



ENVIRONMENTAL DESIGN MASTER PLAN

INTERNATIONAL MANAGEMENT DISTRICT

November 11, 2009

M2L Associates, Inc.
Planners & Landscape Architects

Minor Design, AECOM

INTERNATIONAL MANAGEMENT DISTRICT

MASTER PLAN GOAL



- 1. Enhance the Visual Appeal**
- 2. Attract and Retain Investors / Residents**
- 3. Increase Property Values**
- 4. Promote a safe community**
- 5. Facilitate Business Development**
- 6. Leverage the District Resources**



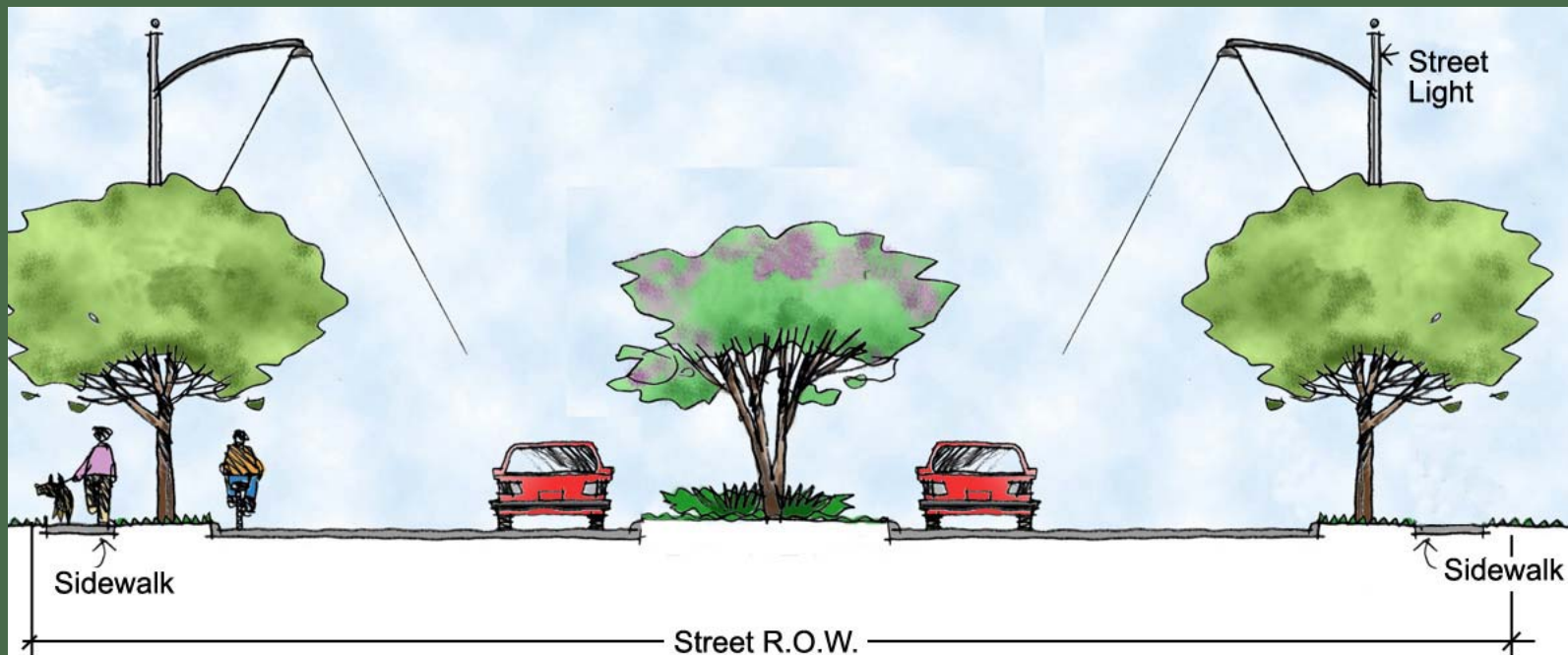
MASTER PLAN OBJECTIVES

- 1. Systems Inventory**
- 2. Identify Strengths and Weaknesses**
- 3. Develop Wayfinding Signage**
- 4. Mass Transit Interface**
- 5. Parks and Open Space Coordination**
- 6. Develop District Design Vision**
- 7. Create District Branding and Logo**



The proposed design elements under consideration:

- *Street Lights*
- *Landscaping*
- *Signage/Monuments*
- *Special Paving*
- *Sidewalks/Ramps*
- *Parks and Open Spaces*
- *Mid Block Seating Areas*
- *Parking/Service Screening*
- *Bus Shelters*
- *Street Furniture*
- *Public Art*
- *Seating Areas*
- *Bicycle Facilities*
- *Freeway Enhancements*

