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

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BELLAIRE WONDERFUL

PARKS AND TREES

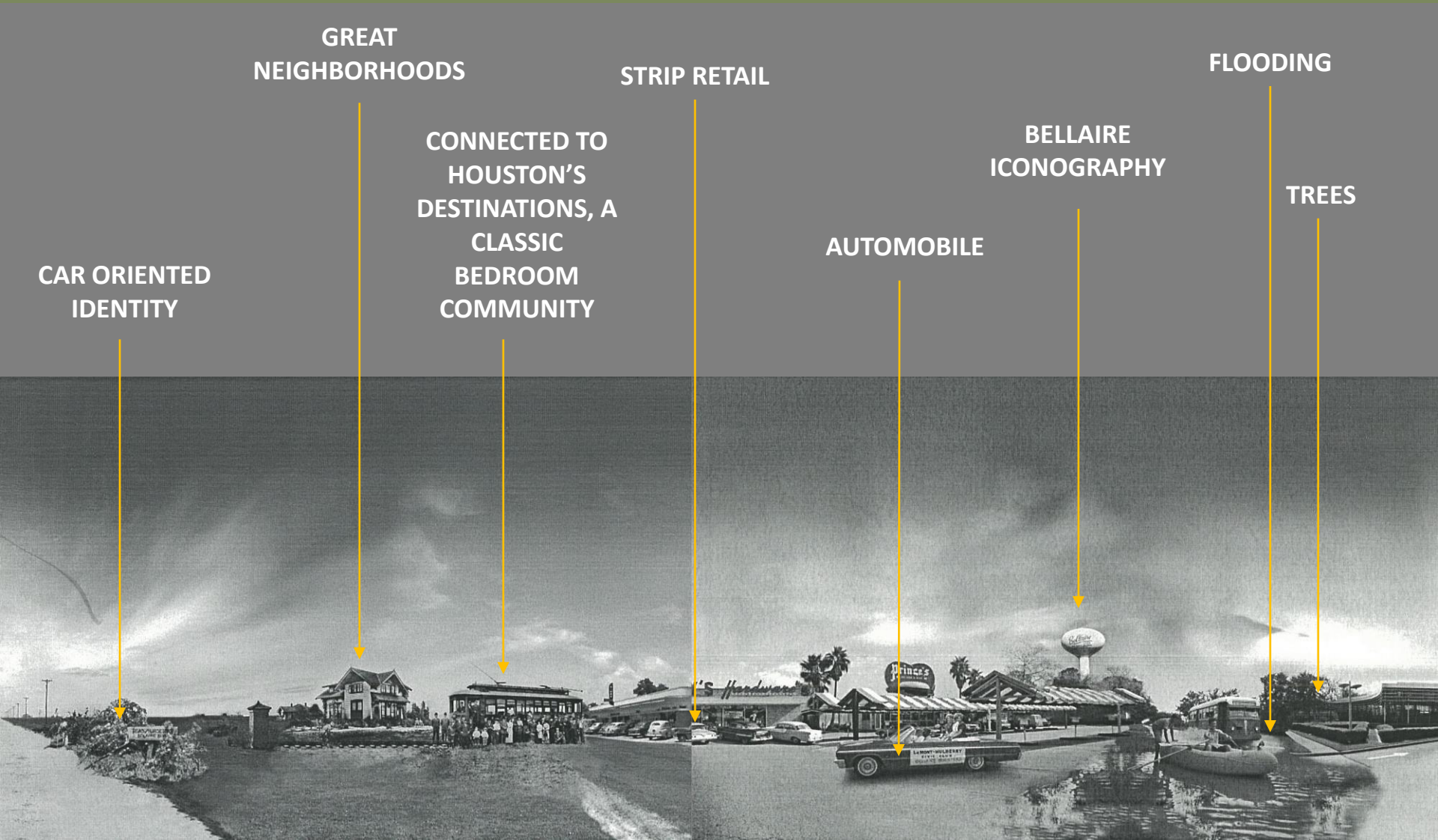
NEIGHBORHOODS AND SCHOOLS

HISTORY AND CULTURE

Four Overarching Themes:

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

CITY OF BELLAIRE IMPRESSIONS



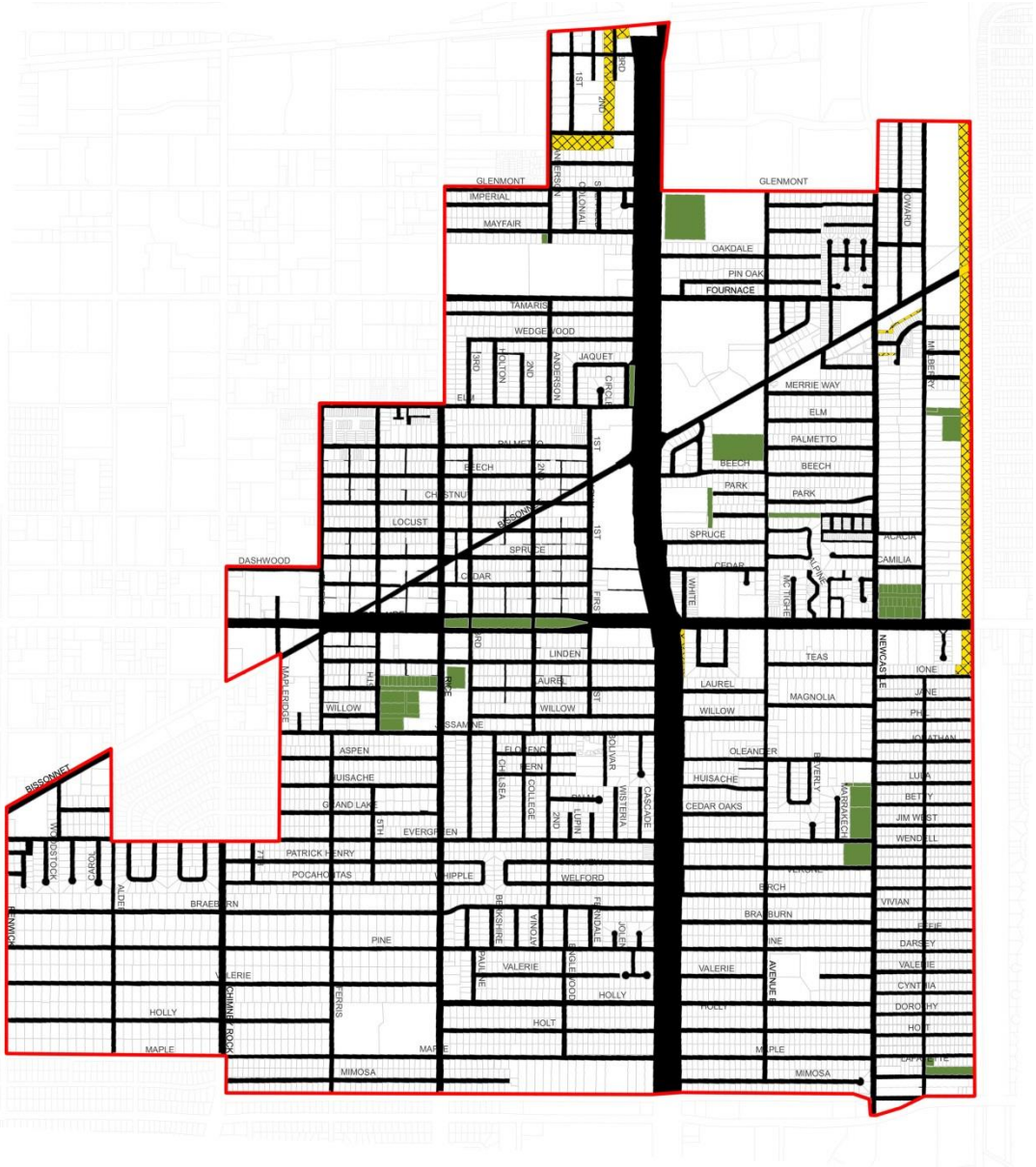
LISTENING TO THE LAND

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%

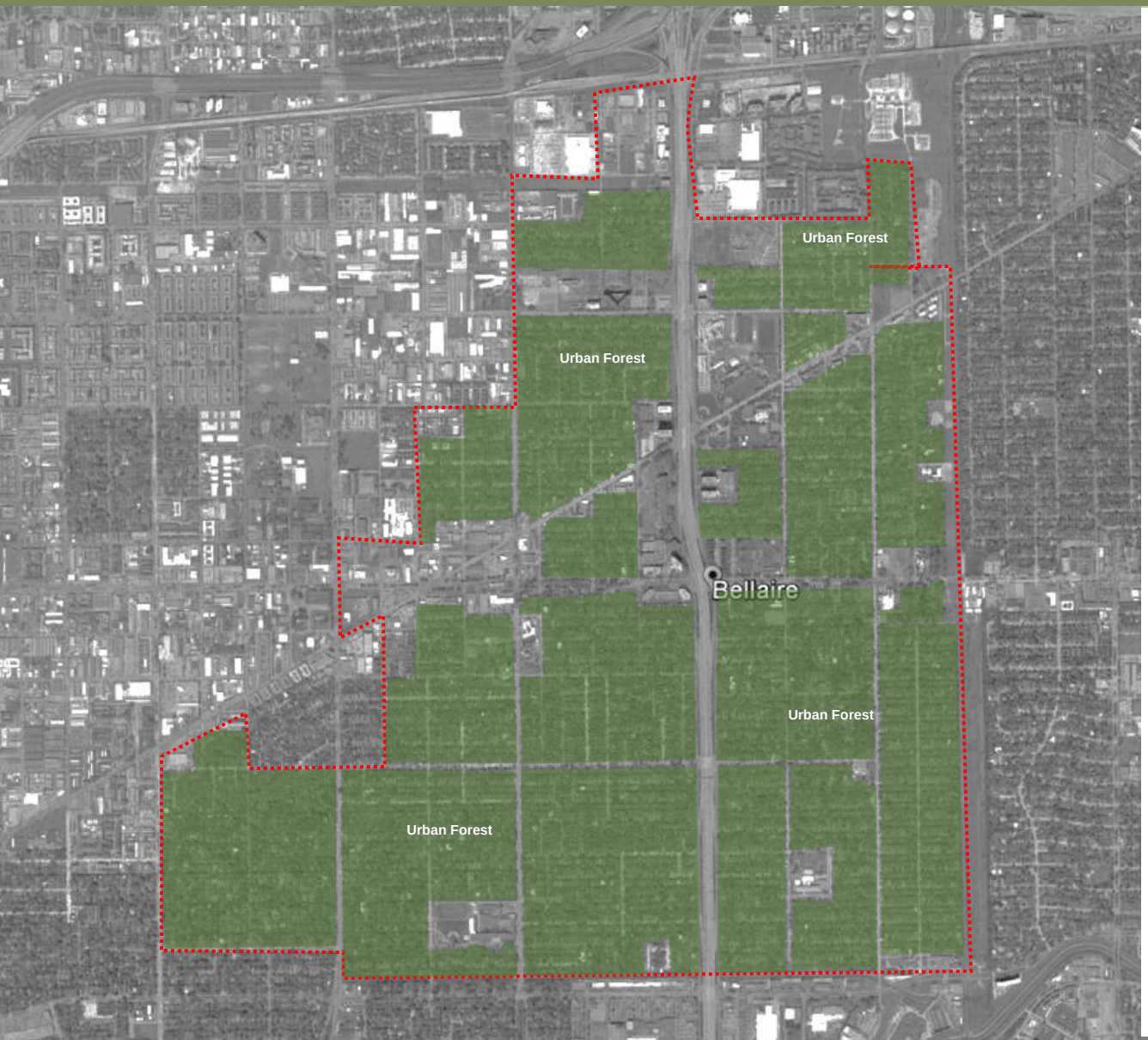
HISTORY

HISTORY | FLOODING

1955

Street flooding resulting from rain storms

NATURAL SYSTEMS | URBAN FOREST



Live Oak

Red Oak

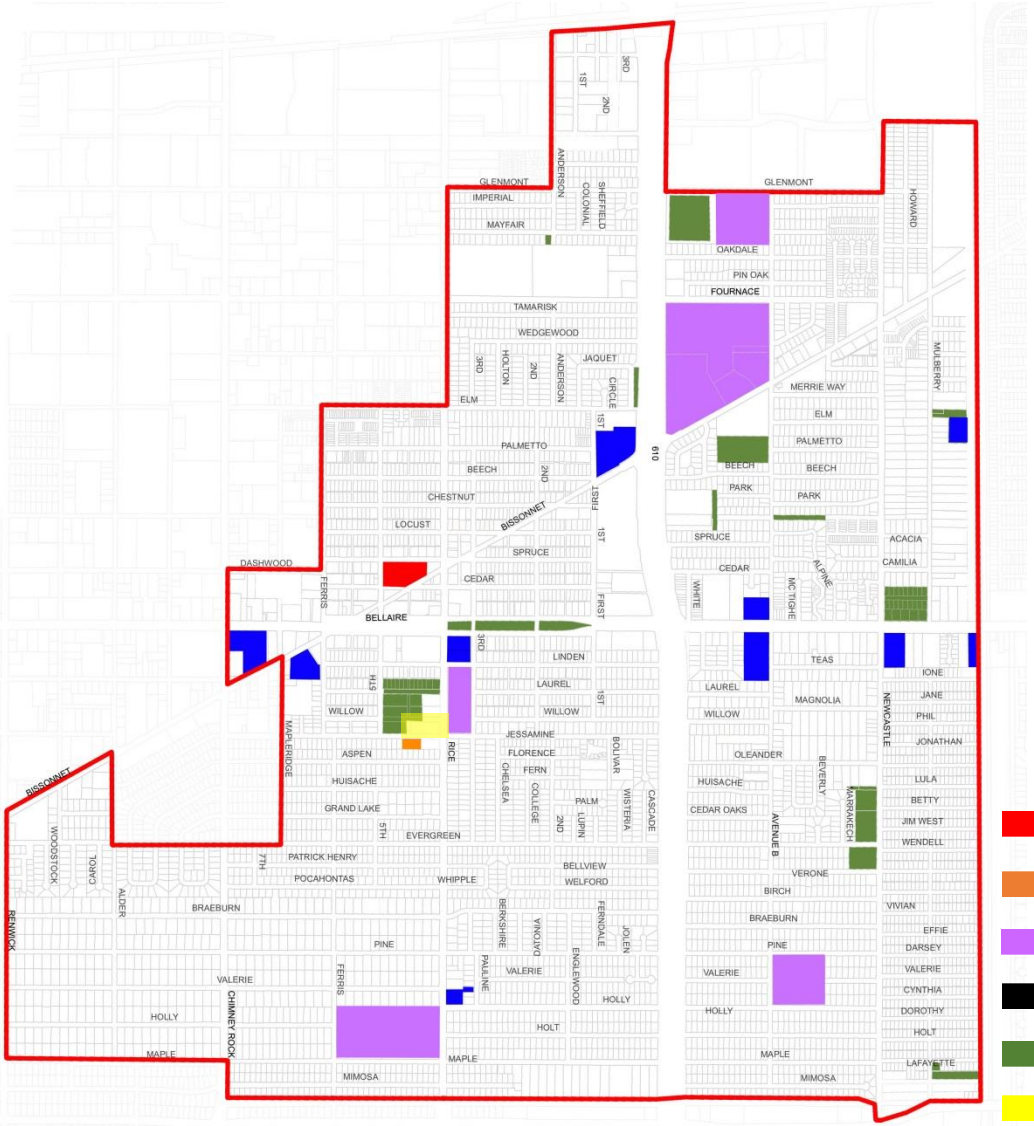
Cypress

Elm

Ash

Chinese Tallow

CULTURAL RESOURCES | SOCIAL SPACES

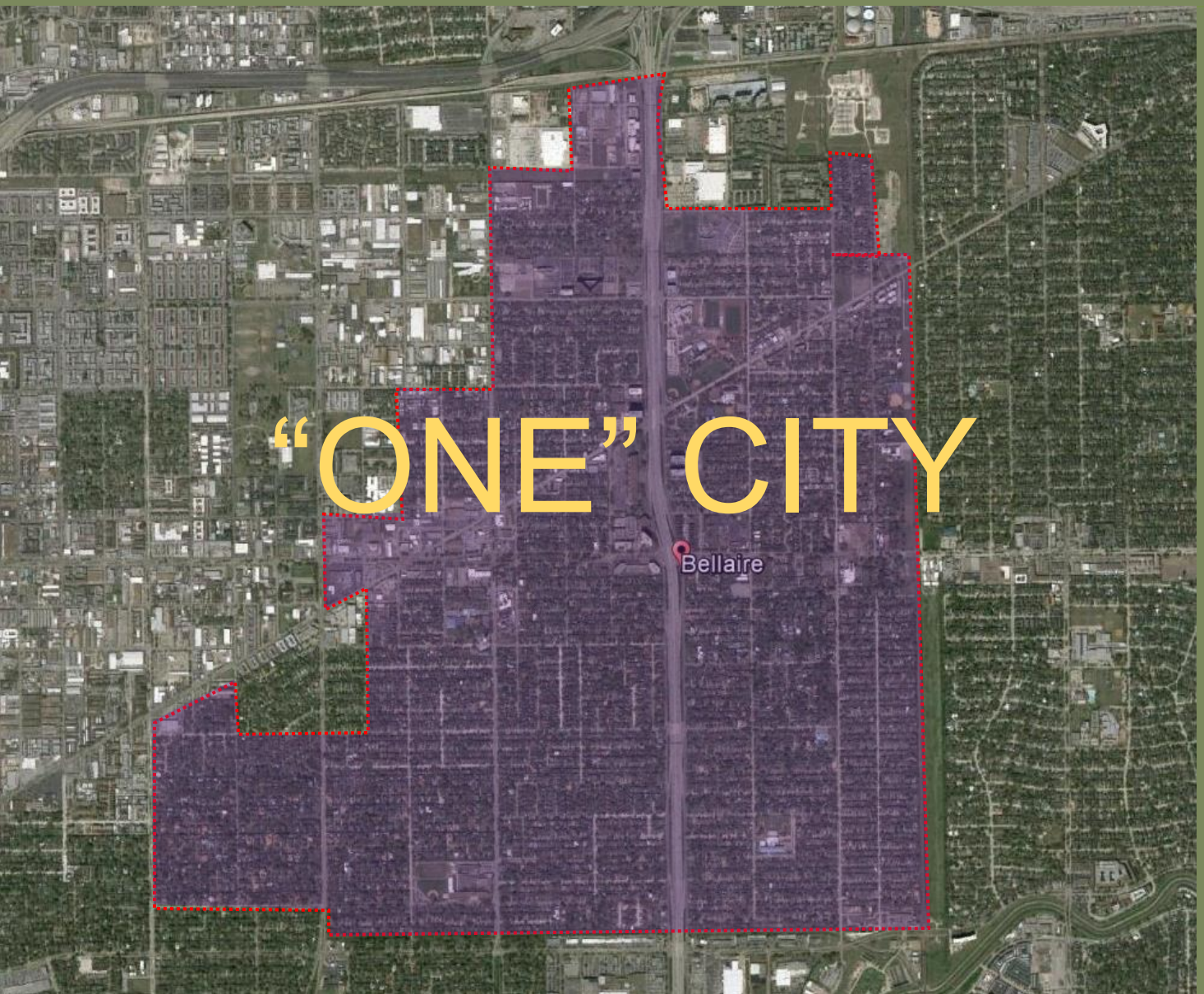


LEGEND

- 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

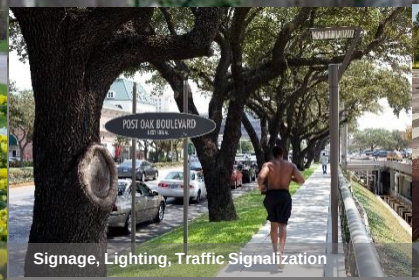
DESIGN PRINCIPLES

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

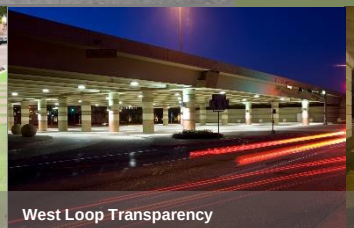
DESIGN PRINCIPLES

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

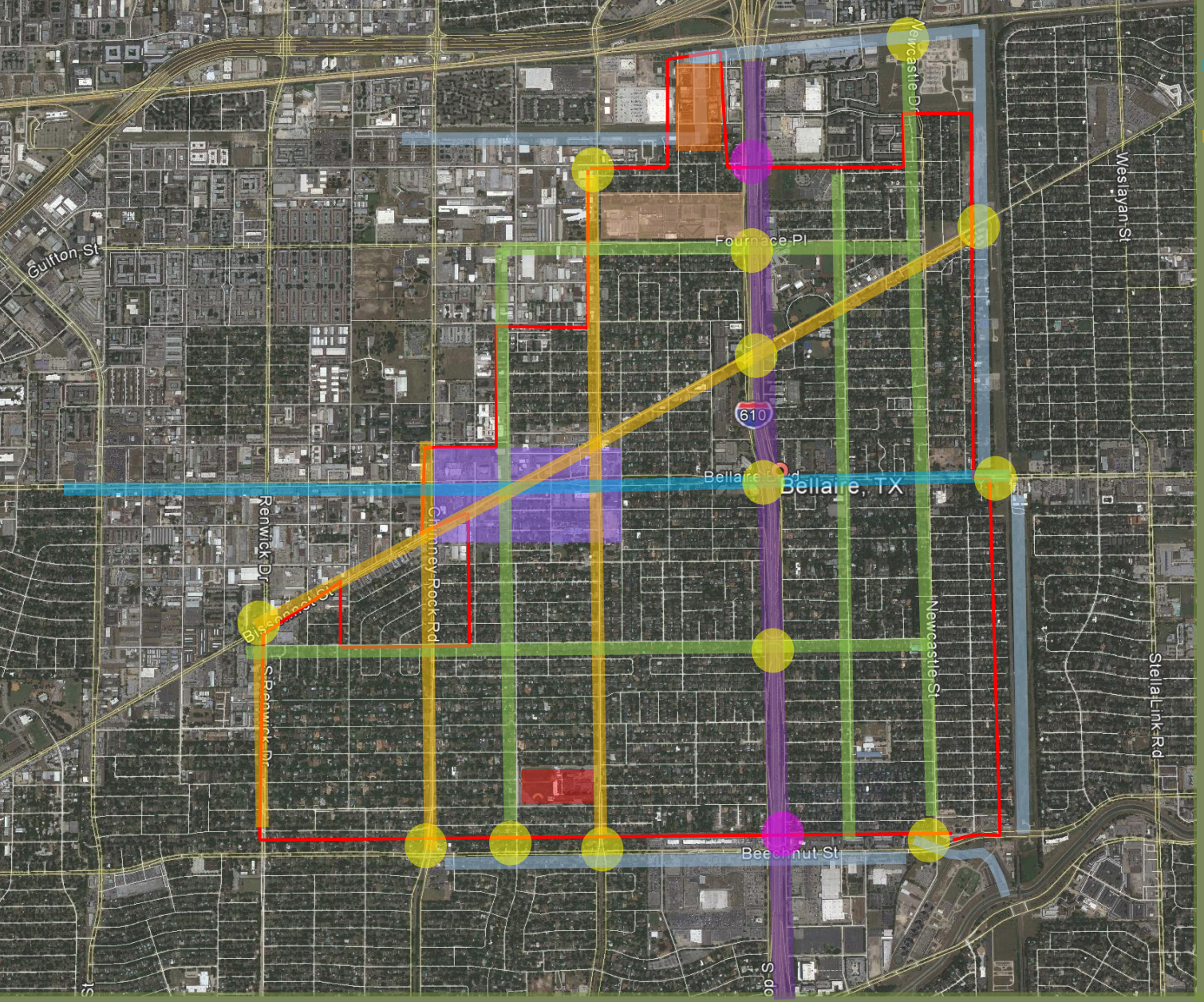
Biking

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

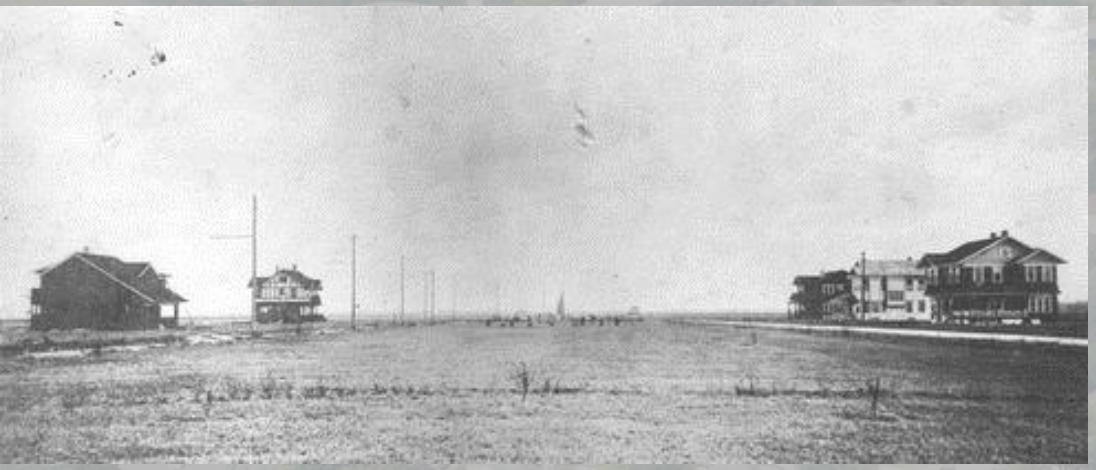
PEOPLE.....PEOPLE.....PEOPLE

CONSENSUS CONCEPTUAL IDEA

GARDEN CITY 2.0

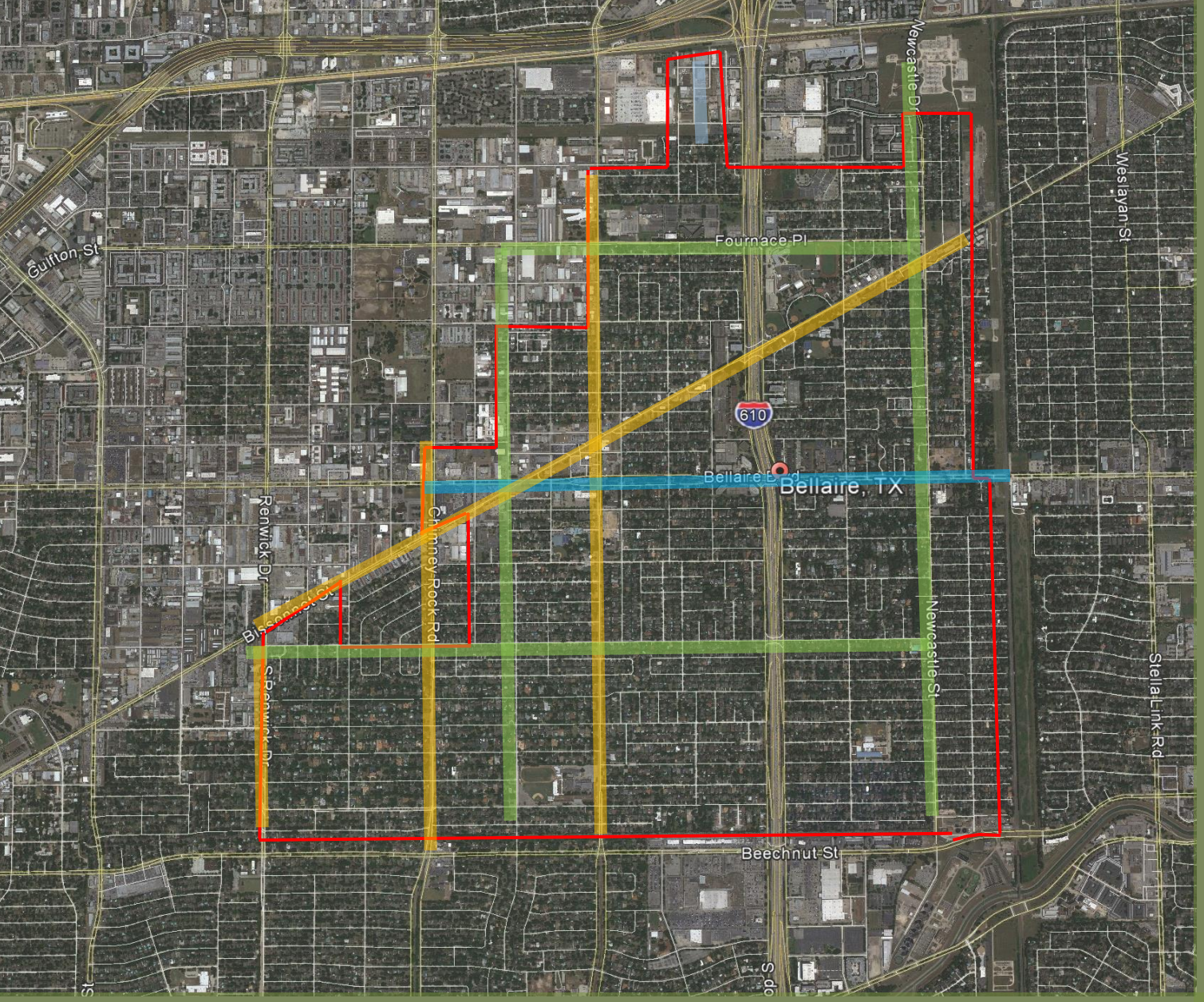
ACHEIVE THE 1908 VISION FOR BELLAIRE ADAPTED TO OUR TIMES AND FORWARD LOOKING RESULTING A SOCIAL CITY THAT WILL BECOME A GREAT CITY.

