

-Focus-

QUALITY PLANNED DEVELOPMENT

-Issue-

In order to maintain its development pace, Greater West Houston has employed the full toolbox of options. Regional centers are developing with increasing density. Master Planned Communities (MPCs) continue to expand the urban edge, improving their offerings with each new community. Efficient highways and major roads that provide reliable, safe connections from these MPCs and communities to regional centers have been a key to growth in Greater West Houston. Special Districts have been a key part of development and redevelopment across the region.

-Goal-

Both the public and private sectors should become more cooperative, creative, and adaptable, working to ensure that the built environment improves its appeal, value, and resiliency.

-Quality Planned Development Committee-

Collins Pier, Chairman—Trendmaker

Rob Bamford—Johnson Development Corporation

Chris Browne—EHRA Engineering

David Corbin—Costello, Inc.

Lawrence Dean—MetroStudy

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Rodney Heisch—BGE, Inc.

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Andrew Paderanga—R.G. Miller Engineers, Inc.

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Terry Reeves—Jones|Carter

Glenn Sampson—Consolidated Communications

James Shanks—Halff Associates

Brian Stidham—Hines

Challenges & Opportunities

- Mobility & Safety.** With increased growth Greater West Houston's mobility and open space advantages will face formidable challenges.
- Connected, Safe Spaces.** Creating safe, connected, inviting spaces is key for families and businesses.
- Special Districts.** Special districts generally bring better design, maintenance, operations, and services to the areas that they represent.
- Affordability.** The median price of homes in the Houston area doubled between 2000 and 2015. This increase is partially due to high demand, but other factors are increasing prices. The price of land, concrete, labor, and other components will continue to increase.
- Density.** Cities and counties should work with developers to permit reasonable high density residential options.
- Efficient Permitting & Building.** The cooperation of public agencies in advancing the process for permitting and growth have allowed development to move forward with fewer and better tailored restrictions.
- Land Assemblage.** Over the next forty years finding the land, funding, and mobility improvements to build high-quality, large-scale development in Greater West Houston will be difficult.
- Redevelopment.** Brownfield redevelopment programs incentivize mitigation and redevelopment, which benefits both the public and private sectors.

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