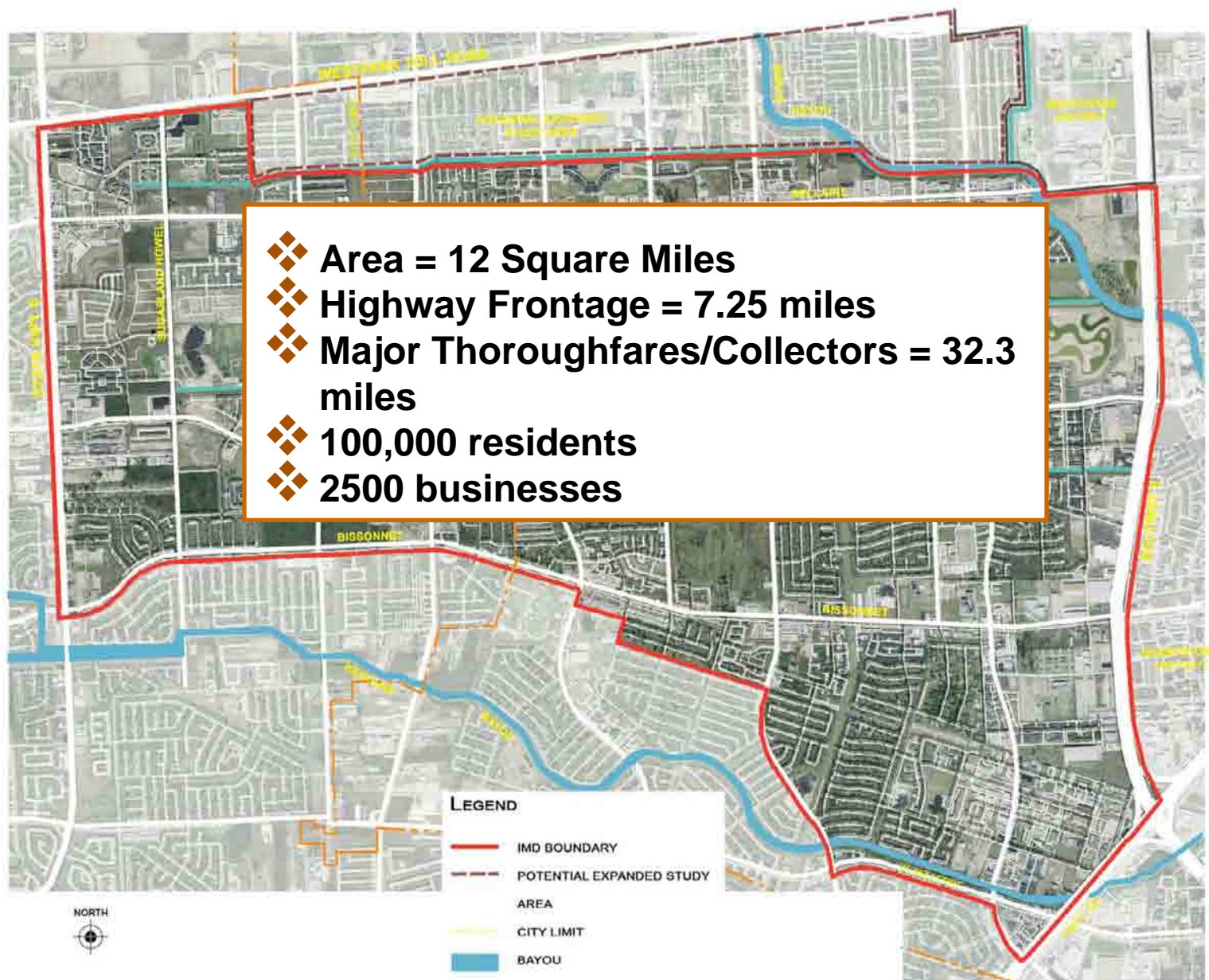


SCOPE OF WORK LIMITS



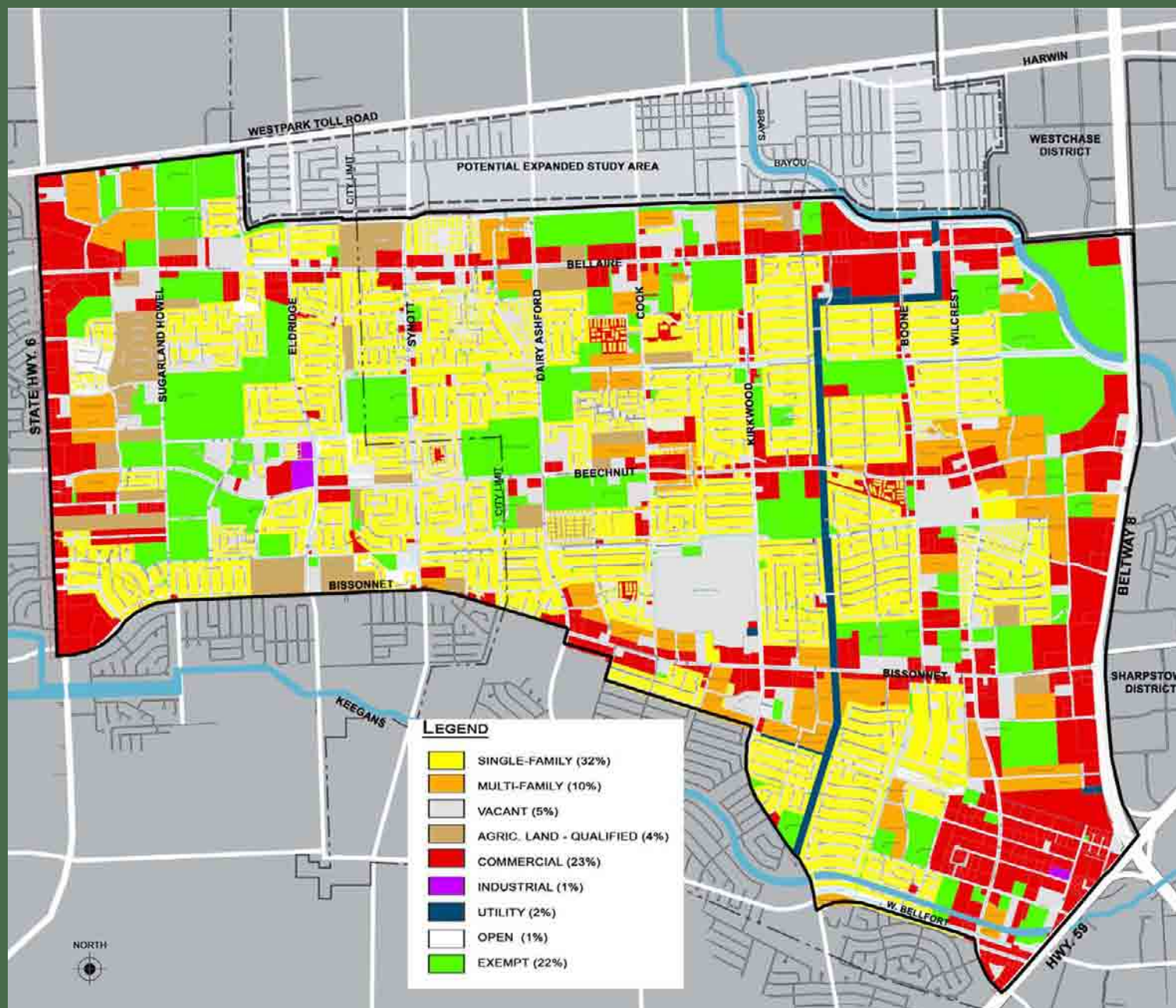
SITE INVENTORY

- 1. Land Use**
- 2. Areas of Interest**
- 3. Major Thoroughfare Plan**
- 4. Traffic Volumes**
- 5. Mass Transit**
- 6. Parks and Open Spaces**
- 7. Infrastructure**