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"



Neighborhood Streets

Connectors

Major Thoroughfares

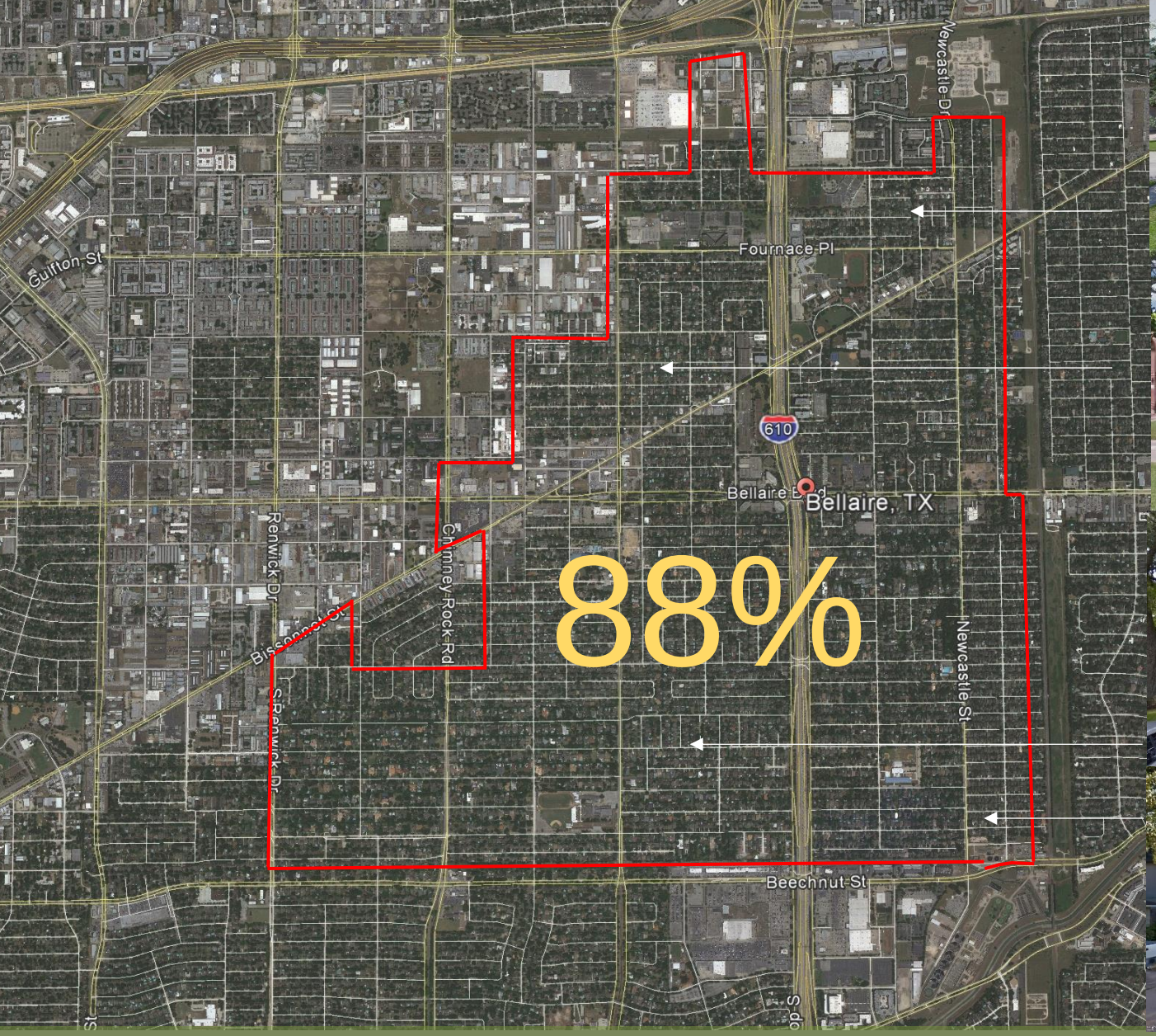
Bellaire Boulevard

Overhead Power Lines

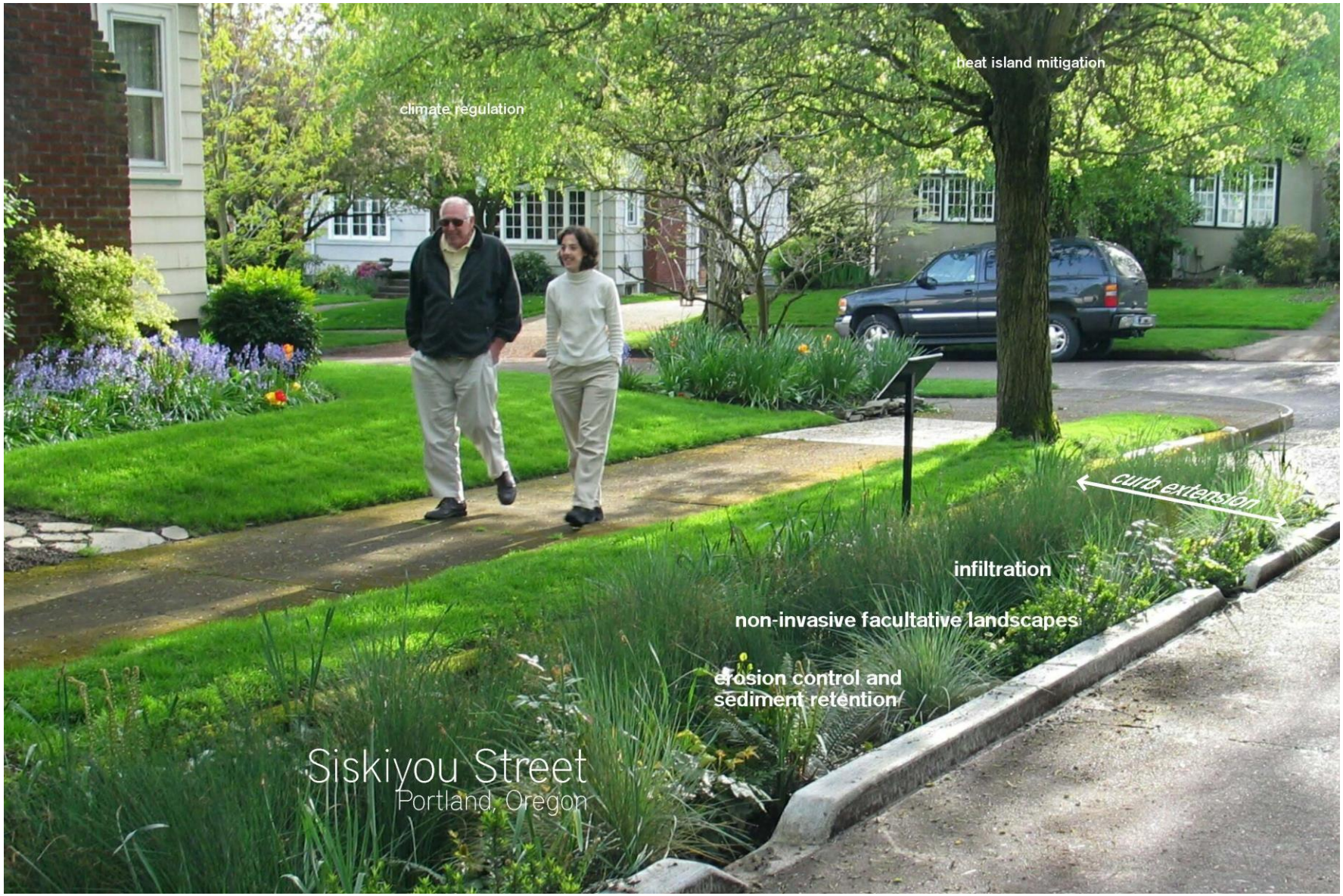
Urban Elements

URBAN DESIGN AND BEAUTIFICATION

OPPORTUNITIES



NEIGHBORHOOD STREETS



BIO-RETENTION PRECEDENT

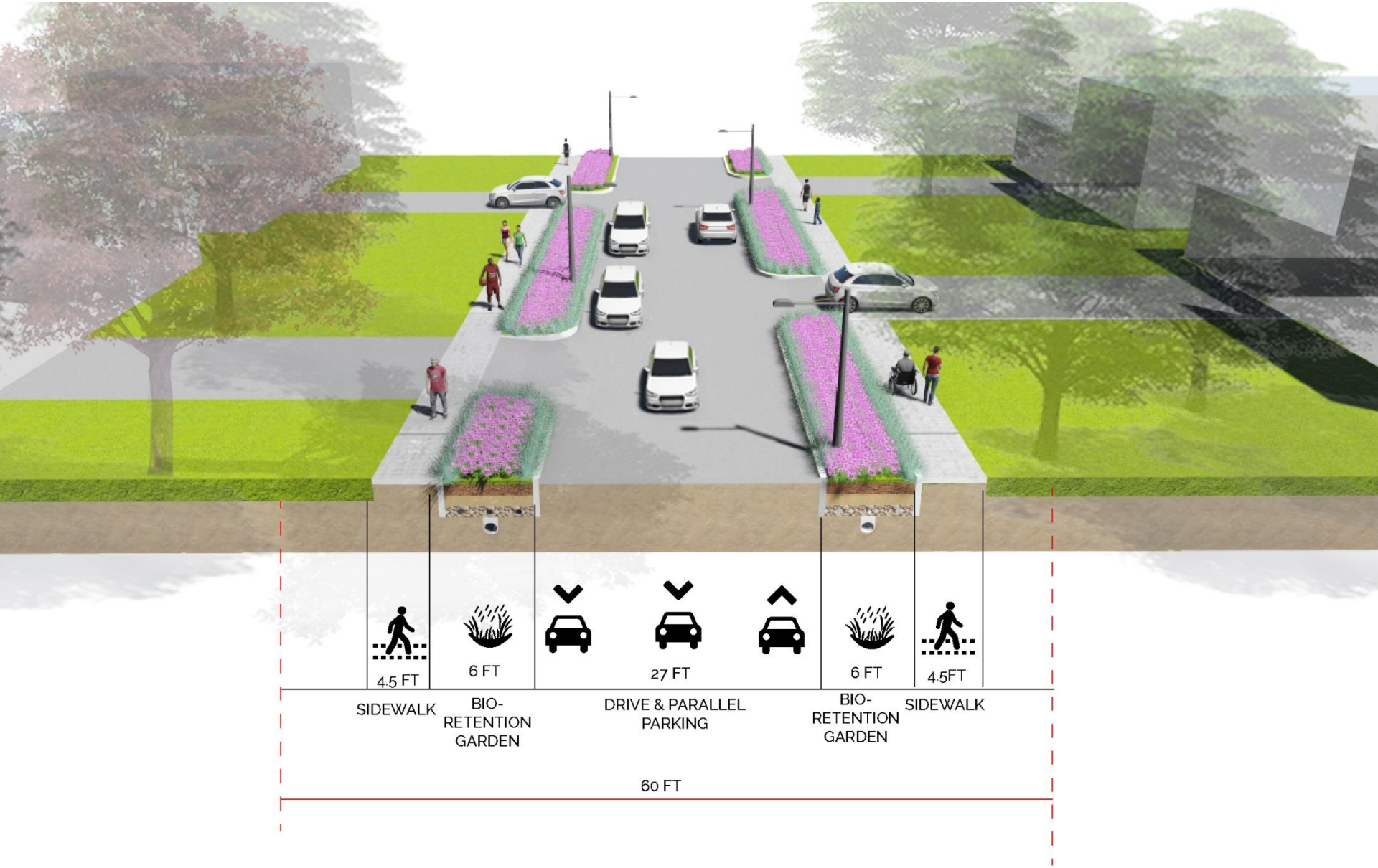
NEIGHBORHOOD STREETS

PLAN - TYPICAL BLOCK

NEIGHBORHOOD STREETS

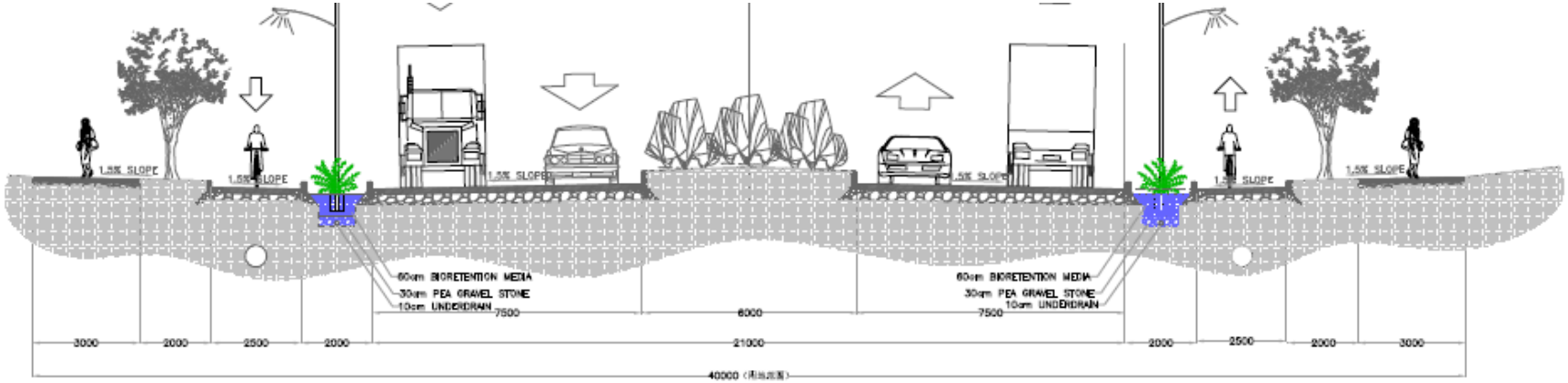
PLAN - TYPICAL BLOCK

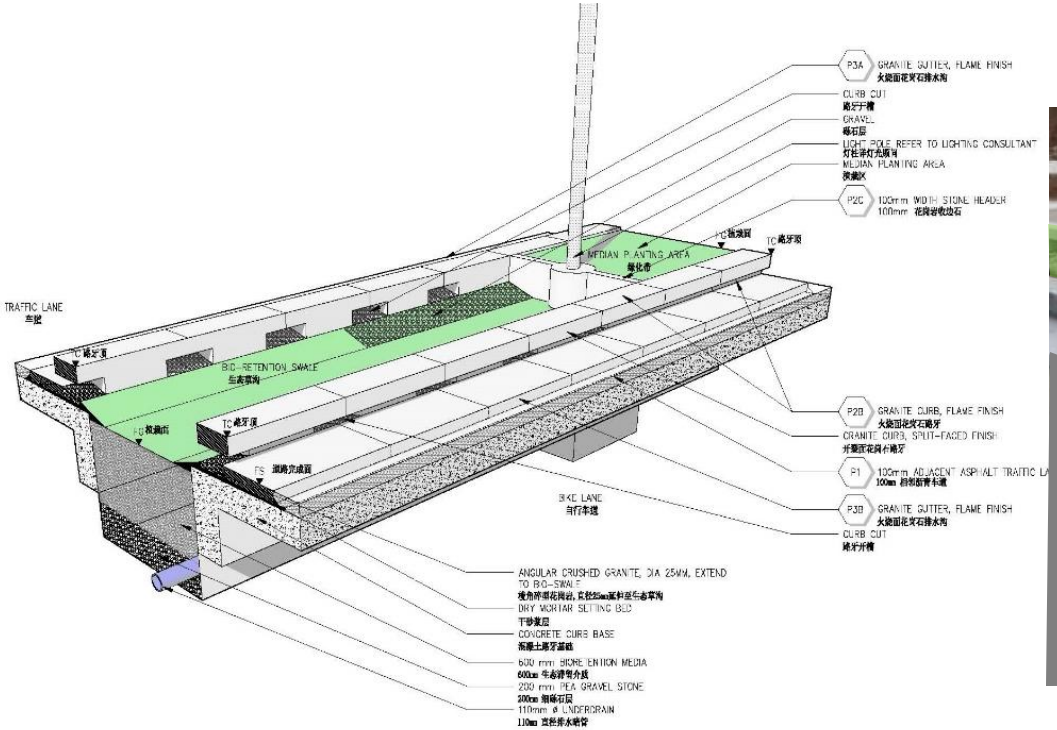
NEIGHBORHOOD STREETS



TYPICAL EXISTING SECTION

NEIGHBORHOOD STREETS

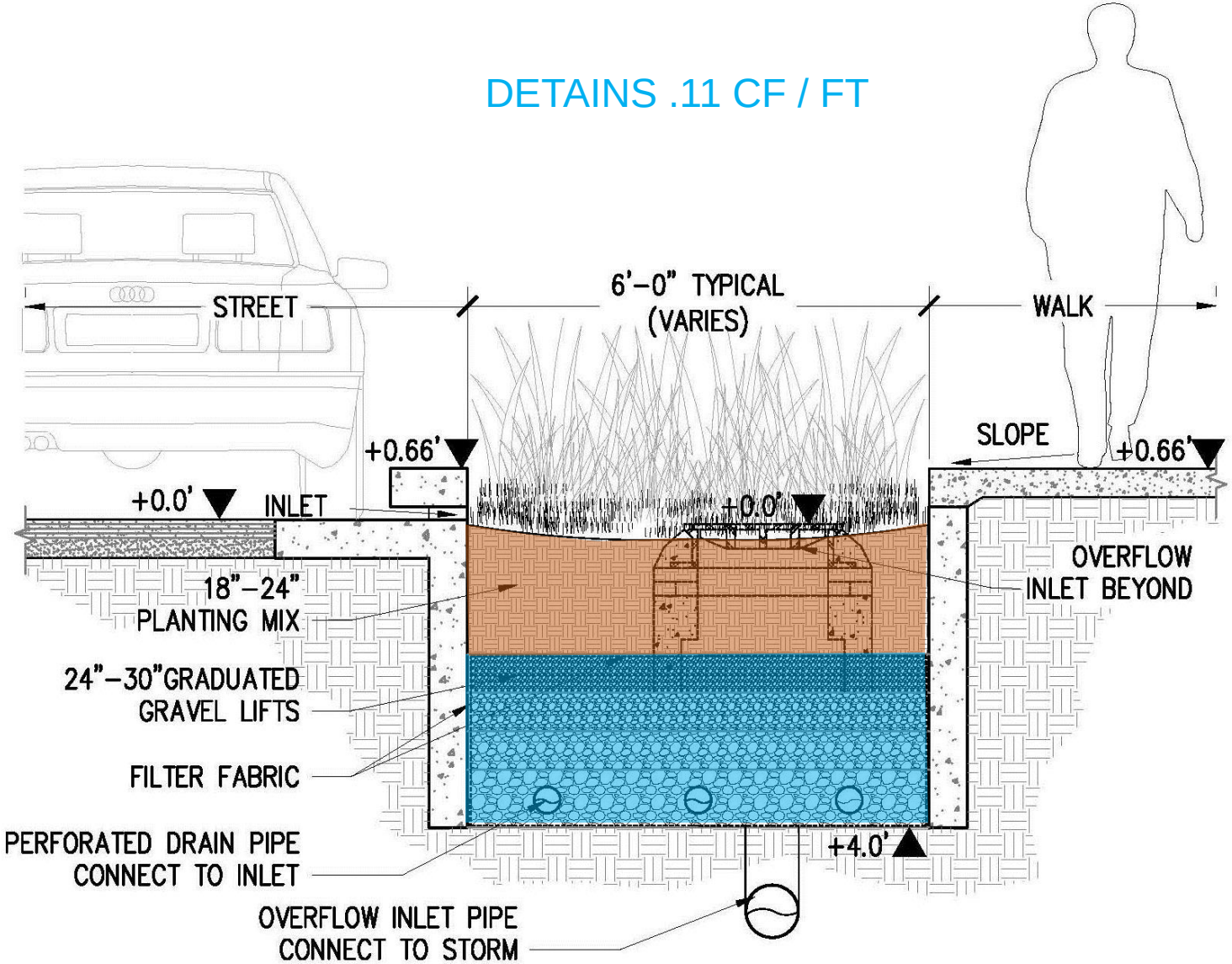




GREEN INFRASTRUCTURE – BIO-RETENTION

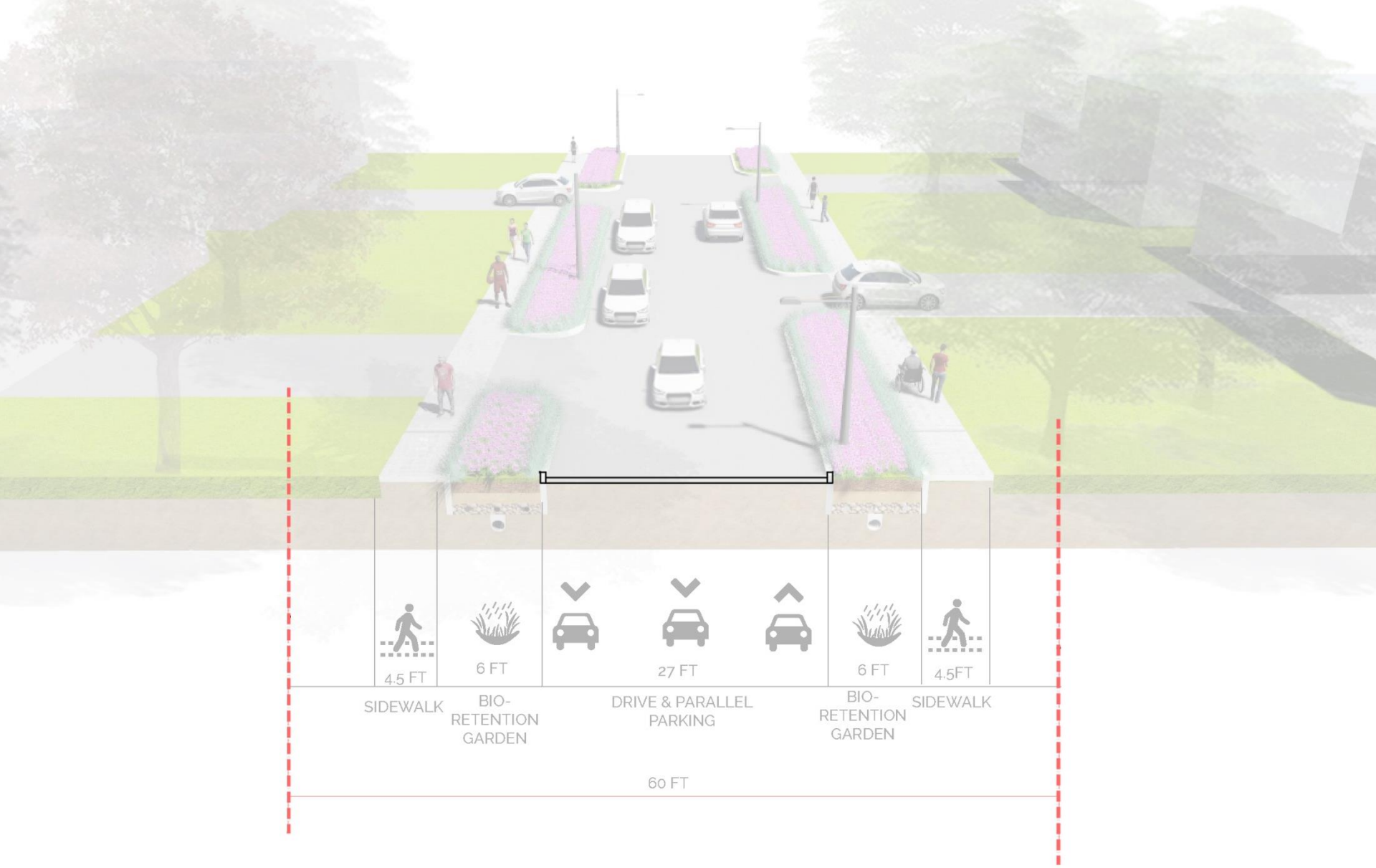
SUSTAINABILITY

DETAINS .11 CF / FT



BIO-RETENTION DETAILS

SUSTAINABILITY



TYPICAL EXISTING SECTION

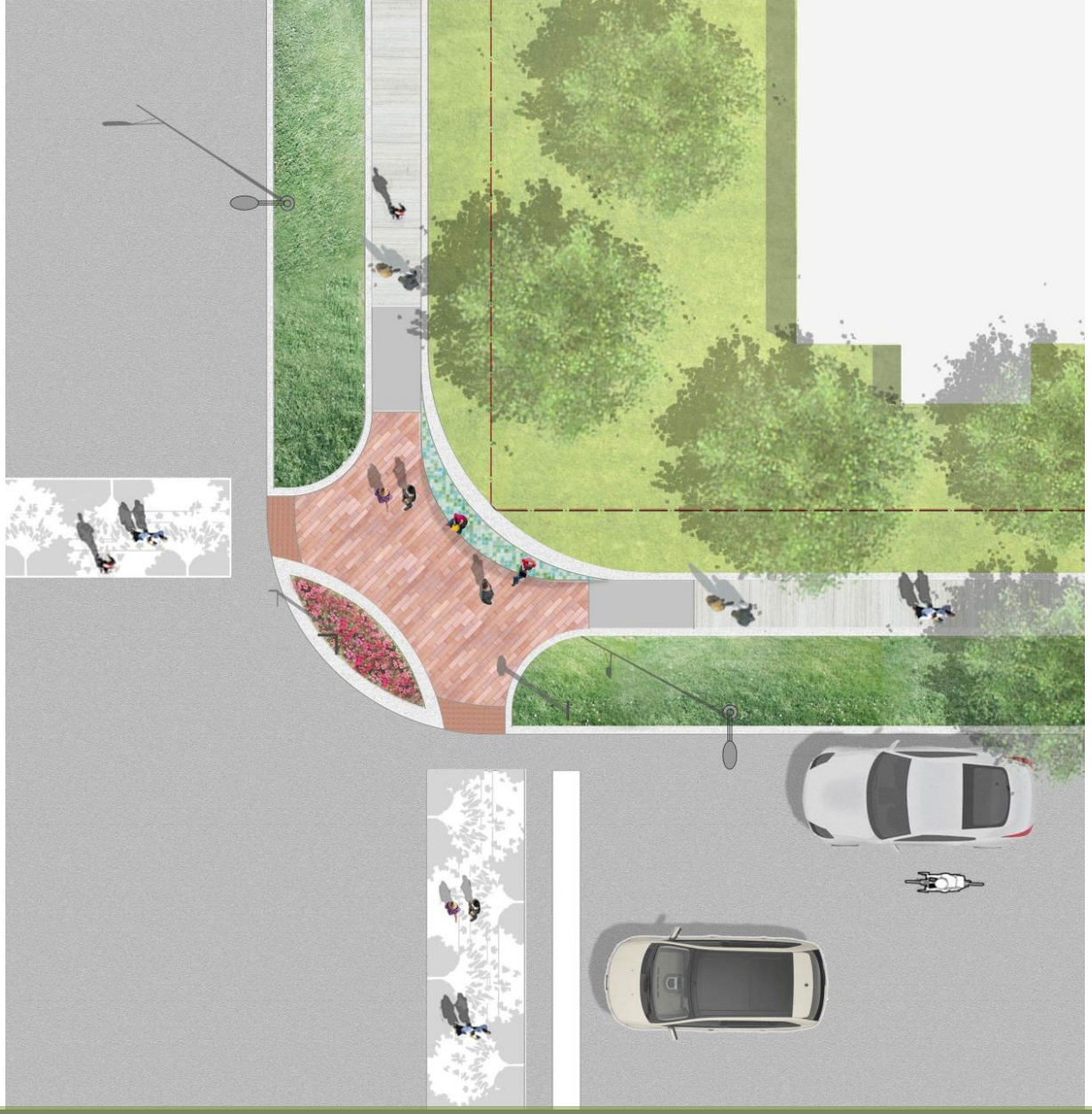
NEIGHBORHOOD STREETS

TYPICAL STREET

NEIGHBORHOOD STREETS

TYPICAL STREET

NEIGHBORHOOD STREETS



INTERSECTION ENLARGEMENT

NEIGHBORHOOD STREETS

INTERSECTION

NEIGHBORHOOD STREETS

INTERSECTION

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INTERSECTION

NEIGHBORHOOD STREETS

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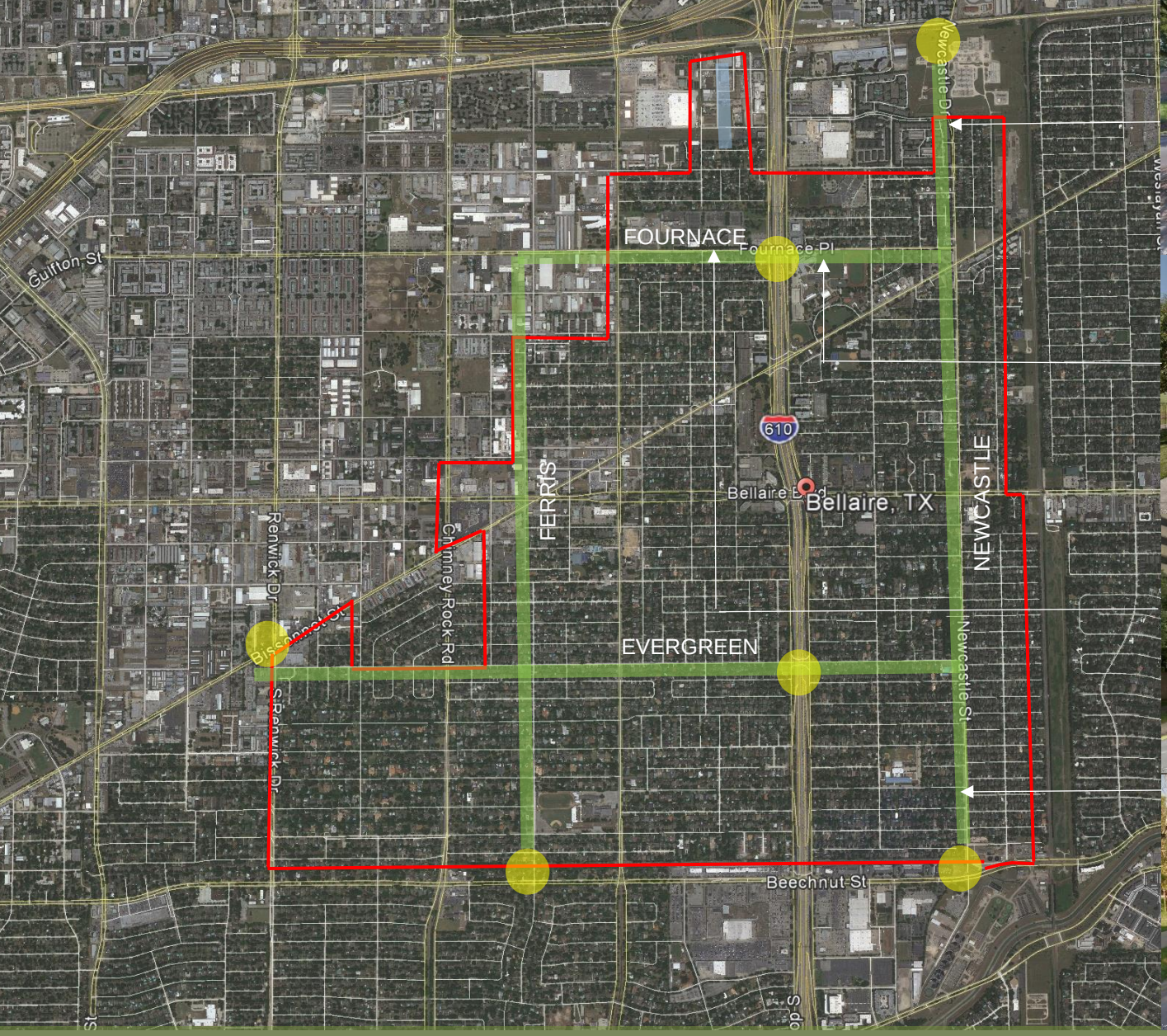
INTERSECTION

