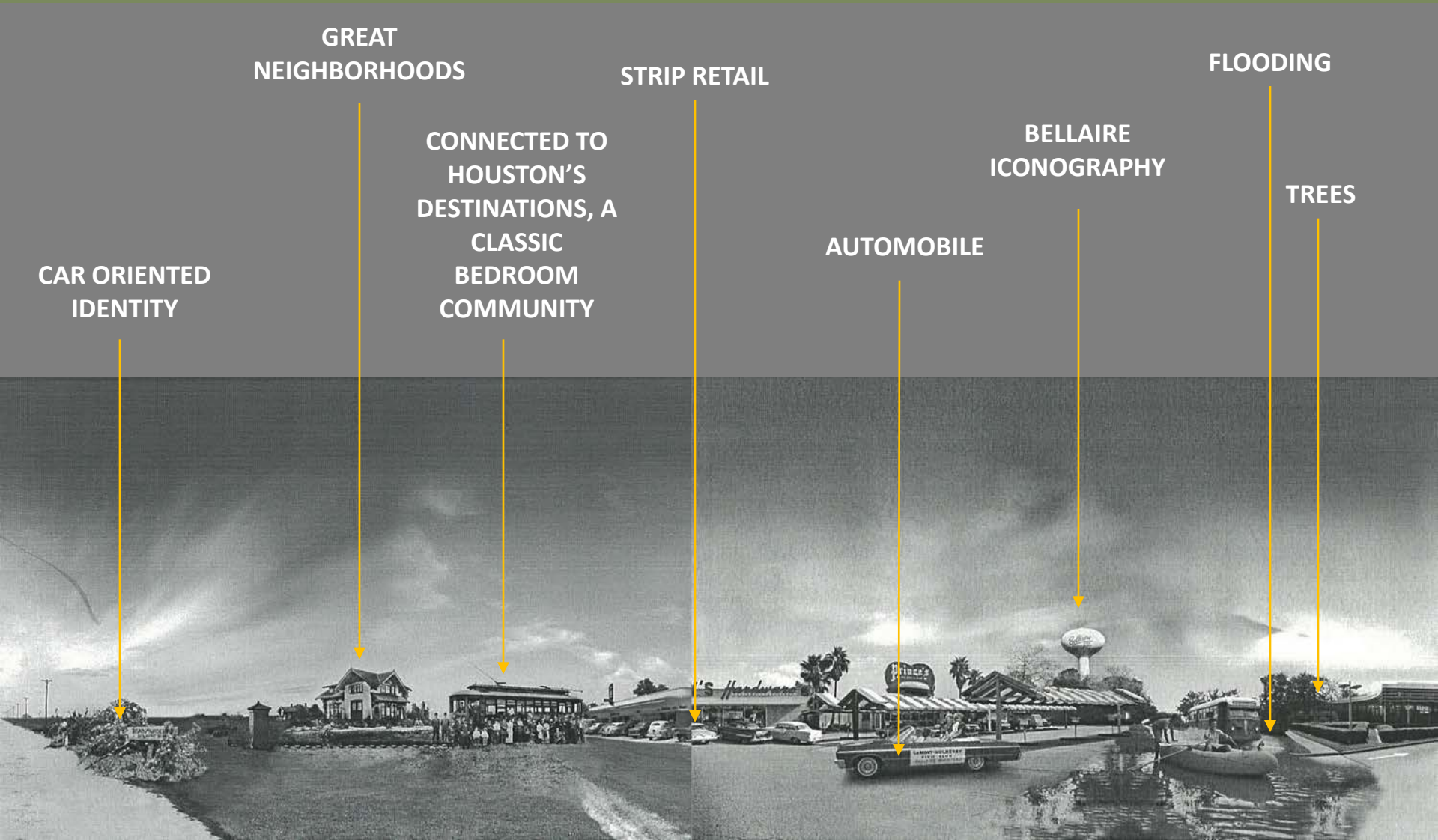
NEIGHBORHOODS AND SCHOOLS

HISTORY AND CULTURE

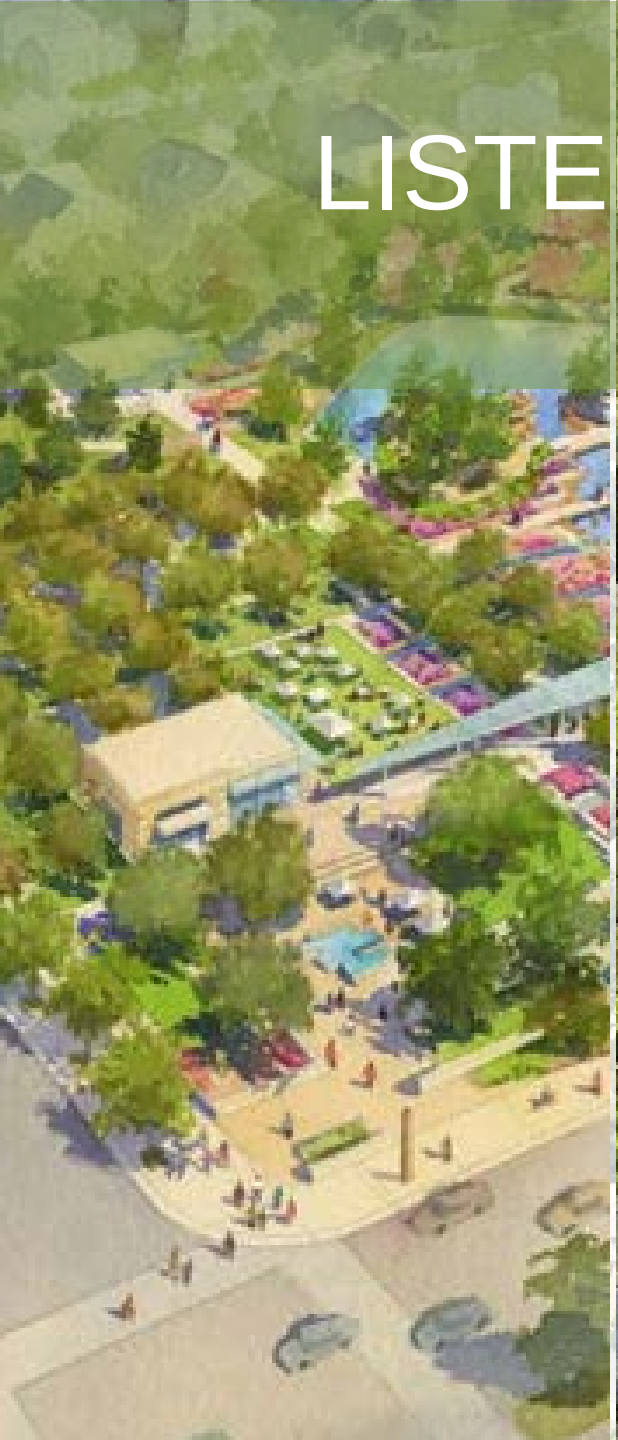
Four Overarching Themes:

- landscaping
- homes & neighborhoods
- streetscape planning
- Triangle/Downtown revitalization

CITY OF BELLAIRE IMPRESSIONS



LISTENING TO THE LAND

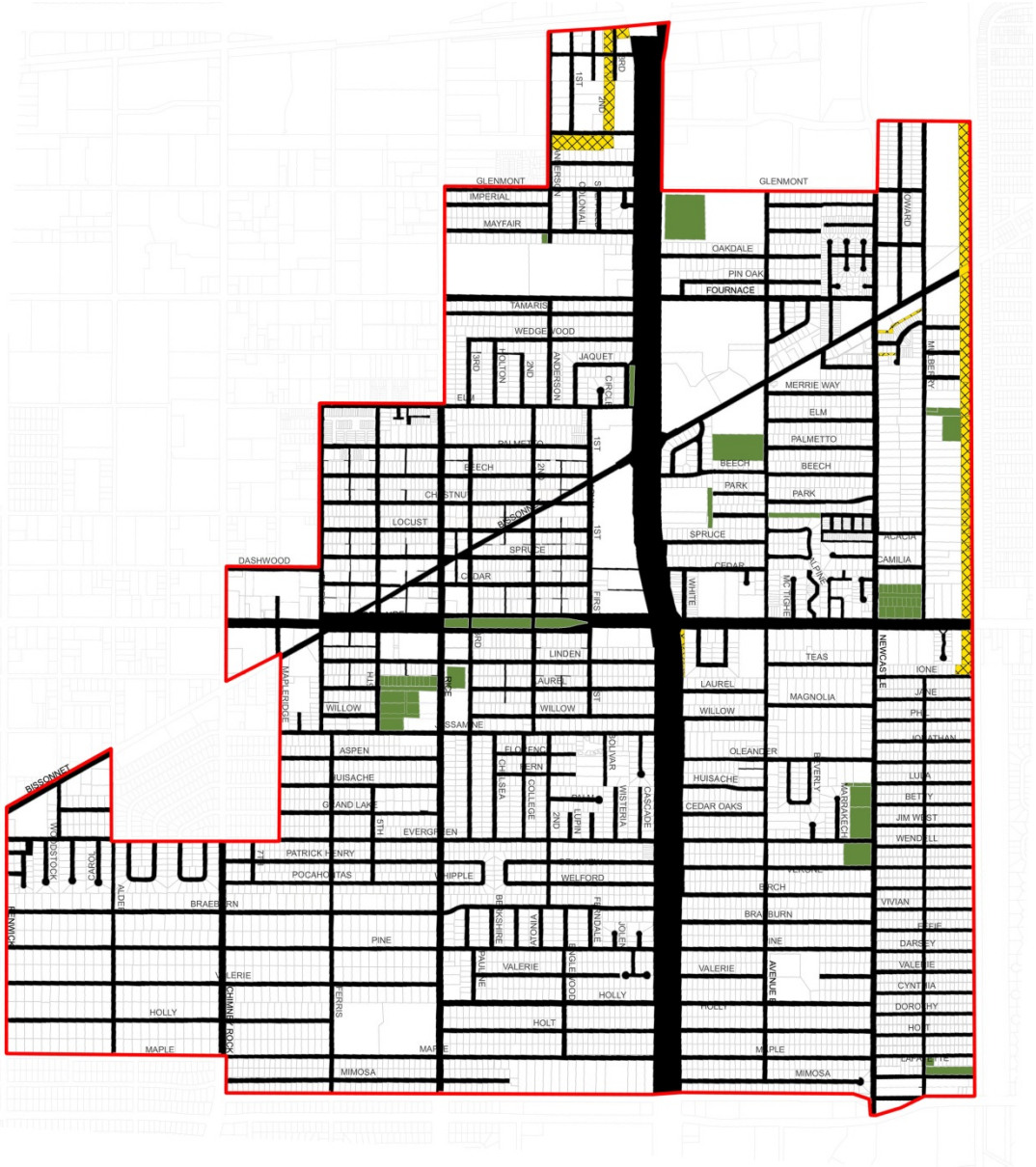


terrain

Terrain Studio

landscape architecture, planning, urban design

LAND USE | RATIO



PUBLIC REALM RATIO
(STREETS, PARKS, EASEMENTS)

$$\frac{48{,}870{,}565}{100{,}362{,}240} = 48.69\%$$

PRIVATE REALM RATIO

$$\frac{51{,}491{,}675}{100{,}362{,}240} = 51.31\%$$

COMPARATIVE RATIOS

DOWNTOWN HOUSTON PUBLIC REALM
52%

UPTOWN HOUSTON PUBLIC REALM
17%

BELLAIRE PUBLIC REALM
49%

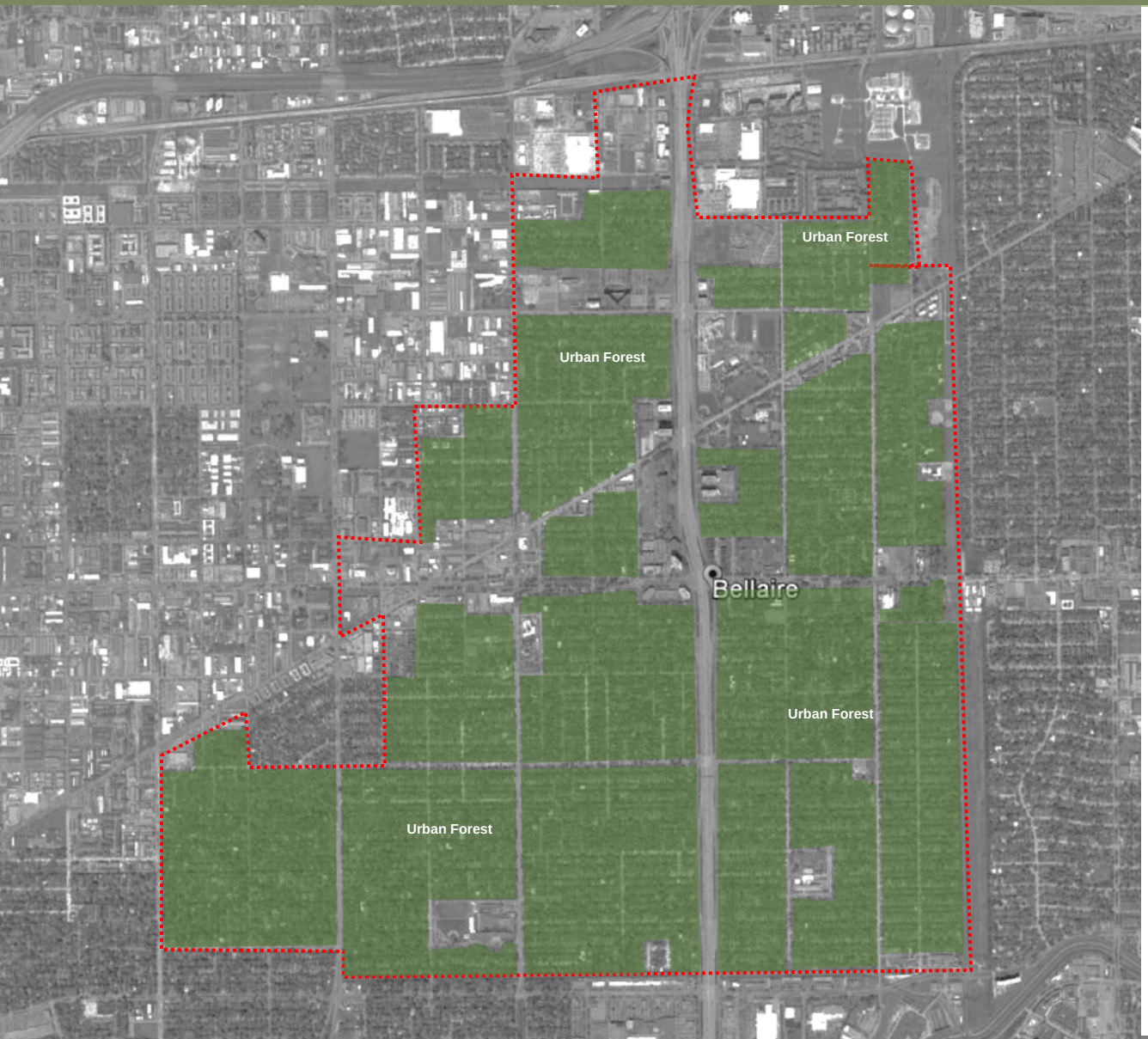
HISTORY

HISTORY| FLOODING

1955

Street flooding resulting from rain storms

NATURAL SYSTEMS | URBAN FOREST



Live Oak

Red Oak

Cypress

Elm

Ash

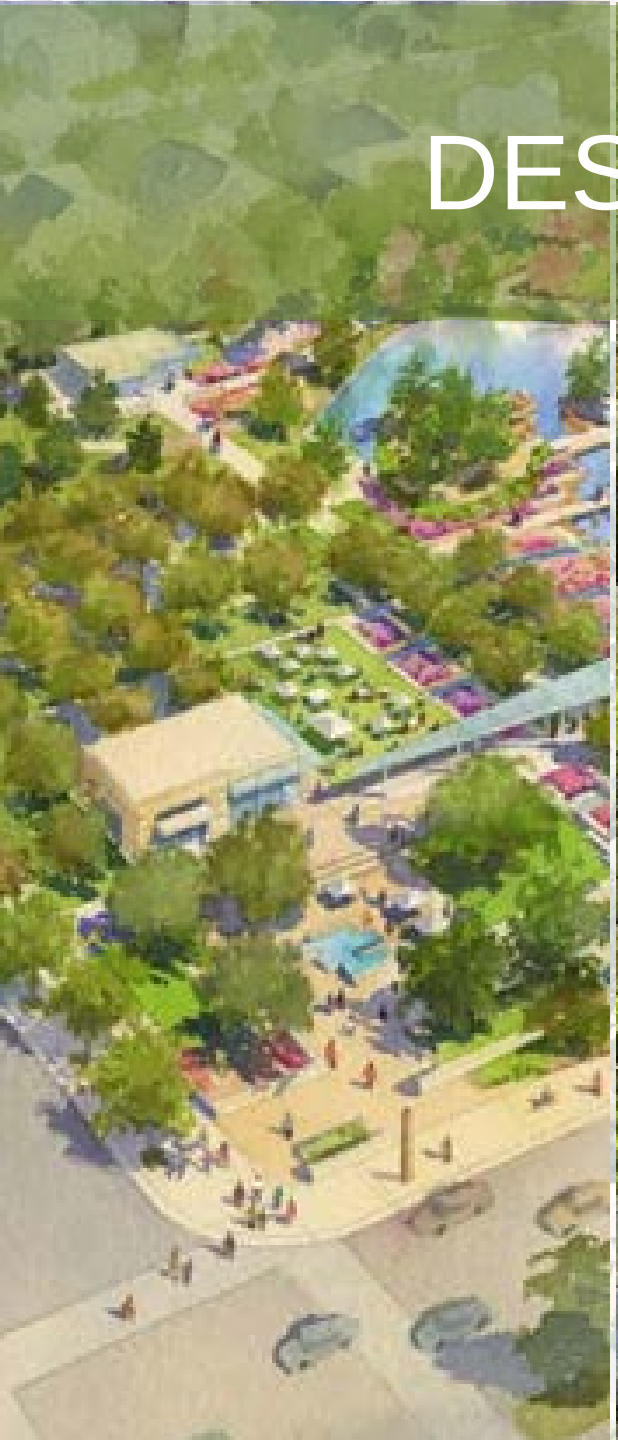
Chinese Tallow

CULTURAL RESOURCES | SOCIAL SPACES

LEGEND

- HEB
- LIBRARY
- SCHOOLS
- CHURCHES
- PARKS
- CIVIC CENTER

DESIGN PRINCIPLES



DESIGN PRINCIPLES

Urban Design and Beautification Improvements should establish a brand that reinforces Bellaire as “ONE” City.