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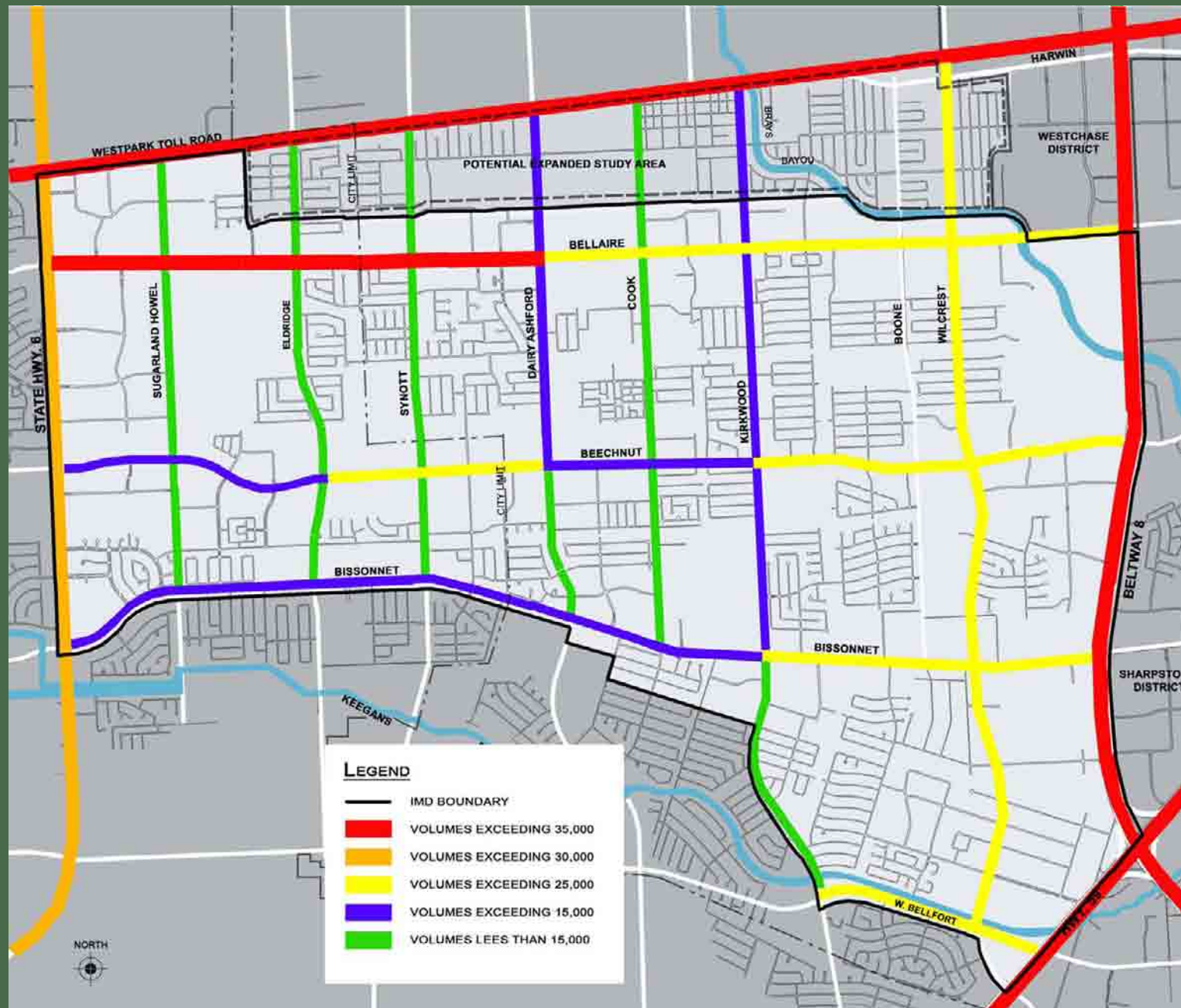


INVENTORY

LAND USE



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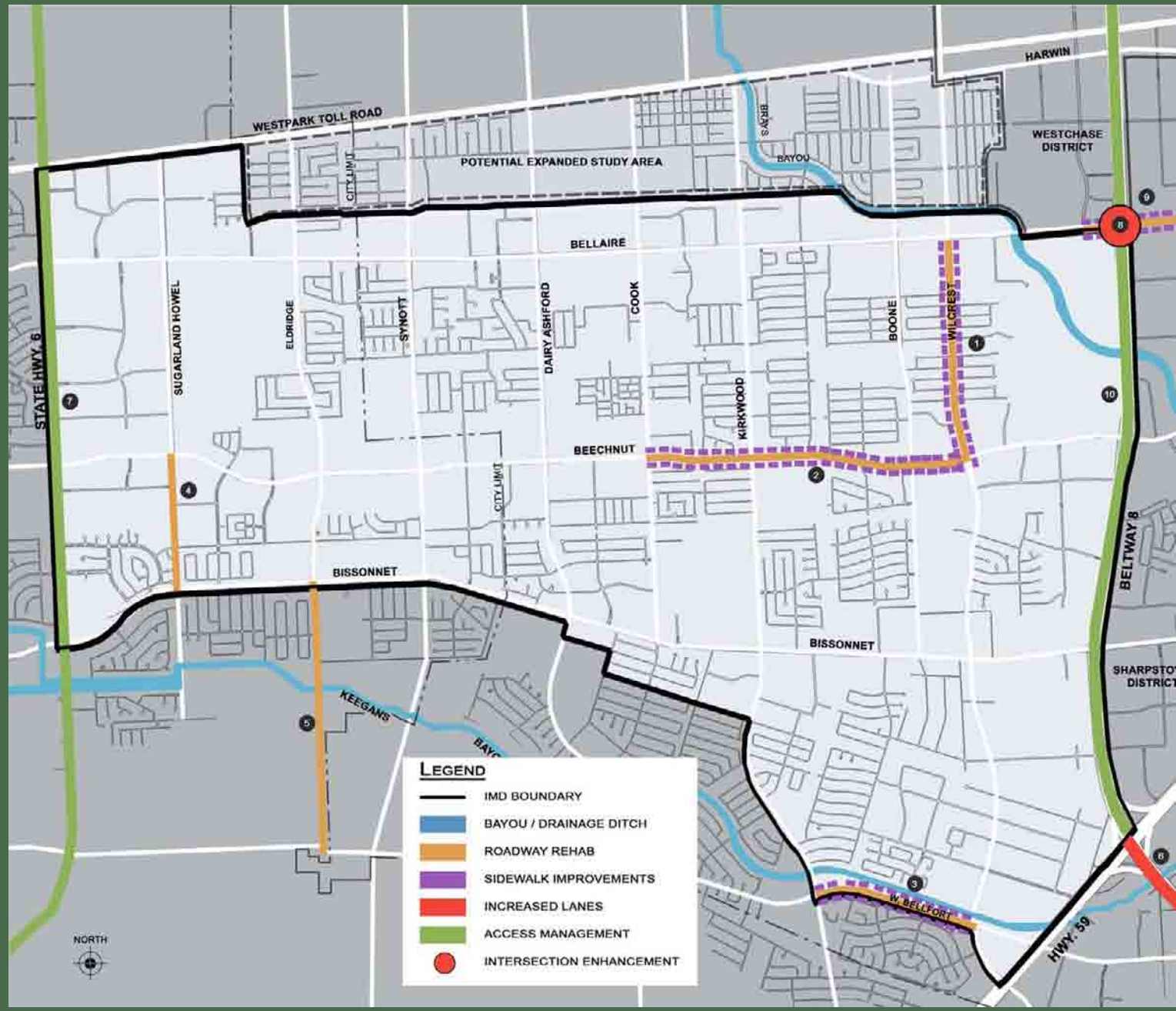