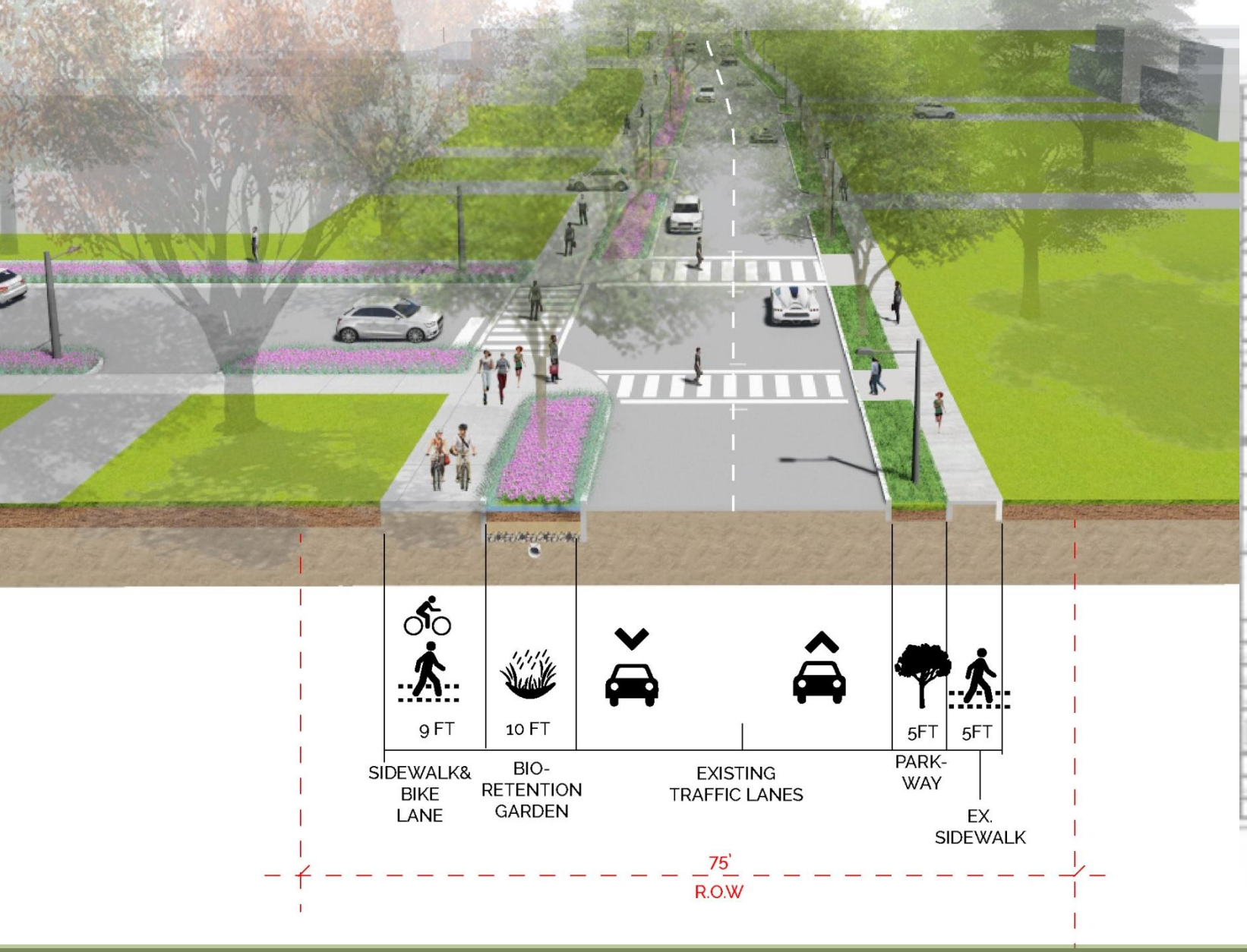
NEIGHBORHOOD STREETS

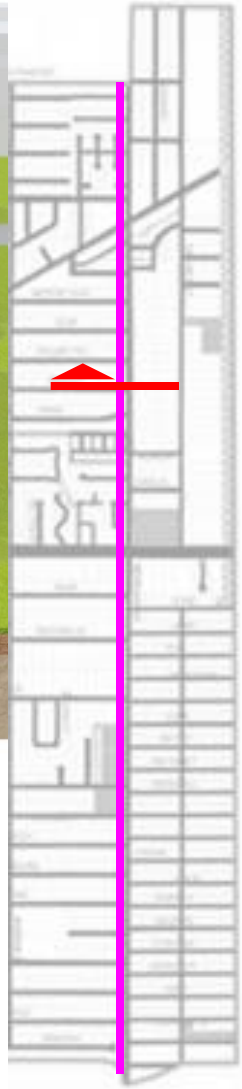


CONNECTOR STREETS

NEWCASTLE PLAN

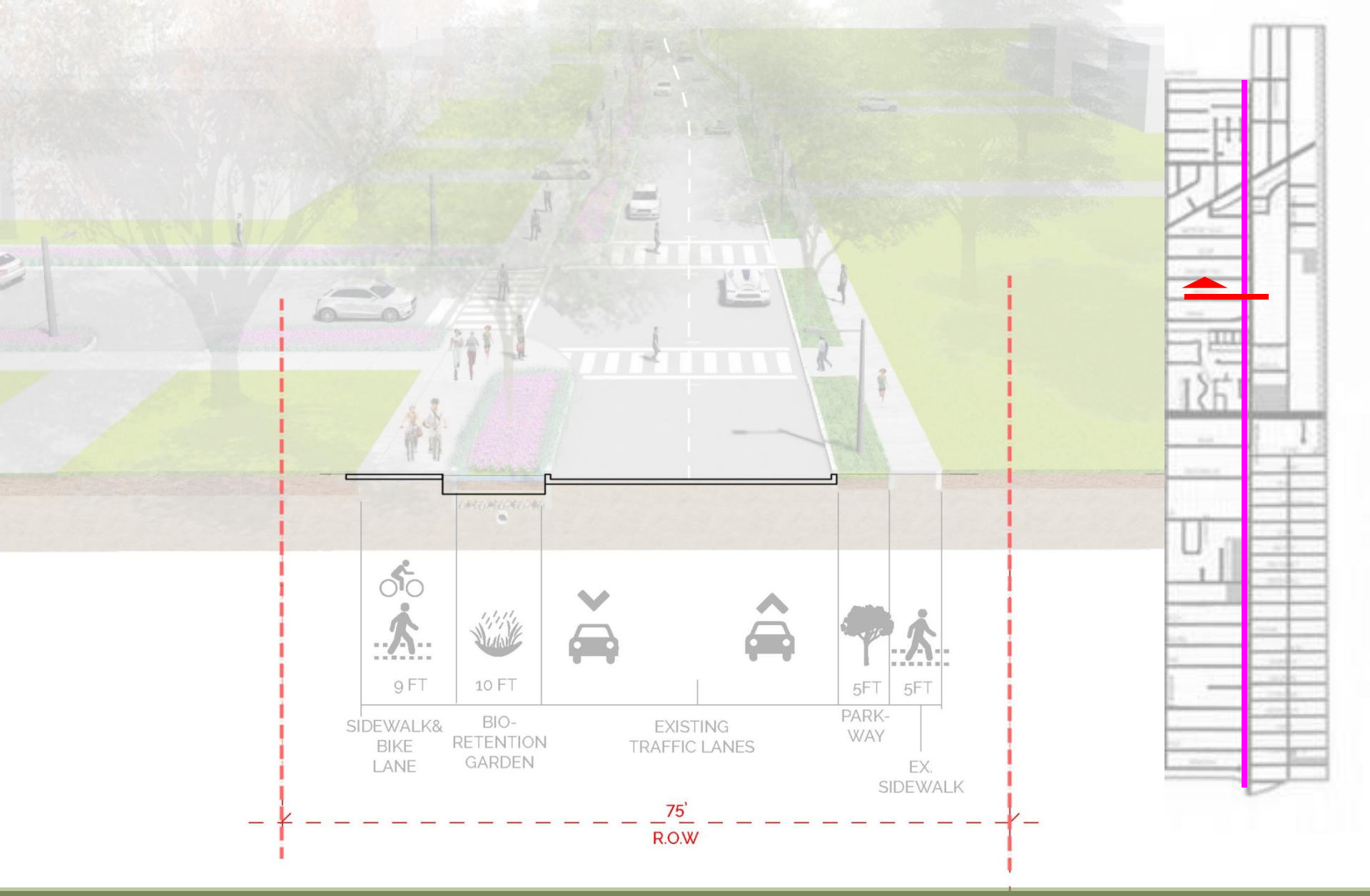
CONNECTOR STREETS





PROPOSED NEWCASTLE SECTION

CONNECTOR STREETS

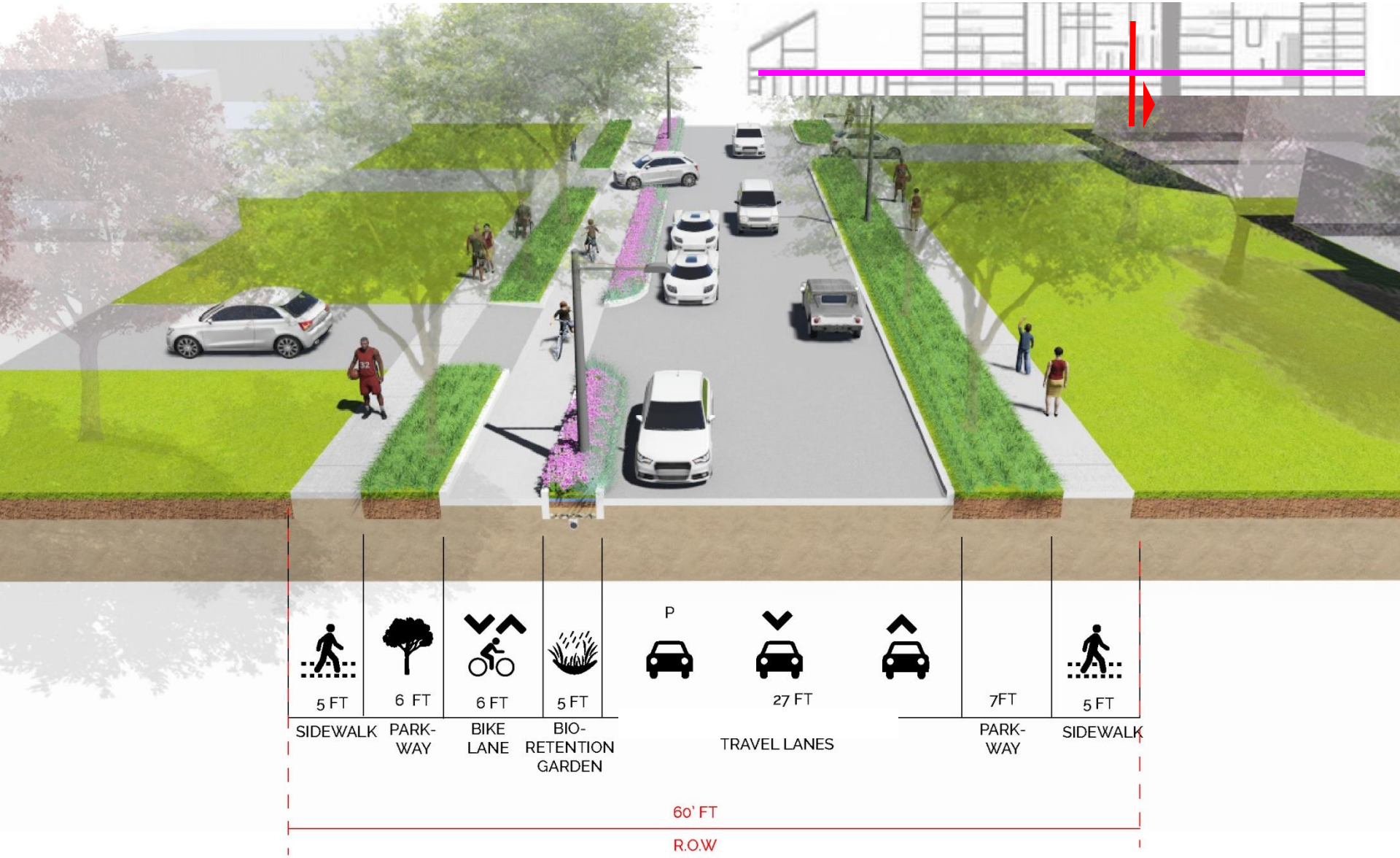


EXISTING NEWCASTLE SECTION

CONNECTOR STREETS

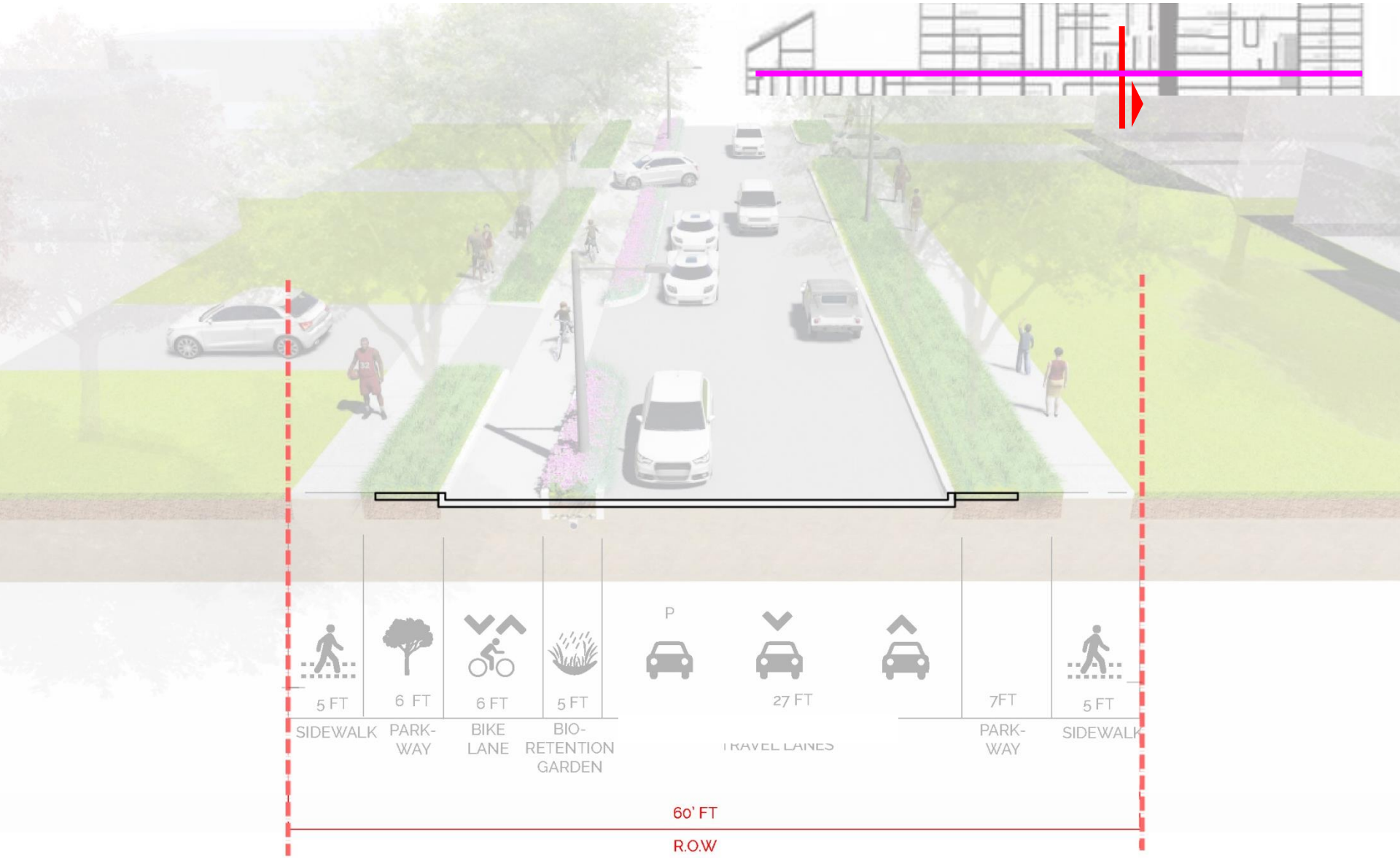
NEWCASTLE PLAN

CONNECTOR STREETS



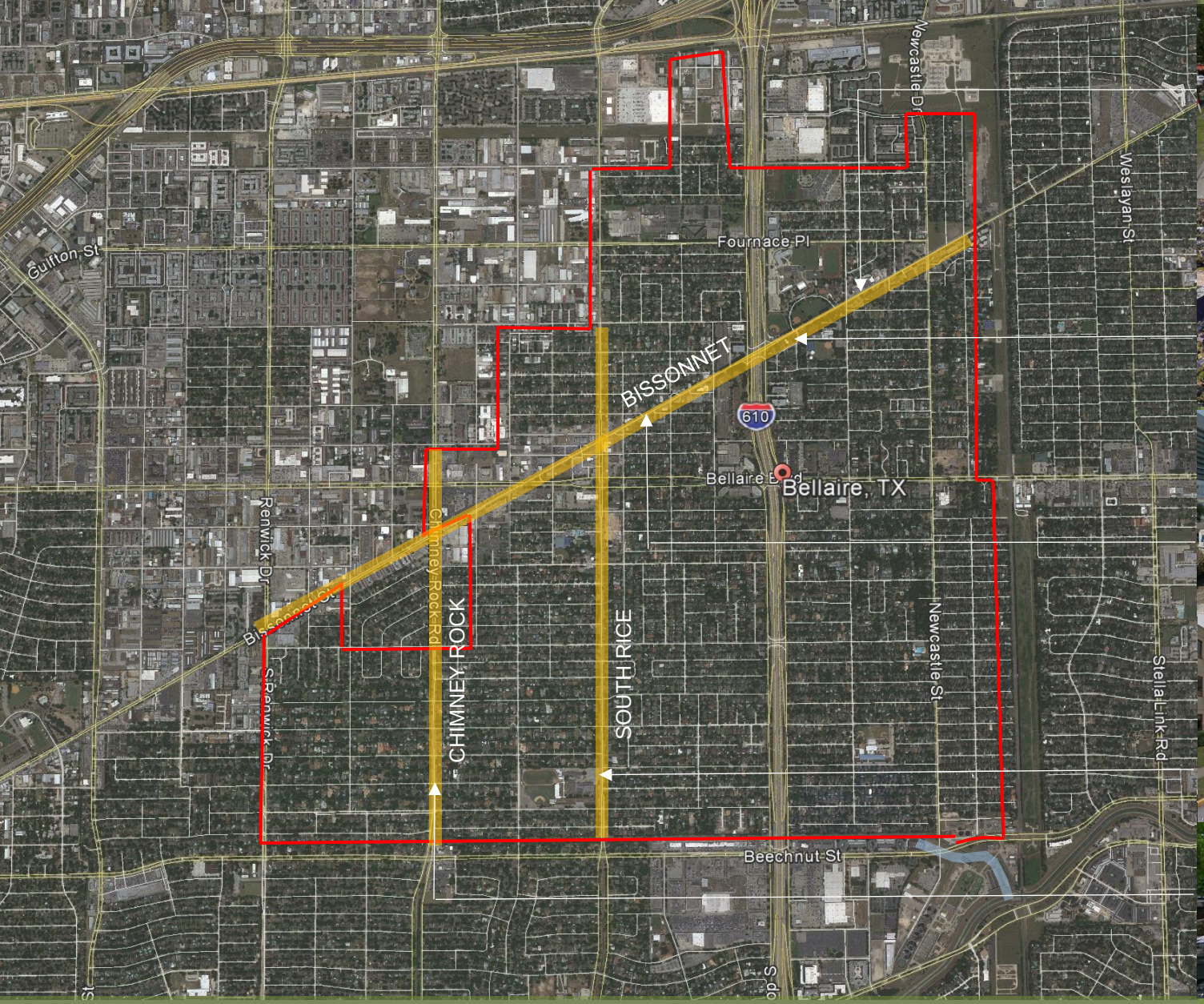
PROPOSED EVERGREEN SECTION

CONNECTOR STREETS

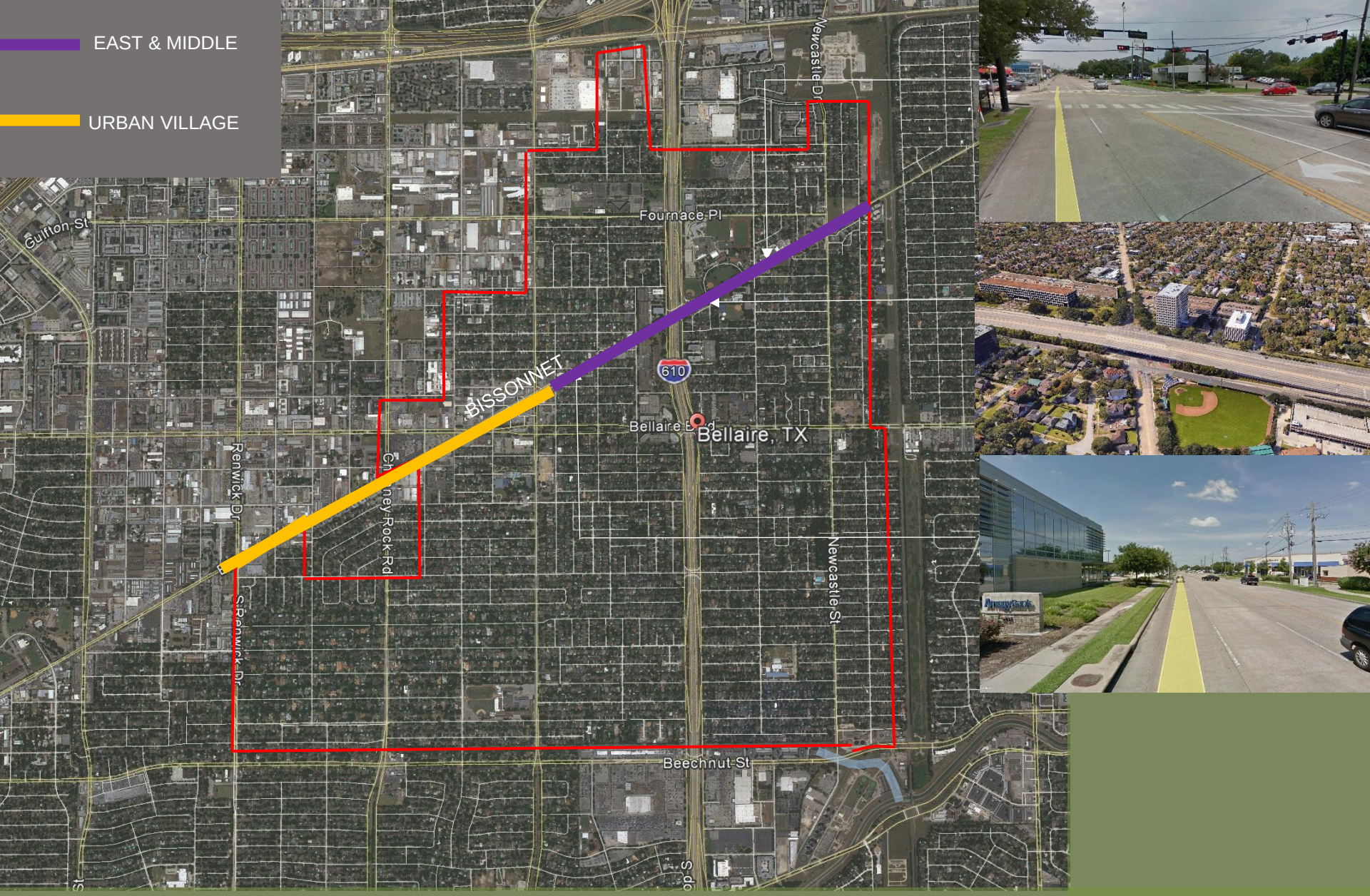


EXISTING EVERGREEN SECTION

CONNECTOR STREETS

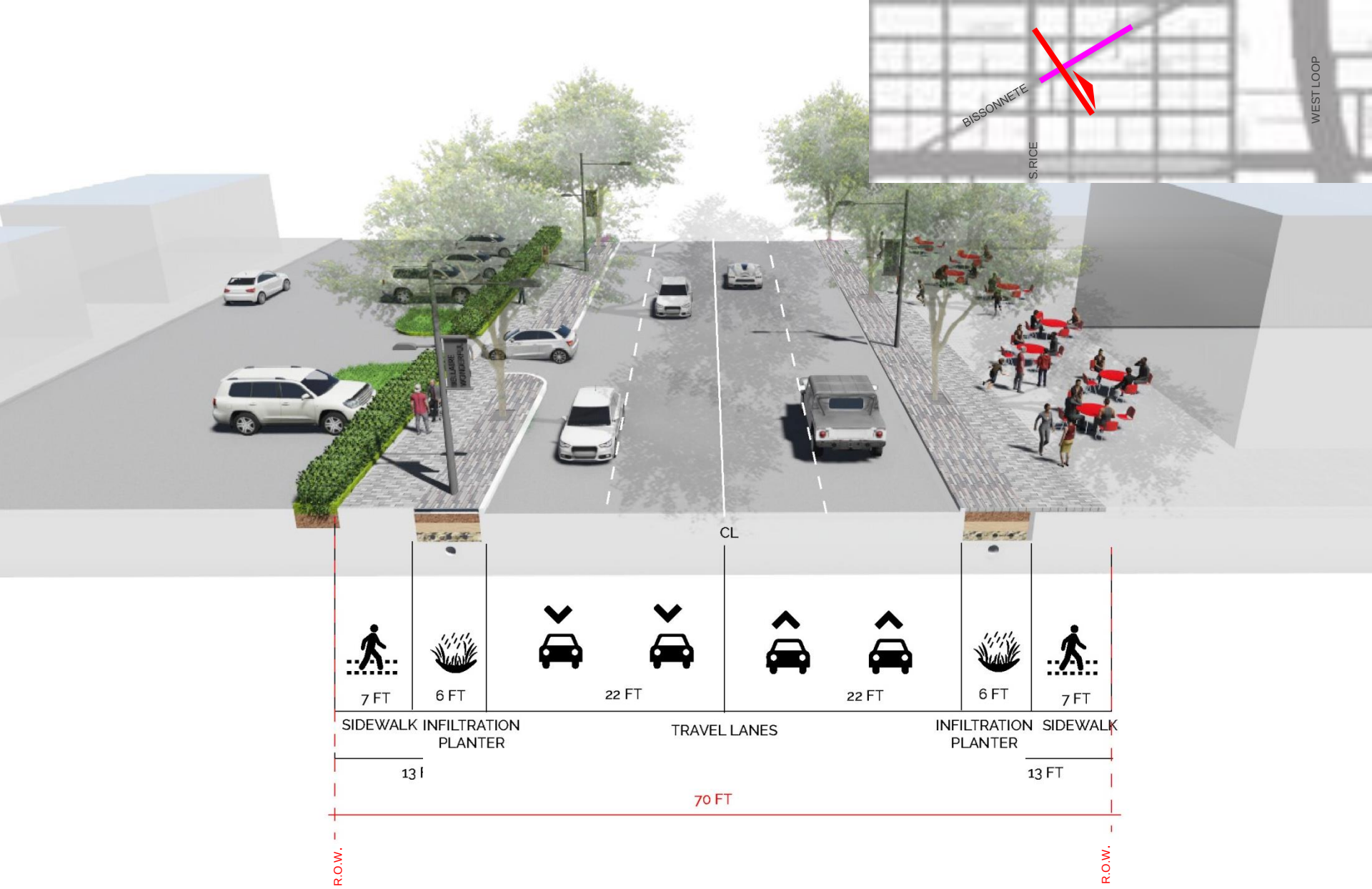


MAJOR THOROUGHFARES



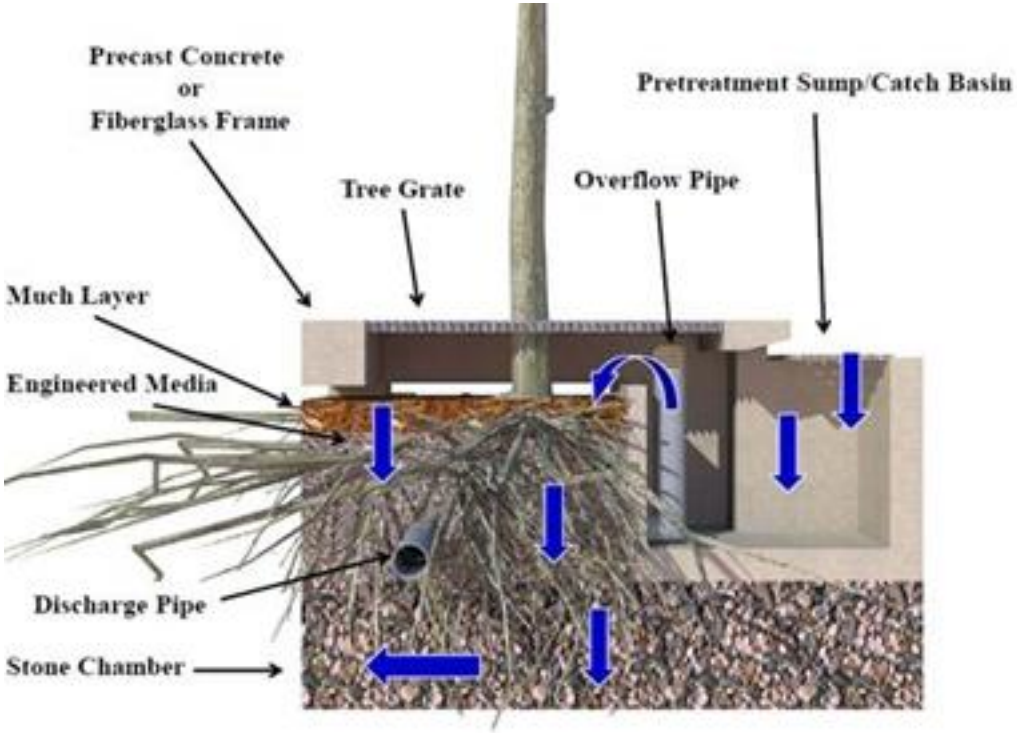
CHARACTER ZONES

BISSONNET



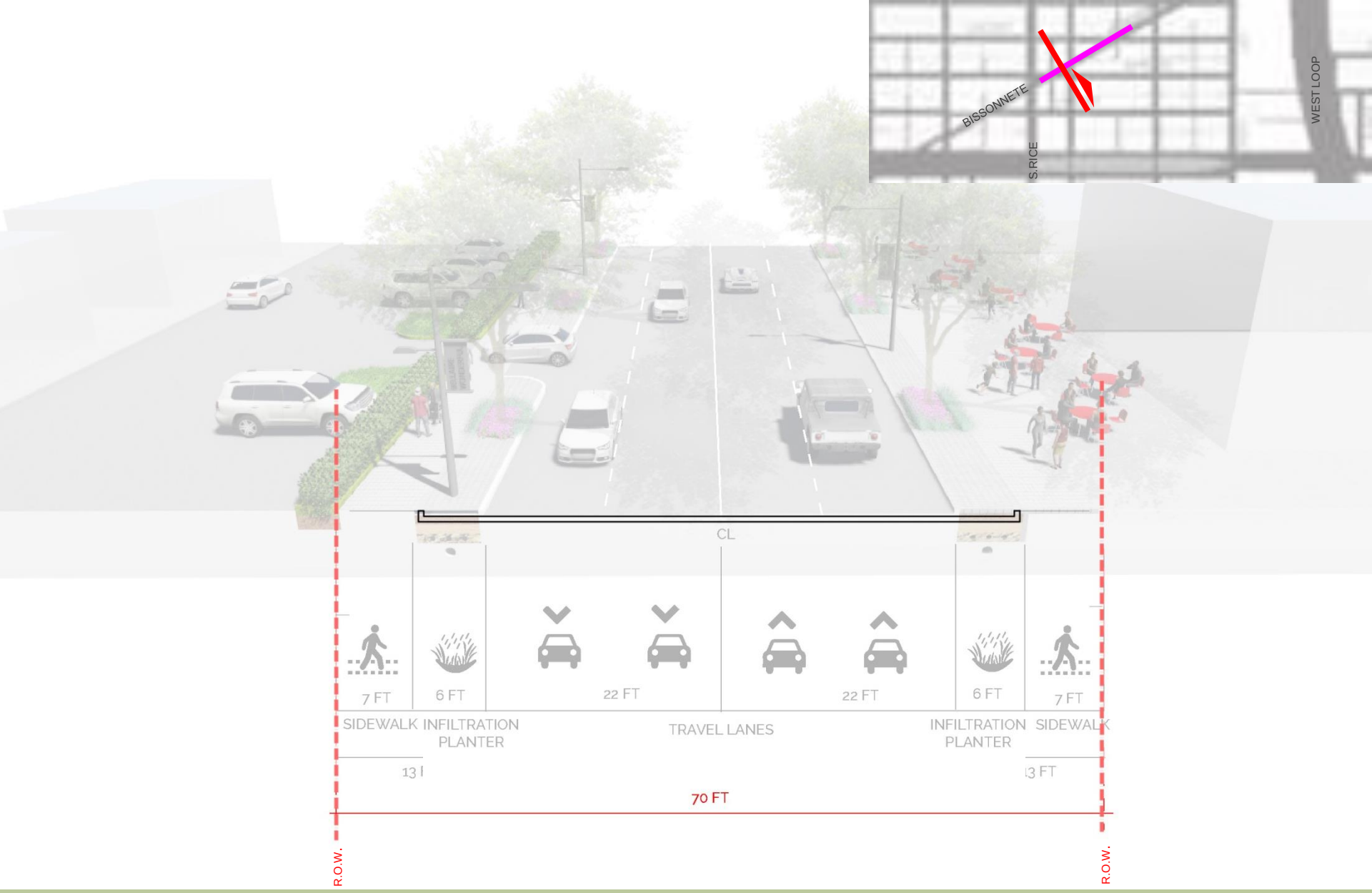
PROPOSED SECTION

BISSONNET



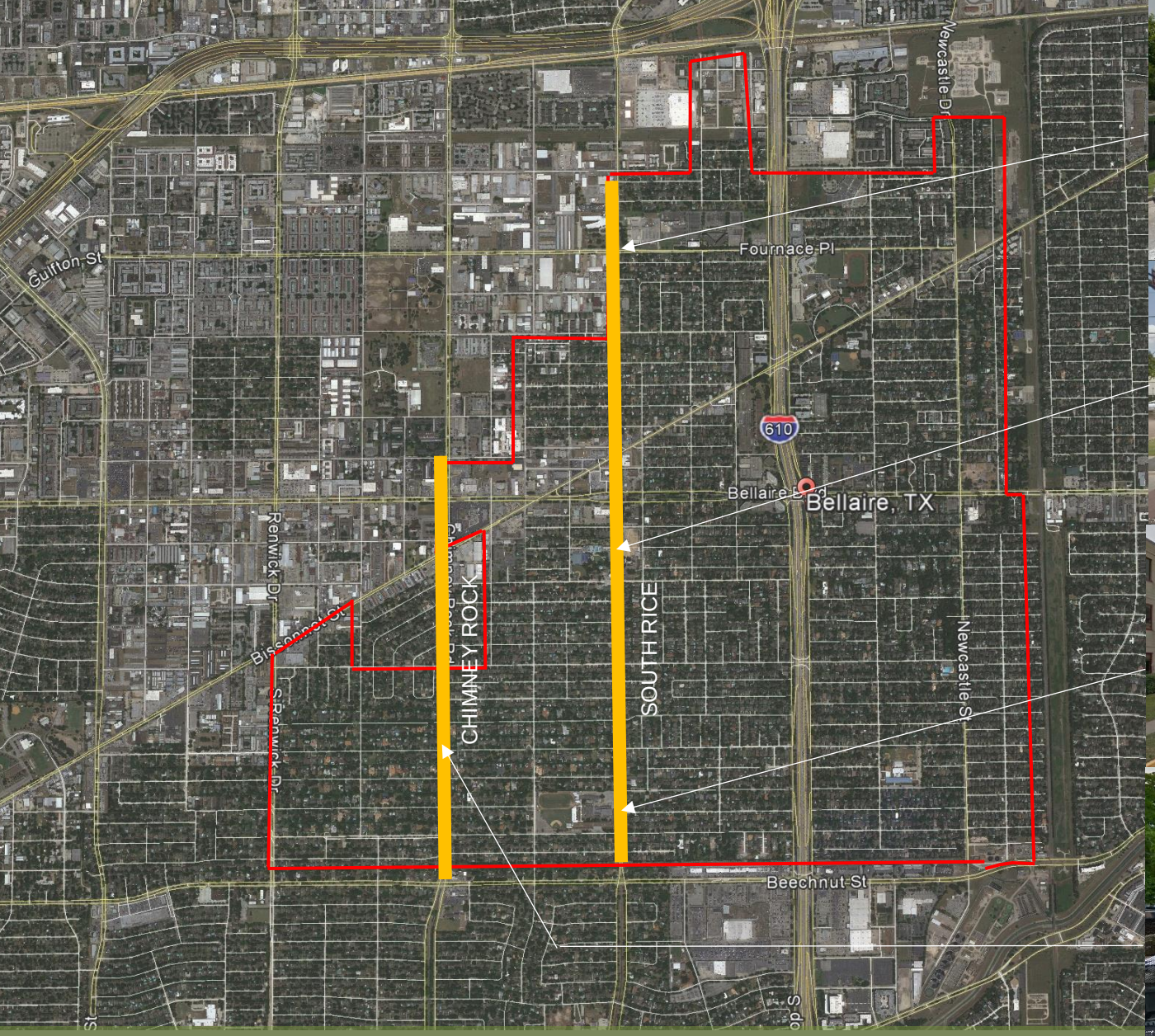
URBAN BIO-RETENTION

SUSTAINABILITY

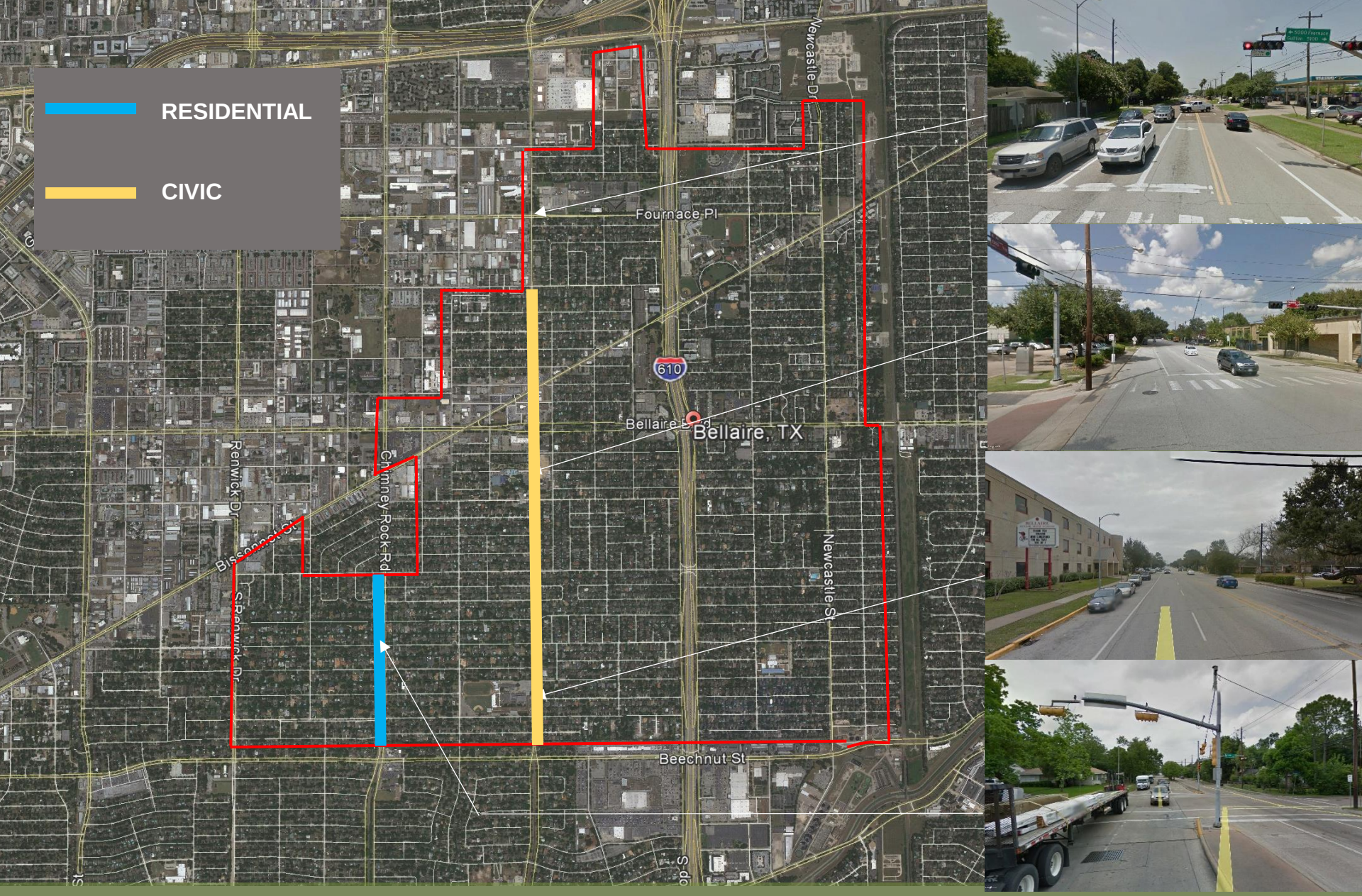


EXISTING CONDITION SECTION

BISSONNET

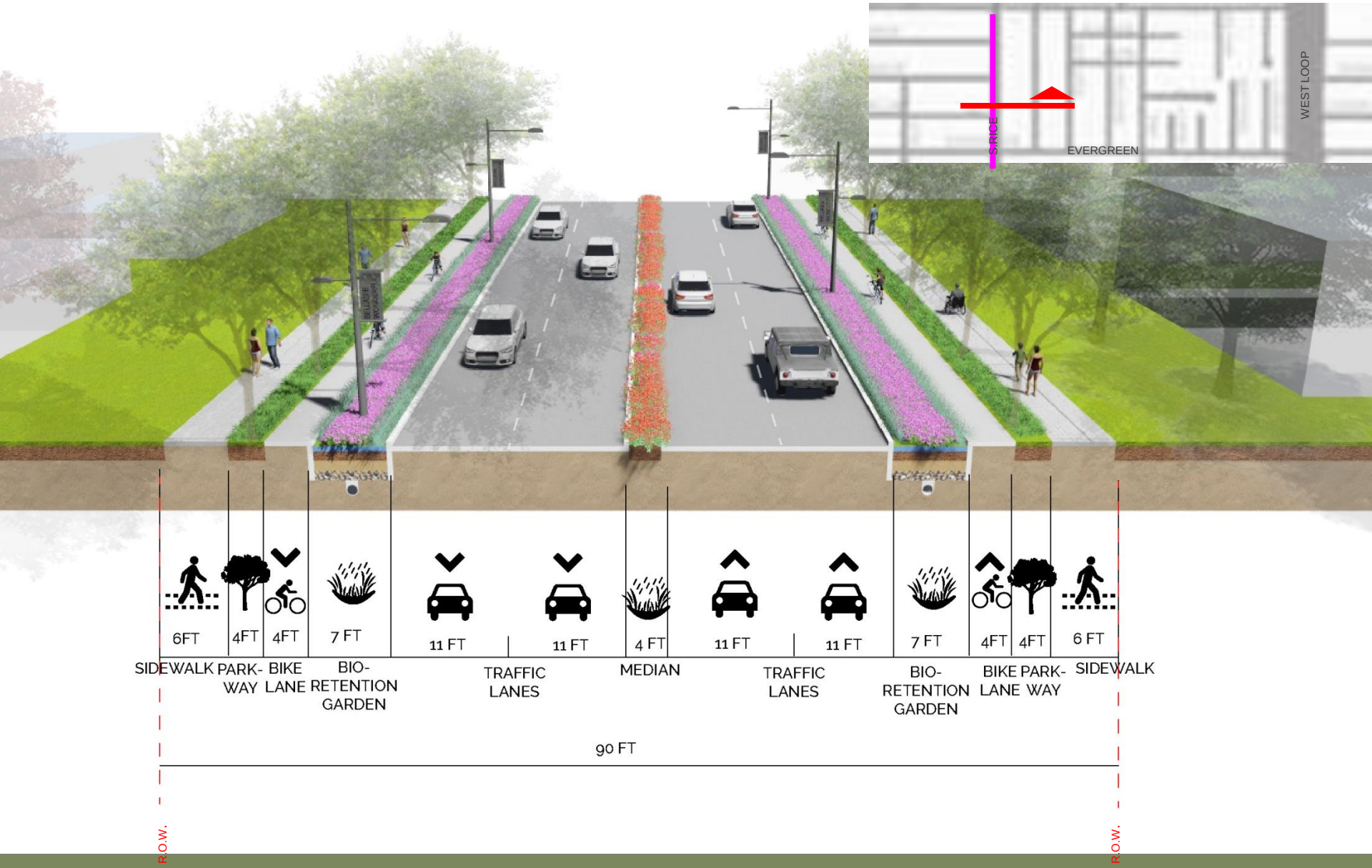


MAJOR THOROUGHFARES



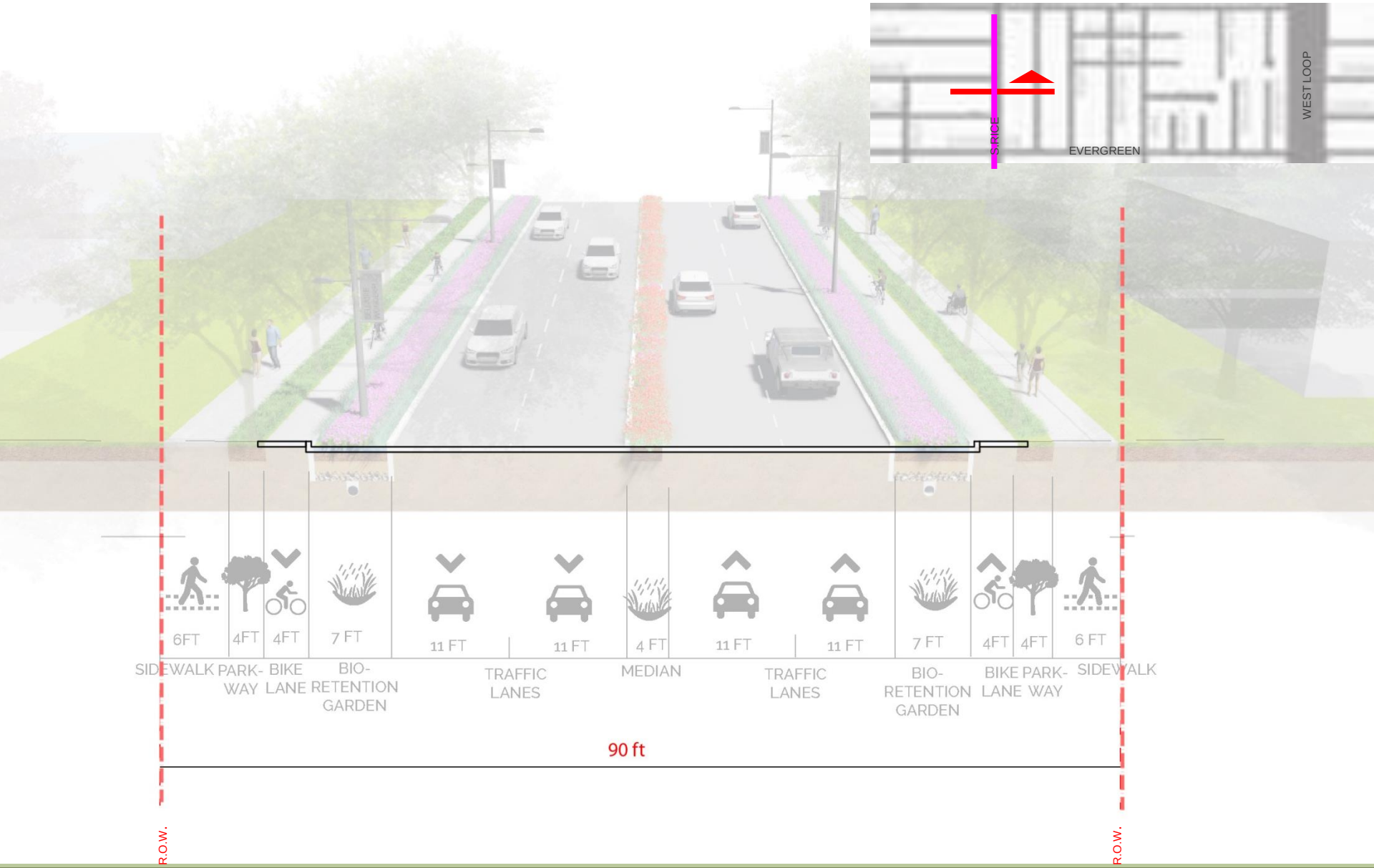