Urban Design and Beautification Improvements should Elevate Quality of Life and Quality and Real Property Value for All.

DESIGN PRINCIPLES

reinforce Bellaire Town Center and Evelyn's Park as "centers of gravity" within the city of Bellaire , one urban, one green

DESIGN PRINCIPLES

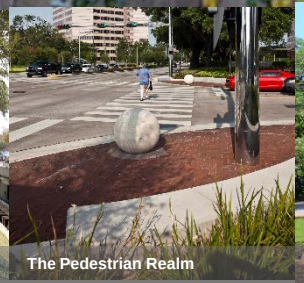
Urban Forest

create a clear and cohesive "PEOPLE ORIENTED" aesthetic language within the public realm that defines the City of Bellaire.

City Gateways

The Landscape

Signage, Lighting, Traffic Signalization



The Pedestrian Realm

The Arts

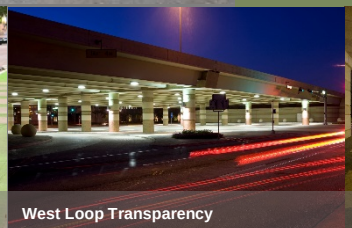
DESIGN PRINCIPLES

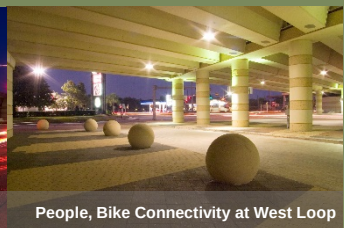
create streets that promote walking and biking as safe and pleasant alternatives to the car along paths that link major destinations

Dedicated Bike Lanes

Sidewalks as Social Spaces

Shared Bike Lanes


West Loop Transparency


People, Bike Connectivity at West Loop

DESIGN PRINCIPLES

employ proven green infrastructure solutions that set Bellaire apart as an environmentally conscious community

employ green infrastructure solutions that soak up run-off minimizing urban flooding

Bio-Retention

Pervious Surfaces

Perennial Gardens

Infiltration Planters

Easements for People and Stormwater

DESIGN PRINCIPLES

create a public realm that allows people to socialize, to meet on the street, to know one's neighbor

create social spaces for gatherings large and small

create an annual civic event that is a regional attraction

Pop-up Events

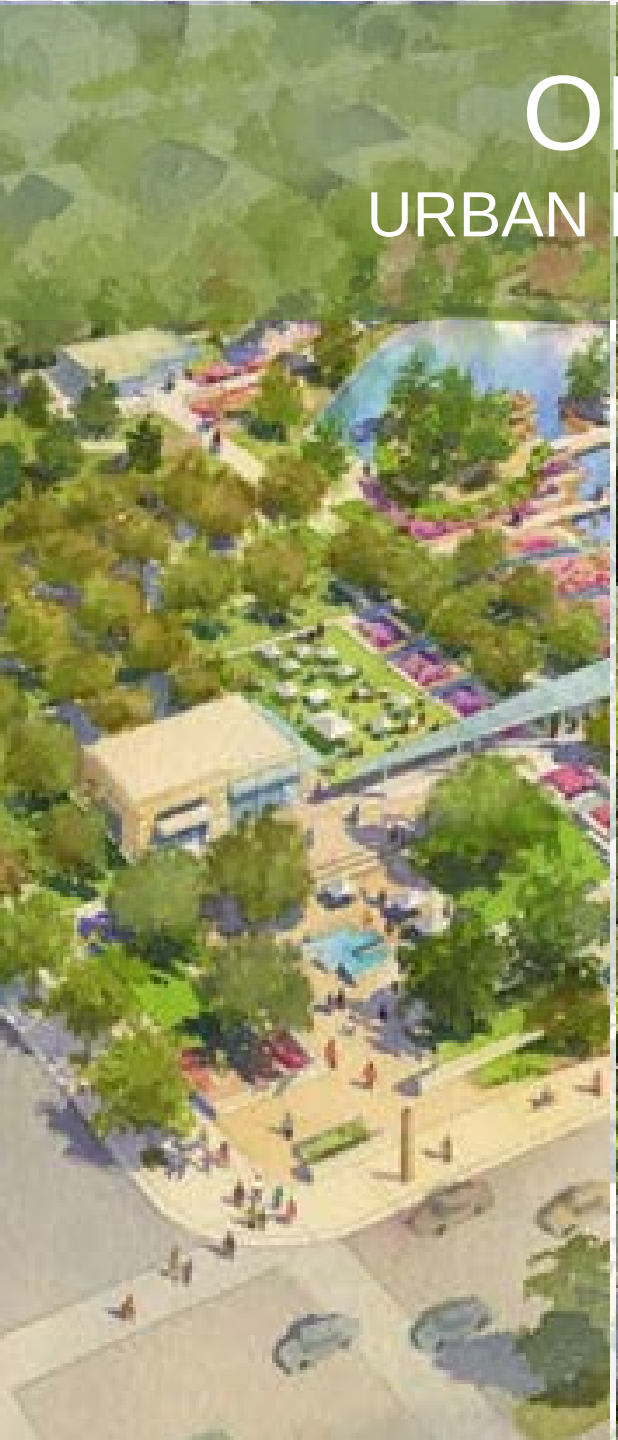
Biking

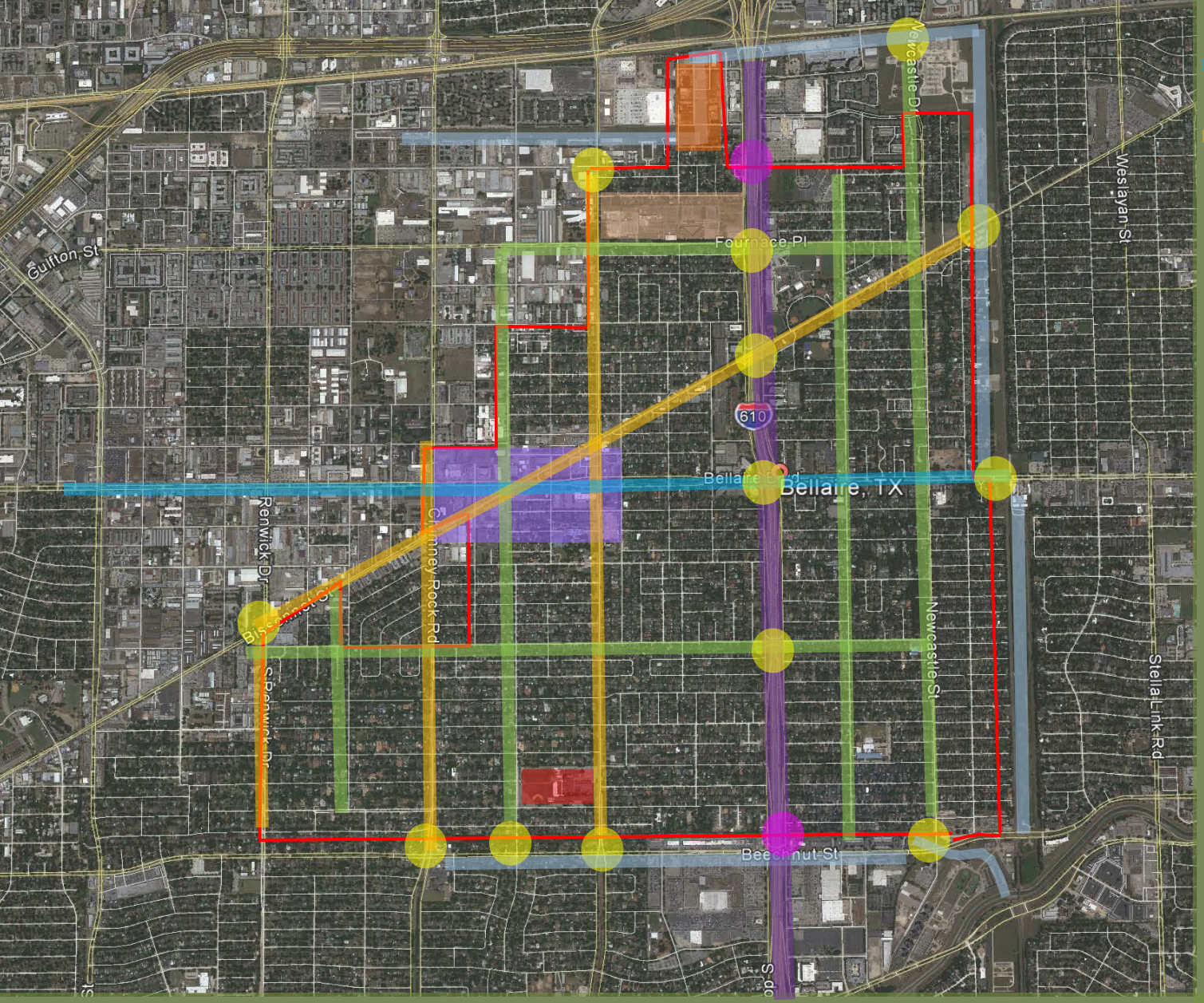
Strolling

Walking the Dog

OPPORTUNITIES

URBAN DESIGN AND BEAUTIFICATION





Bellaire Boulevard

Major Thoroughfares

Connectors

Neighborhood Streets

West Loop Corridor

Easements

City Gateways

The Triangle

North Livable Center

Chevron Parcel

Bellaire High School

URBAN DESIGN AND BEAUTIFICATION

OPPORTUNITIES

CONCEPTUAL ALTERNATIVES

1

GARDEN CITY

ACHIEVNING THE 1908 VISION FOR BELLAIRE

2

GREAT CITY

GREAT CITIES ARE DEFINED BY GREAT PARKS

3

SOCIAL CITY

PEOPLE.....PEOPLE.....PEOPLE

CONSENSUS CONCEPTUAL IDEA

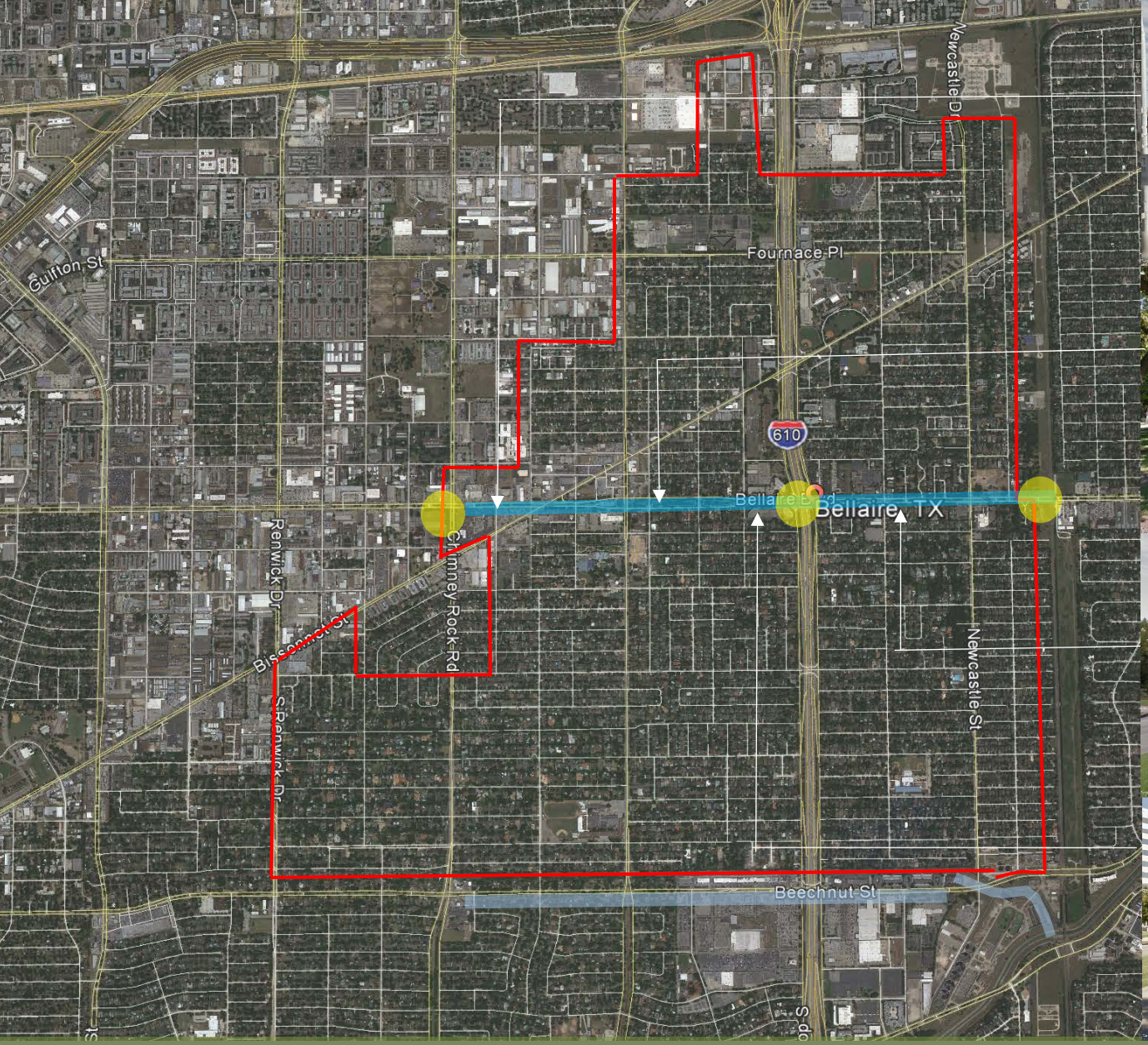
GARDEN CITY 2.0

ACHEIVE THE 1908 VISION FOR BELLAIRE ADAPTED TO OUR TIMES AND FORWARD LOOKING RESULTING A SOCIAL CITY THAT WILL BECOME A GREAT CITY.