INVENTORY

TRANSPORTATION



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INVENTORY

INFRASTRUCTURE



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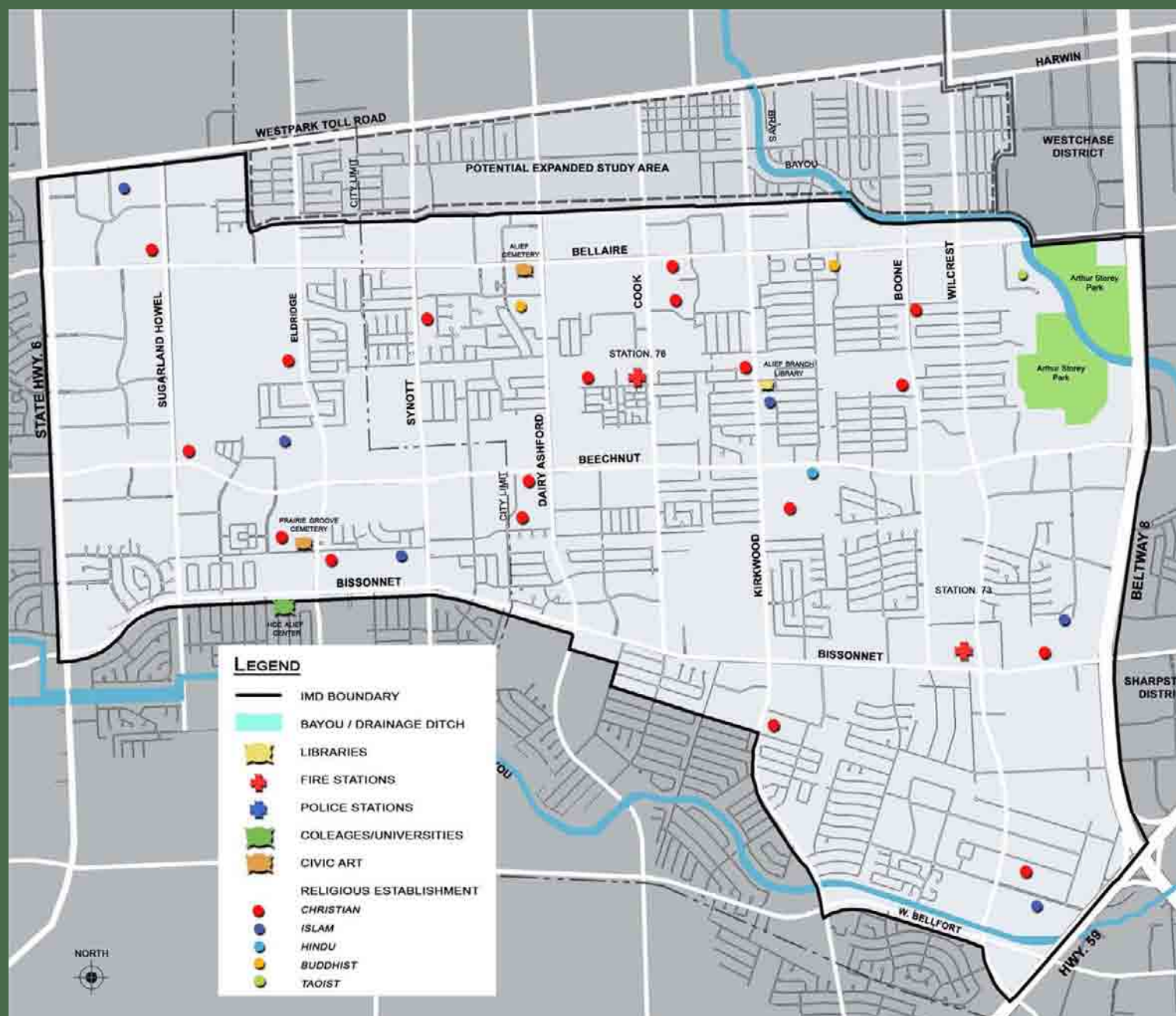