CHARACTER ZONES

SOUTH RICE BLVD. & CHIMNEY ROCK



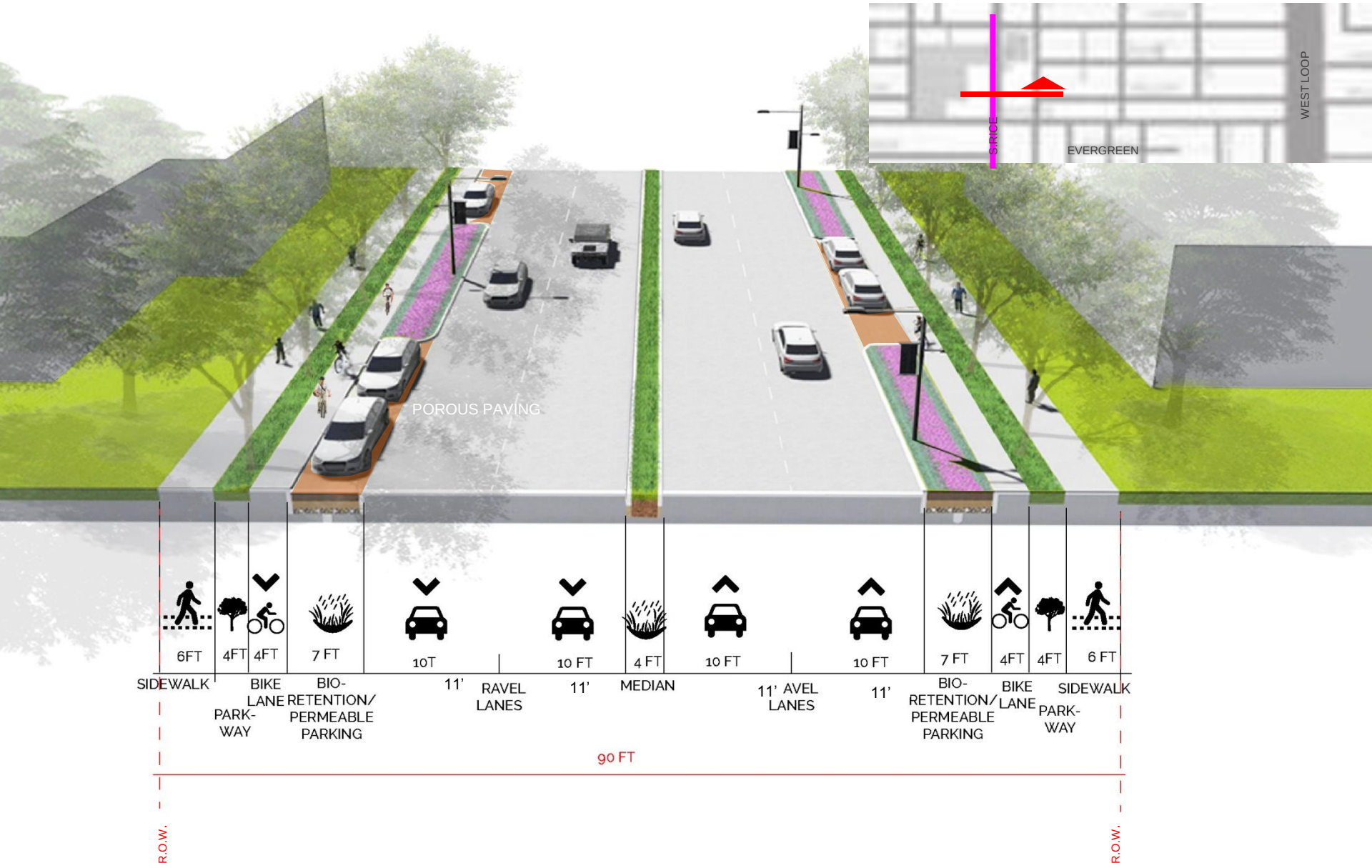
PROPOSED SECTION

SOUTH RICE BOULEVARD



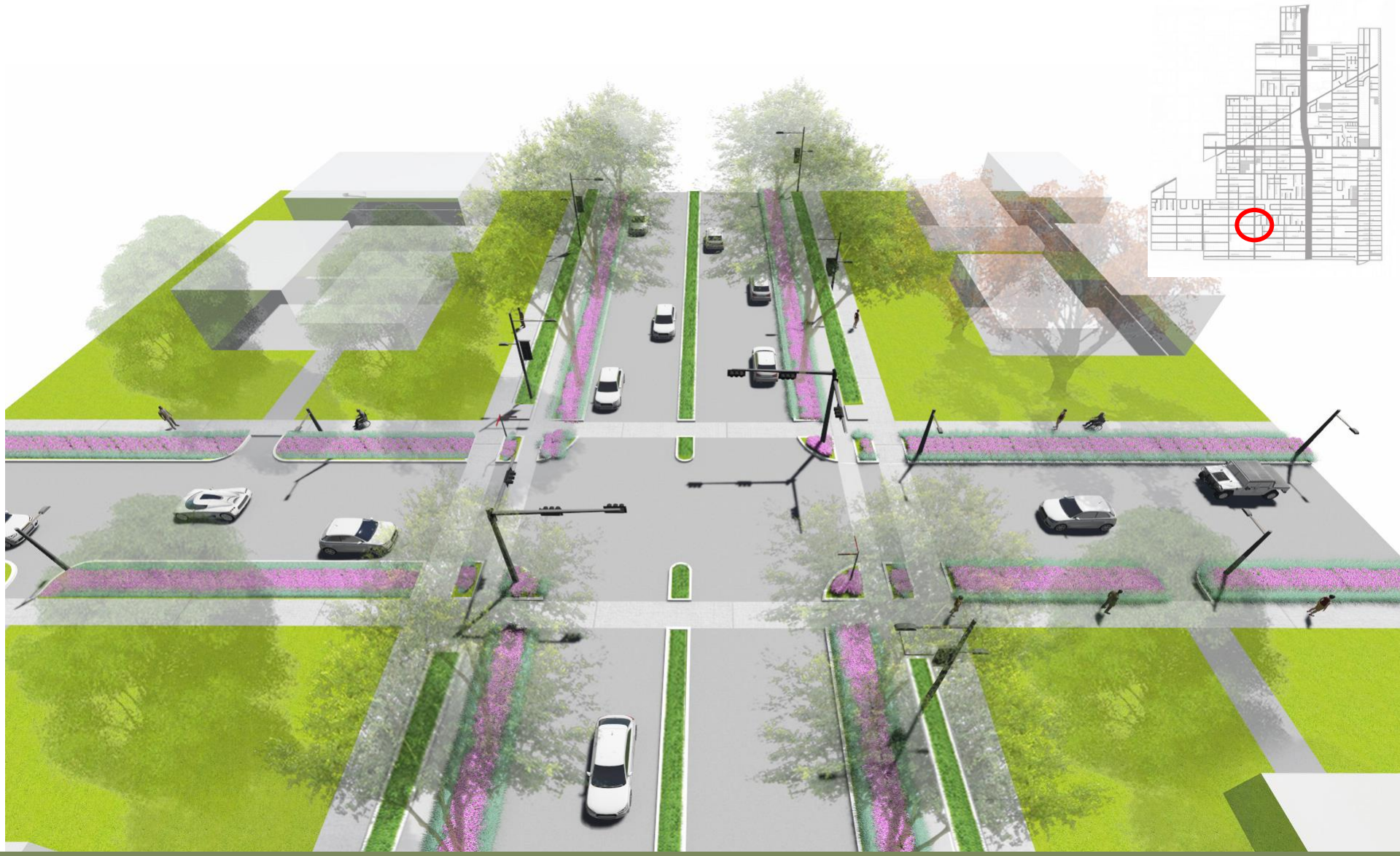
EXISTING SECTION

SOUTH RICE BOULEVARD



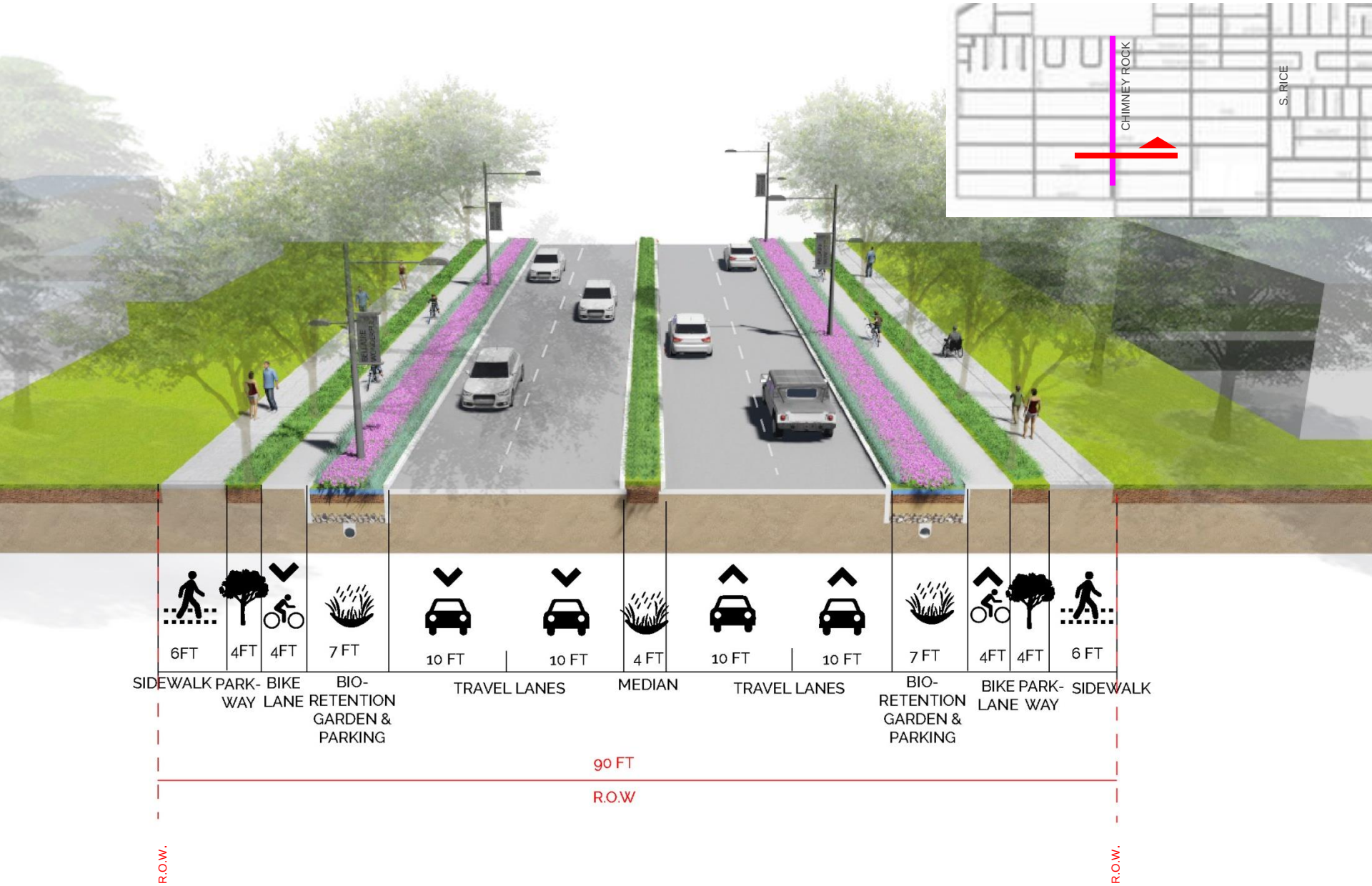
PROPOSED SECTION – PARALLEL PARKING

SOUTH RICE BOULEVARD



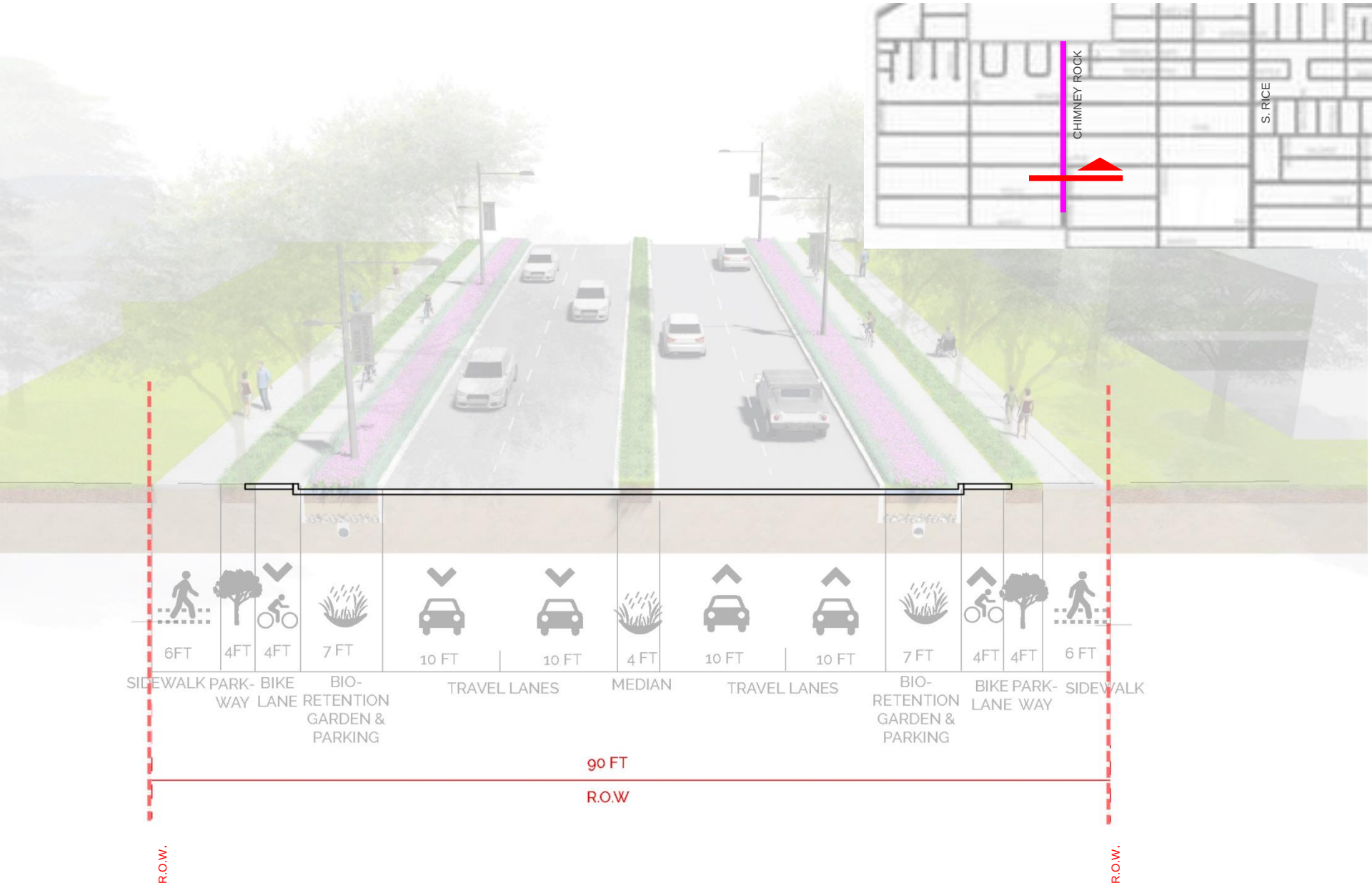
INTERSECTION

SOUTH RICE BOULEVARD



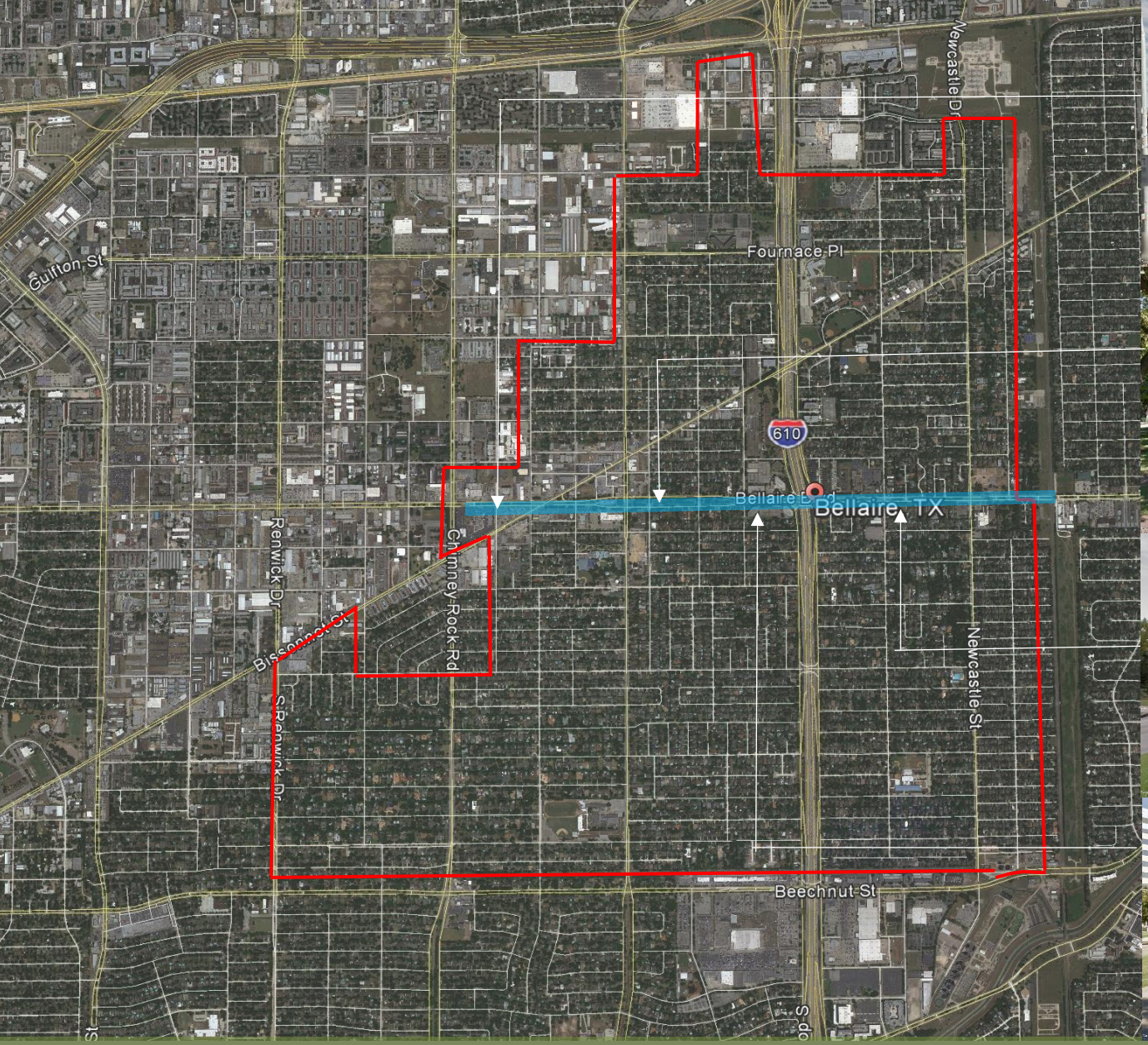
PROPOSED SECTION

CHIMNEY ROCK

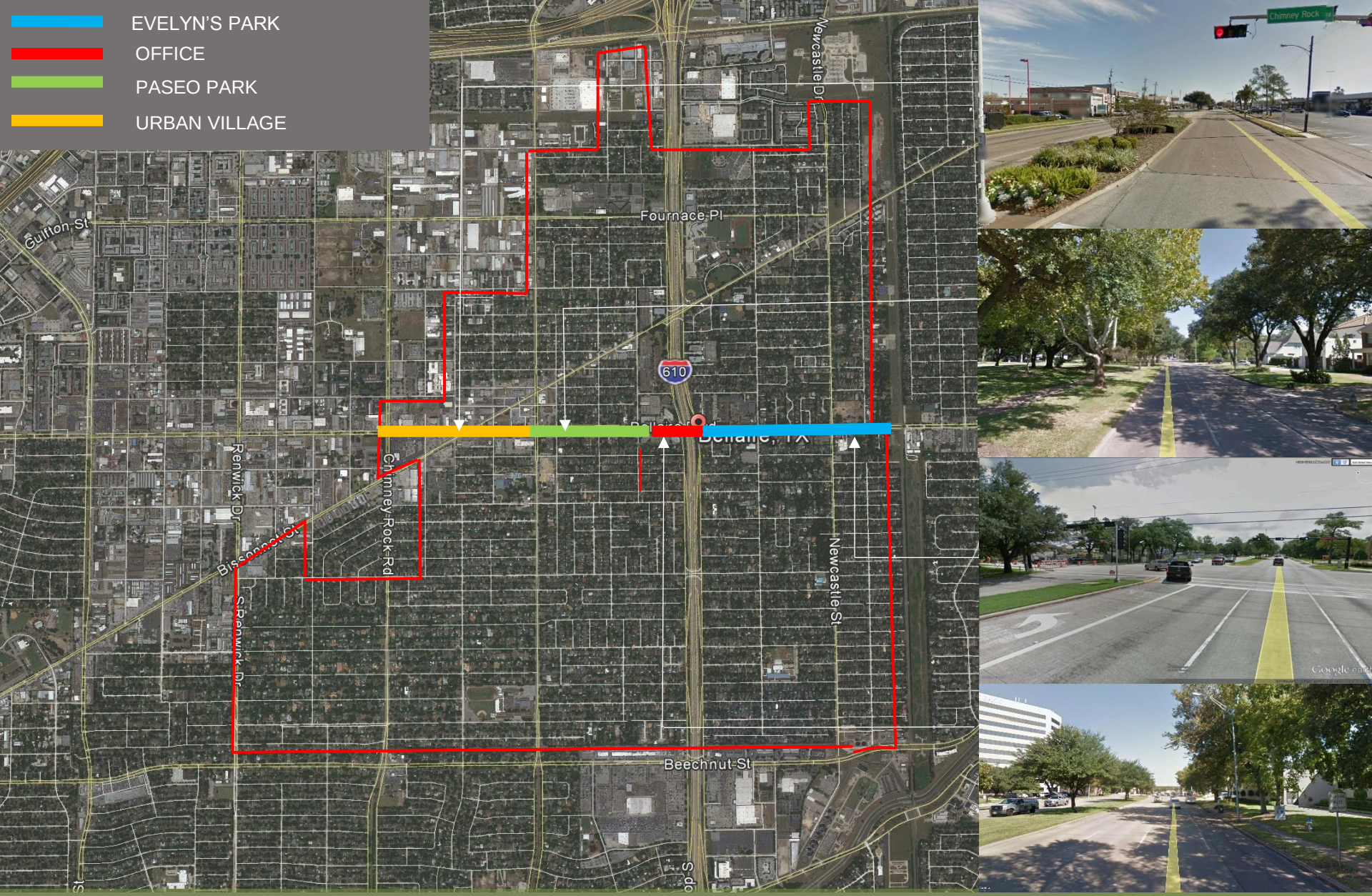


EXISTING SECTION

CHIMNEY ROCK

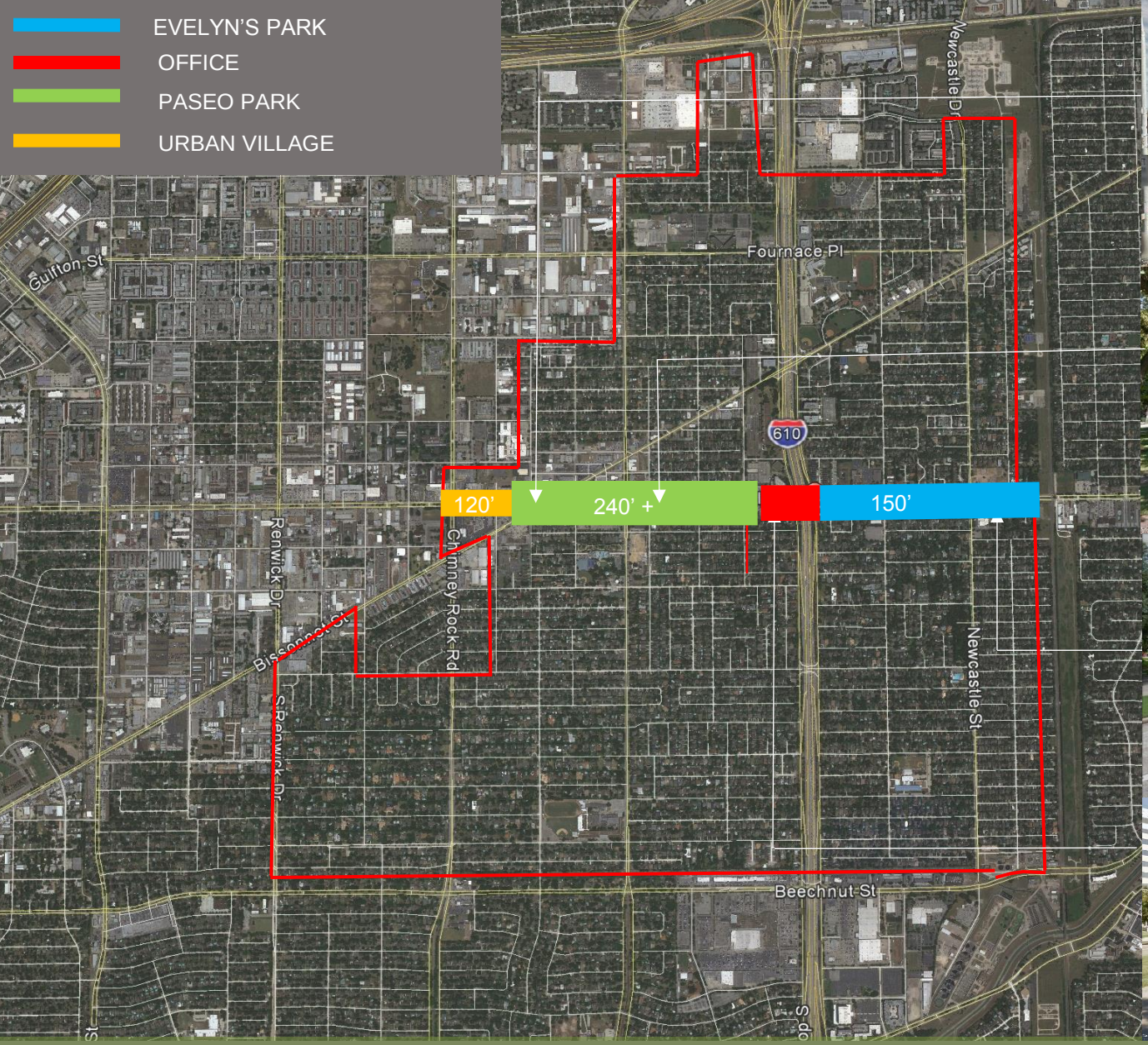


BELLAIRE BOULEVARD



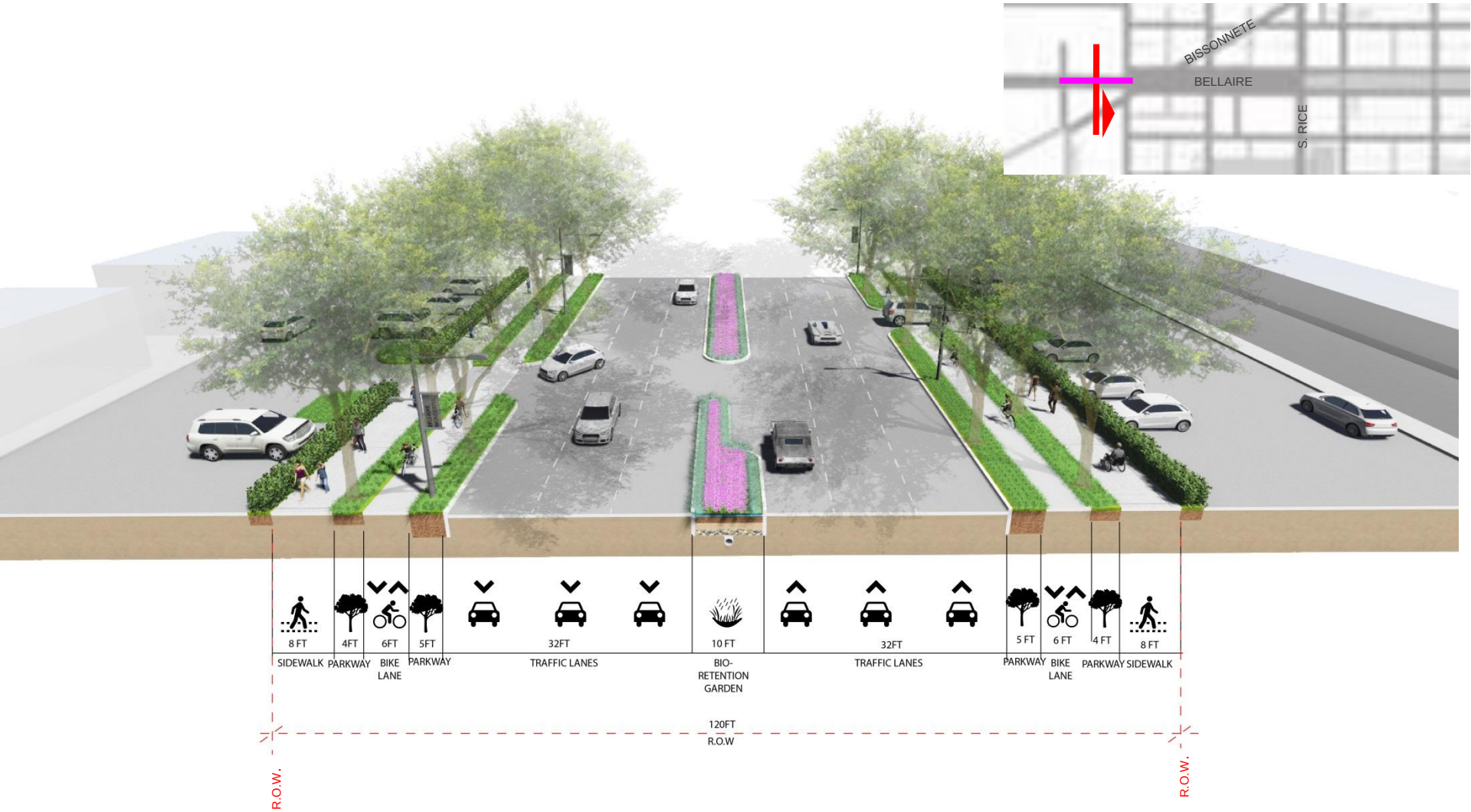
CHARACTER ZONES

BELLAIRE BOULEVARD



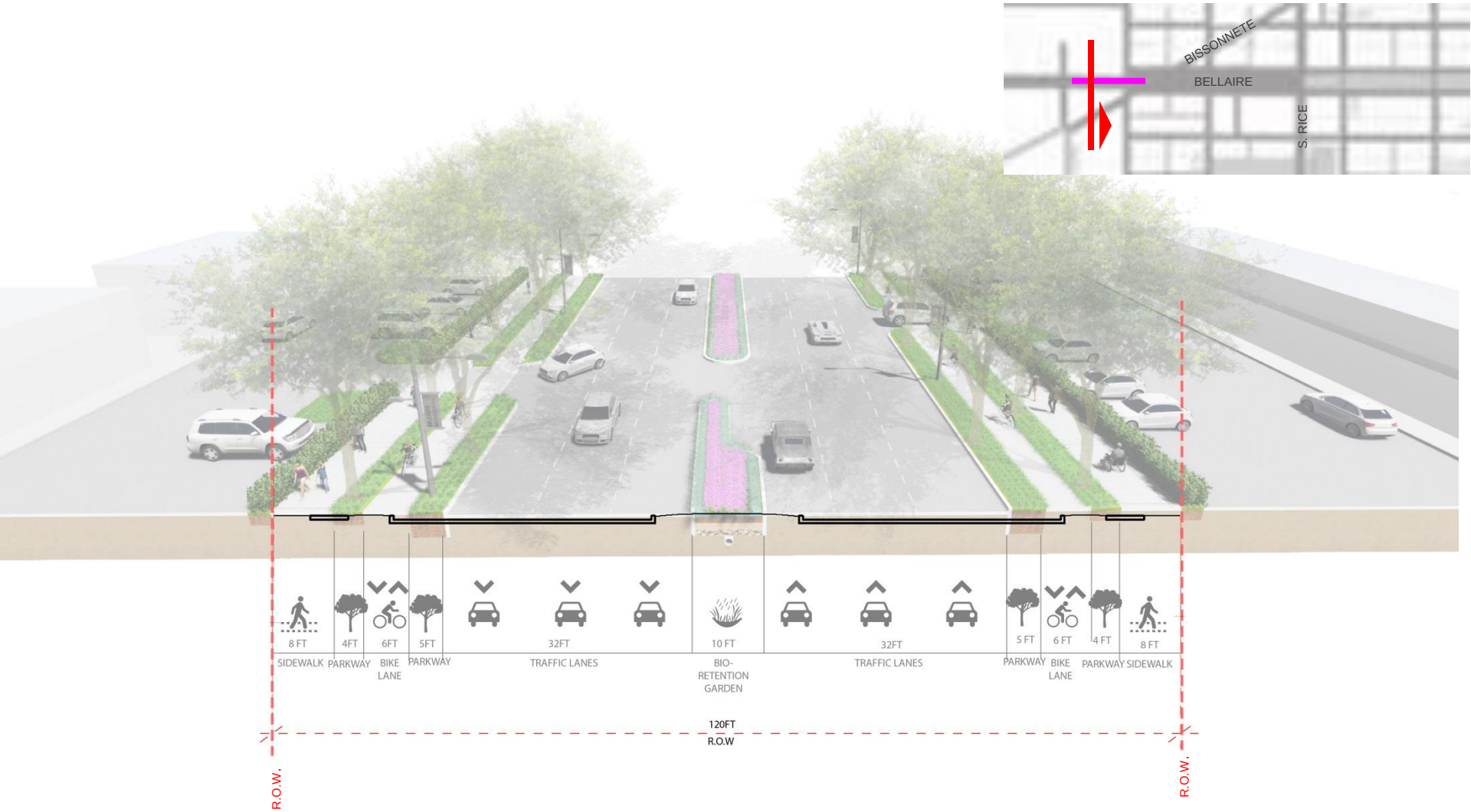
RIGHTS OF WAY

BELLAIRE BOULEVARD



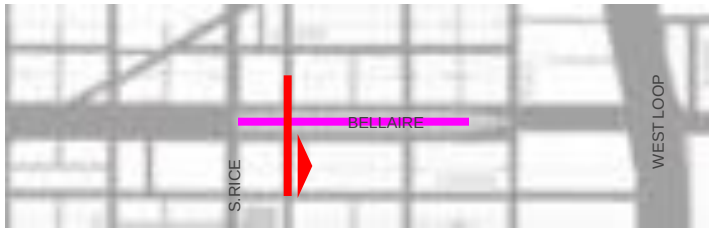
120’ R.O.W. PROPOSED SECTION

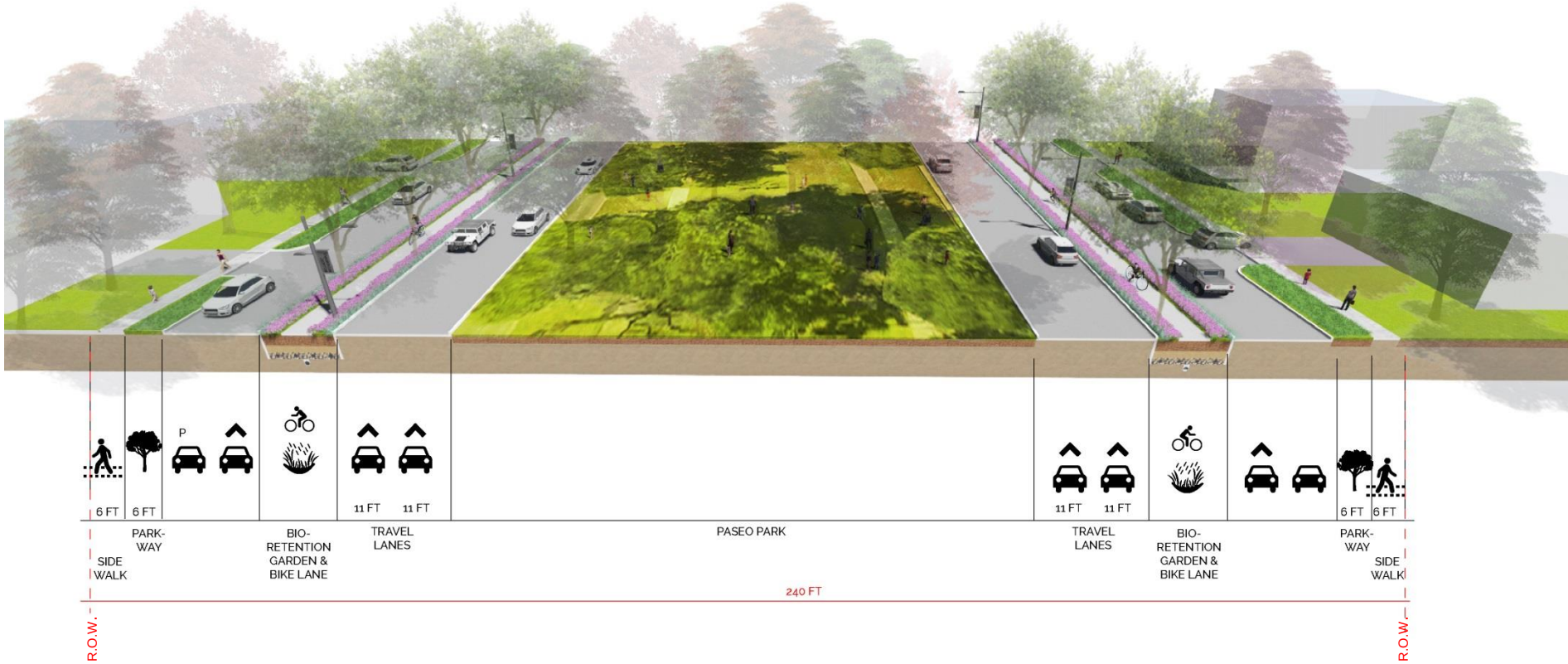
BELLAIRE BOULEVARD



120’ R.O.W. EXISTING CONDITION SECTION

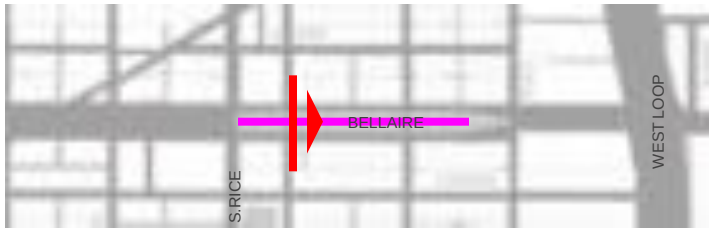
BELLAIRE BOULEVARD





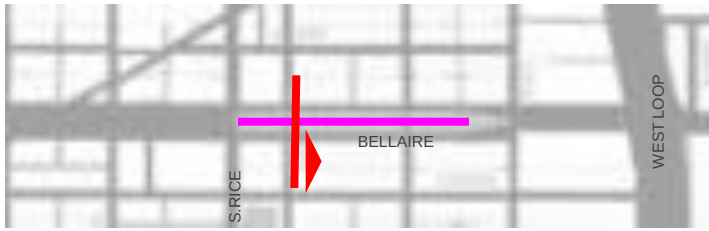