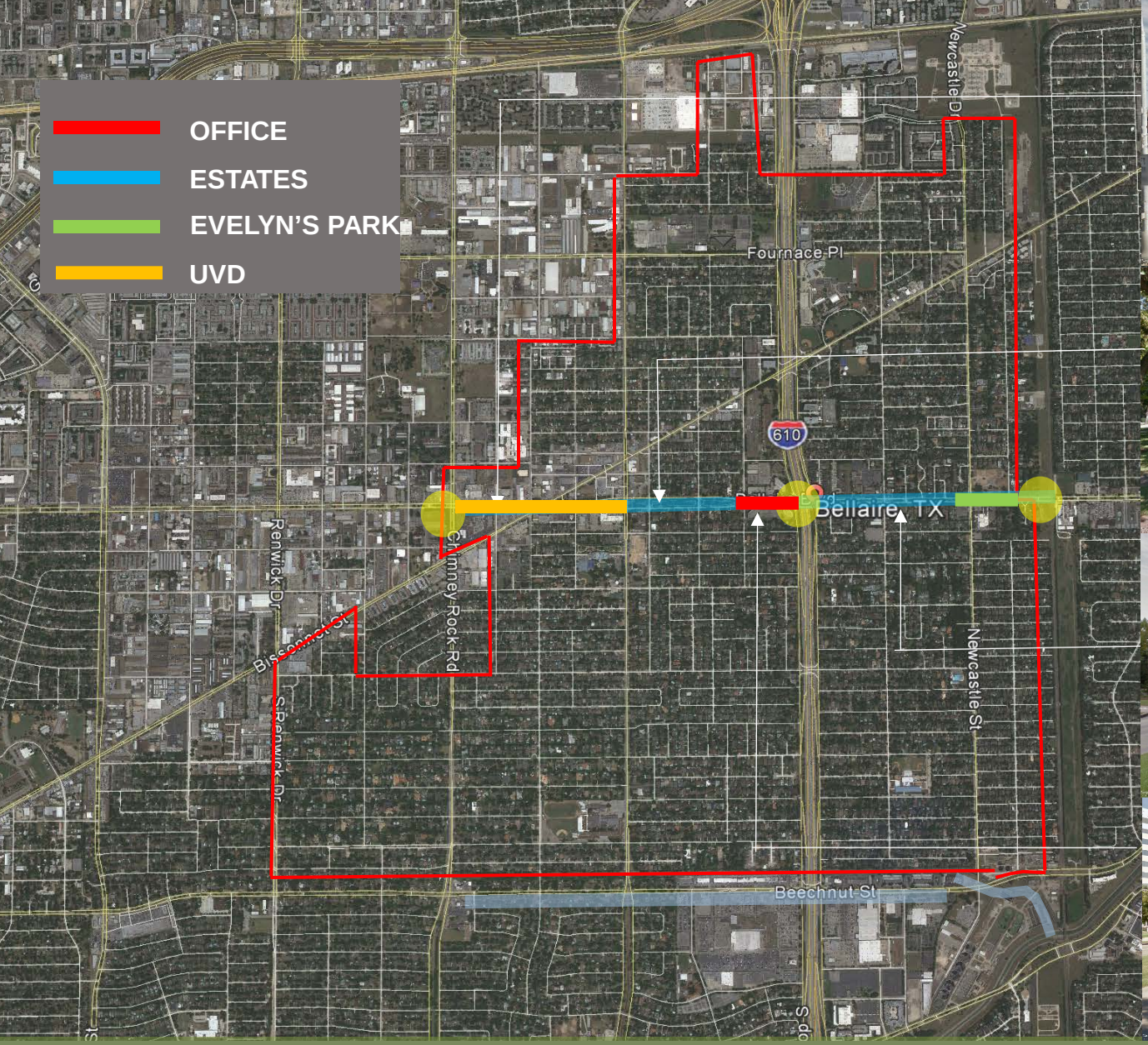
RENEWING THE 1908 VISION FOR BELLAIRE

1908

Bellaire founded by William Baldwin as part of the 23,000 acre Rice Ranch. It was envisioned to be a "GARDEN CITY"