INVENTORY

MASS TRANSIT



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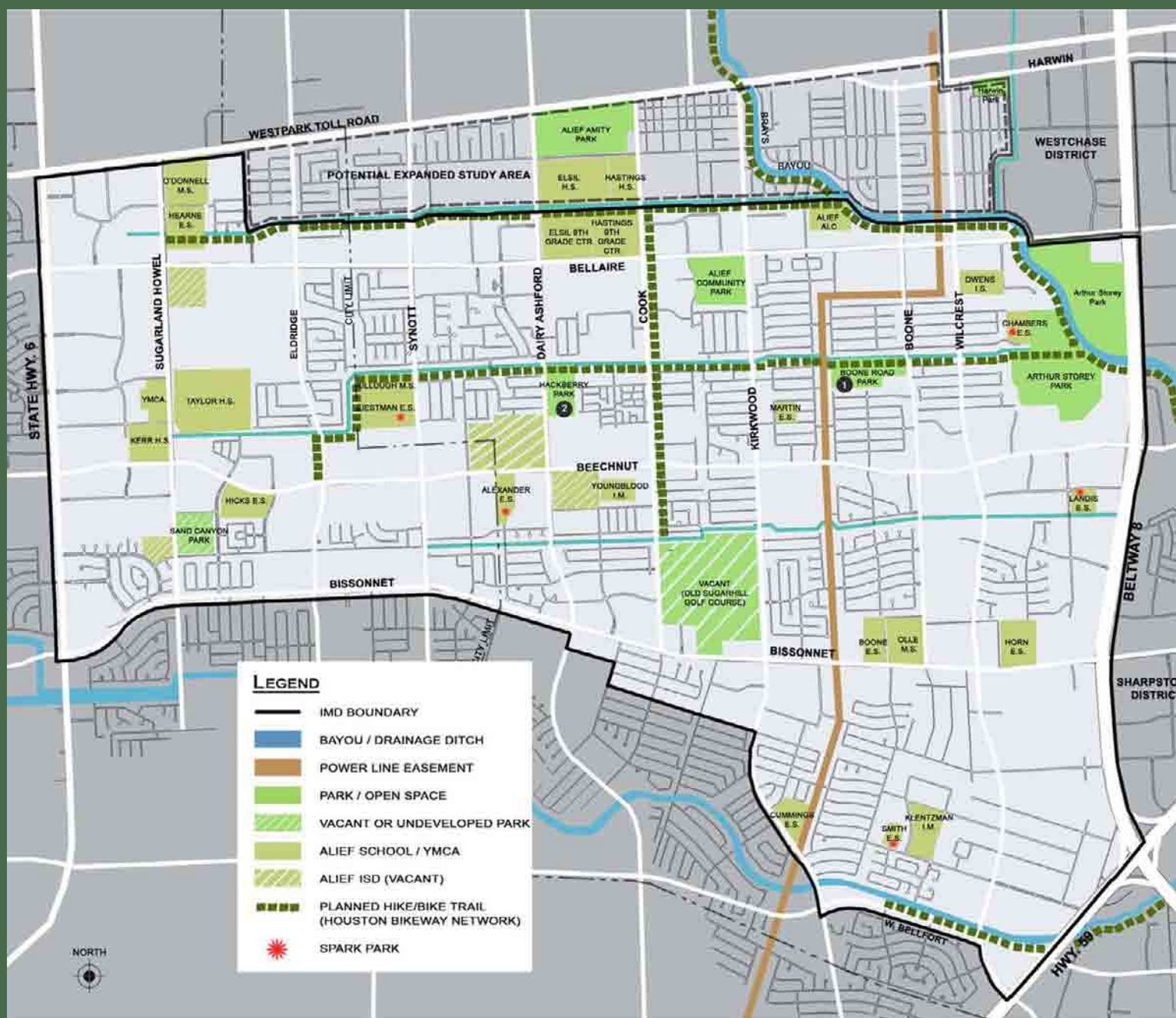


INVENTORY

AREAS OF INTEREST



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INVENTORY

PARKS AND OPEN SPACE



CORRIDORS

- 1. Bellaire Blvd.**
- 2. Beechnut**
- 3. Bissonnet**
- 4. Wilcrest**
- 5. Kirkwood**
- 6. Dairy Ashford**
- 7. Eldridge**
- 8. Howell Sugarland**
- 9. Synott**
- 10. West Belfort**

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ANALYSIS CRITERIA

1. Roadway Infrastructure:

- ❖ *Roadway Curbs and Surfaces*
- ❖ *Accessibility*
- ❖ *Utility Clutter*
- ❖ *Street Lights*

2. Pedestrian Amenities:

- ❖ *Sidewalks and Access Ramps*
- ❖ *Street Trees*
- ❖ *Street Furniture*
- ❖ *Transit Amenities*

3. Intersections:

- ❖ *Sidewalks and Access Ramps*
- ❖ *Traffic Signalization*
- ❖ *Roadway Curbs and Surfaces*

4. Analysis Rating System:

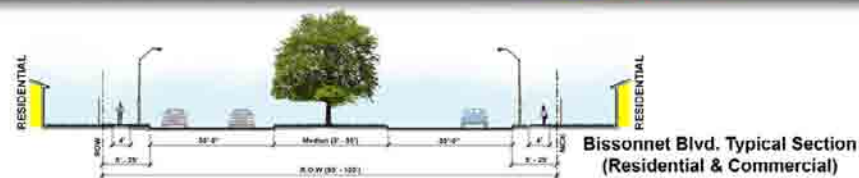
- ❖ *Little or No Improvements Needed*
- ❖ *Moderate Improvements Needed*
- ❖ *Maximum Improvements Needed*



EXISTING CONDITIONS

- Moderate traffic, major thoroughfare
- Predominantly commercial, dense concentration near Beltway 8
- Large areas of inadequate pedestrians systems
- Intermittent or non-existent street trees and landscaping
- Parking areas are not screened from street
- Streetscape amenities are inadequate
- Significant utility clutter, lights on wood poles
- Partially served by METRO along corridor
- Corridor lacks consistent image or theme

Land Class	
Single Family	Commercial
Multi-Family	Industrial
Vacant	Utility
Agric. Land (Qualified)	Open
	Empty



OPPORTUNITIES

- Medians offer width for landscaping opportunity
- Landscape infill possible in back of curb conditions
- Themed wayfinding signage will improve Continuity
- Explore themed graphics on Center Point Poles
- Bus stop improvements to enhance pedestrian experience

CONSTRAINTS

- Back of Curb ROW limited in some areas
- Utility Clutter, lights on wood poles
- Lack of pedestrian mobility in large areas of corridor
- Landscape improvements will require maintenance