PROPOSED CONTRE ALLEE @ PASEO PARK

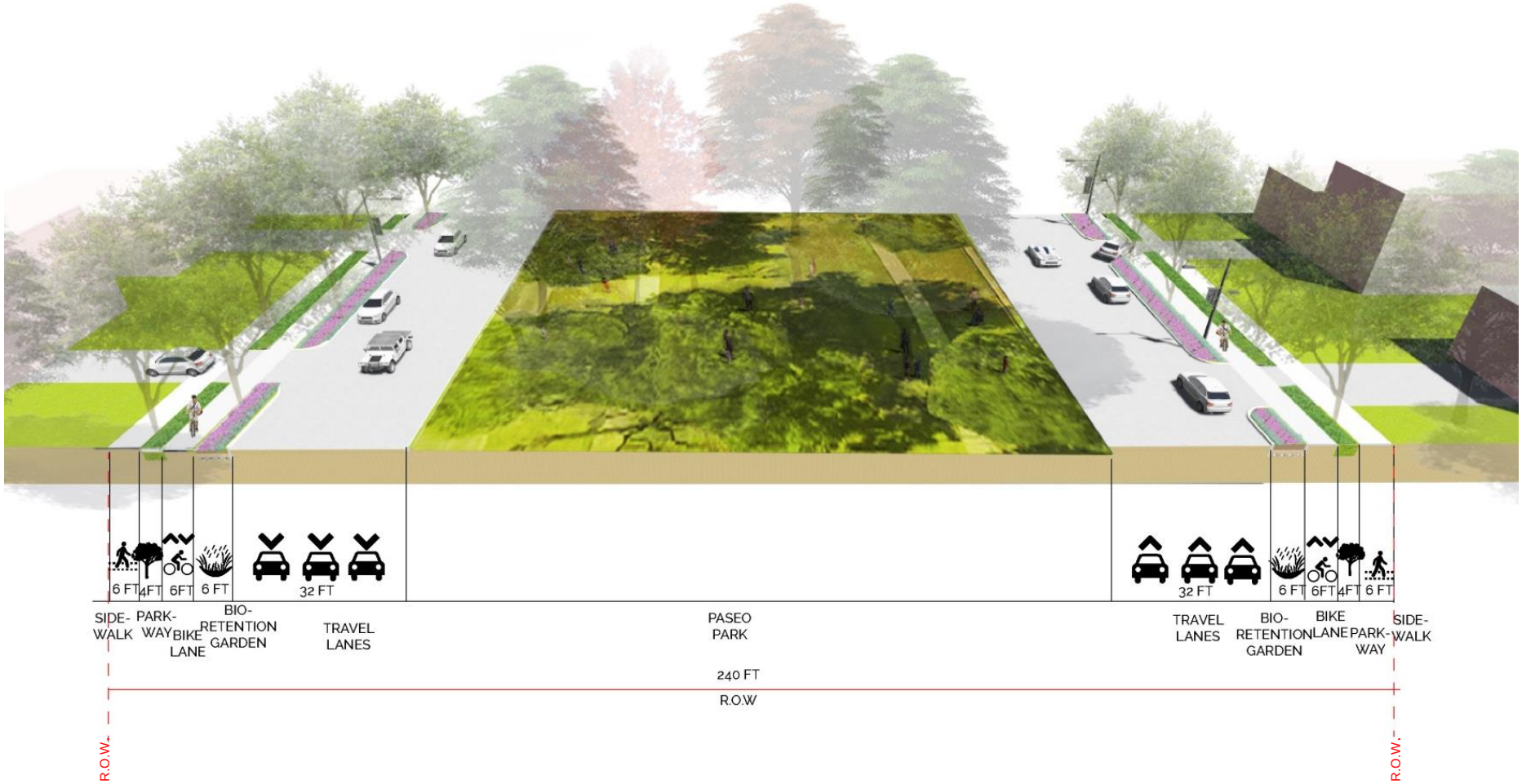
BELLAIRE BOULEVARD



EXISTING CONDITION @ PASEO PARK

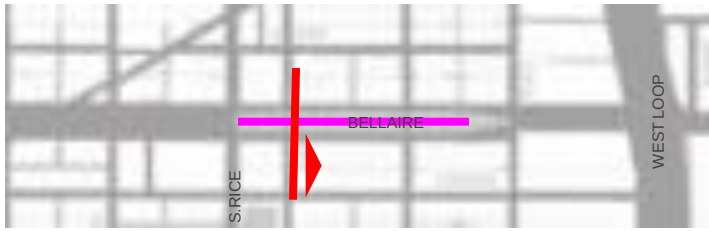
BELLAIRE BOULEVARD





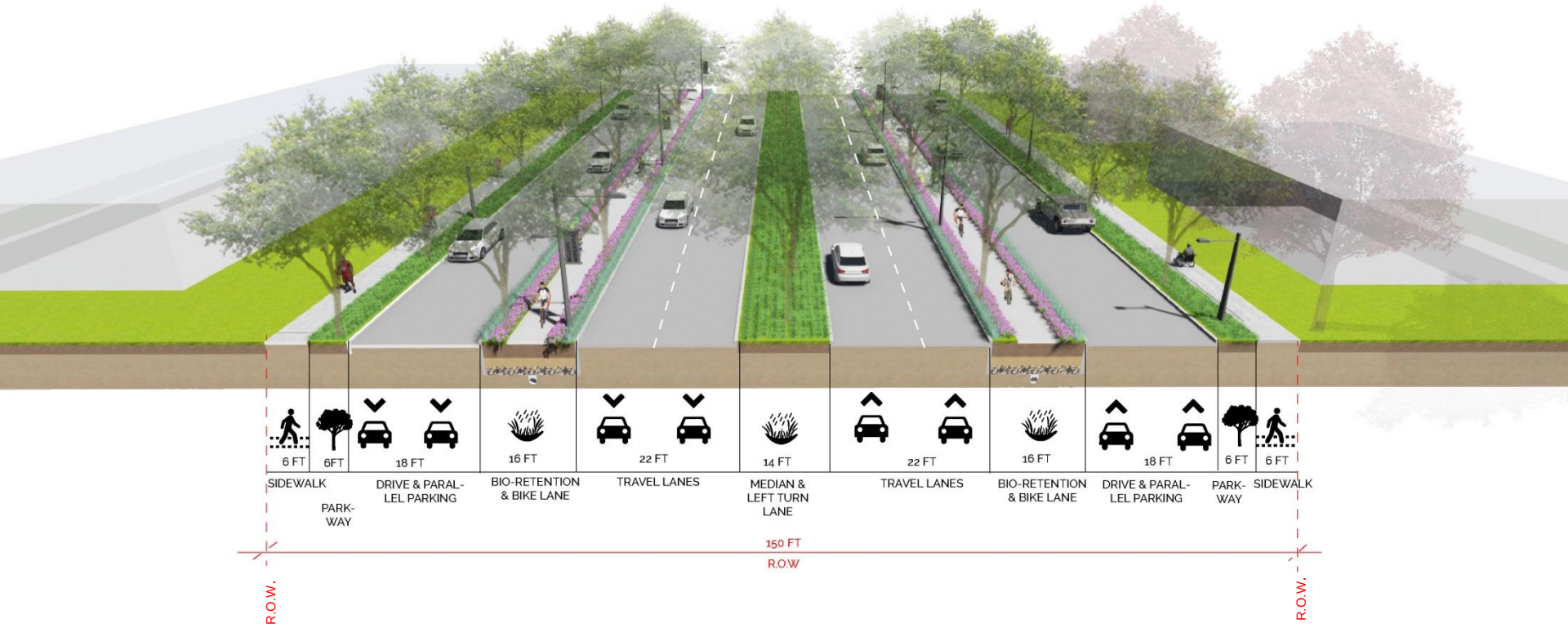
PROPOSED 3 LANE @ PASEO PARK

BELLAIRE BOULEVARD



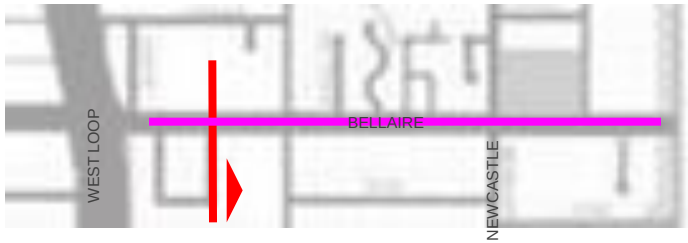
EXISTING CONDITION @ PASEO PARK

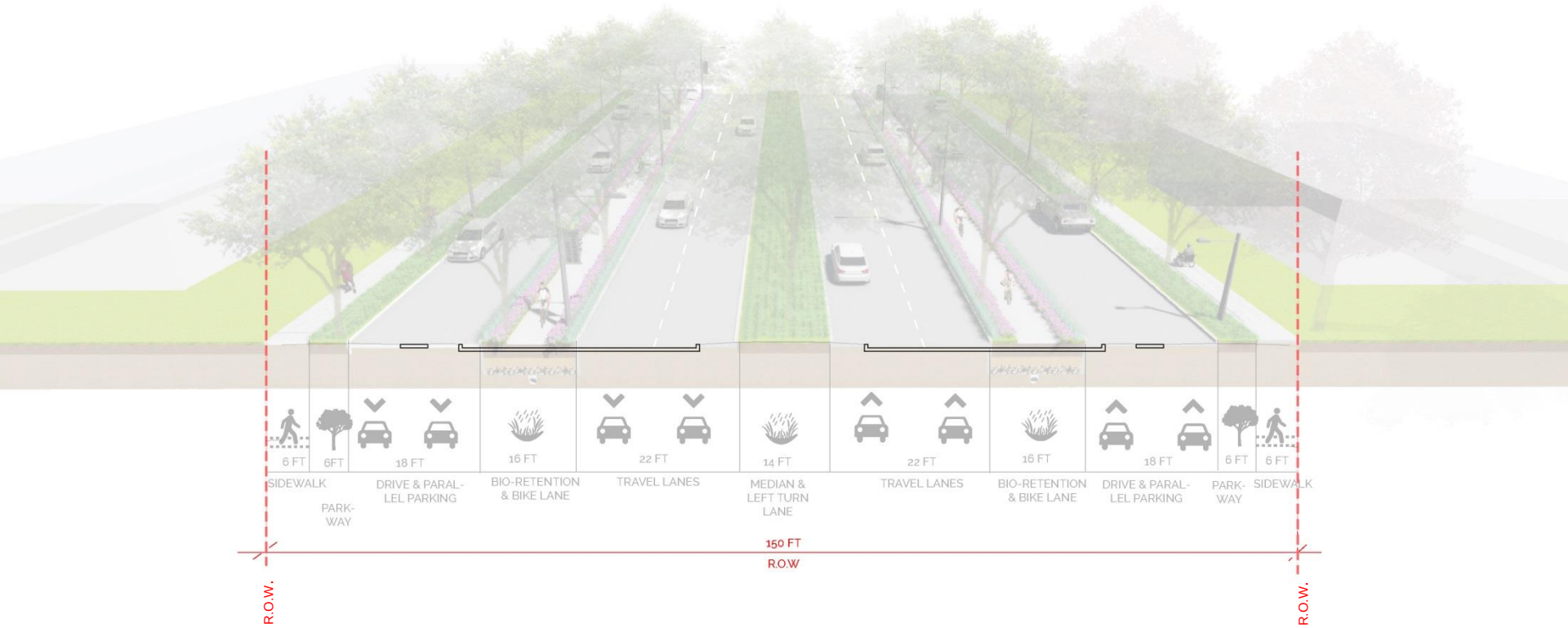
BELLAIRE BOULEVARD



150’ R.O.W. PROPOSED CONTRE ALLEE SECTION

BELLAIRE BOULEVARD

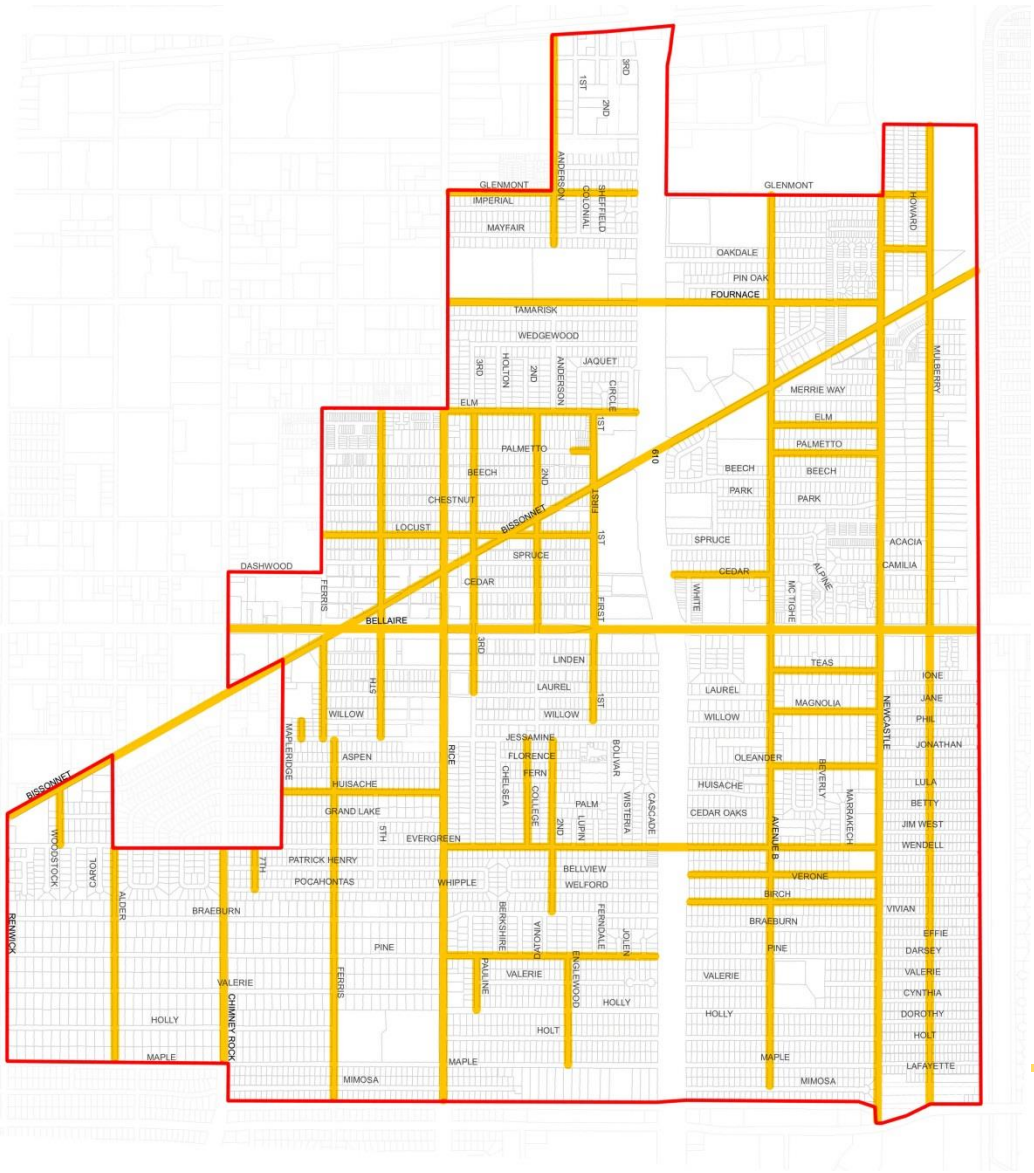


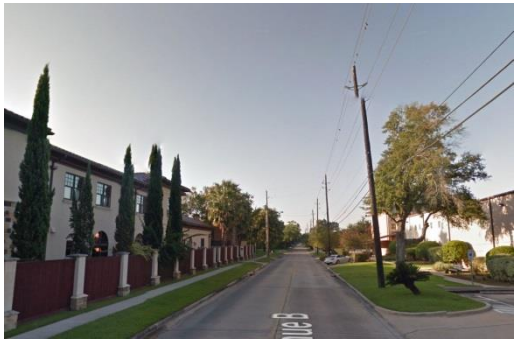


150’ R.O.W. EXISITING CONDITION SECTION

BELLAIRE BOULEVARD

BURY OVERHEAD POWER LINES





LEGEND

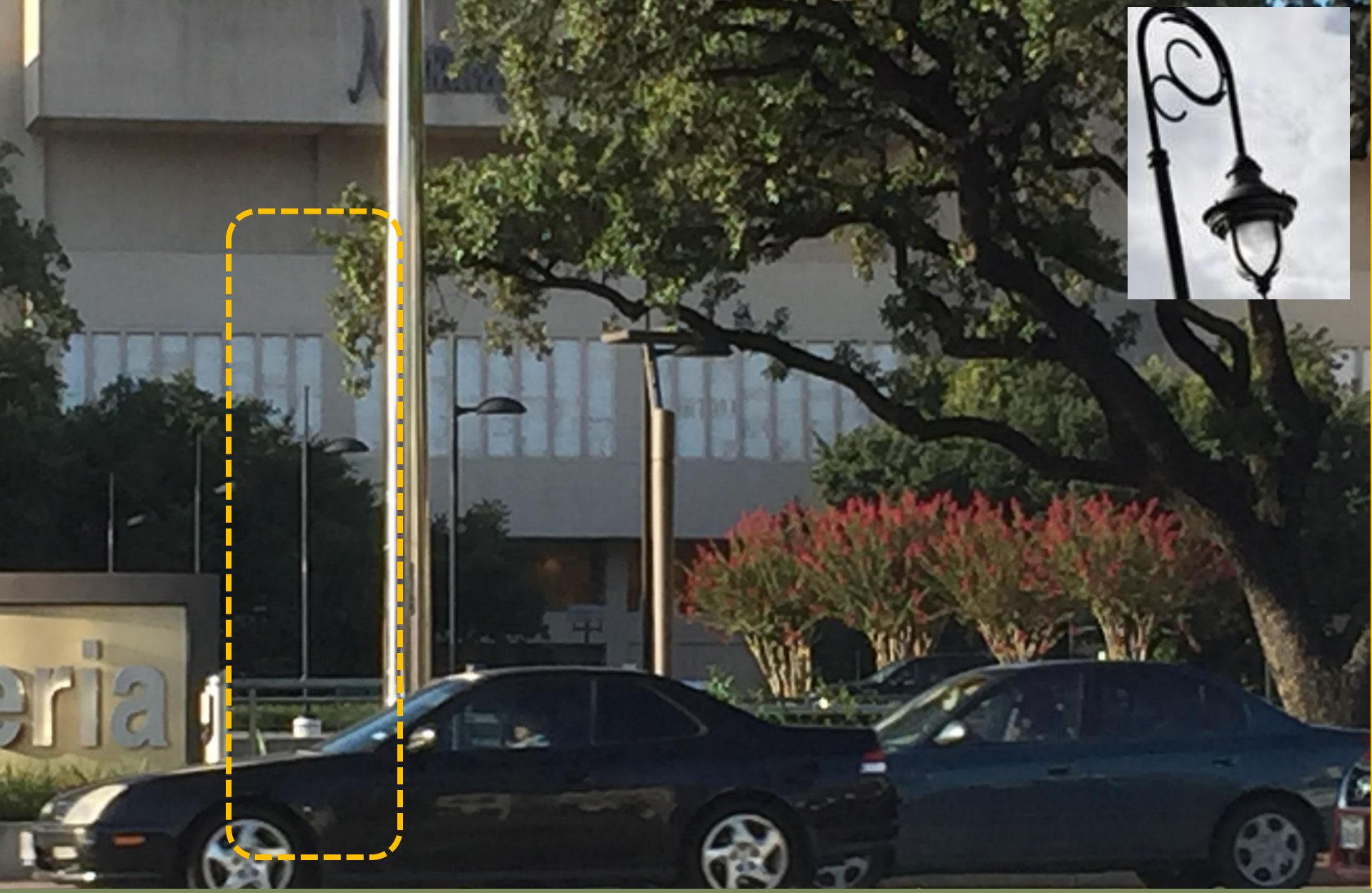
Overhead power lines fronting streets

AVENUE B @ FOURNANCE

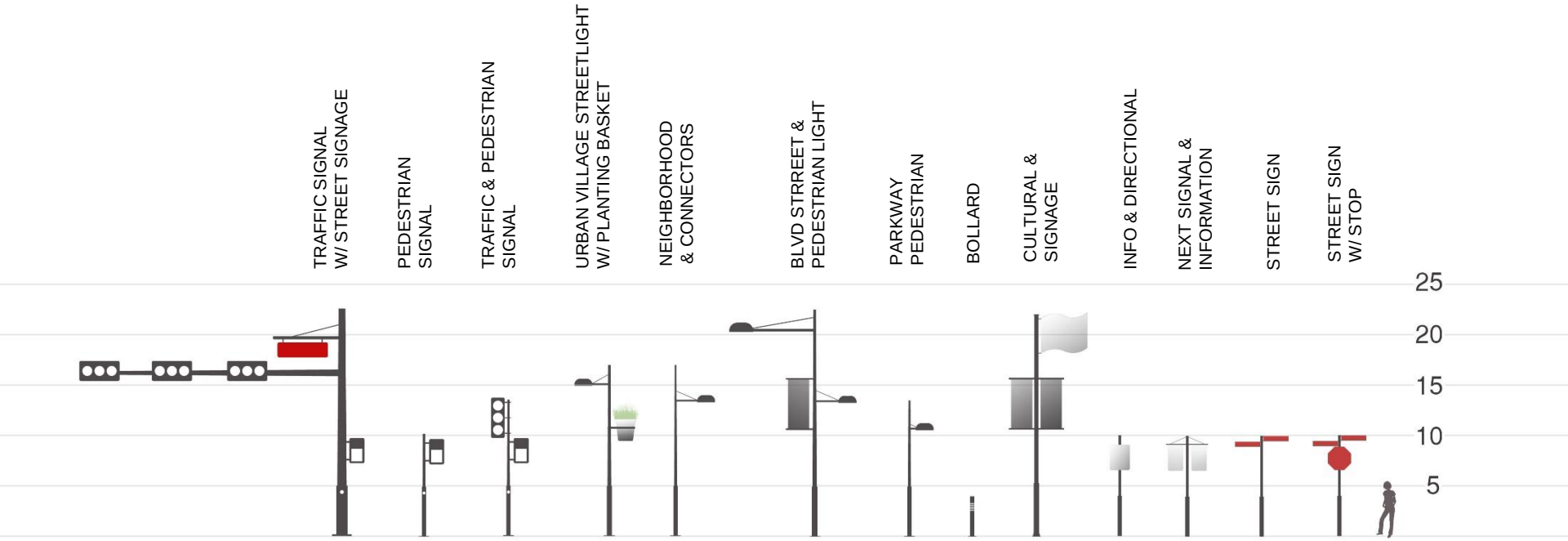
POWERLINE BEFORE

AVENUE B @ FOURNANCE

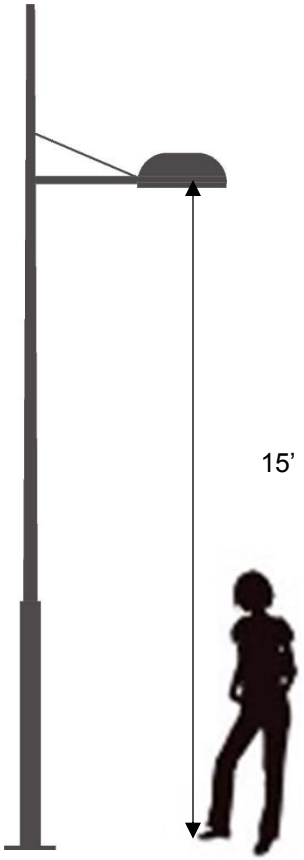
POWERLINE AFTER



URBAN ELEMENTS HIERARCHY



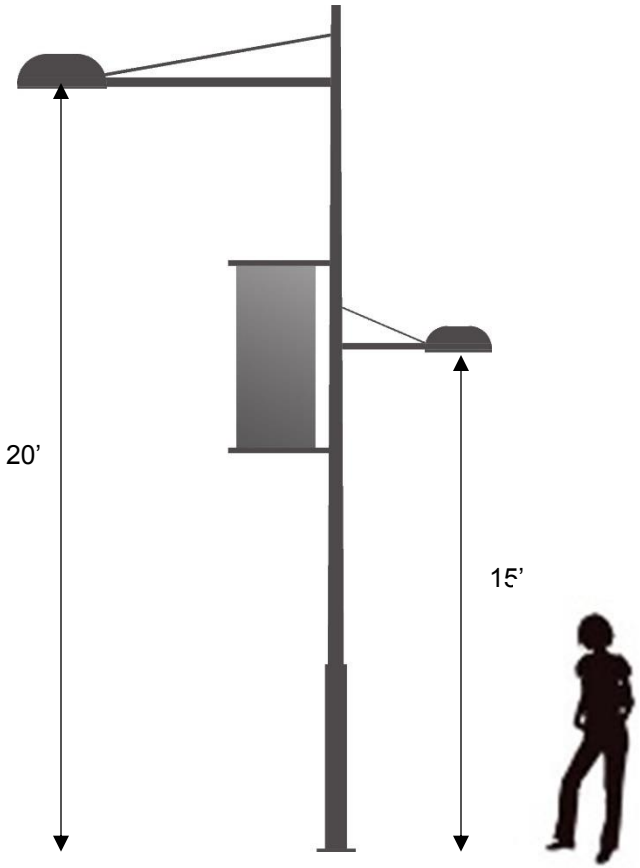
URBAN ELEMENTS HIERARCHY



NEIGHBORHOOD AND CONNECTOR
STREET LIGHT