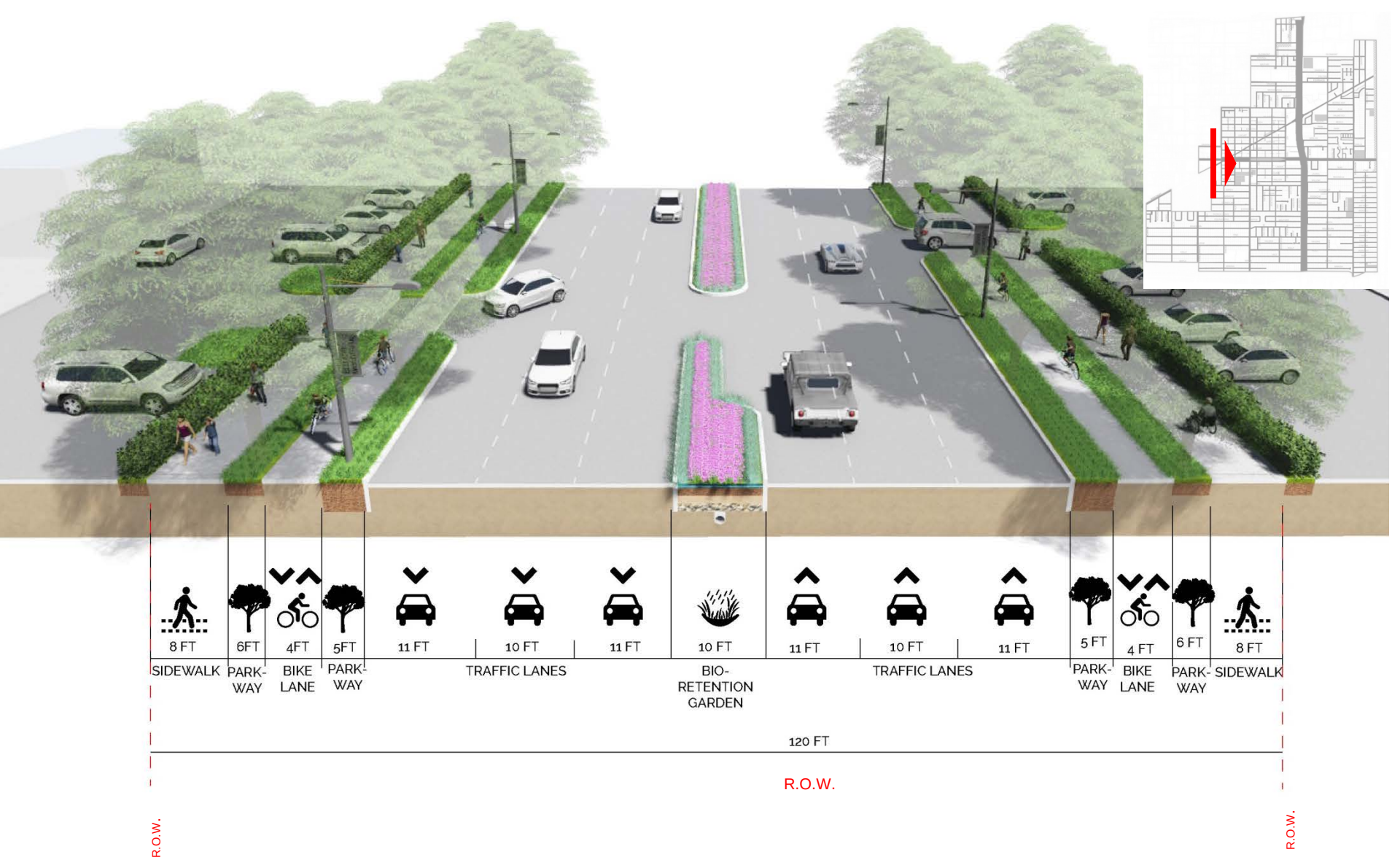


BELLAIRE BOULEVARD



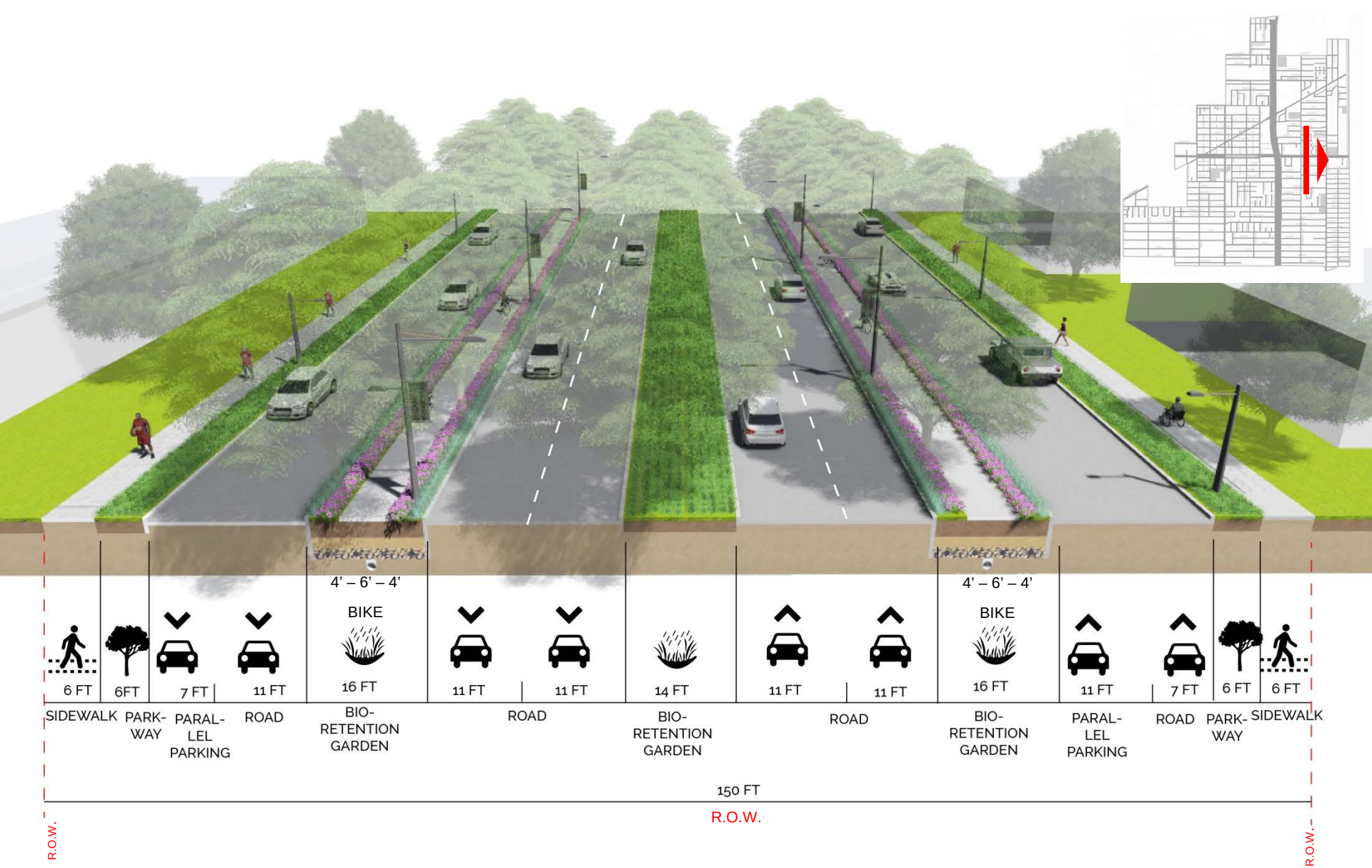
CHARACTER ZONES

BELLAIRE BOULEVARD



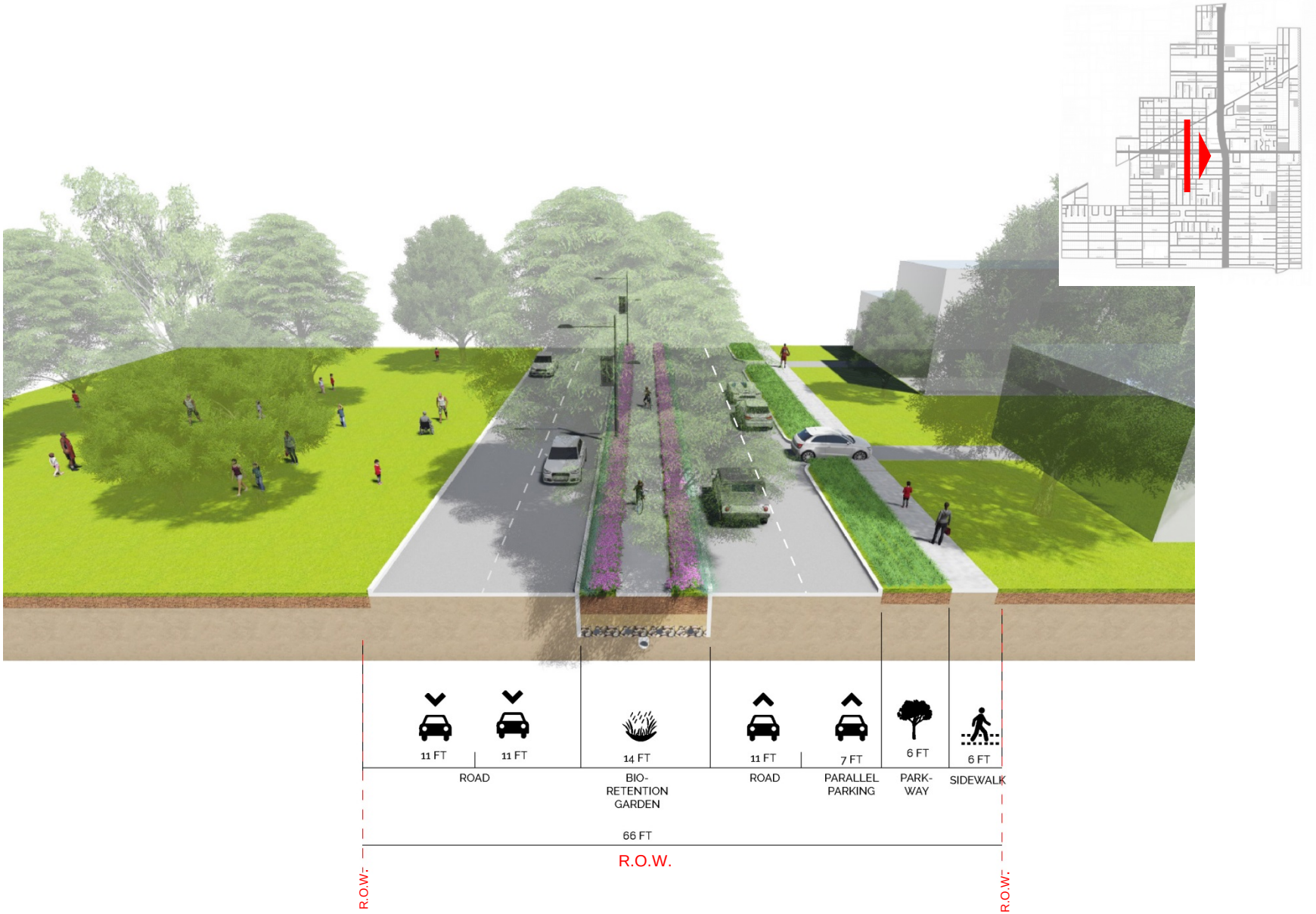
120’ R.O.W. TYPICAL SECTION

BELLAIRE BOULEVARD



150' R.O.W. TYPICAL SECTION

BELLAIRE BOULEVARD

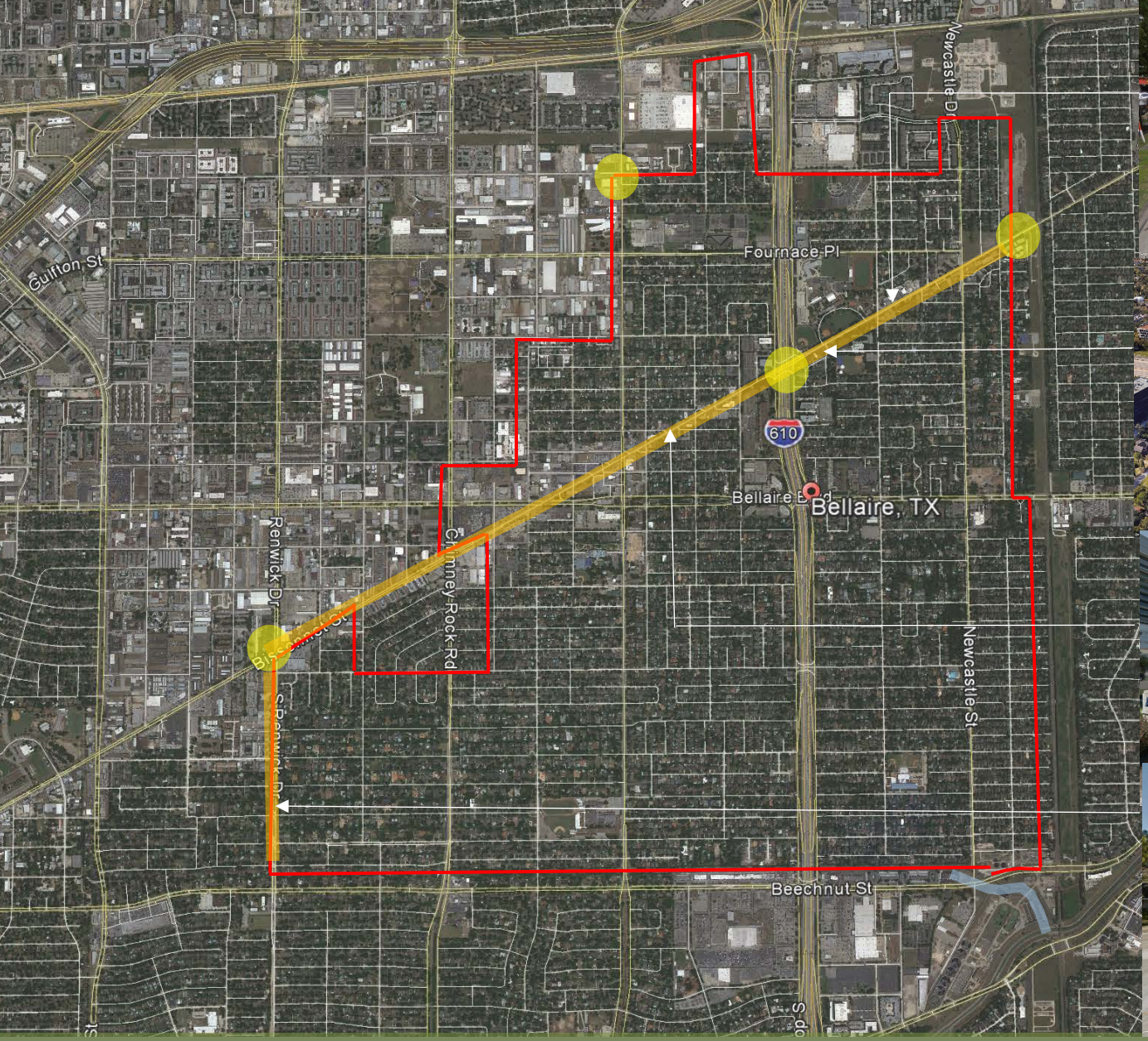


@ PASEO PARK

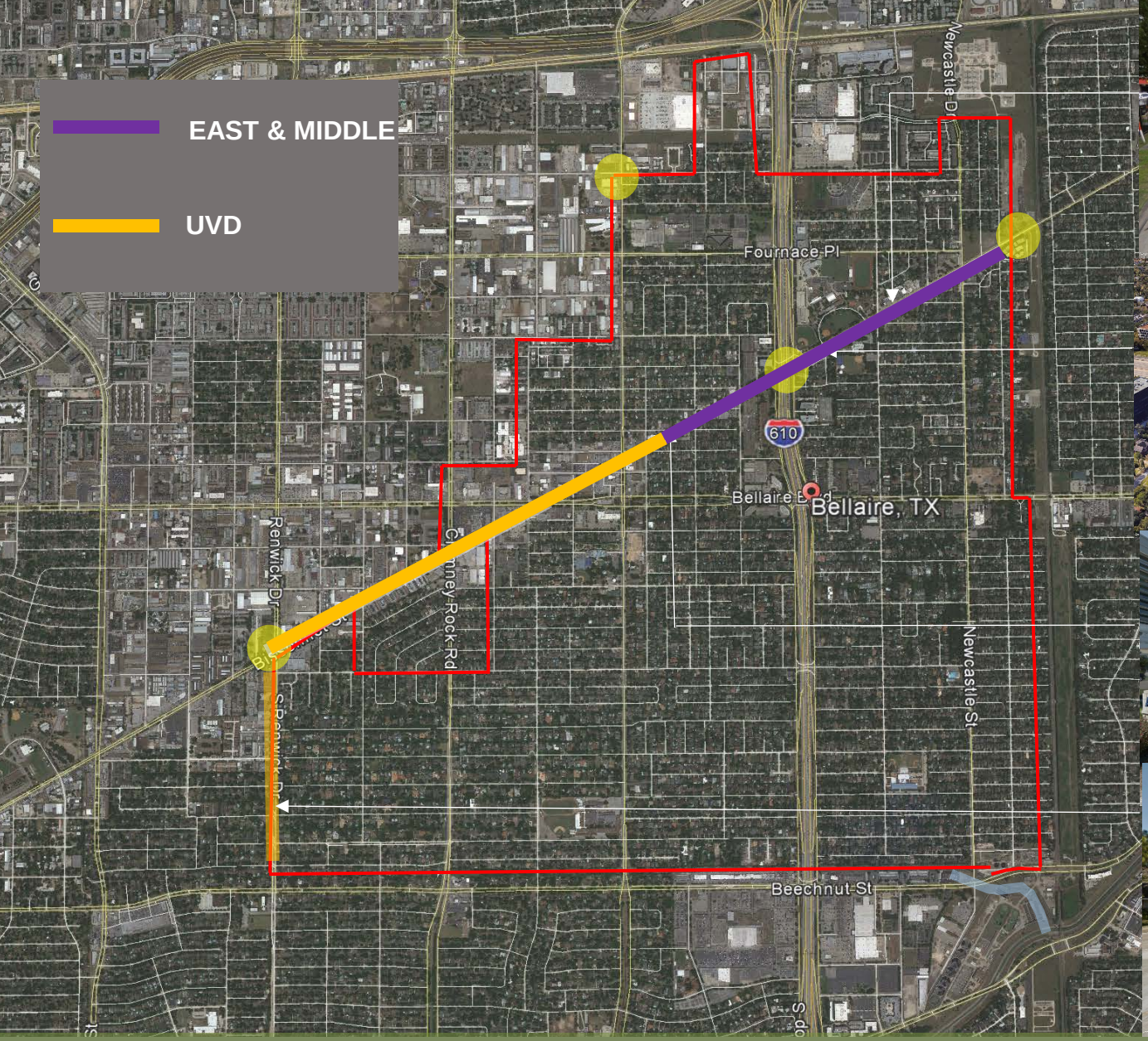
BELLAIRE BOULEVARD

PRECEDENCE

BELLAIRE BOULEVARD

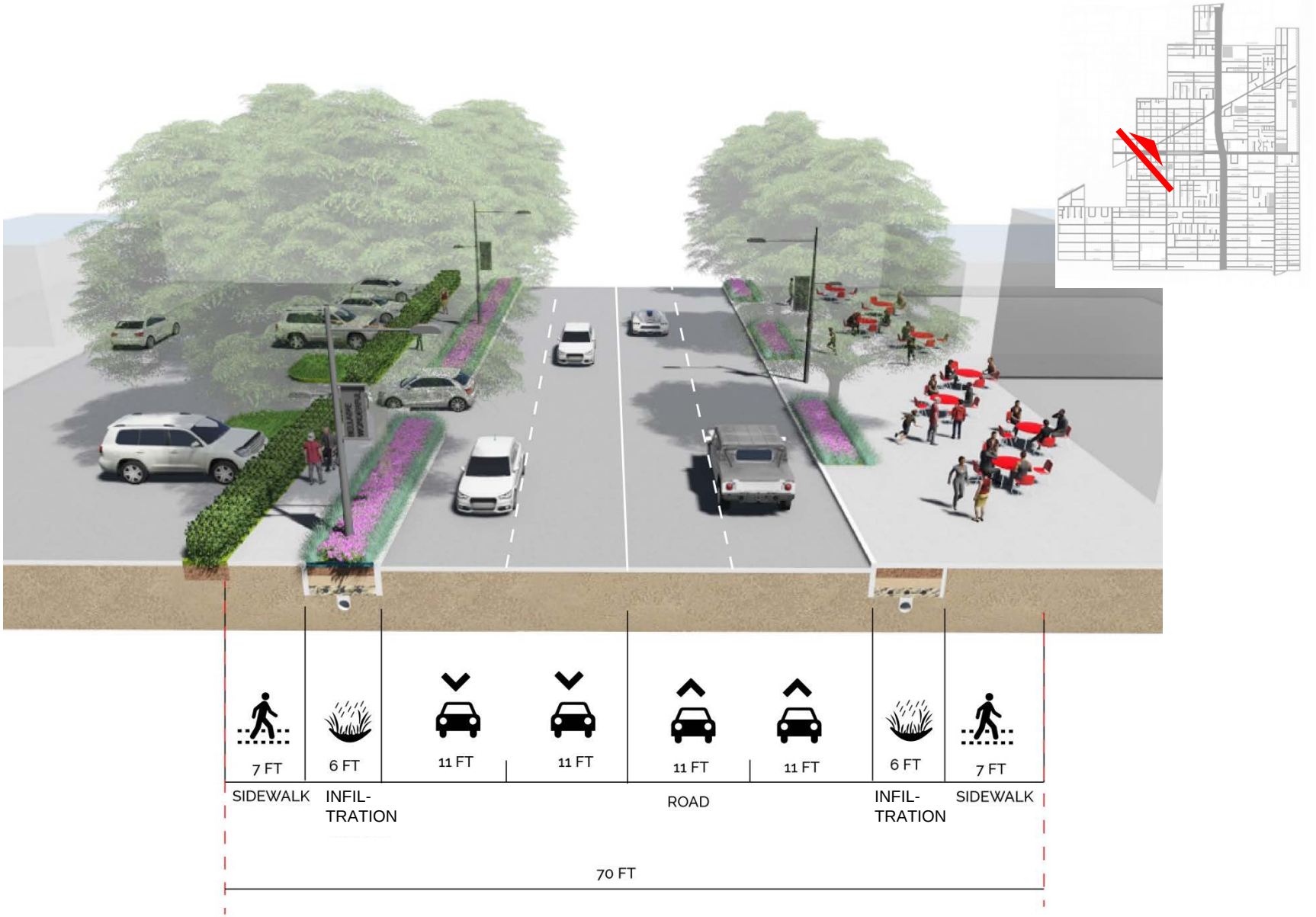


MAJOR THOROUGHFARES



CHARACTER ZONES

BISSONNET

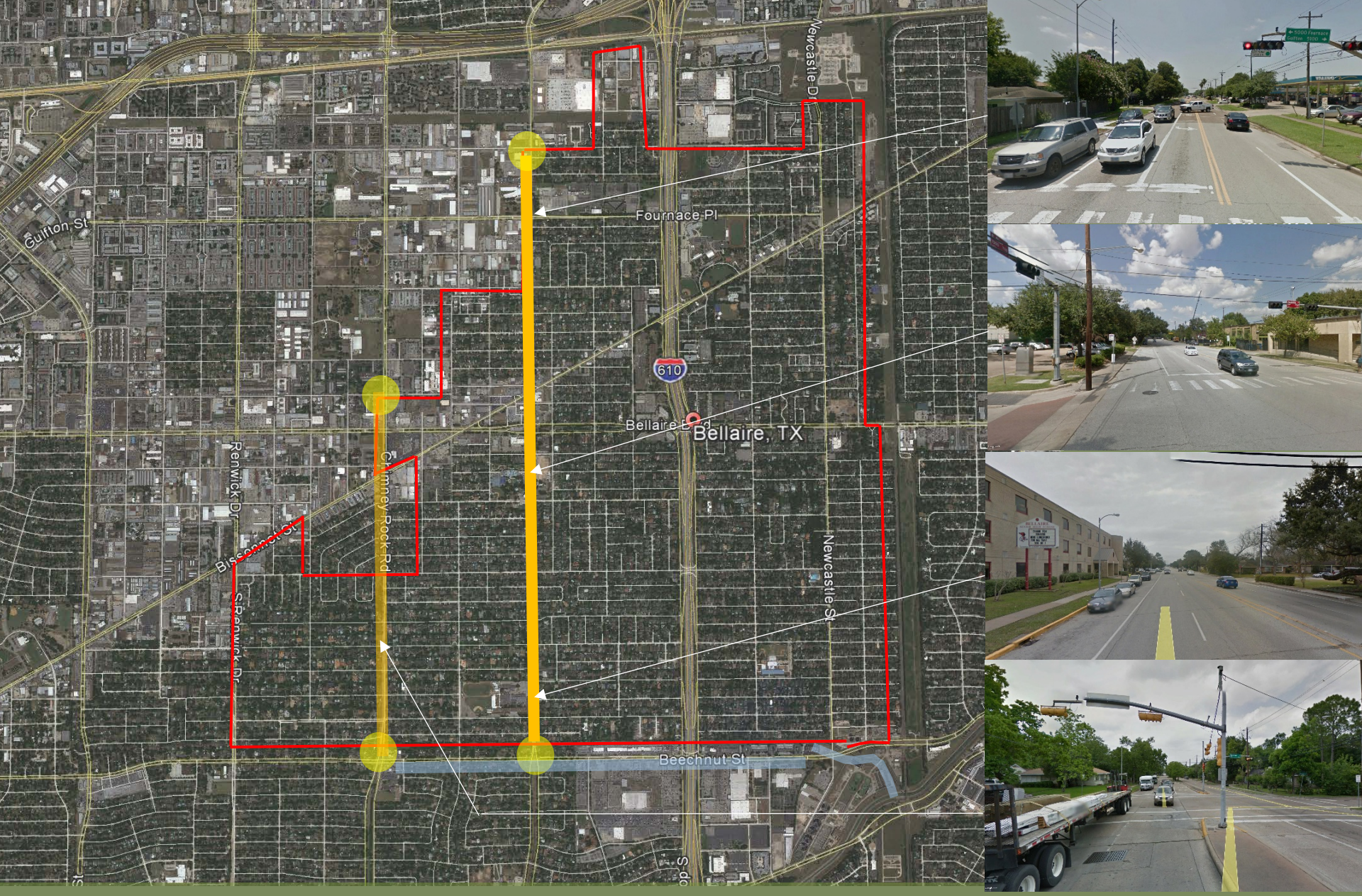


70’ R.O.W.