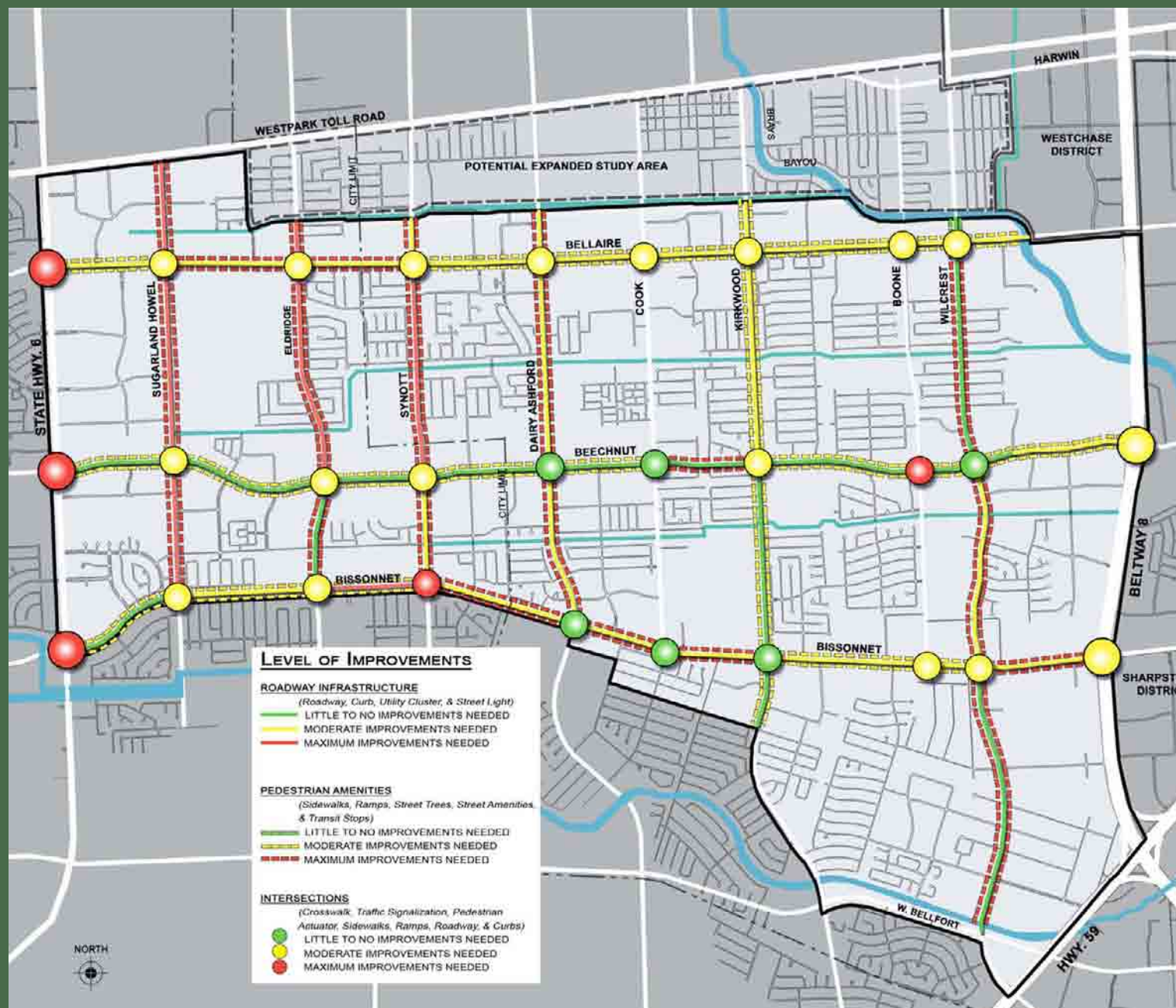




BISSONNET	RANKING	COMMENTS	BISSONNET	RANKING	COMMENTS
Beltway 8 to Wilcrest			Kirkwood to Cook		
Predominate Land Use		Commercial	Predominate Land Use		Commercial
Available Right-of-way		From 5' wide to 32' wide	Available Right-of-way		From 5' - 25' Wide
Median and Width		Widest point - 30'	Median and Width		Widest point - 30'
Infrastructure			Infrastructure		
1 Roadway / Curb	0		1 Roadway / Curb	1	
2 Overhead Utility Clutter	2	Wood poles at south side of Wilcrest	2 Overhead Utility Clutter	2	Wood poles
3 Street Lighting	1	Wood poles	3 Street Lighting	1	Wood poles
Total	3		Total	4	
Pedestrian Amenities			Pedestrian Amenities		
4 Sidewalks / Ramps	1		4 Sidewalks / Ramps	1	
5 Street Trees	2		5 Street Trees	2	
6 Street Amenities			6 Street Amenities		
a) Seating	2		a) Seating	2	
b) Trash Receptacle	2		b) Trash Receptacle	2	
7 Transit Stops	2	Two bus stops w/ no shelter / seating	7 Transit Stops	2	Bus stop @ corner of Cook - no shelter / seating
Total	3		Total	3	
Wilcrest to Boone			Cook to Dairy Ashford		
Predominate Land Use		Commercial	Predominate Land Use		Commercial
Available Right-of-way		From 5' - 15' wide	Available Right-of-way		
Median and Width		Widest point - 32'	Median and Width		
Infrastructure			Infrastructure		
1 Roadway / Curb	1		1 Roadway / Curb	1	
2 Overhead Utility Clutter	2	Wood poles	2 Overhead Utility Clutter	2	Wood poles
3 Street Lighting	1	Wood poles	3 Street Lighting	0	Wood poles
Total	4		Total	3	
Pedestrian Amenities			Pedestrian Amenities		
4 Sidewalks / Ramps	1		4 Sidewalks / Ramps	1	
5 Street Trees	2		5 Street Trees	1	
6 Street Amenities			6 Street Amenities		
a) Seating	2		a) Seating	2	
b) Trash Receptacle	2		b) Trash Receptacle	2	
7 Transit Stops	0		7 Transit Stops	2	Two bus stops (one shelter / seating)
Total	7		Total	3	
Boone to Kirkwood			Dairy Ashford to Synott		
Predominate Land Use		Commercial	Predominate Land Use		Commercial / Residential
Available Right-of-way		From 10' - 25' wide	Available Right-of-way		From 5' - 20' wide
Median and Width		Widest point - 30'	Median and Width		Widest point - 30'
Infrastructure			Infrastructure		
1 Roadway / Curb	1		1 Roadway / Curb	1	
2 Overhead Utility Clutter	2	Wood poles	2 Overhead Utility Clutter	2	Wood poles
3 Street Lighting	1	Wood poles	3 Street Lighting	2	Wood light poles stop at Backford
Total	4		Total	5	
Pedestrian Amenities			Pedestrian Amenities		
4 Sidewalks / Ramps	1		4 Sidewalks / Ramps	2	No sidewalk from Old Richmond to HWY 6
5 Street Trees	2		5 Street Trees	2	
6 Street Amenities			6 Street Amenities		
a) Seating	1		a) Seating	2	
b) Trash Receptacle	1		b) Trash Receptacle	2	
7 Transit Stops	1		7 Transit Stops	2	Bus stop (no shelter / seating)
Total	6		Total	10	



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ANALYSIS

CORRIDOR AND INTERSECTIONS



The process of getting from place to place
is called **Wayfinding**



Facility/Place Signage



Street Signage



Landscape



Street Furniture



Special paving



Transportation



Lighting



Special landmarks



Architecture



Activity/Spaces



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The way in which a place evokes
a special or unique emotional attachment,
or sense of belonging,

Sense of Place

One Important Wayfinding Element: **SIGNAGE**



TASK: Develop An Environmental Graphic Identity Program

- THAT:
- *Celebrates the unique character of the District*
 - *Reinforces it's boundaries*
 - *Improve awareness of important destinations*
 - *Improve the Streetscape Character*
 - *Perception of a clean, safe, welcoming environment*
 - *Is cost effective and easily implementable*
 - *Reinforces a 'Sense of Place'*