CONNECTOR AND NEIGHBORHOOD STREETS

STREET LIGHTS



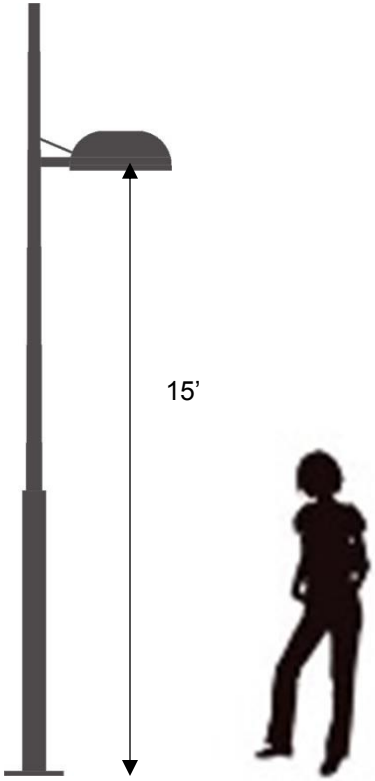
BLVD. STREET LIGHT
WITH BANNER MOUNT & PEDESTRIAN LIGHT

MAJOR THOROUGHFARE

STREET LIGHTS

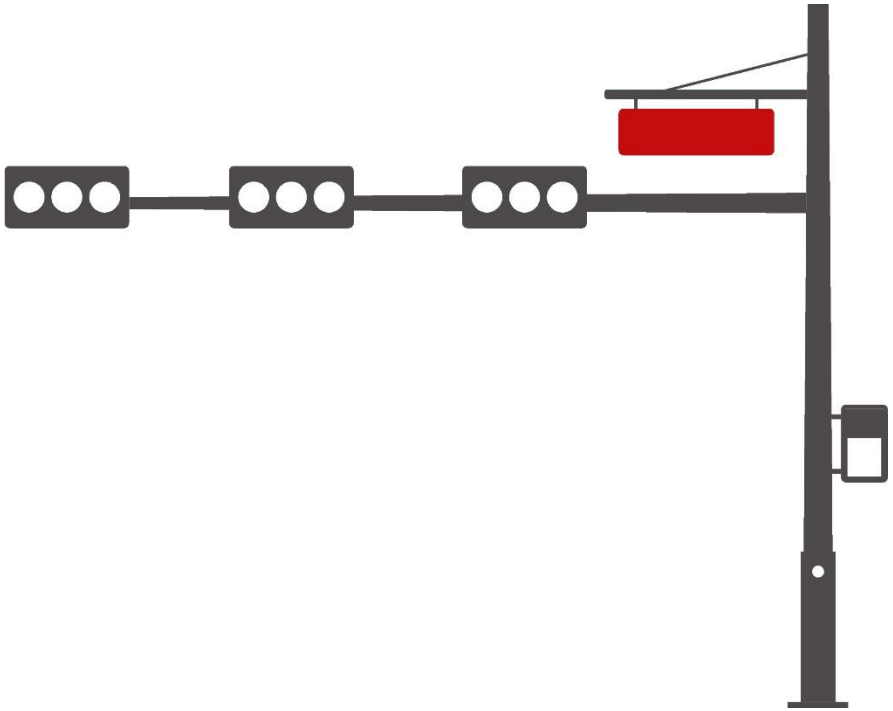
URBAN VILLAGE
DOWNTOWN LIGHT

ILLUMINATED
BOLLARD



PARKWAY LIGHT

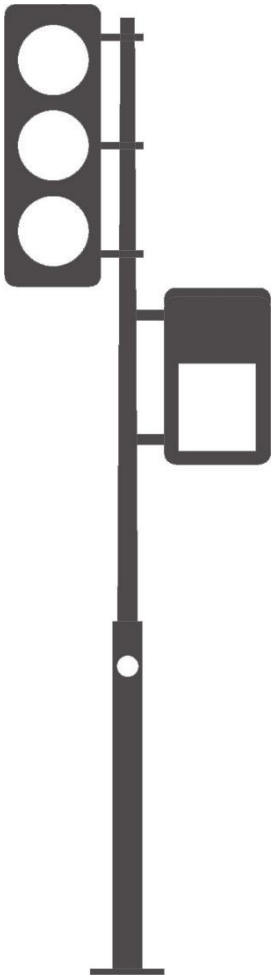
URBAN VILLAGE
STREET LIGHTS



TRAFFIC SIGNAL WITH ILLUMINATED
STREET SIGN

MAST ARMS

TRAFFIC SIGNALS

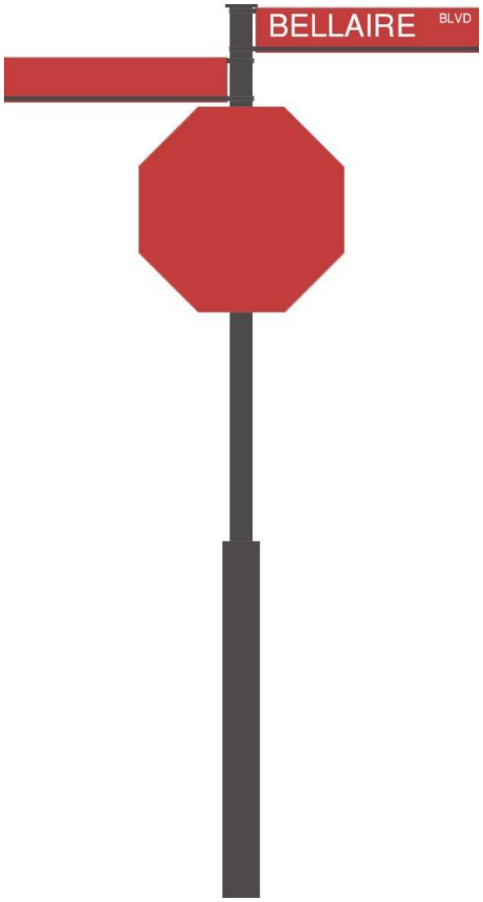


TRAFFIC WITH PEDESTRIAN SIGNAL

PEDESTRIAN SIGNAL
W/ INTERGRATED CROSSING BUTTON

POST MOUNTED

TRAFFIC SIGNALS



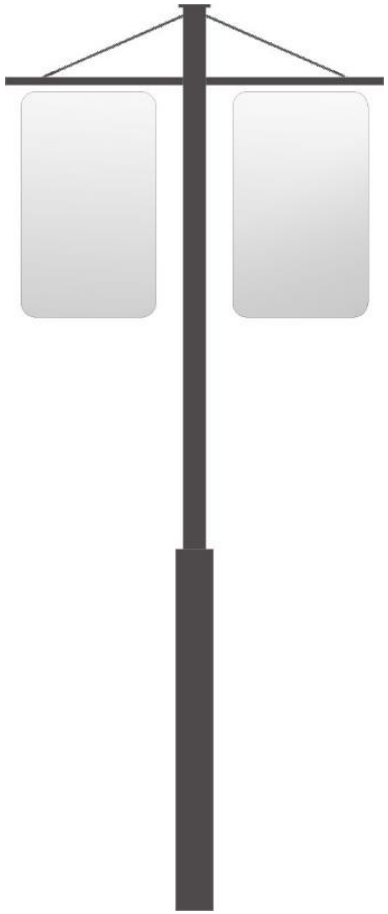
STREET SIGN /W STOP

STREET SIGN

REGULATORY

SIGNAGE

INFORMATIONAL
AND DIRECTIONAL



NEXT SIGNAL

REGULATORY & NEXT SIGNAL

SIGNAGE

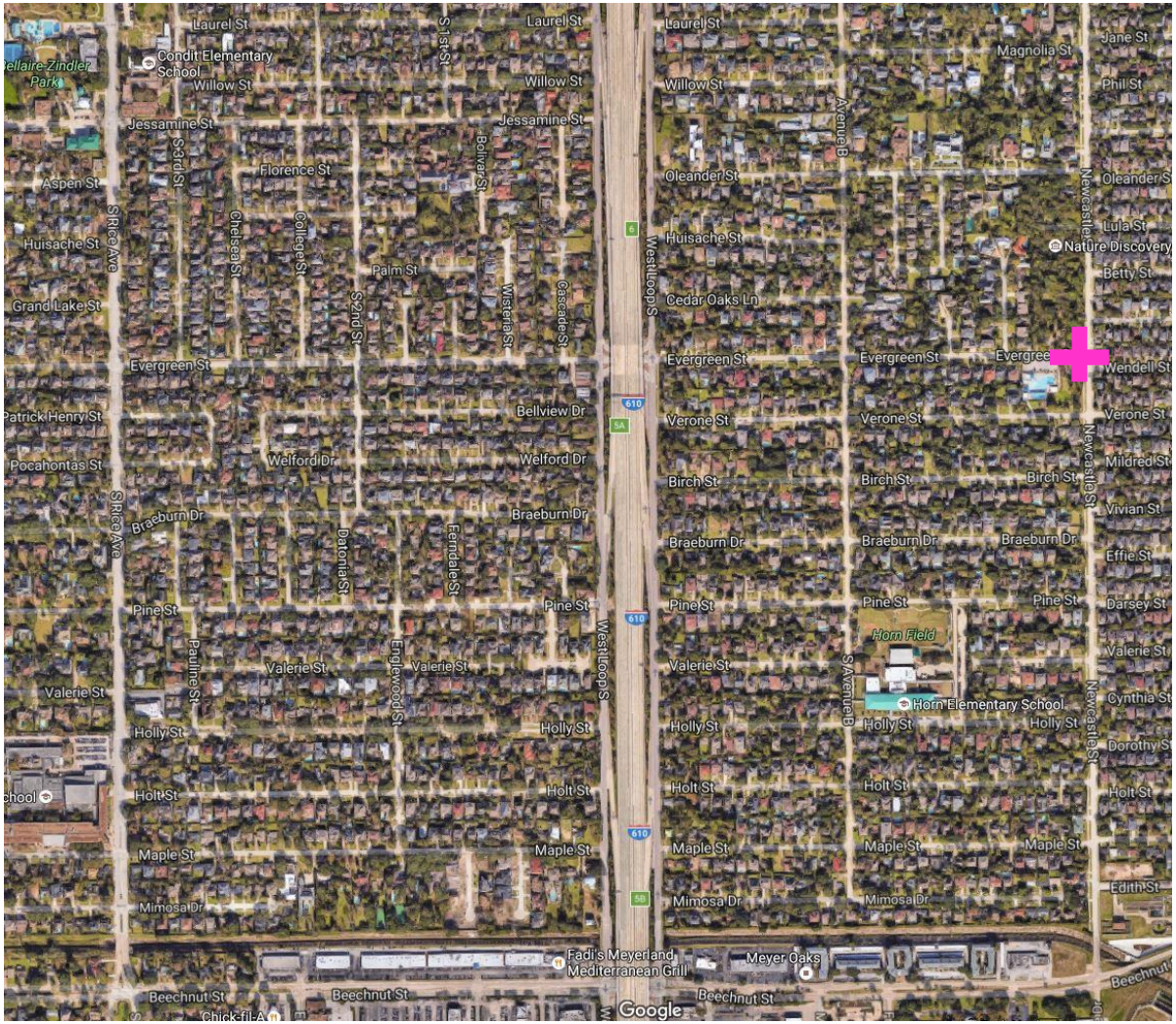
Pilot Project Options

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

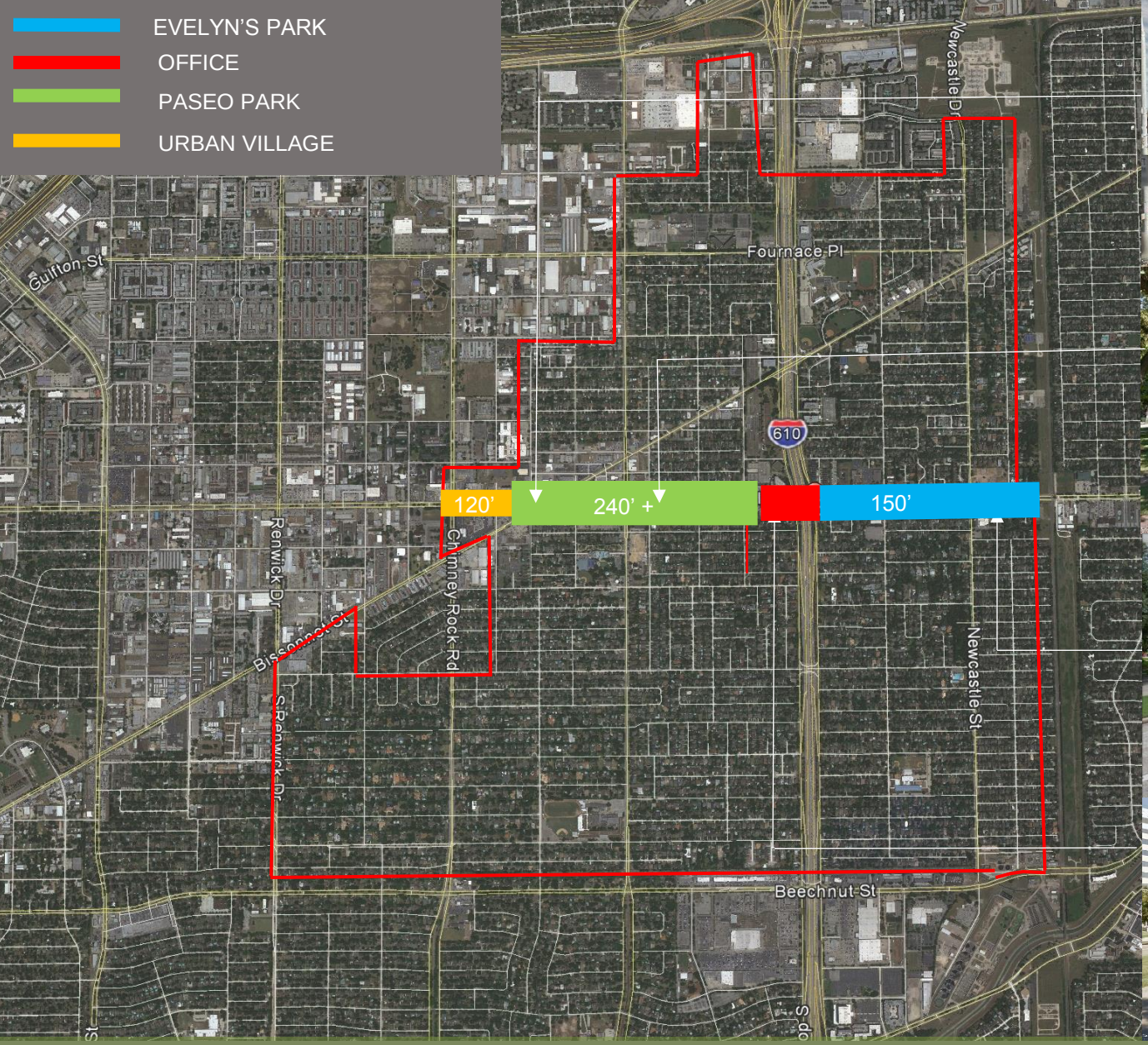
15 September 2016



Option 5

Intersections

Evergreen & Newcastle



RIGHTS OF WAY

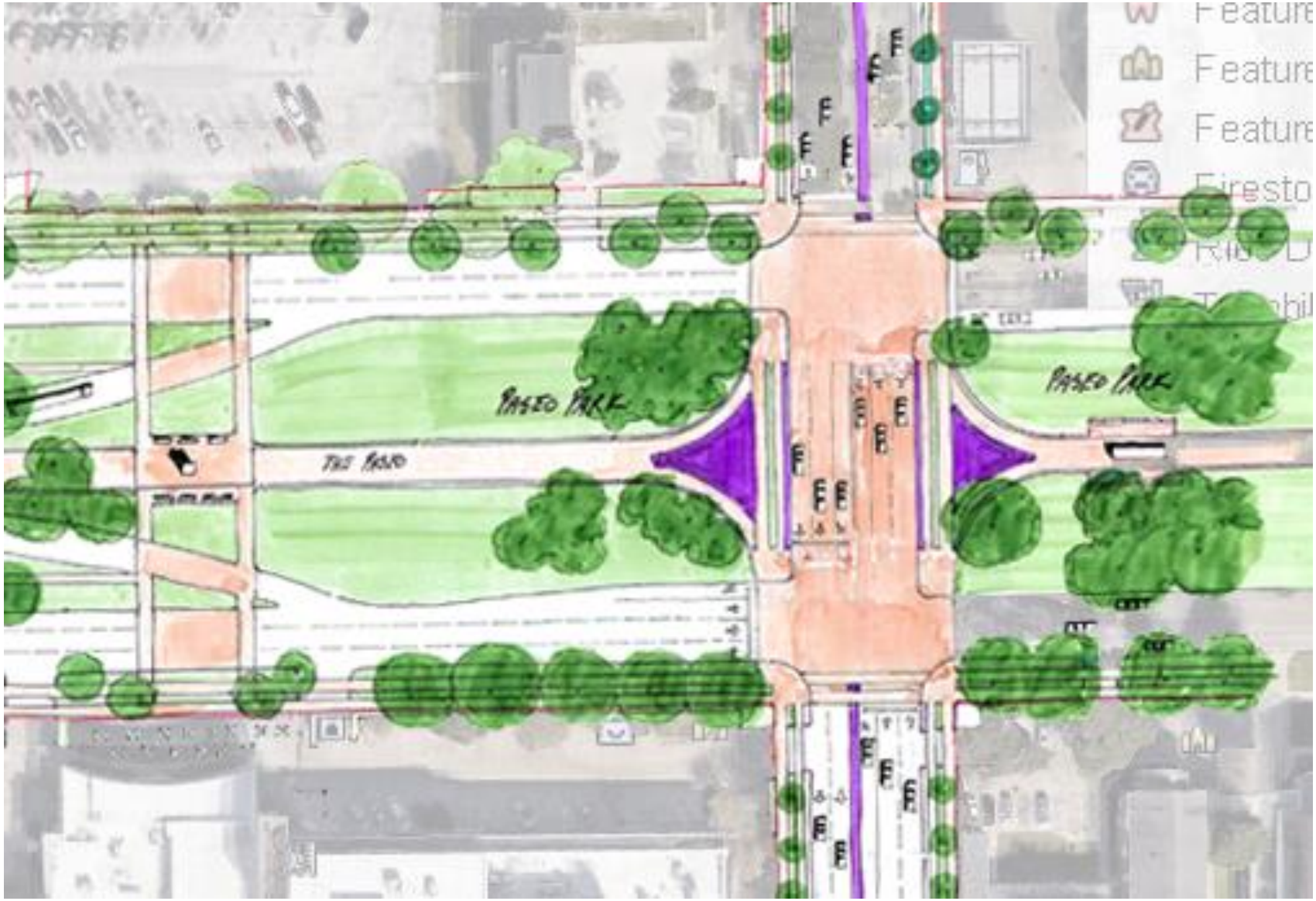