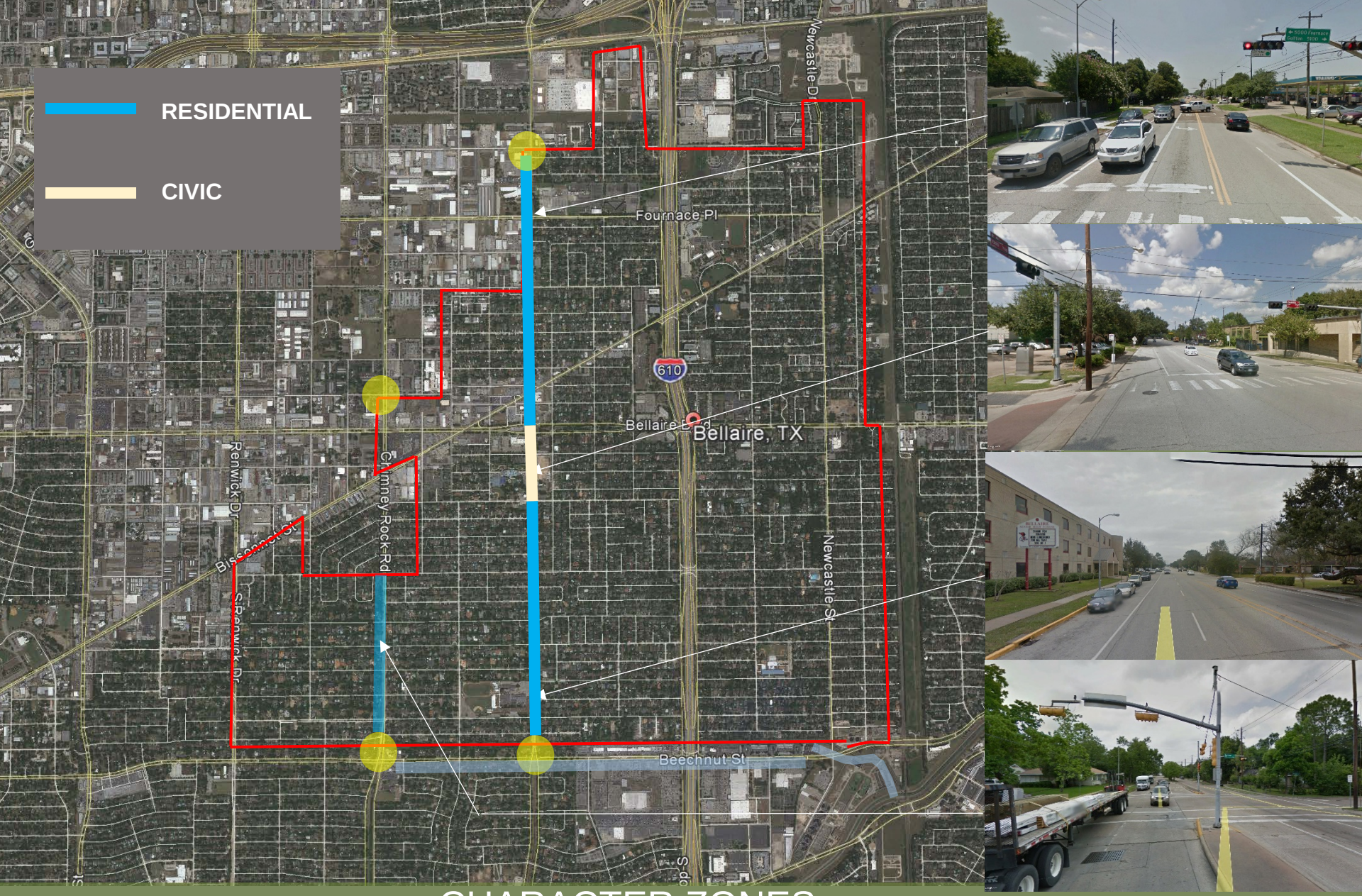
BISSONNET

EXAMPLE

BISSONNET

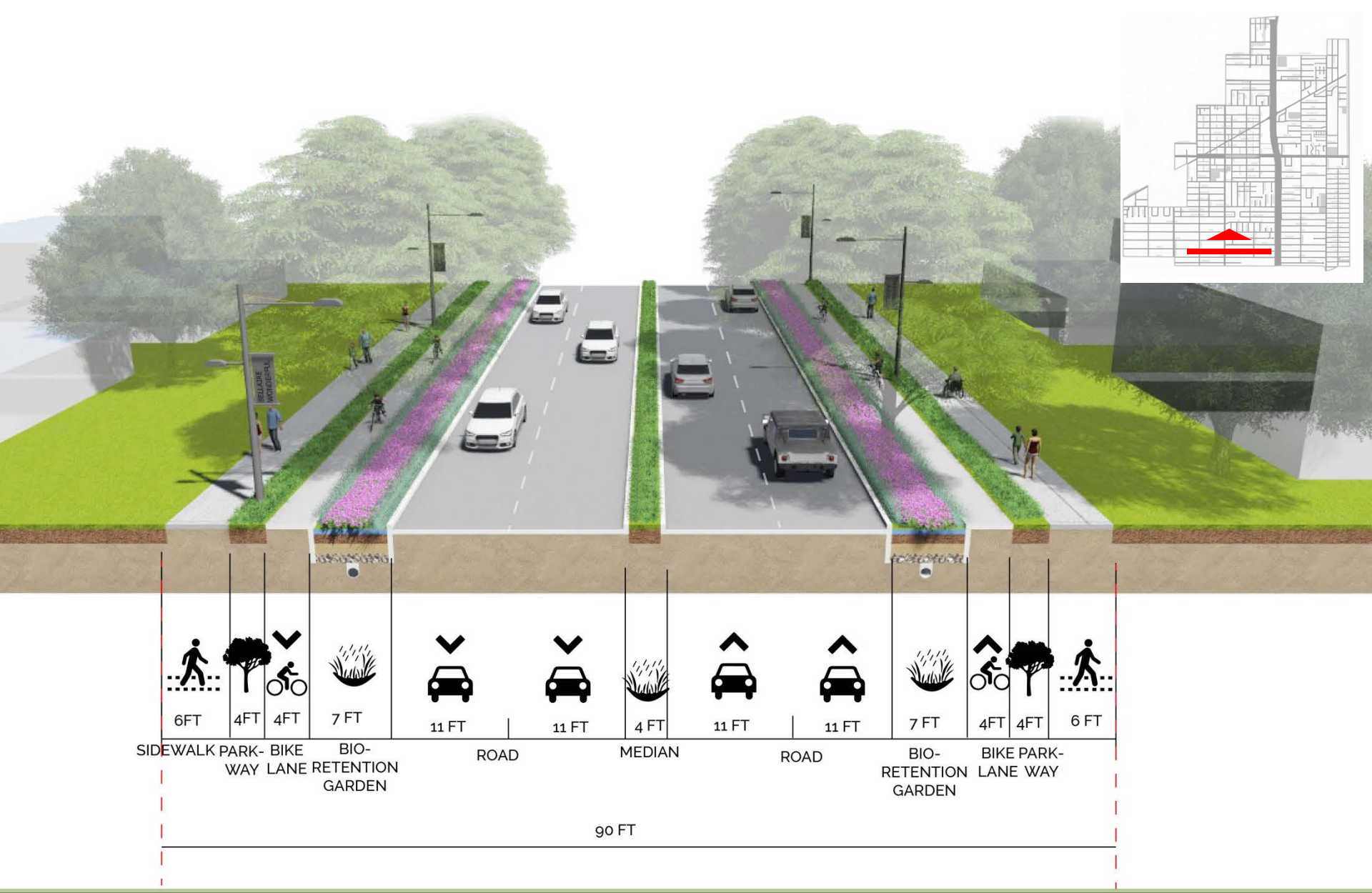


MAJOR THOROUGHFARES



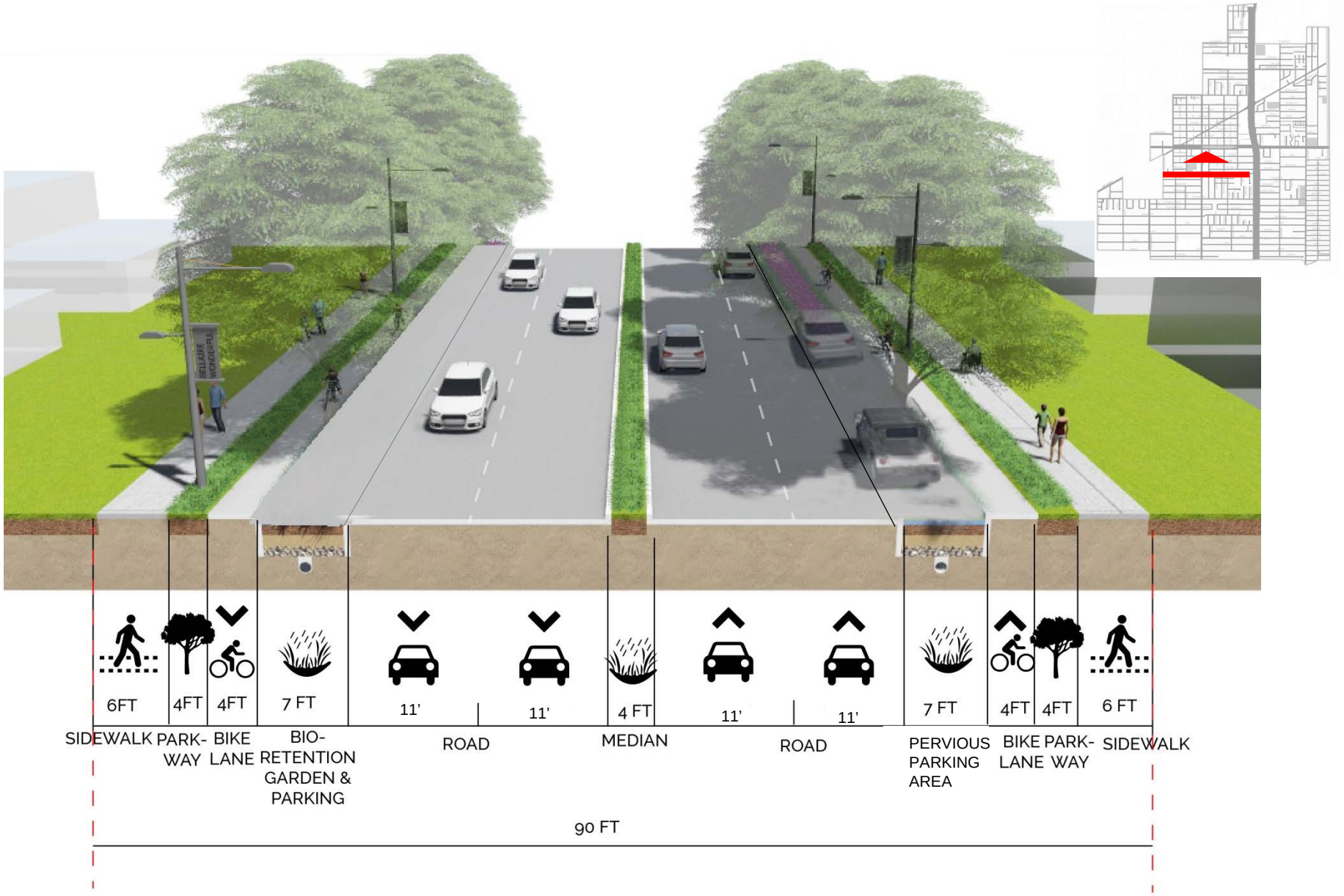
CHARACTER ZONES

PRIORITY STREETS



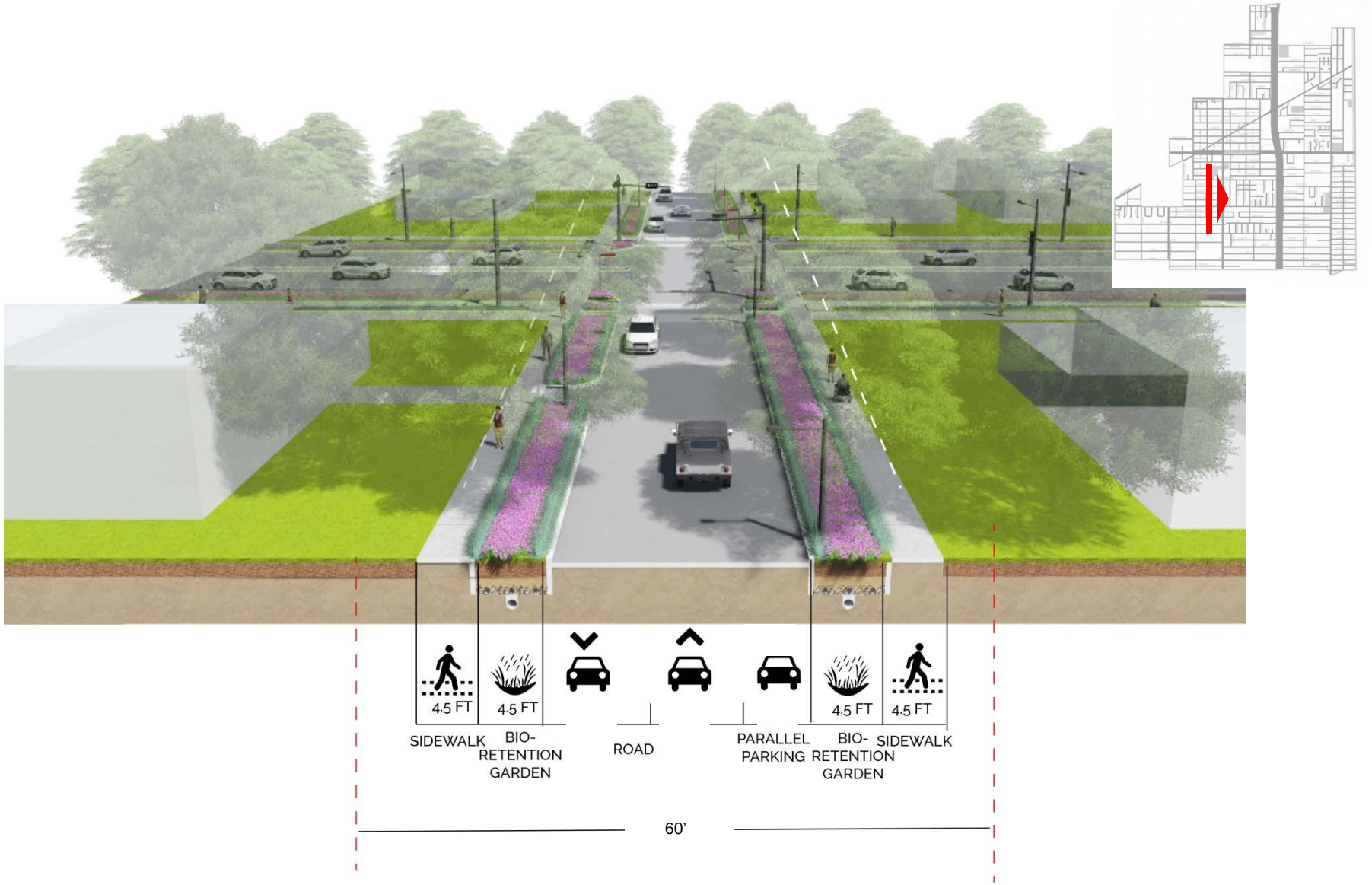
SOUTH RICE @ RESIDENTIAL AREA

PRIORITY STREETS



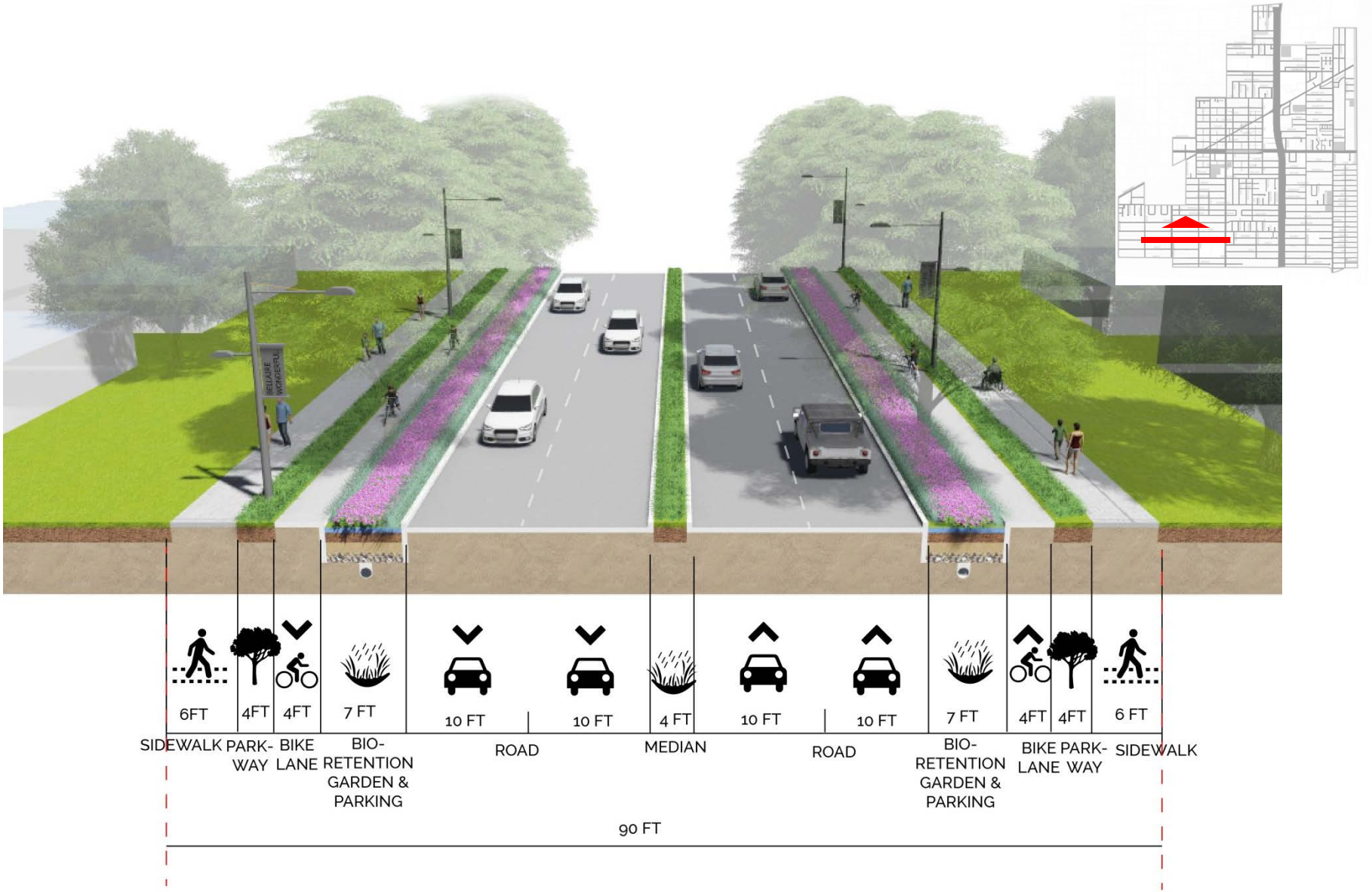
SOUTH RICE @ BELLAIRE TOWN SQUARE

PRIORITY STREETS



S. RICE & RESIDENTIAL STREETS INTERSECTION

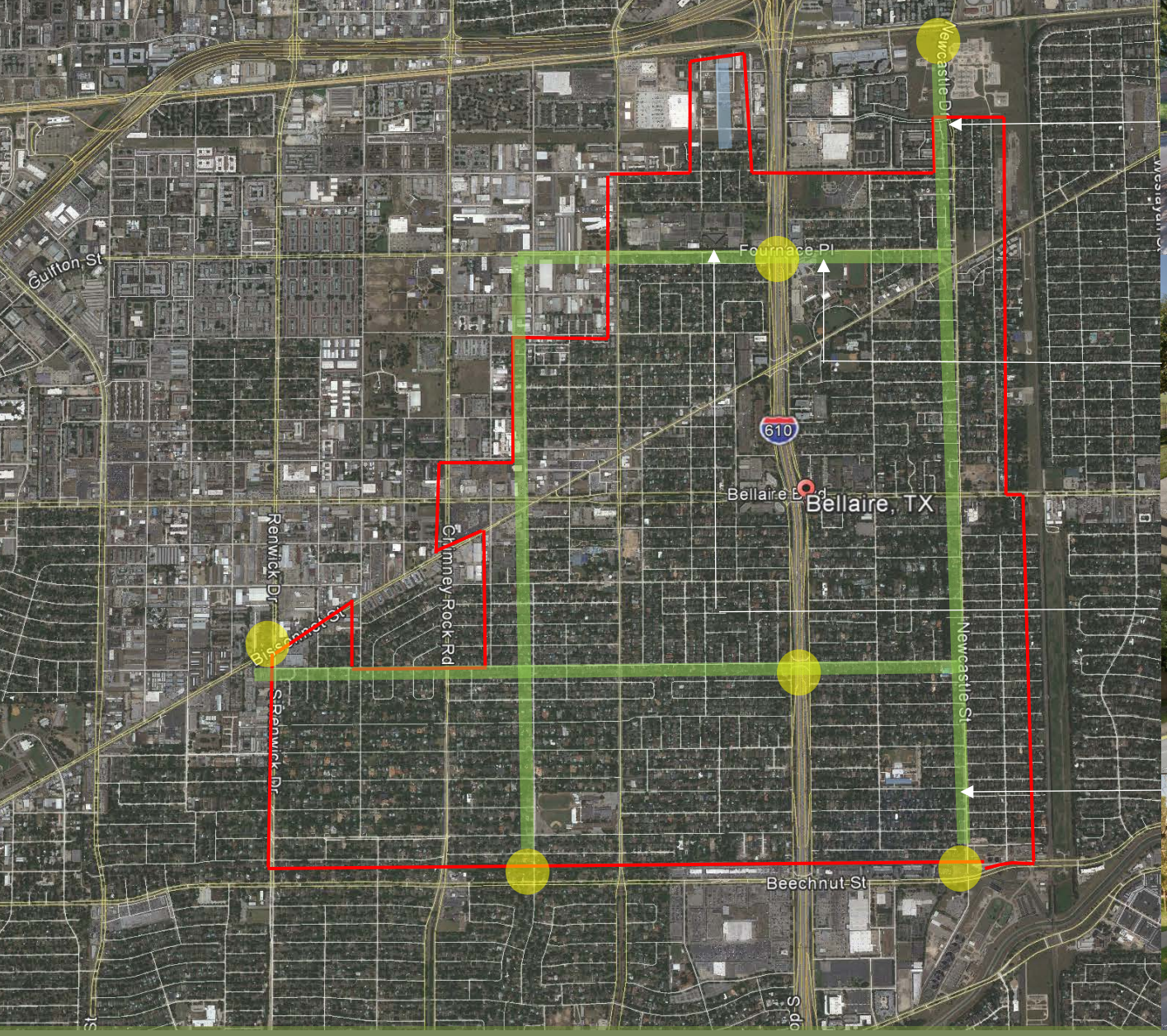
PRIORITY STREETS



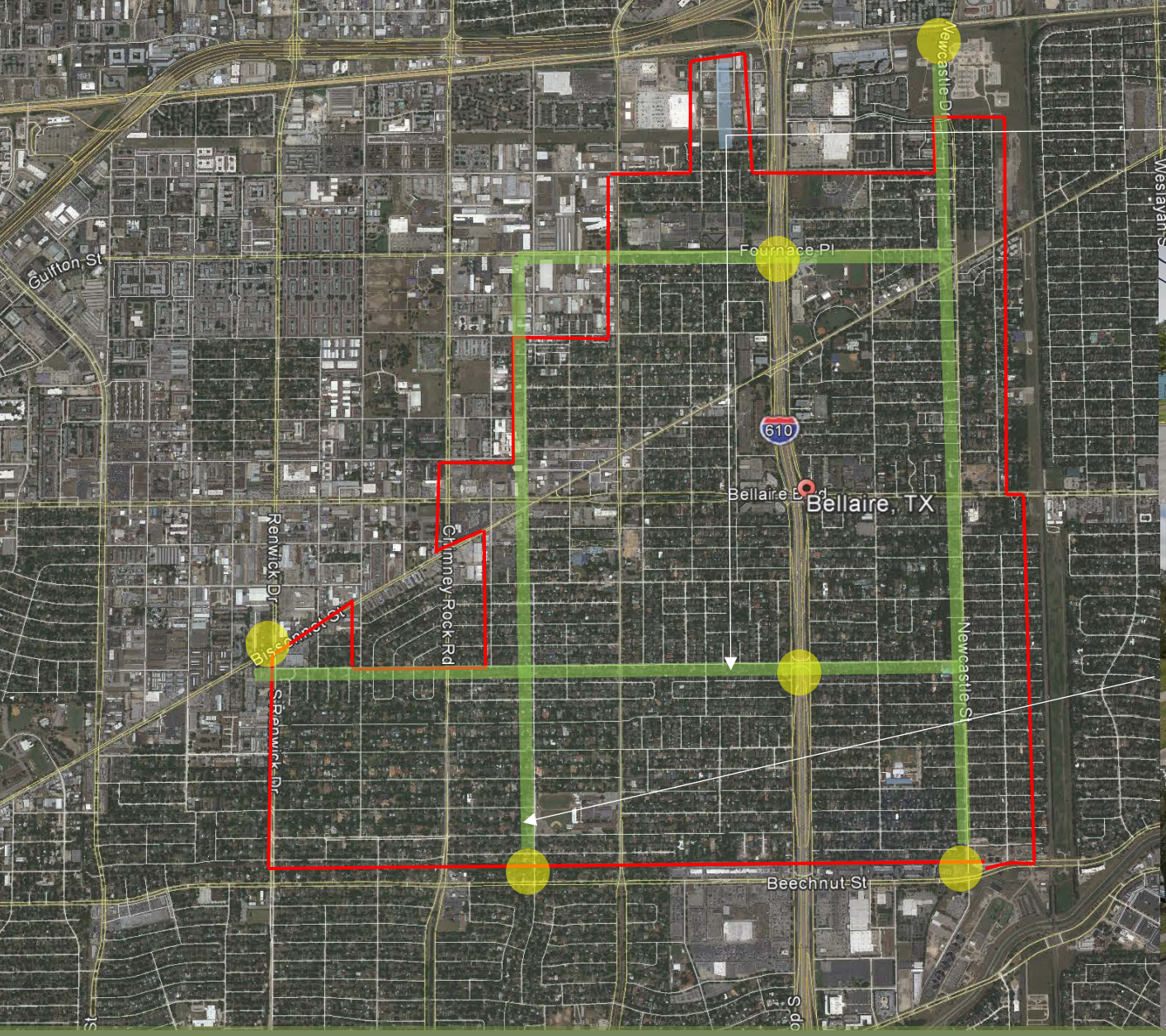
CHIMNEY ROCK

PRIORITY STREETS

PRIORITY STREETS



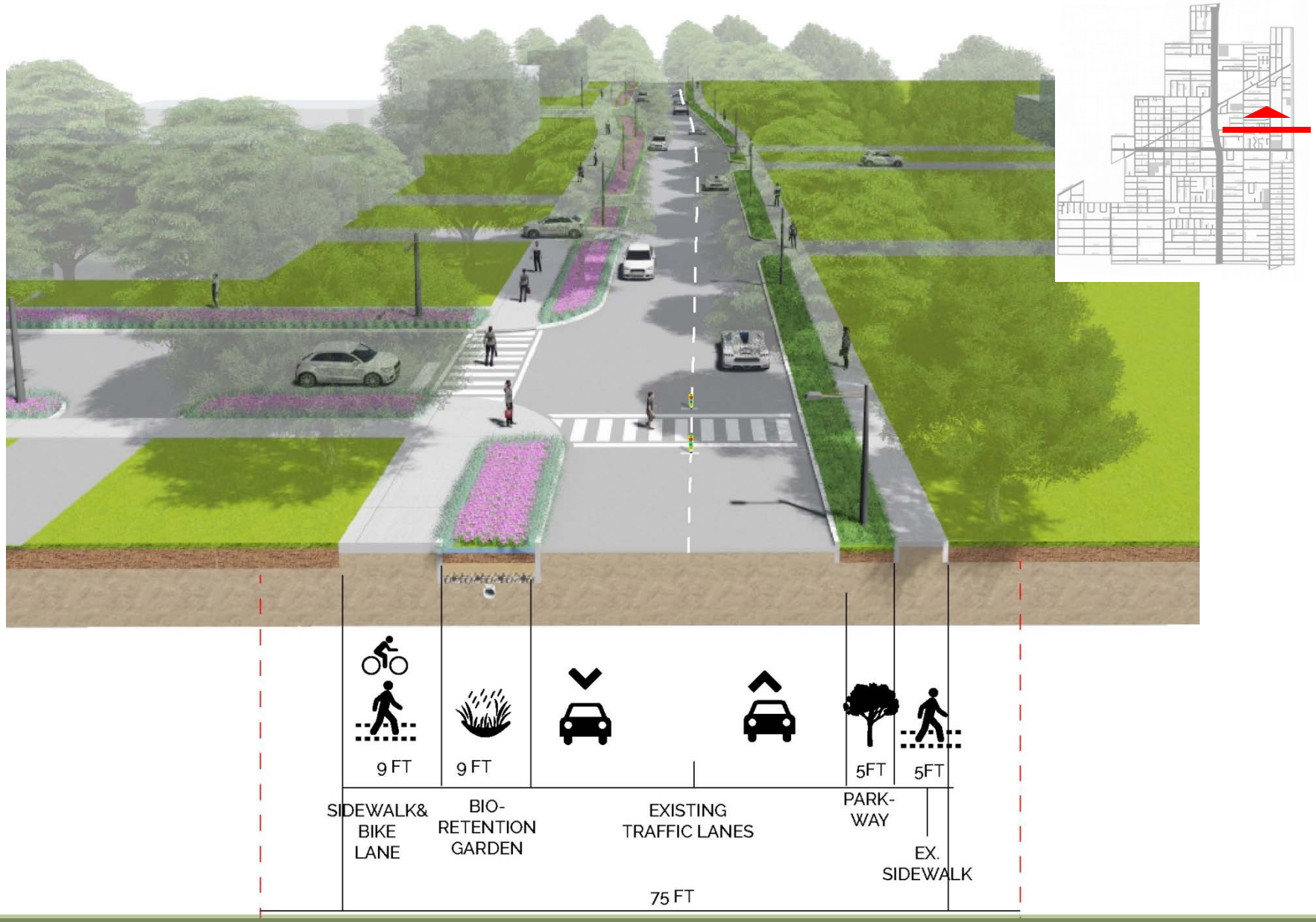
CONNECTOR STREETS



CONNECTOR STREETS

NEWCASTLE PLAN

CONNECTOR STREETS

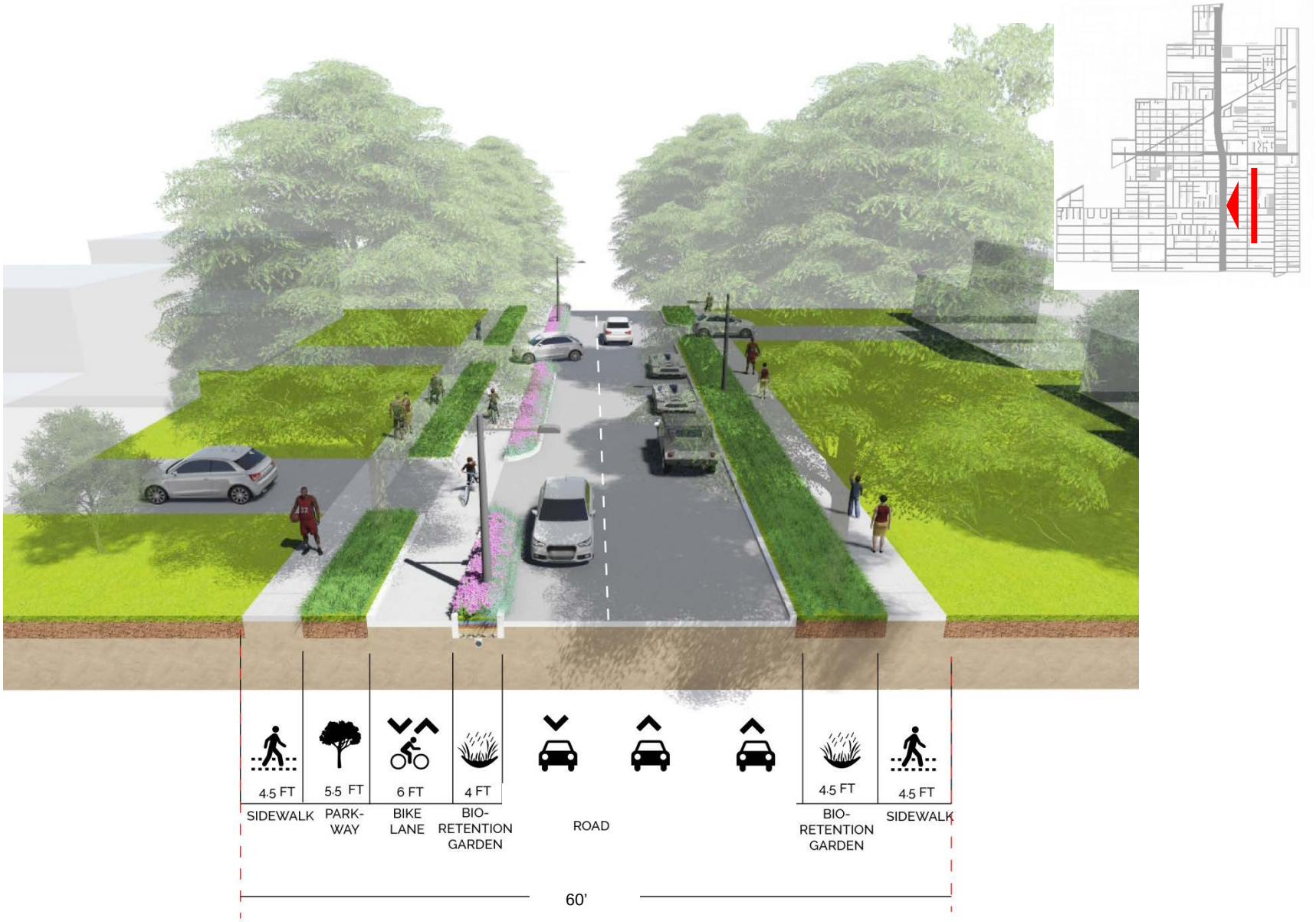


NEWCASTLE SECTION

CONNECTOR STREETS

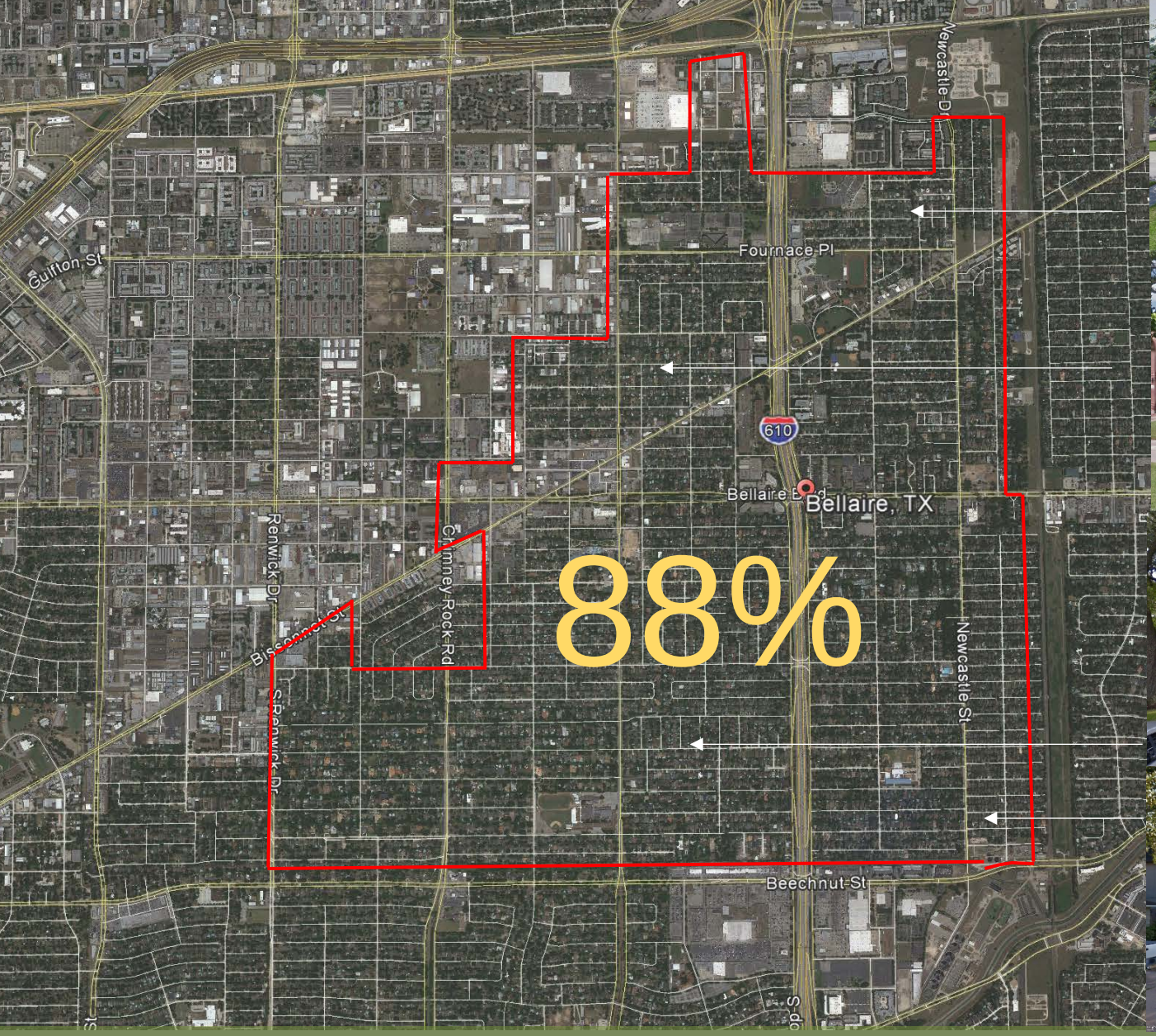
NEWCASTLE ENLARGEMENT PLAN

CONNECTOR STREETS