Light Pole
Cladding

Interior Marker

District Edge ID

Interior
Monument

Street Sign

Facility and
Directional

Proposed Improvements

WAYFINDING SIGNAGE



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Proposed Improvements

WAYFINDING SIGANCE

Logo Competition Winner



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LOGO AND BRANDING



Next :
Applying The Design Vision
For
The District and it's Corridors



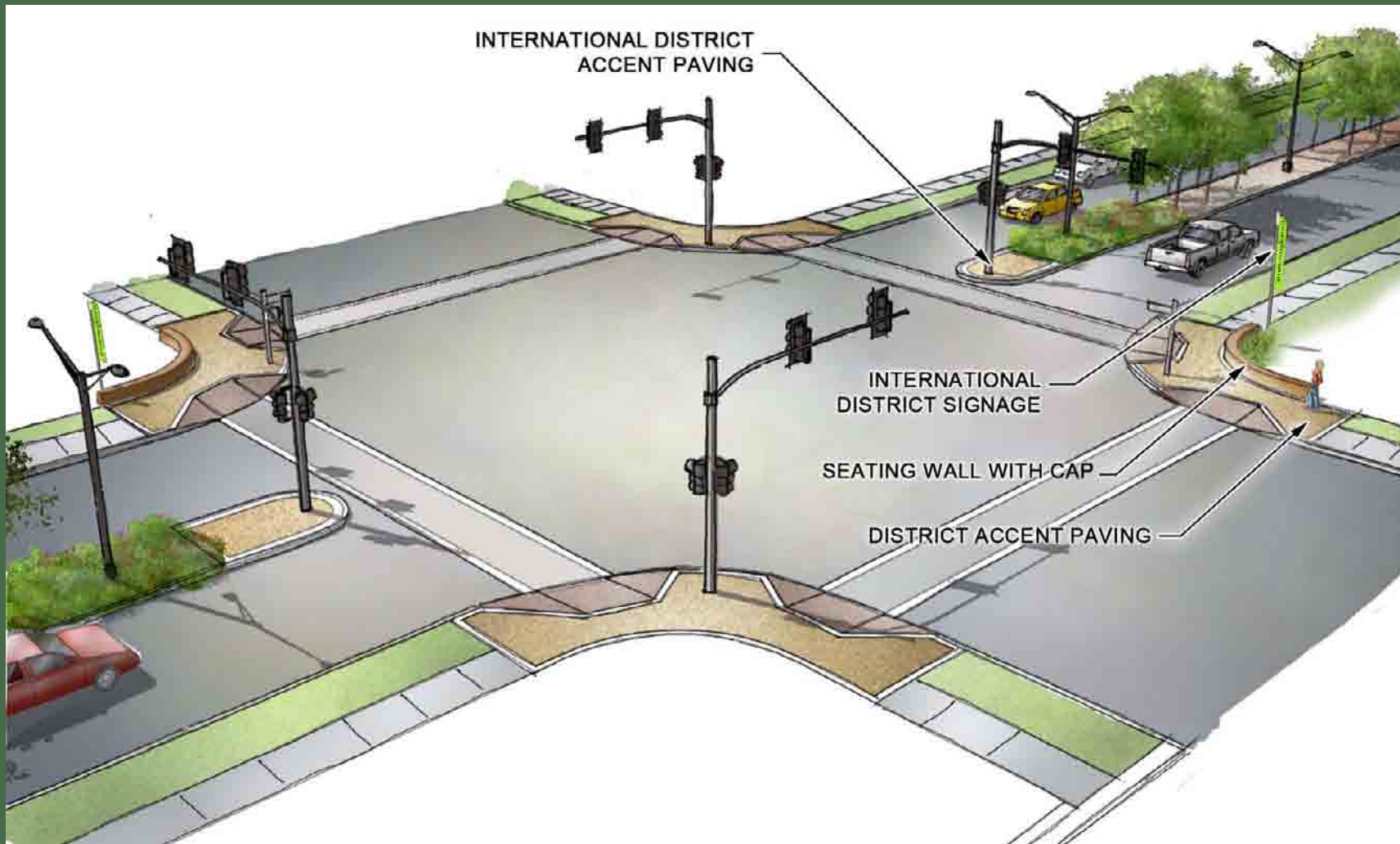
ADDITIONAL PROPOSED CONCEPTS

1. Wayfinding Signage
2. Intersection Enhancements
3. Pedestrian Mobility
4. Hike and Bike Trail
5. Street Landscaping
6. Bridge Enhancements
7. Freeway Enhancements
8. Parks and Open Space
9. Transit Stop Improvements