BELLAIRE BOULEVARD

WEST

BELLAIRE BOULEVARD

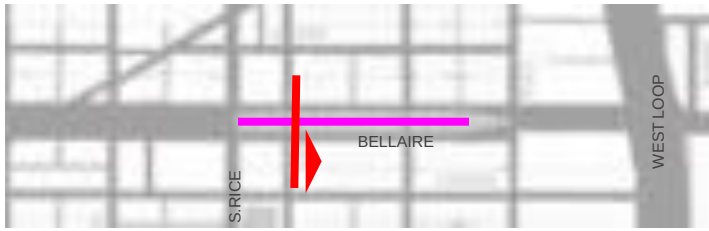
WEST

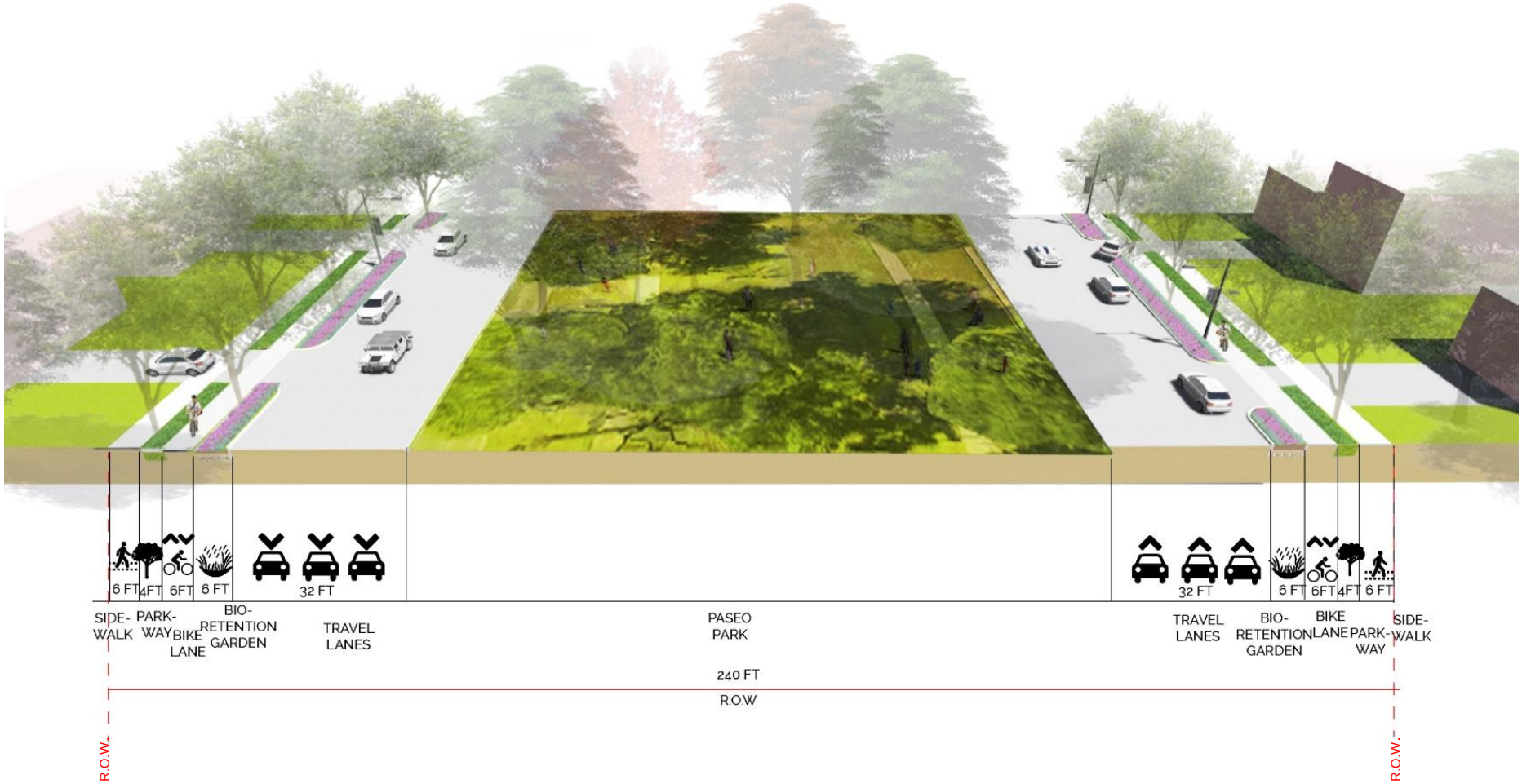
BELLAIRE BOULEVARD



WEST

BELLAIRE BOULEVARD



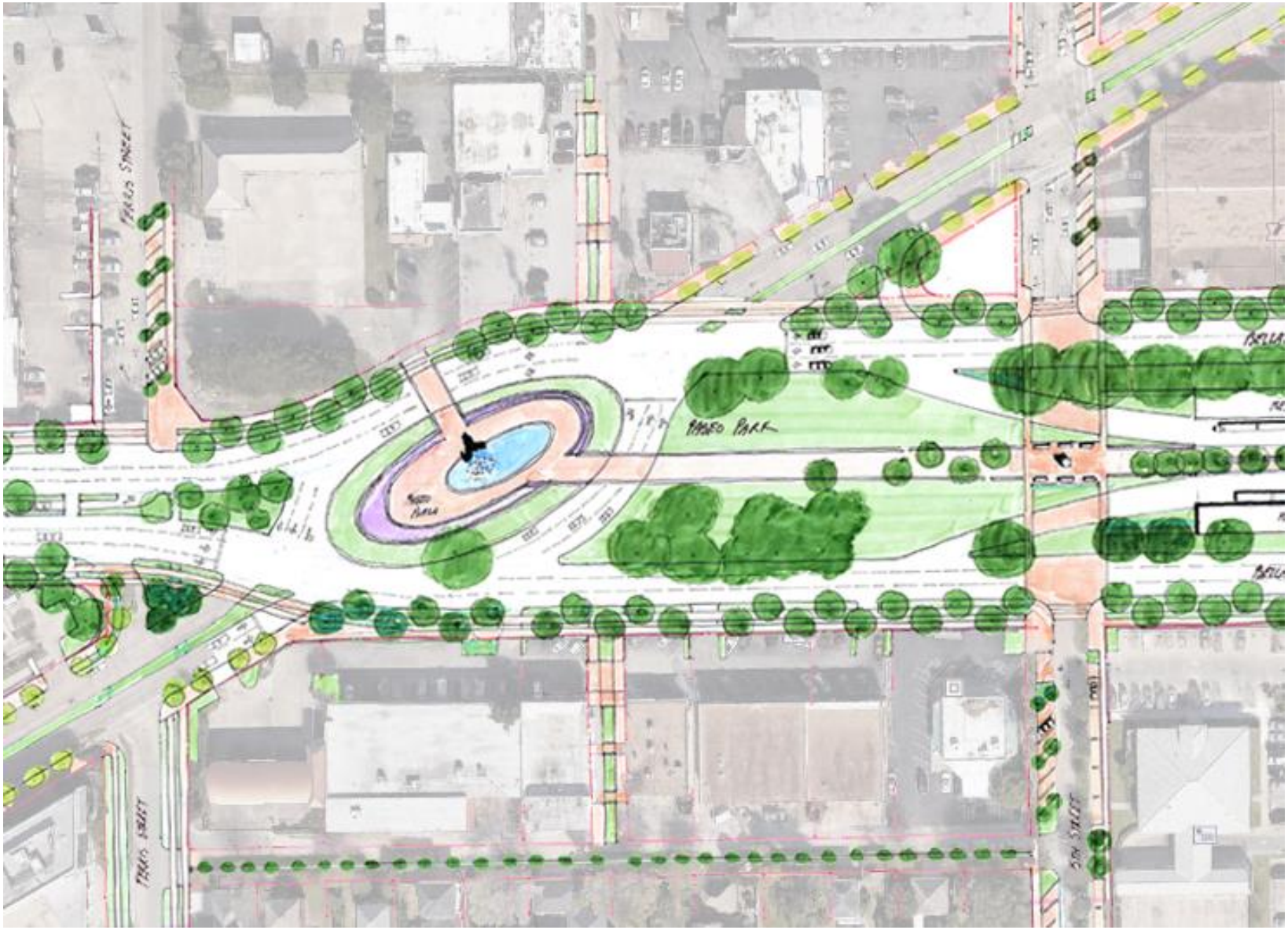


POROPOSED 3 LANE @ PASEO PARK

BELLAIRE BOULEVARD

WEST

BELLAIRE BOULEVARD

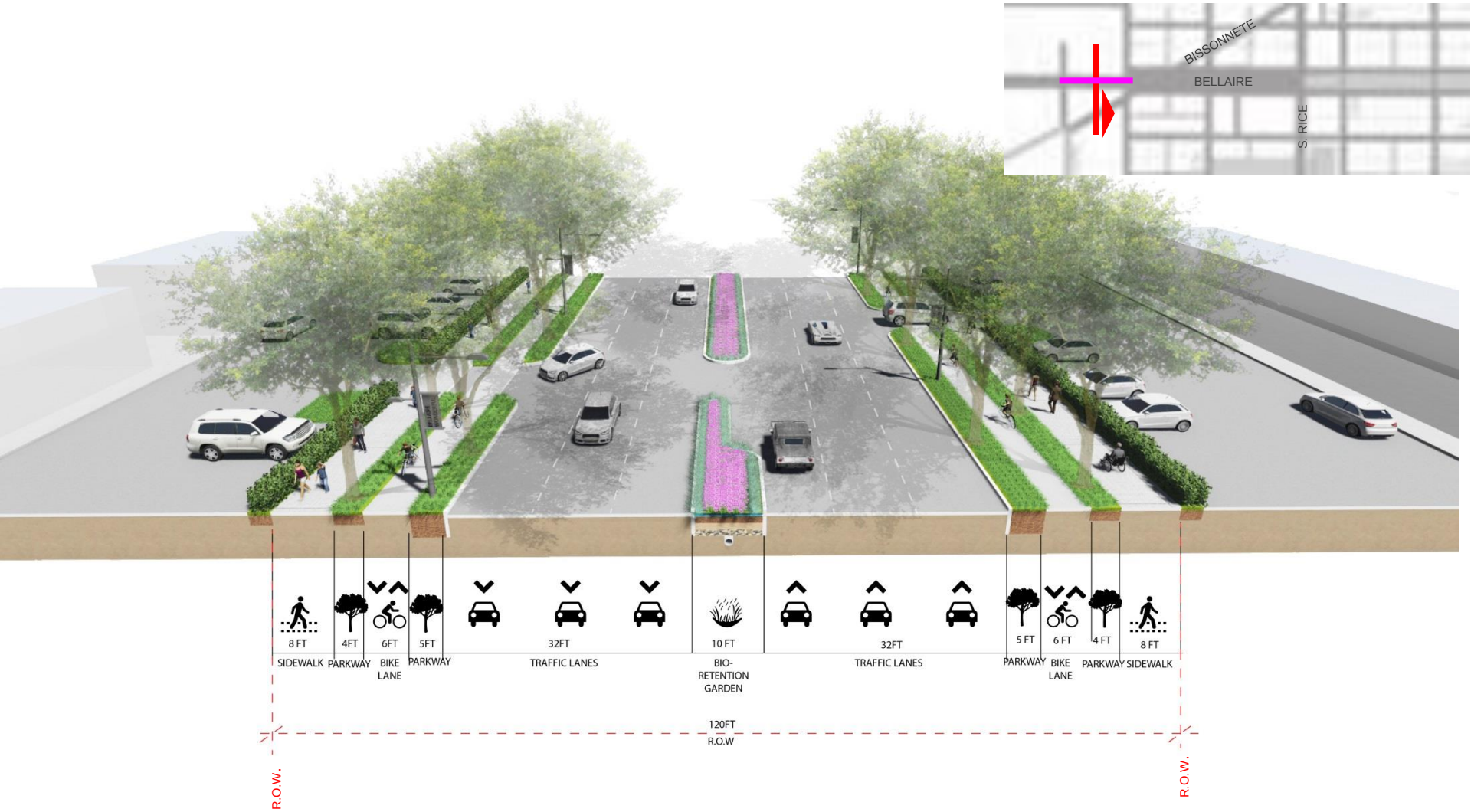


WEST

BELLAIRE BOULEVARD

WEST

BELLAIRE BOULEVARD

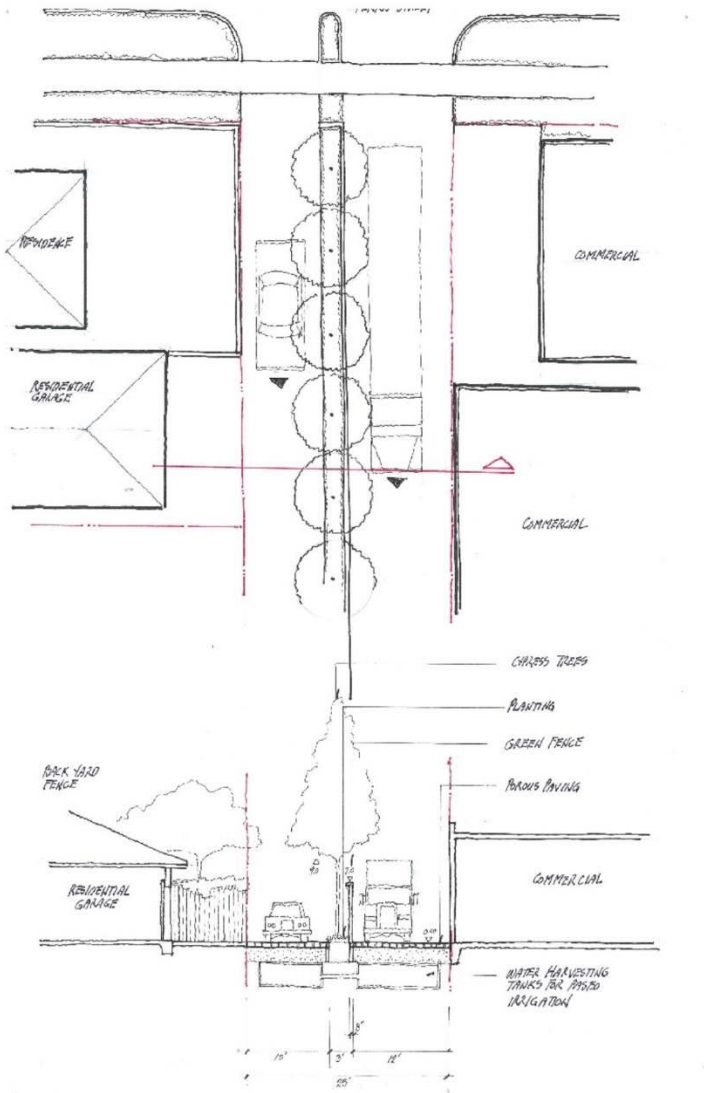


120’ R.O.W. PROPOSED SECTION

BELLAIRE BOULEVARD

WEST

BELLAIRE BOULEVARD



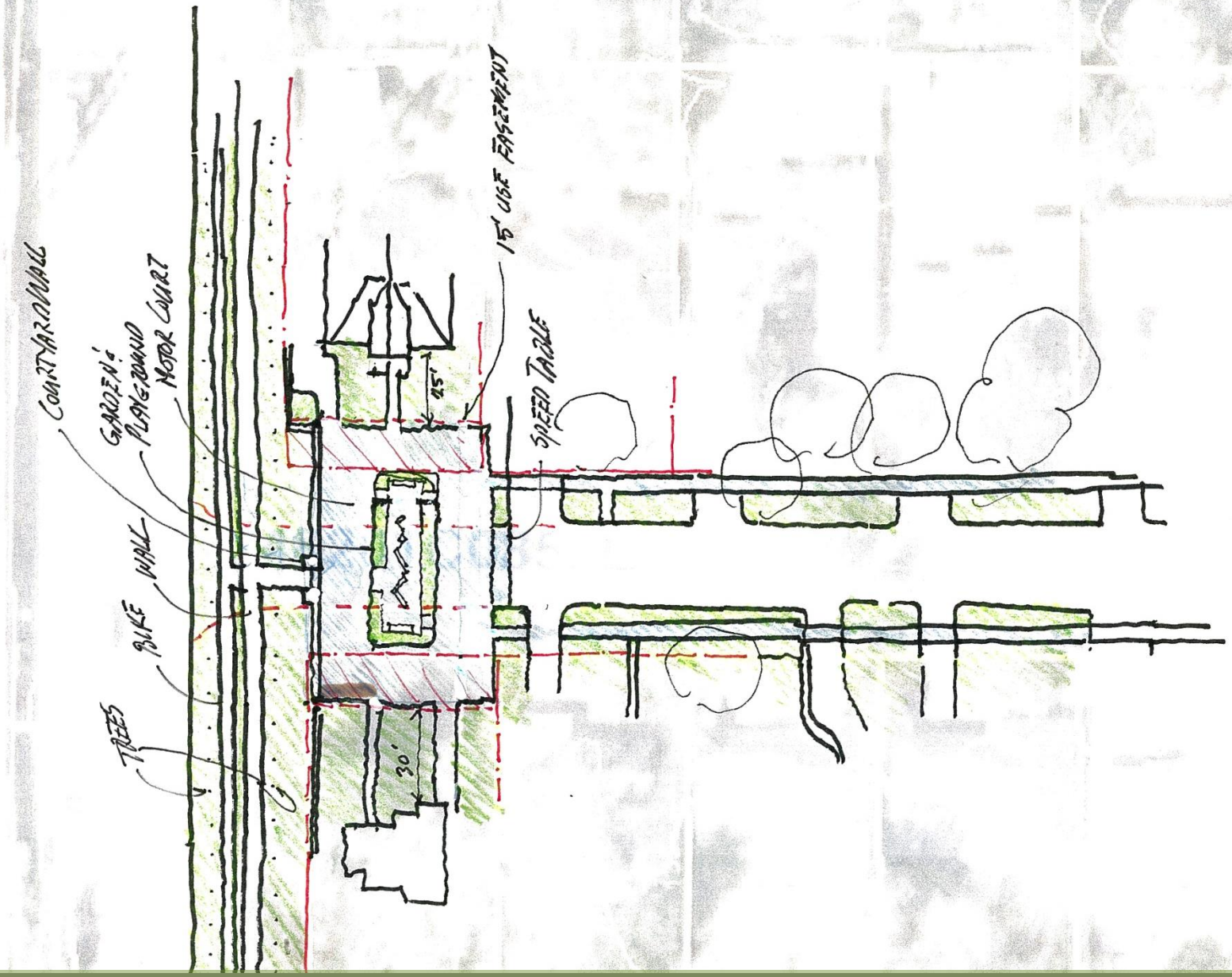
WEST

BELLAIRE BOULEVARD

WEST

BELLAIRE BOULEVARD

WEST LOOP CORRIDOR

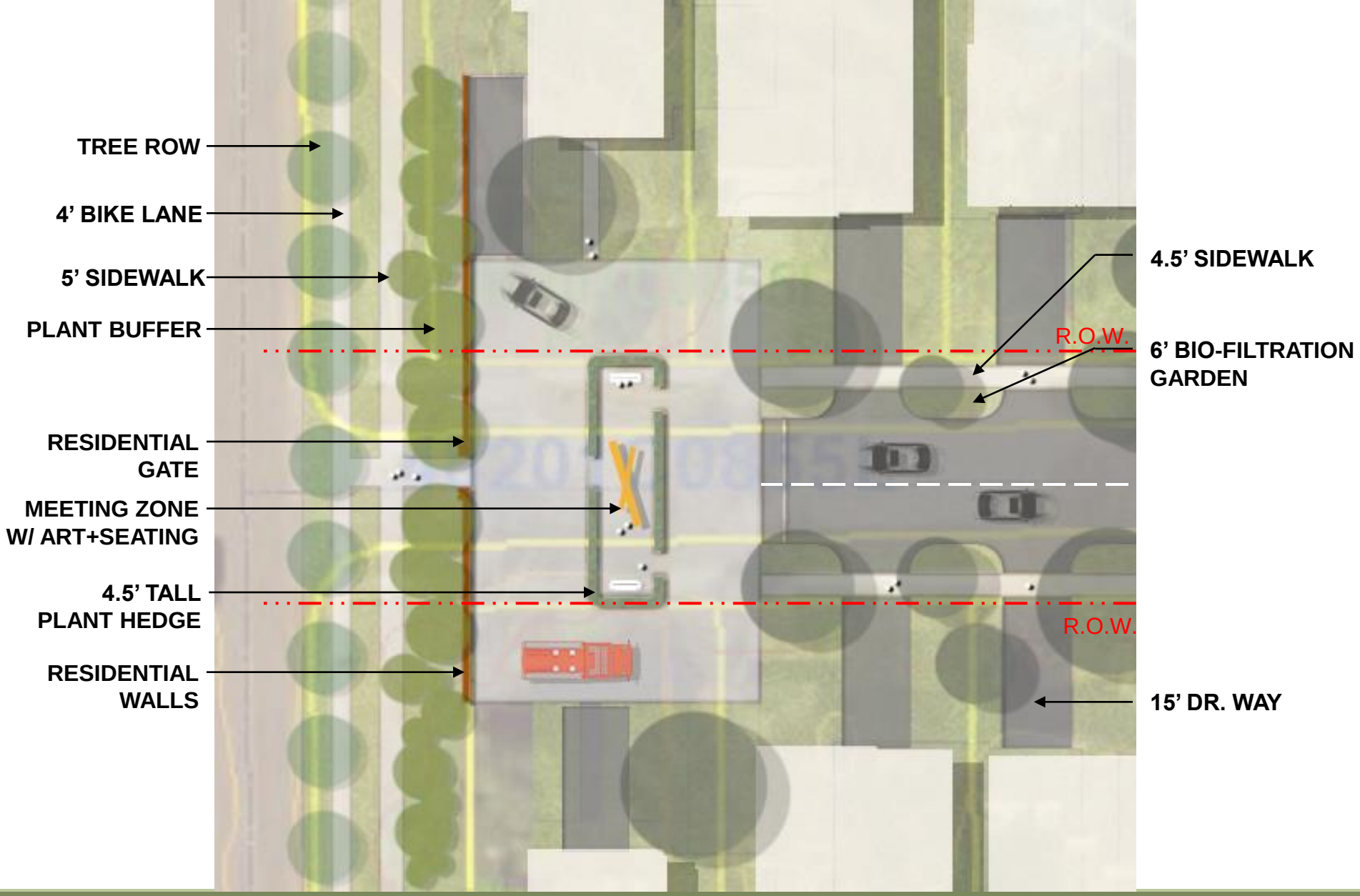


PROPOSED CUL-DE-SAC @ VERONE STREET **CONCEPT**

WEST LOOP CORRIDOR

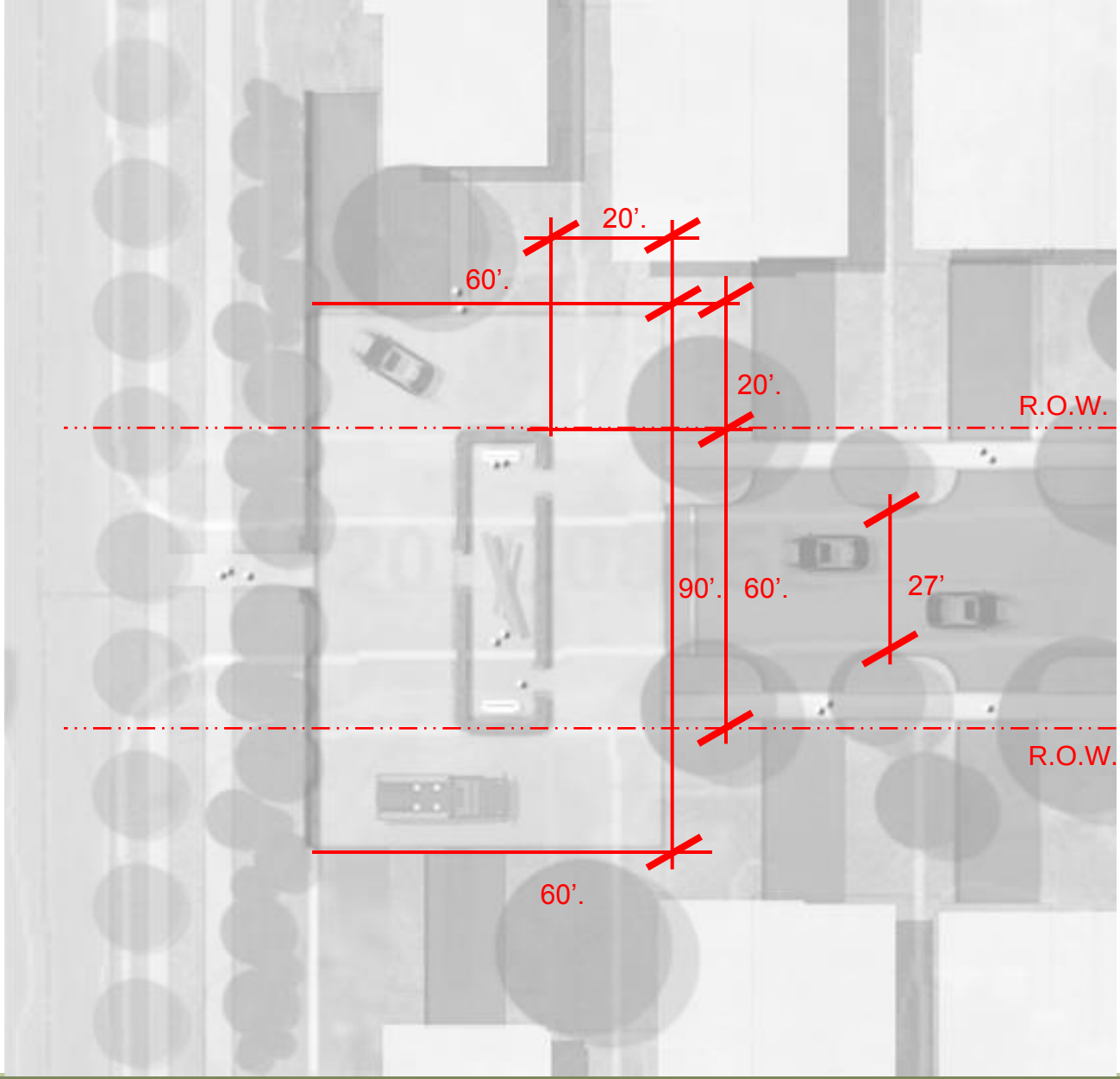
PROPOSED CUL-DE-SAC @ VERONE STREET **PLAN**

WEST LOOP CORRIDOR



PROPOSED CUL-DE-SAC @ VERONE STREET **ENLARGEMENT PLAN**

WEST LOOP CORRIDOR



PROPOSED CUL-DE-SAC @ VERONE STREET **DIMENSION PLAN**

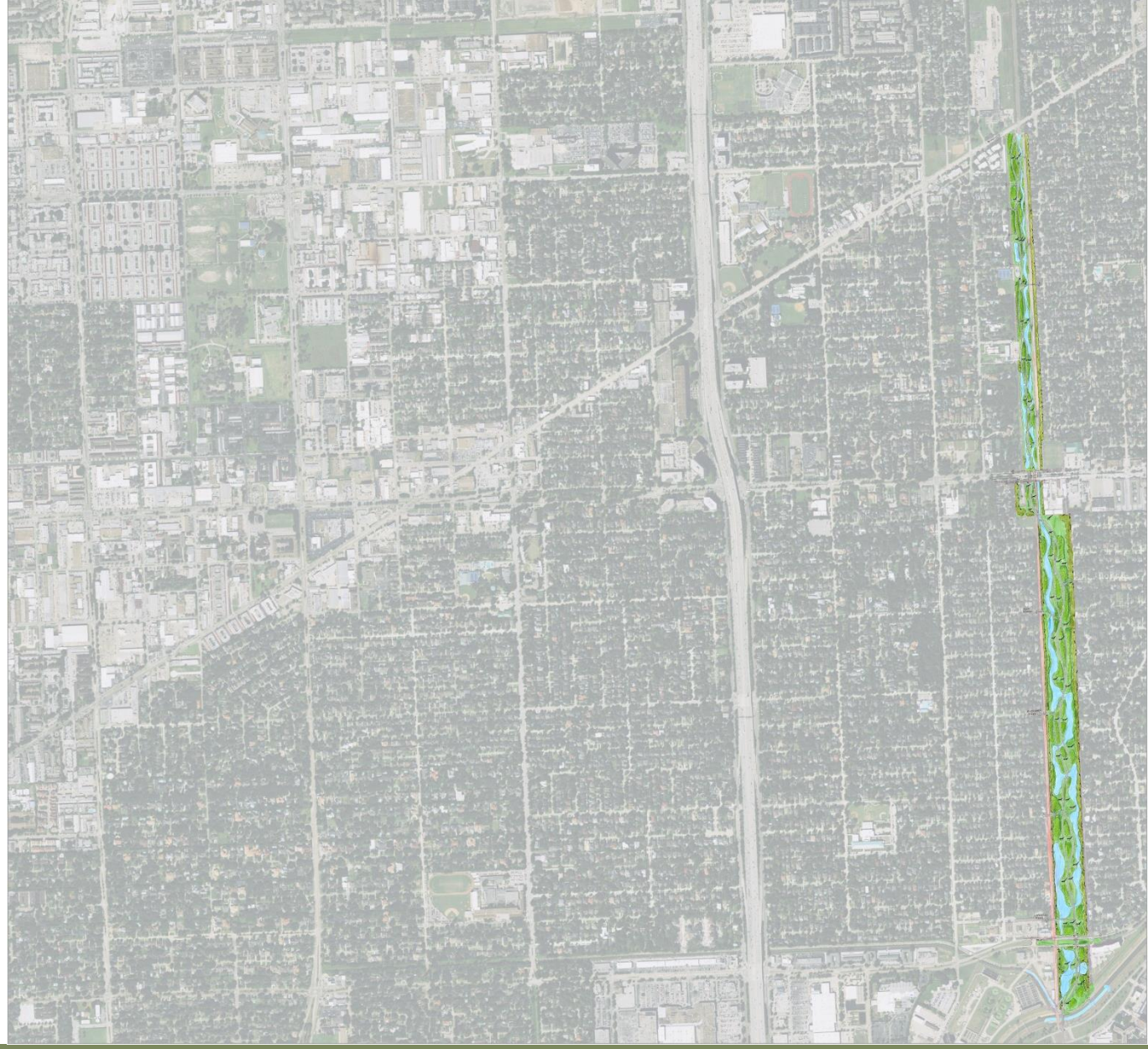
WEST LOOP CORRIDOR