EVERGREEN

CONNECTOR STREETS



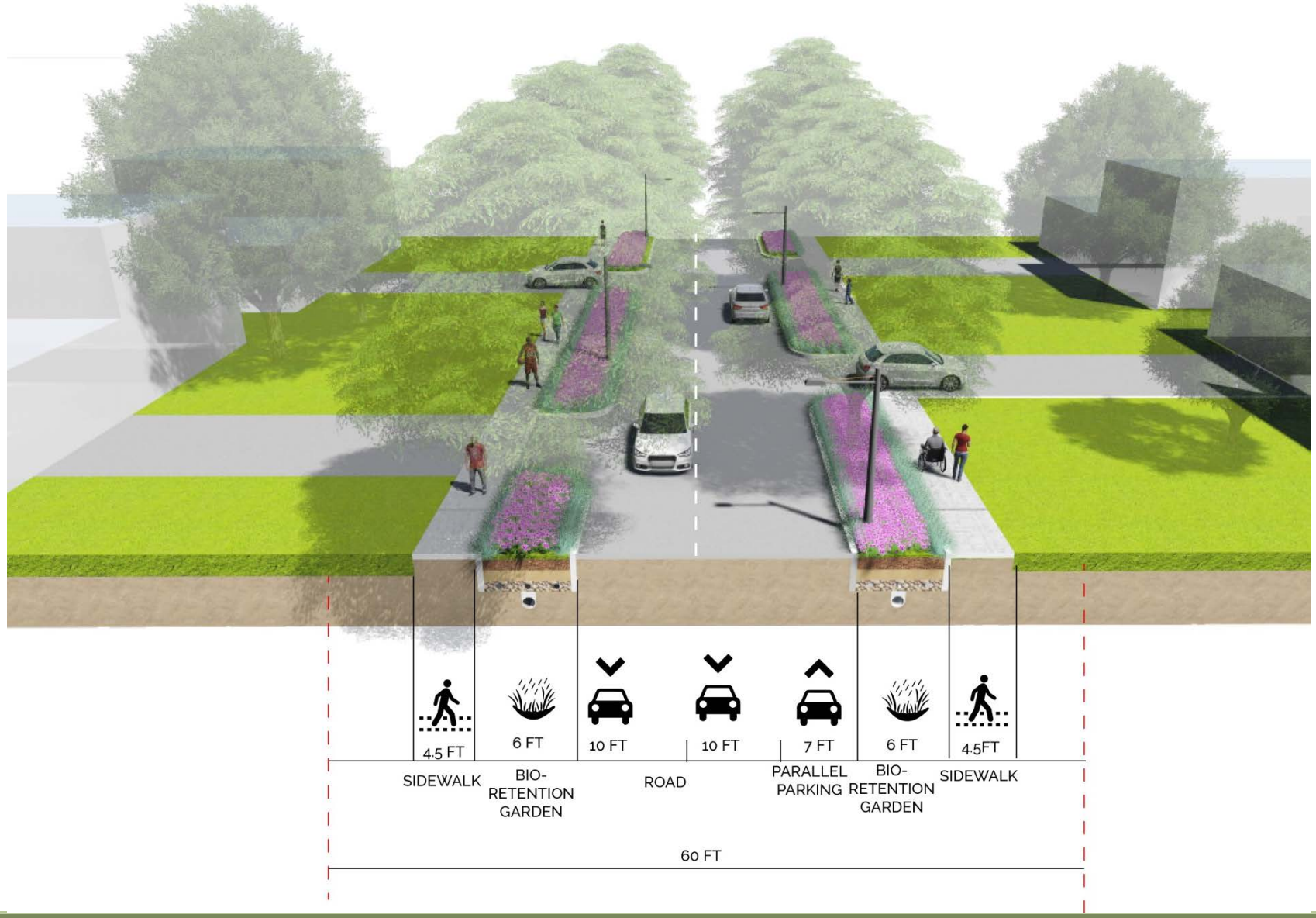
NEIGHBORHOOD STREETS

PLAN - TYPICAL BLOCK OPT. 1

NEIGHBORHOOD STREETS

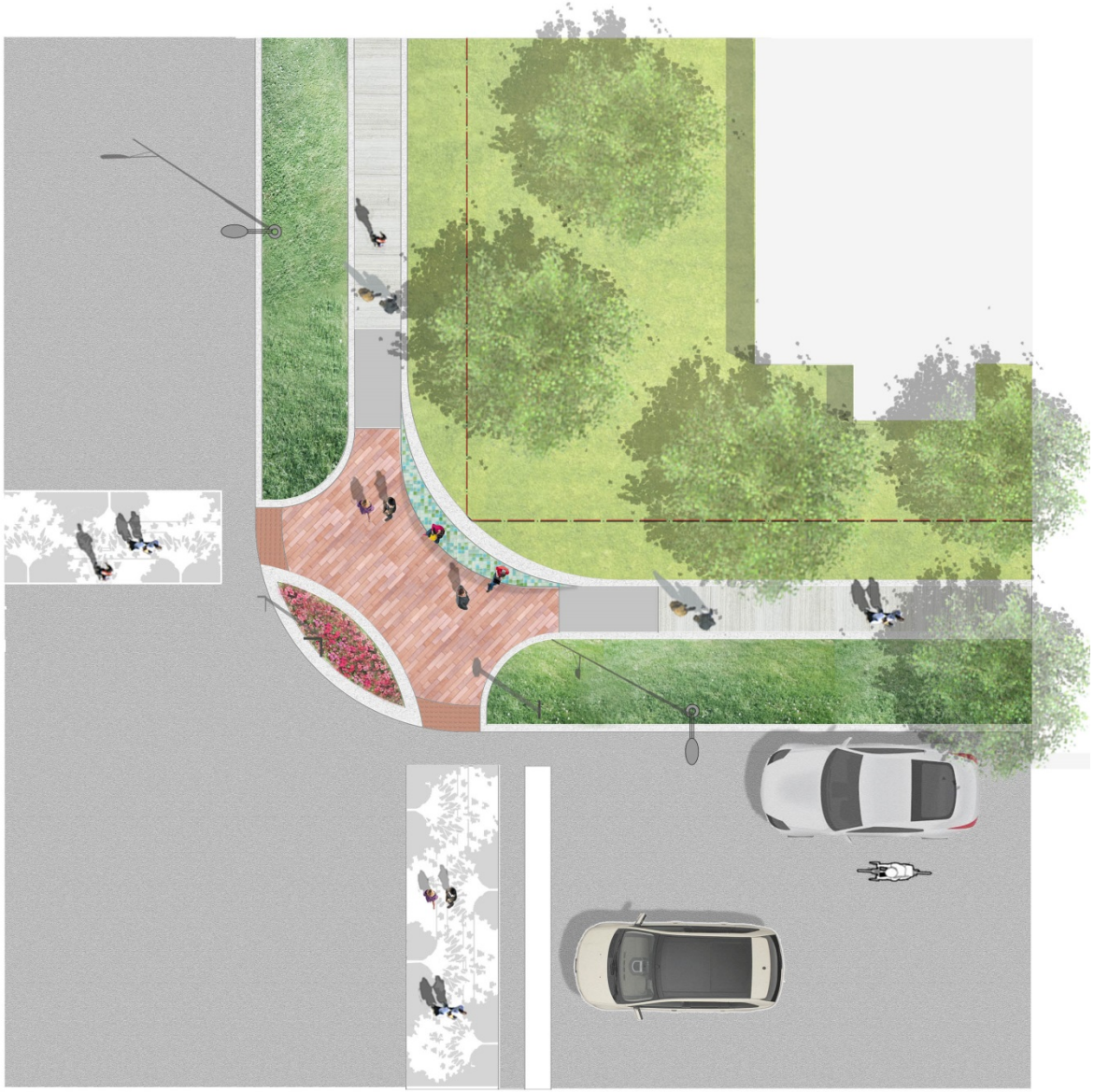
PLAN - TYPICAL BLOCK OPT. 2

NEIGHBORHOOD STREETS



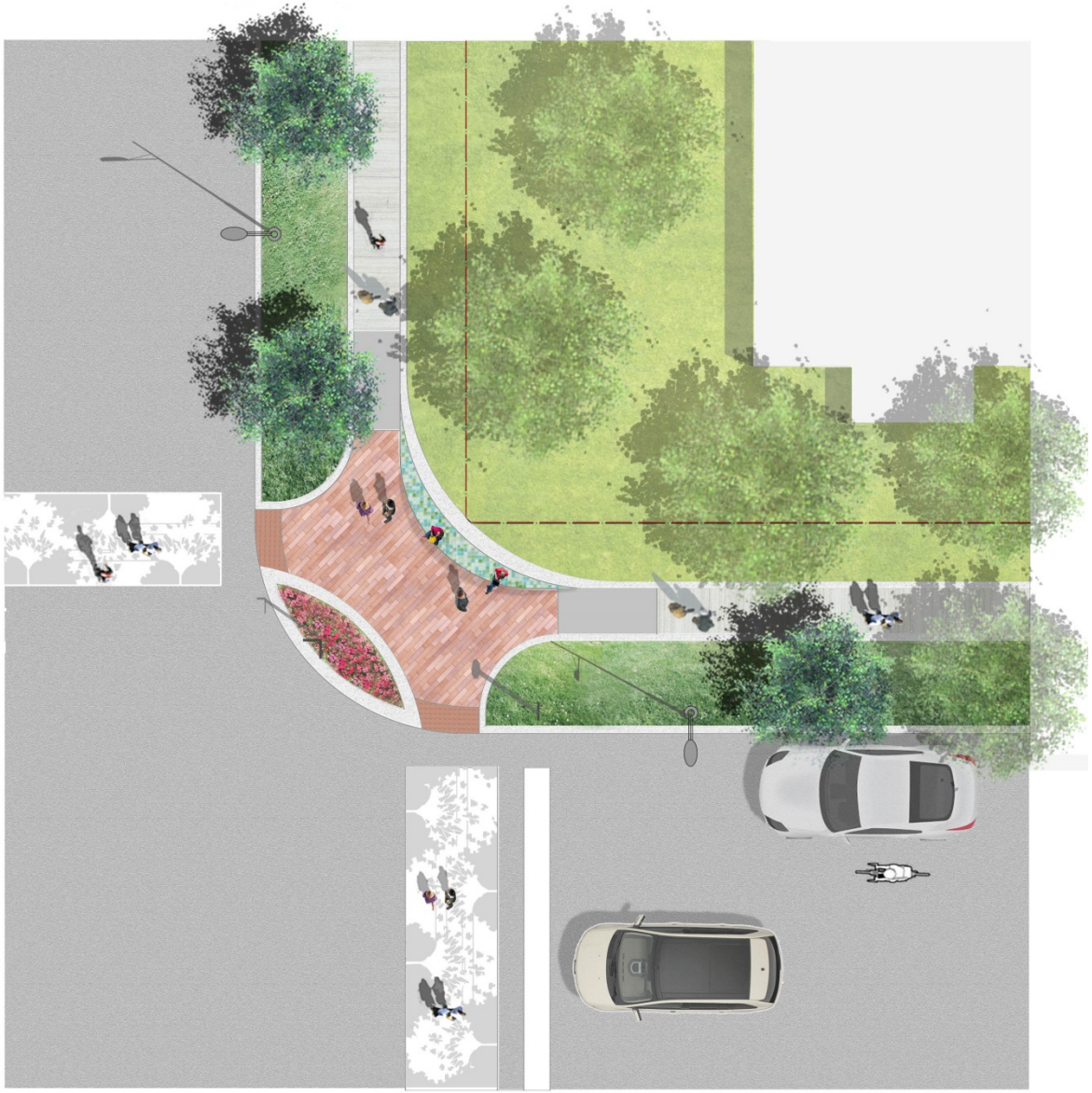
TYPICAL SECTION

NEIGHBORHOOD STREETS



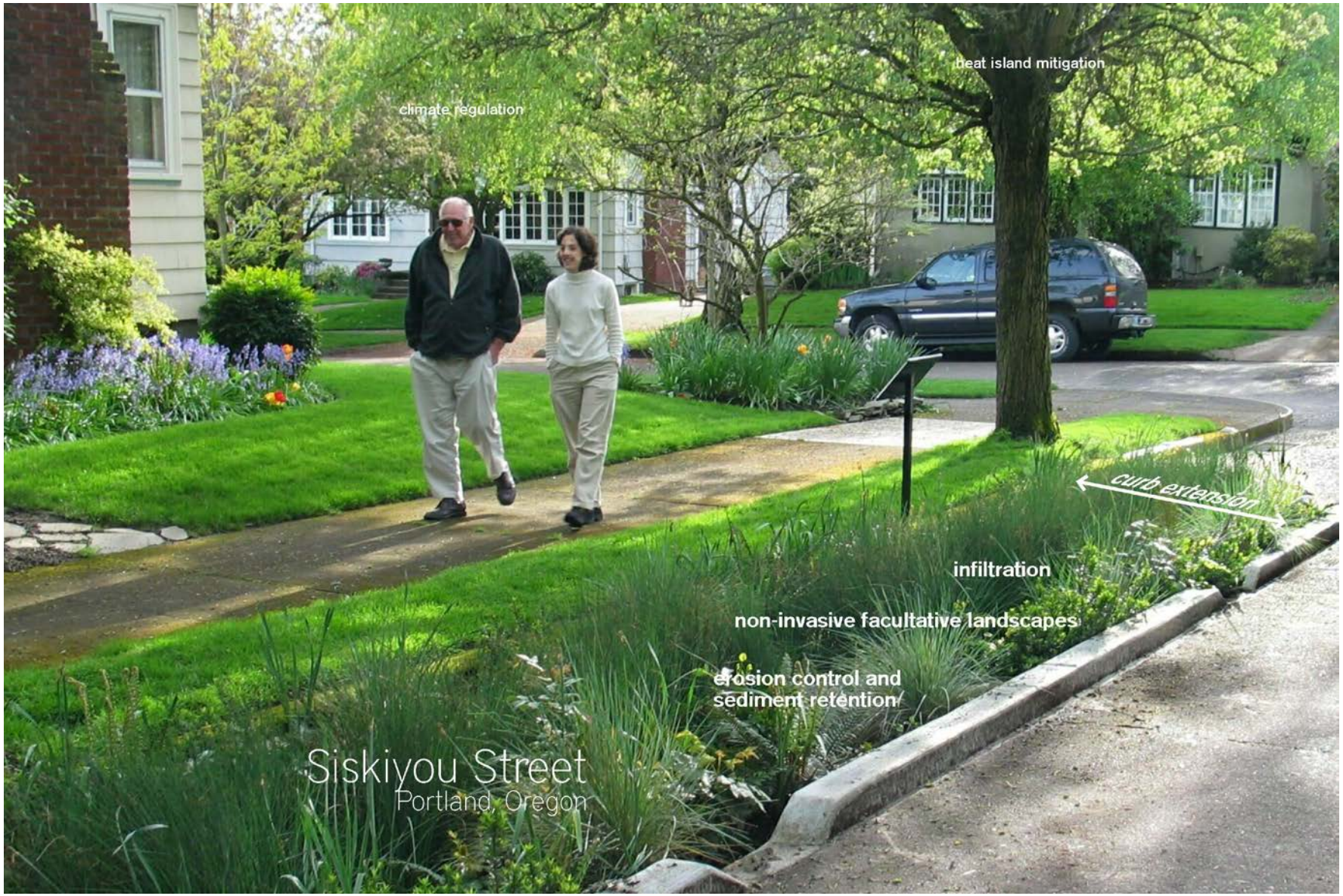
INTERSECTION ENLARGEMENT OPT. 1

NEIGHBORHOOD STREETS



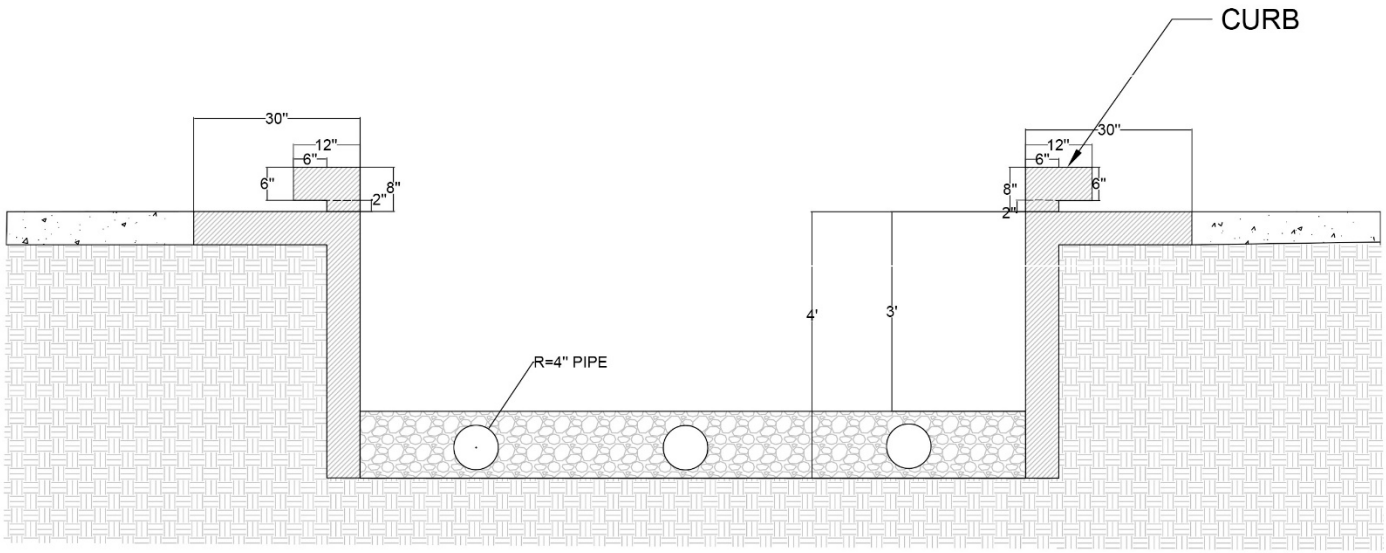
INTERSECTION ENLARGEMENT OPT. 2

NEIGHBORHOOD STREETS

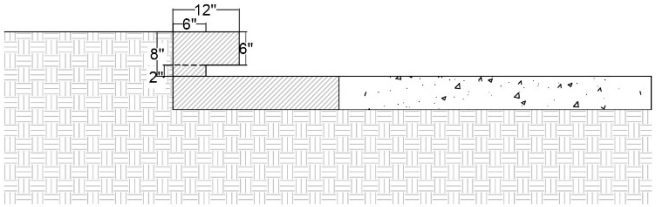


BIO-RETENTION PRECEDENCE

NEIGHBORHOOD STREETS



BIO RETENTION



CURB &GUTTER

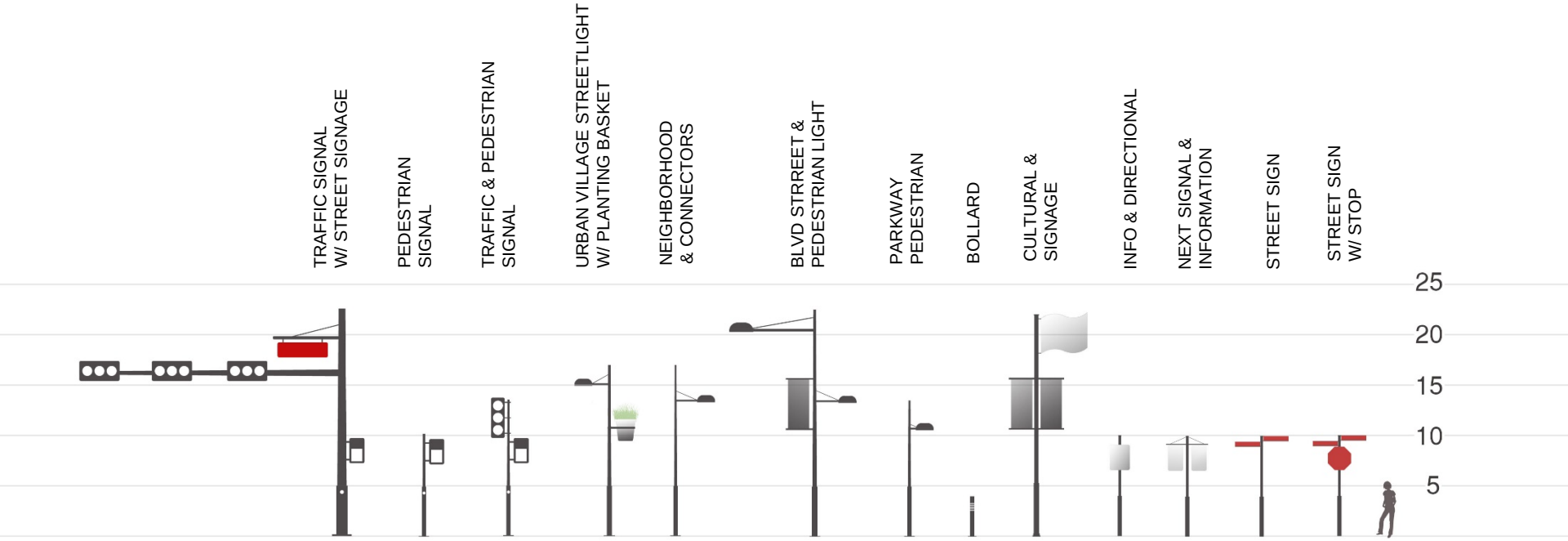
BIO-RETENTION DETAILS

AVENUE B @ FOURNANCE

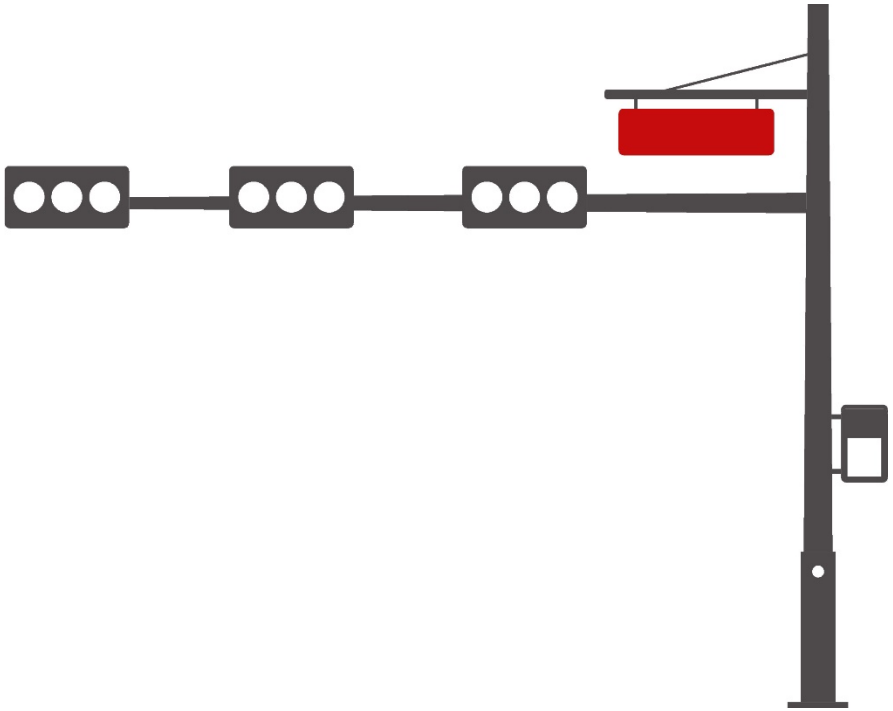
BEFORE

AVENUE B @ FOURNANCE

AFTER

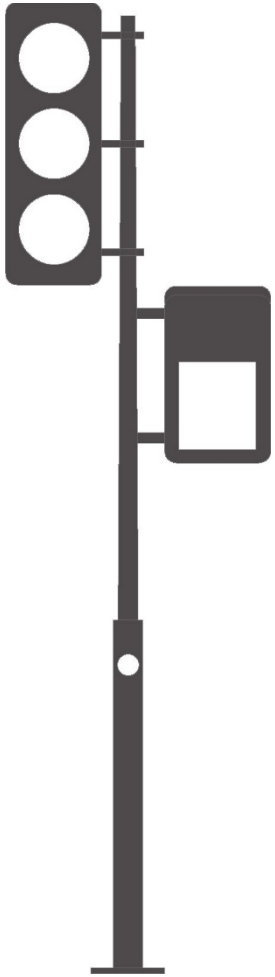


URBAN ELEMENTS HIERARCHY



