



WEST HOUSTON PLAN 2050.
Envisioning Greater West Houston at Mid-Century

**Providing Quality
Master Planned Standards
for
Single and Multi Family Living**

A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century

Quality communities are more about a state of mind than a set of standards.

Great communities begin with vision and passion and never lose the vision or the passion.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Today's Topics

- A Historical Perspective on Planning and Development.
- Sprawl: What it Isn't, and What it May Be.
- Sustainability.
- Cornerstones of Great Communities.



WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century

A Historical Perspective on Planning and Development

Throughout history, development patterns have resulted from the then available modes of transportation.

- Pre-Mechanized transportation.
- Steam powered transportation.
- Petroleum powered transportation.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

A Historical Perspective on Planning and Development

- Vertical living vs. horizontal living.
- Vertical costs vs. horizontal costs.
- The future?



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sprawl: What it Isn't

- Density.
- Straight, curved or cul-de-sac streets.
- Caused by any particular means of transportation.
- Limited to residential development.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sprawl: What it May Be.

Sprawl is the lack of vision and intentionality in the built environment, resulting in a sameness, a lack of character or sense of place. Whether urban or suburban, the end result is a “place” that cannot be sustained. For a “place” to be sustainable, we must want to be there.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sprawl is the result of a production-driven, code-enforced lack of creativity. It inevitably is the product of an absolute segregation of land uses, whether by government or by industry. The more we regulate, the less we innovate.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sprawl is in the Eye of the beholder.

Rural eyes see any level of urbanization as sprawl.

Suburban eyes living on large lots, see sprawl as any attempt to reduce the size of lots which might allow “those people” to live next door.

Urban eyes see sprawl as any form of low density, residential-only development that occurs away from existing work centers and shopping.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sustainability

The product of a well-built environment,
and the collective will of a body politic.

The two are inseparable; one cannot sustain
without the other.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Sustainability

- Great innovation has been and continues to be incorporated into the built environment. “Green” is here to stay! It is our future; Embrace it.
- The absence of a collective political will is one of, if not the most serious challenge to our efforts to sustain our communities.



WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning *Remember, it's a Mindset, not a set of Rules*

- Everyone: young, old, wealthy, and not so wealthy should have an opportunity to live and work in great communities.
- As planners and developers, we must recognize and remember that what we build today will be with us for a very long time.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- We must have pride in what we create....it's not just a lot or a house, it is a family's home and community.
- Listen to the customer. Listen to the customer. Listen to the customer.
- Incorporate creative and innovative think-time into your timelines.

A COMMUNITY CONVERSATION ABOUT GROWTH



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- Regularly challenge your comfort zone...do not let your processes become formulaic.
- Generous landscape set-backs must be in your plan. A community without landscape set-backs is like a painting without a frame.
- Be sensitive and considerate to, and of, the environment.

A COMMUNITY CONVERSATION ABOUT GROWTH



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- Incorporate generous open space, formal parks, and organized rec areas. And never forget random open space...it's the space that everyone loves.
- Connect the Community: Create a hierarchy of roadways which allow the smooth flow of vehicular traffic in and through your community.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- Connect the Community: Create a system of hike and bike trails that inter-connect your community....make it as pedestrian friendly as possible!
- Intentionally plan your commercial areas.
- Add an area of “mixed-use” if at all possible.
- Routinely visit other states and cities.

A COMMUNITY CONVERSATION ABOUT GROWTH



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- Plan neighborhoods as if You are going to live there.
- Use durable and sustainable materials in your hardscape.
- Pay attention to your HOA; it's a key ingredient in the sustainability of your community.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century

Cornerstones of Sustainable Planning

Remember, it's a Mindset, not a set of Rules

- Develop guidelines that are guidelines.
Remember, if we over-regulate, we can't innovate.
- Landscape: it's the least expensive and one of the most important elements of a development.
- Listen to the customer.



WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH



WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050[®]

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH





WEST HOUSTON PLAN 2050.

Envisioning Greater West Houston at Mid-Century



A COMMUNITY CONVERSATION ABOUT GROWTH