CURRENT CONDITION @ VERONE STREET VIEW

WEST LOOP CORRIDOR

PROPOSED CUL-DE-SAC @ VERONE STREET VIEW

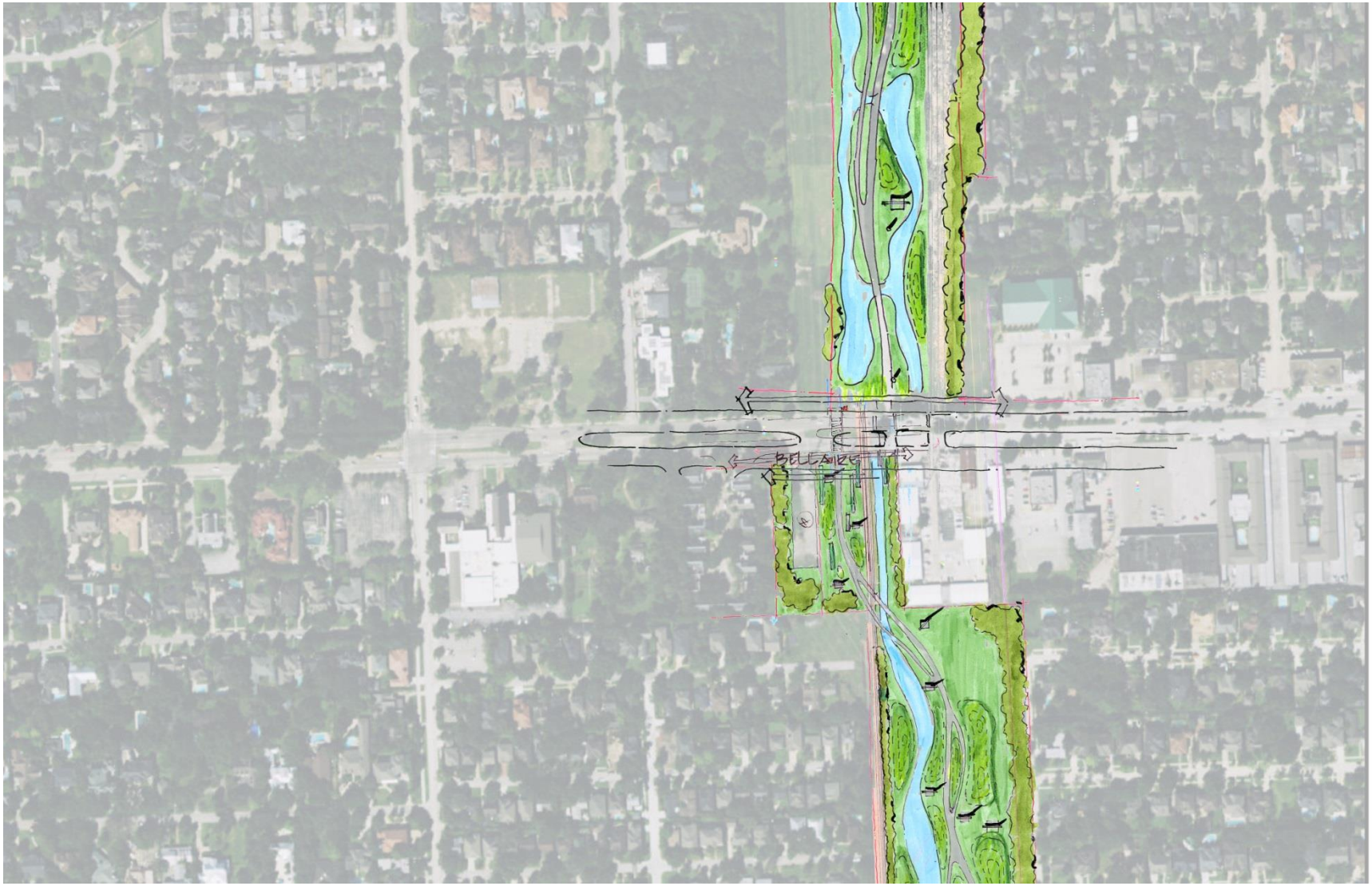
WEST LOOP CORRIDOR



EASEMENTS

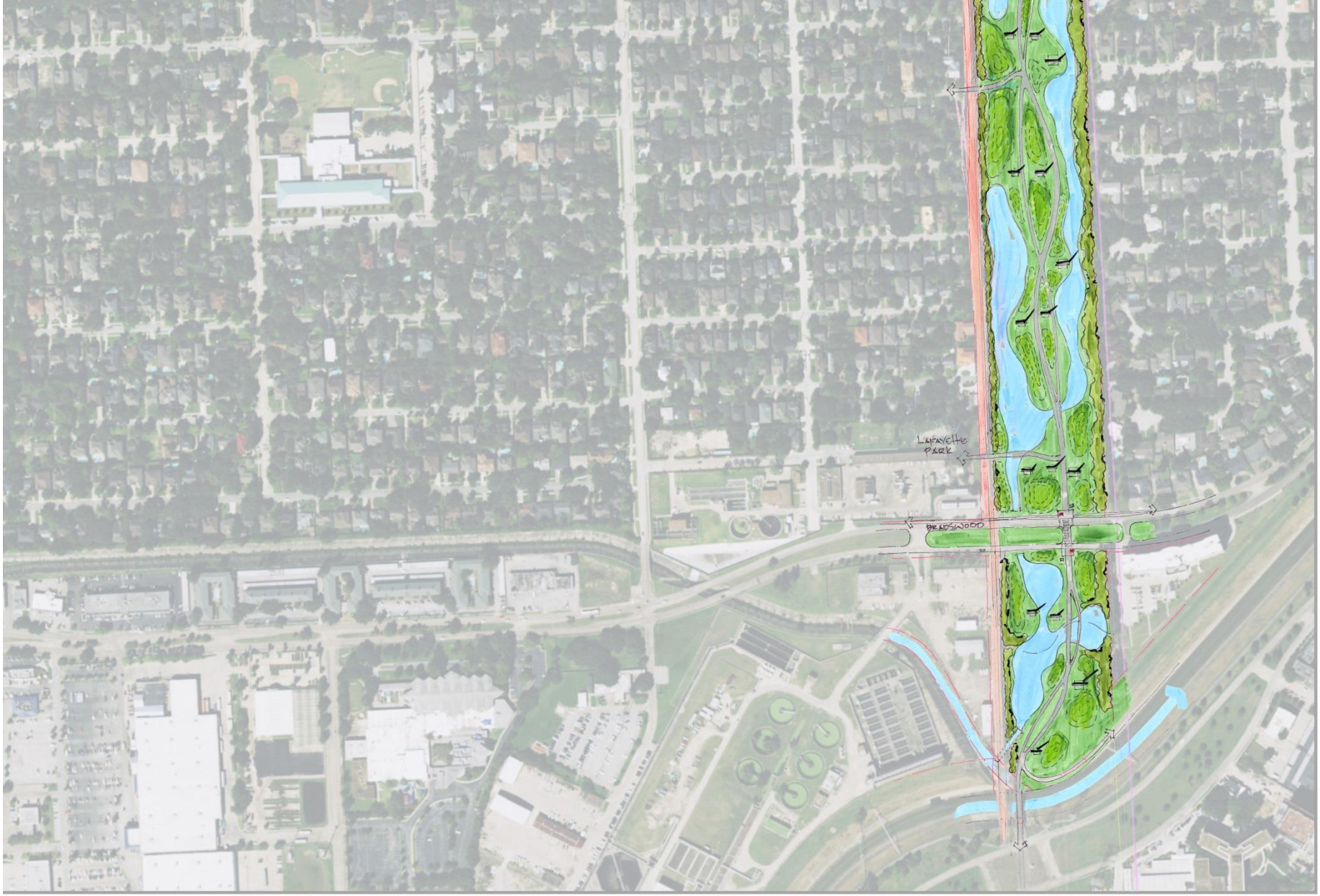
PARK CONNECTIONS

EASEMENTS ENLARGEMENT



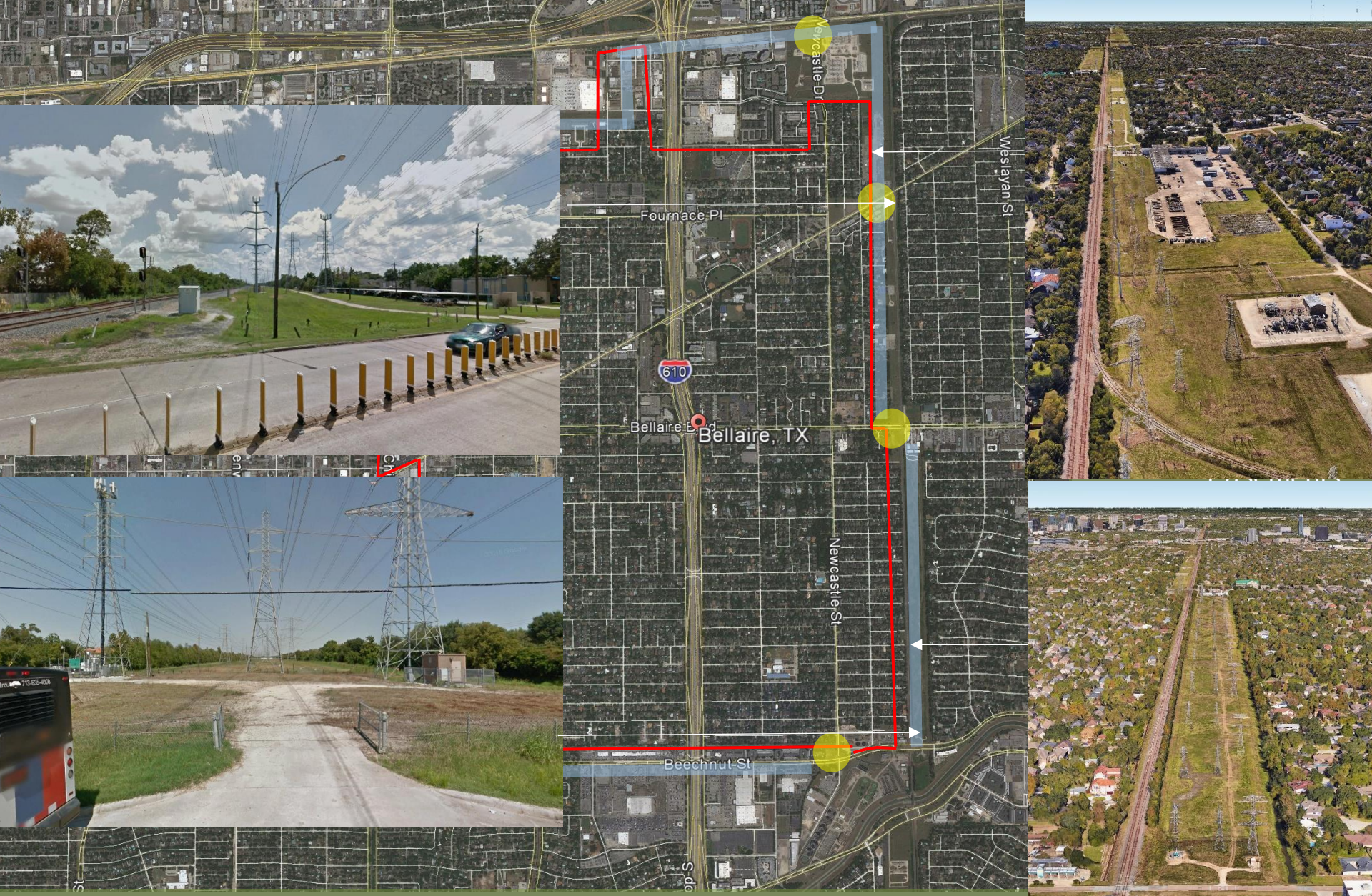
AT BELLAIRE

EASEMENTS ENLARGEMENT



AT BRAYS BAYOU

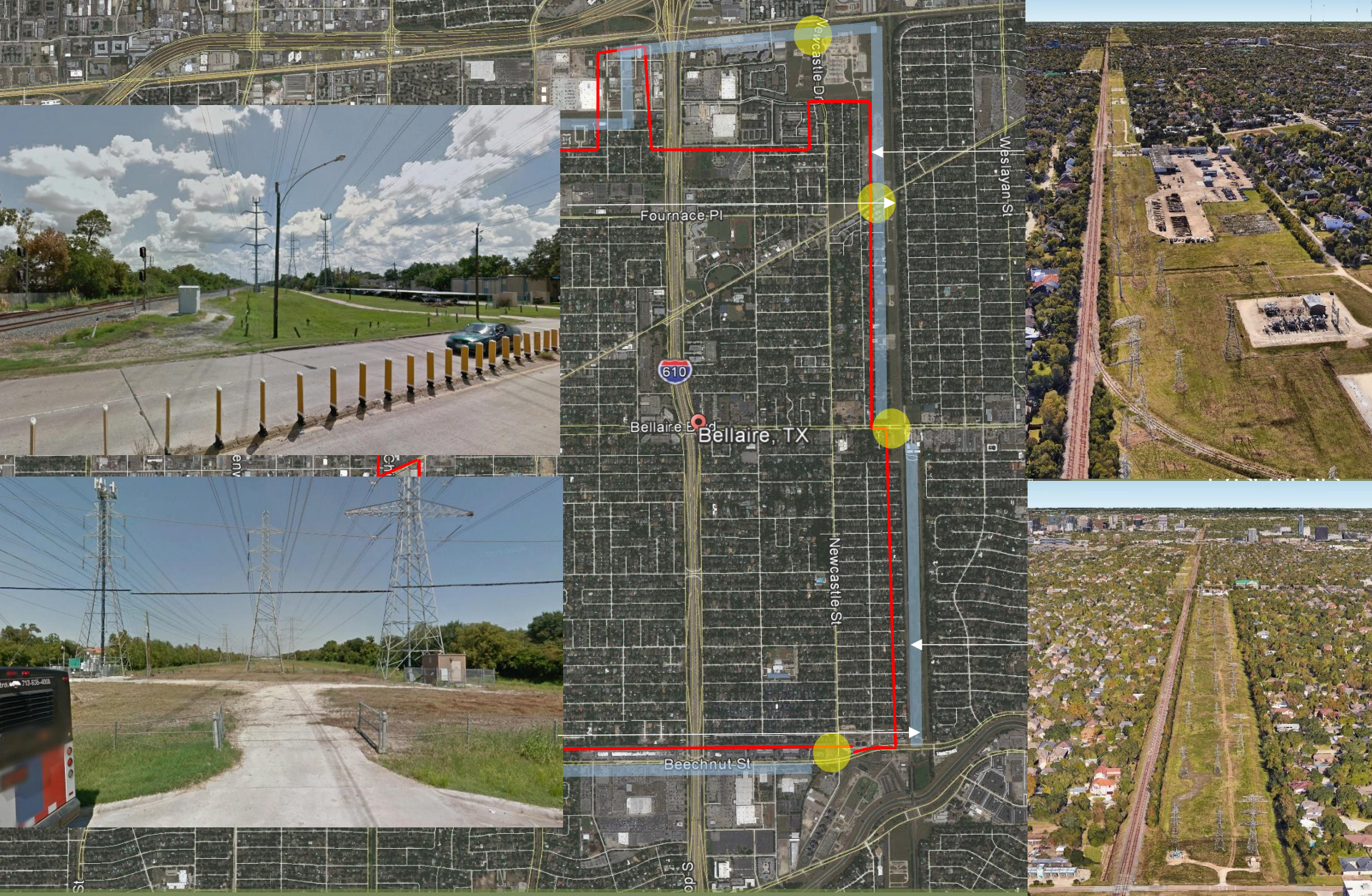
EASEMENTS ENLARGEMENT


Newcastle Dr
Fournace Pl
Wesleyan St
610
Bellaire Blvd
Bellaire, TX
Newcastle St
Beechnut St

EASEMENTS

EASEMENTS

EASEMENTS

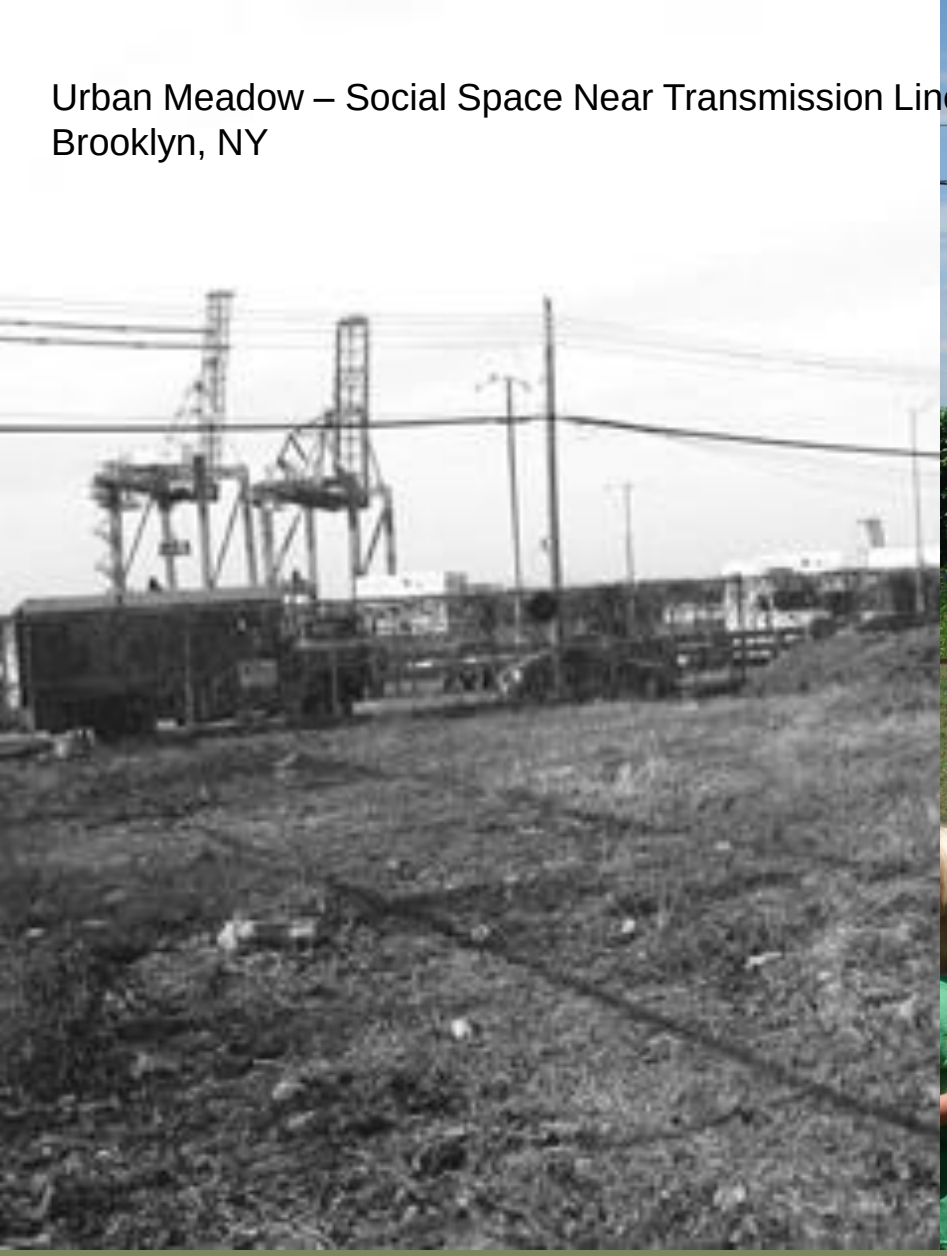

Newcastle Dr
Fournace Pl
Wesleyan St
610
Bellaire Blvd
Bellaire, TX
Newcastle St
Beechnut St

EASEMENTS

Urban Meadow – Social Space Near Transmission Lines
Brooklyn, NY

EASEMENTS

Urban Meadow – Social Space Near Transmission Lines
Brooklyn, NY



EASEMENTS

EASEMENTS

EASEMENTS

The city of Plano, Texas has a shared use trail that runs for part of its route under high tension lines.

EASEMENTS

EASEMENTS

PORTLAND OR

FALLS CHURCH, VA

NORRISTOWN, PA

SEATTLE, WA

EASEMENTS