TRAFFIC SIGNAL WITH ILLUMINATED
STREET SIGN

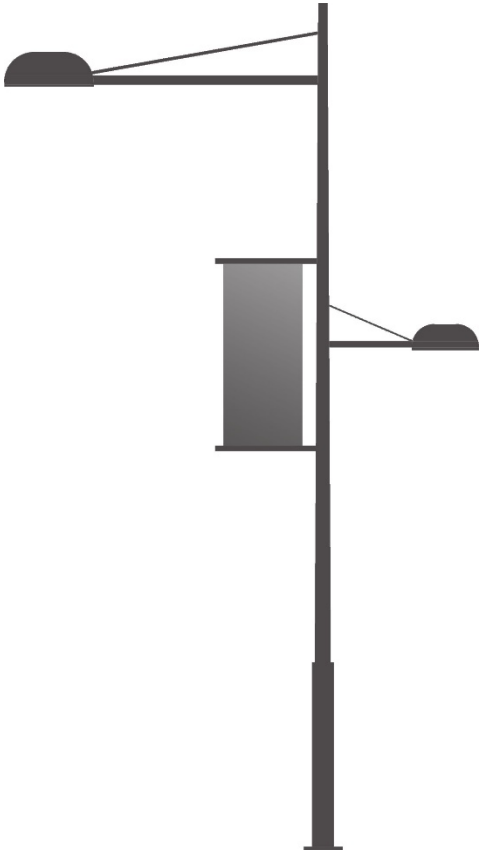
ELEMENTS



TRAFFIC WITH PEDESTRIAN SIGNAL

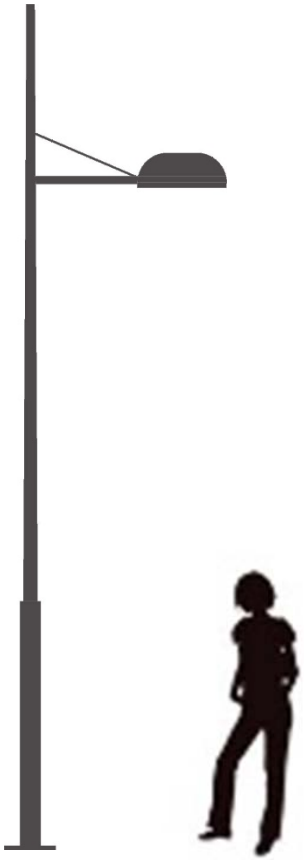
PEDESTRIAN SIGNAL
W/ INTERGRATED CROSSING BUTTON

ELEMENTS



BLVD. STREET LIGHT
WITH BANNER MOUNT & PEDESTRIAN LIGHT

ELEMENTS

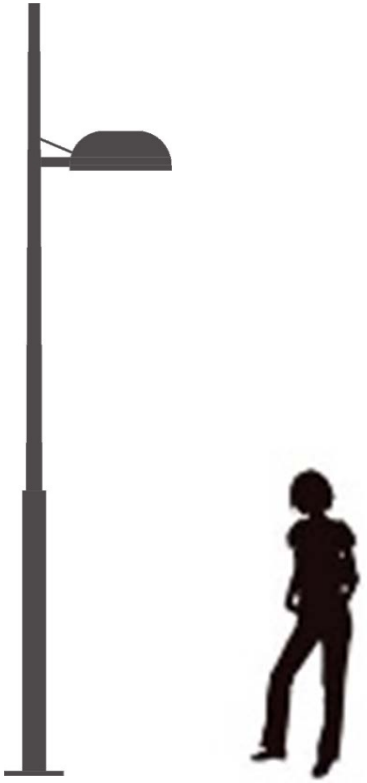


NEIGHBORHOOD AND CONNECTOR
STREET LIGHT

ELEMENTS

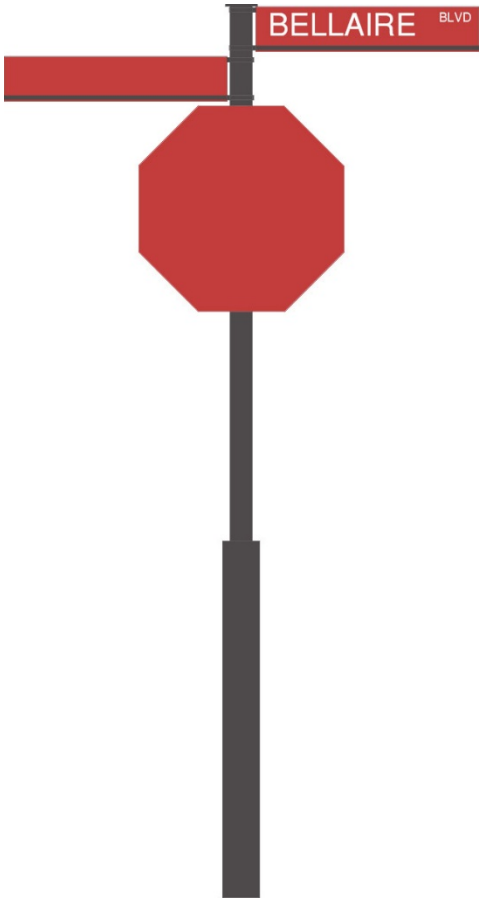
URBAN VILLAGE
DOWNTOWN LIGHT

ILLUMINATED
BOLLARD

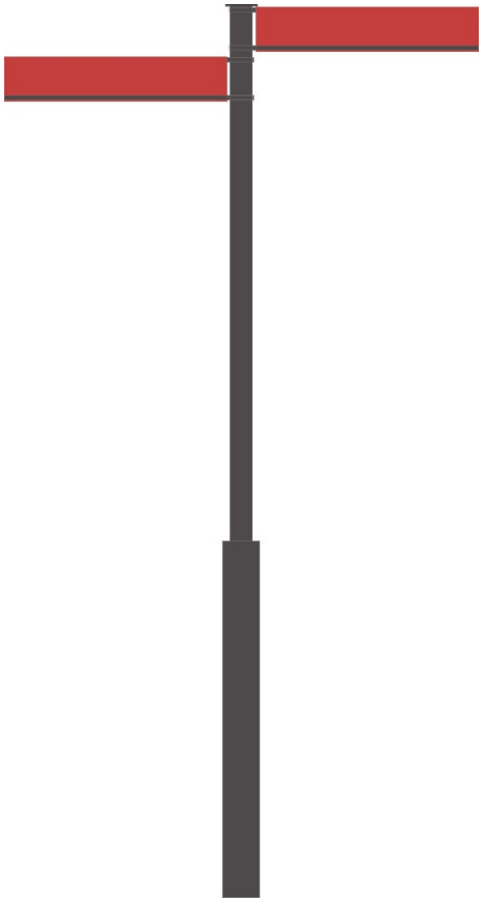


PARKWAY LIGHT

ELEMENTS



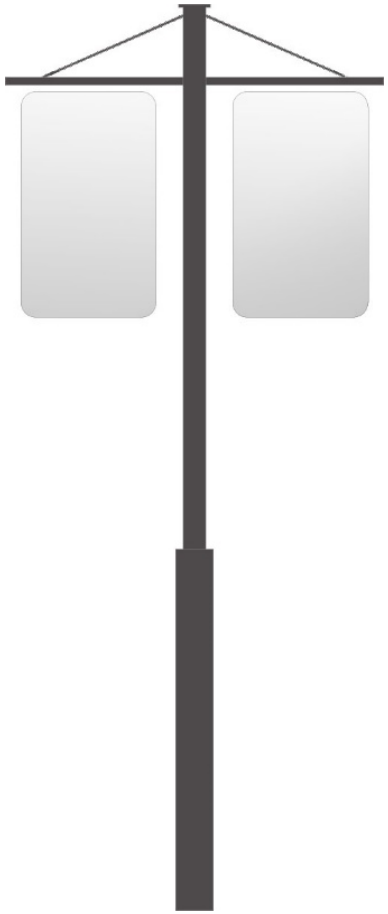
STREET SIGN /W STOP



STREET SIGN

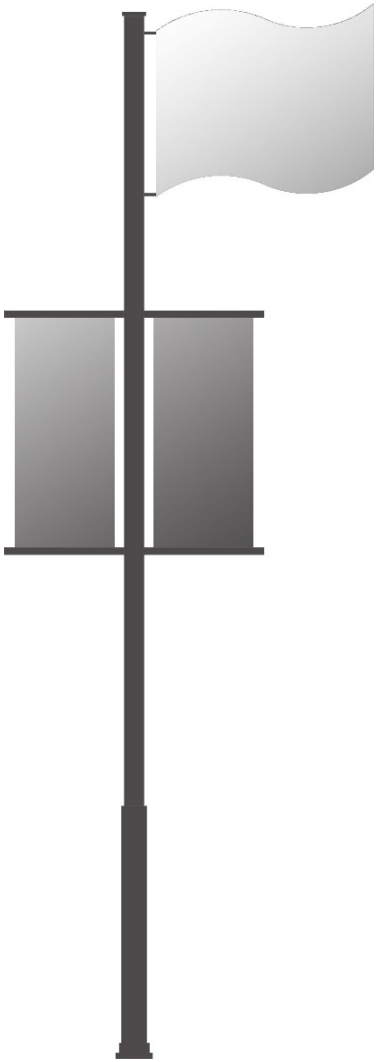
ELEMENTS

INFORMATIONAL
AND DIRECTIONAL



NEXT SIGNAL

ELEMENTS



SIGNAGE AND CULTURAL POLE

ELEMENTS

Pilot Project Options

Bellaire Urban Design and Beautification

The Bellaire Urban Design and Beautification Plan intends to establish a high design and built quality standard. The pilot project wants to communicate this standard. Given the budget we suggest that the pilot project be modest in area so whatever is built can be built well and we avoid spreading the budget so thin that its not valued. And that we locate the pilot project where it is visible and/or builds upon the momentum created other recent or on-going projects.

terrain

15 September 2016

Option 1

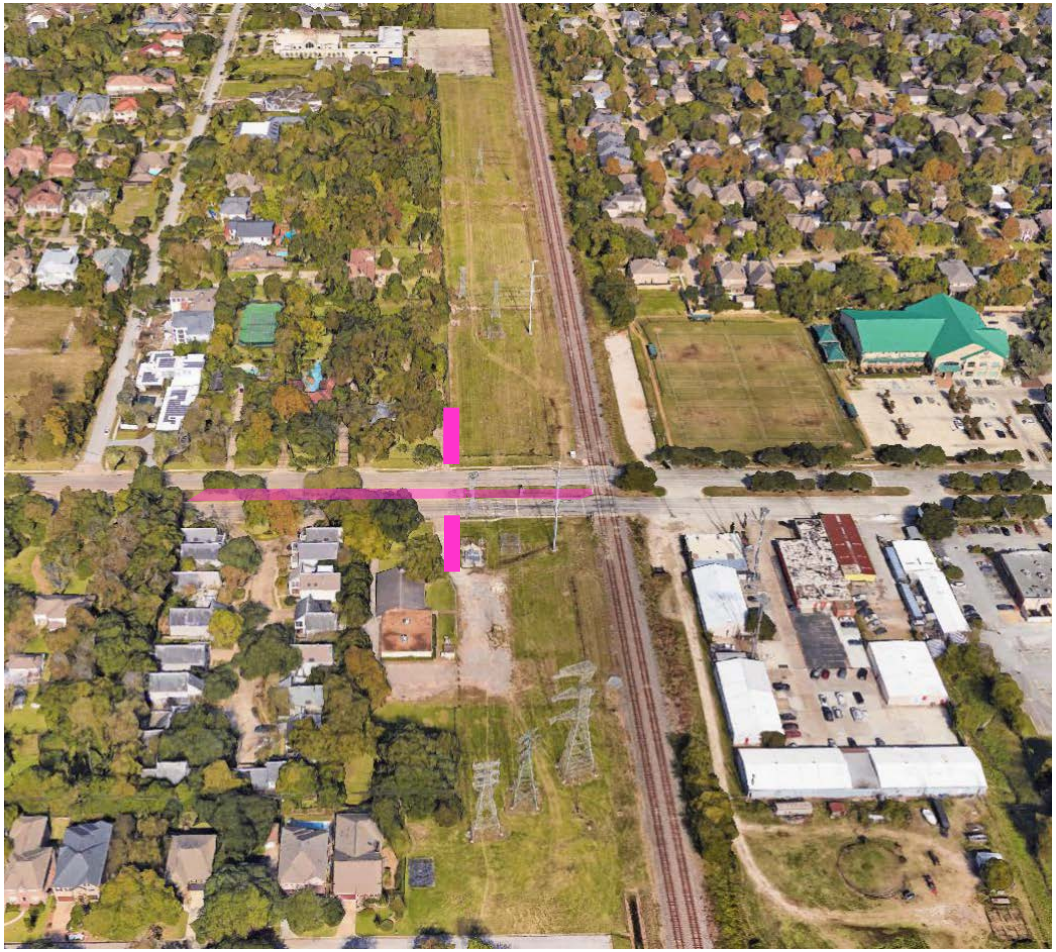
Bellaire Boulevard at South Rice, median planting improvements

Option 2

Bellaire Boulevard median planting improvements adjacent to Evelyn's Park. Includes reconfiguring the median, by COB, to remove outdated turn openings and add needed turn lane.

Option 3

Trees / planting to enhance Newcastle Trail



Option 4

East City Gateway – Bellaire Boulevard