Proposed Improvements

INTERSECTIONS



Proposed Improvements

INTERSECTIONS



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Proposed Improvements

PEDESTRIAN MOBILITY



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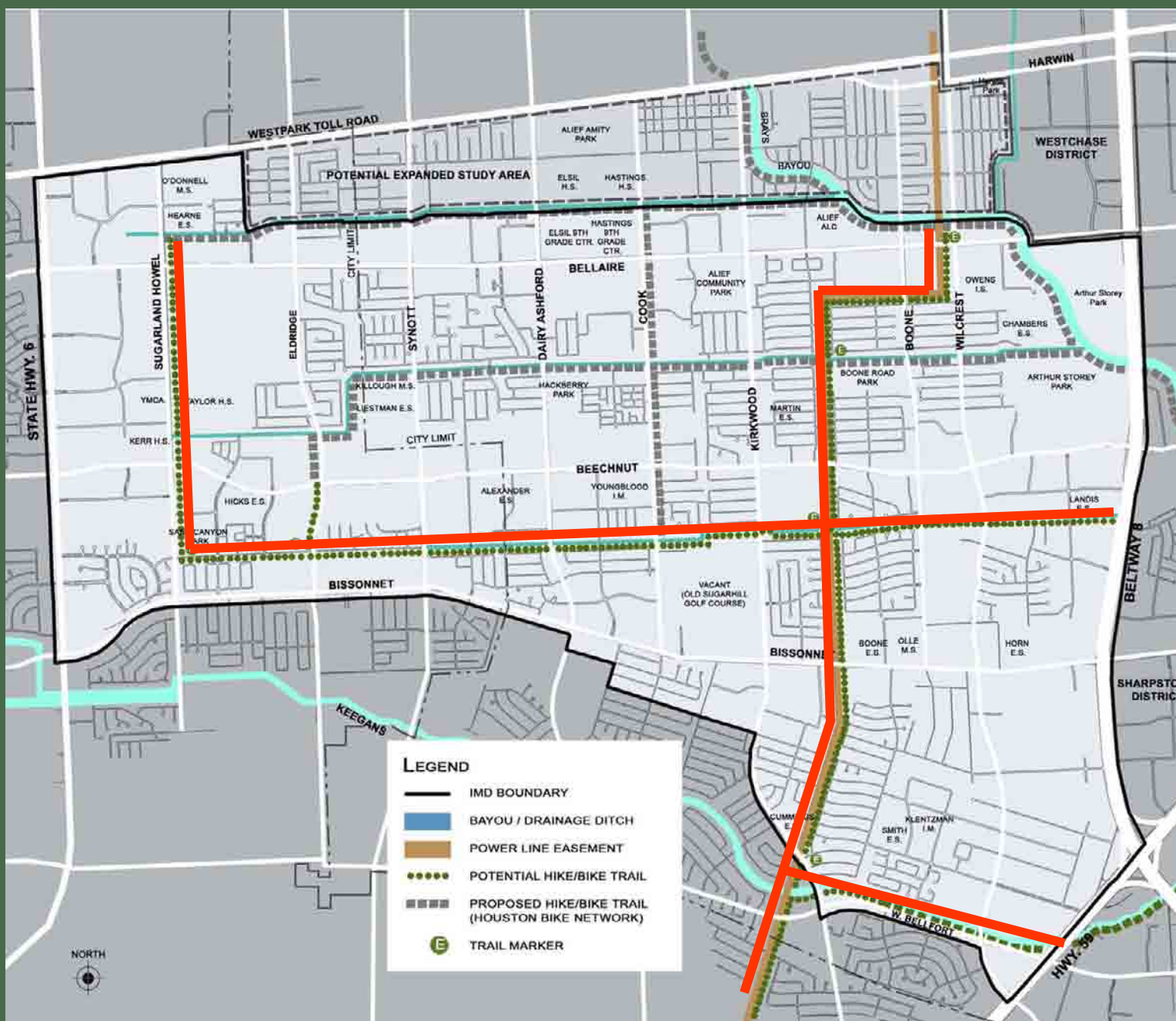


Proposed Improvements

PEDESTRIAN MOBILITY



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Proposed Improvements

HIKE AND BIKE



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Proposed Improvements

HIKE AND BIKE



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Proposed Improvements

HIKE AND BIKE



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Proposed Improvements

LANDSCAPING



Proposed Improvements

LANDSCAPING

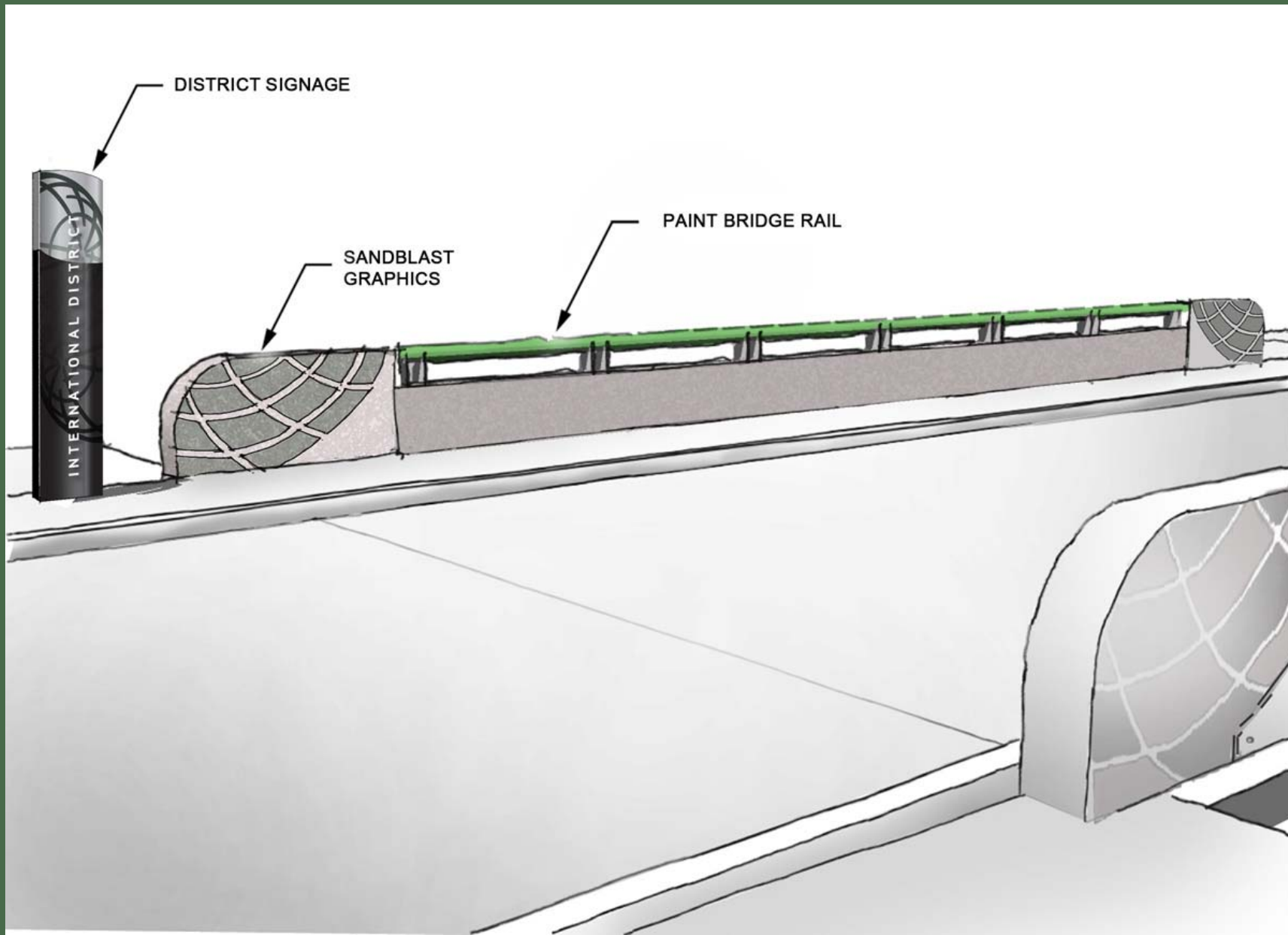


Proposed Improvements

BRIDGE TREATMENT



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Proposed Improvements

BRIDGE TREATMENT



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Proposed Improvements

FREEWAY ENHANCEMENTS



Proposed Improvements

FREEWAY ENHANCEMENTS



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Proposed Improvements

PARKS AND OPEN SPACE

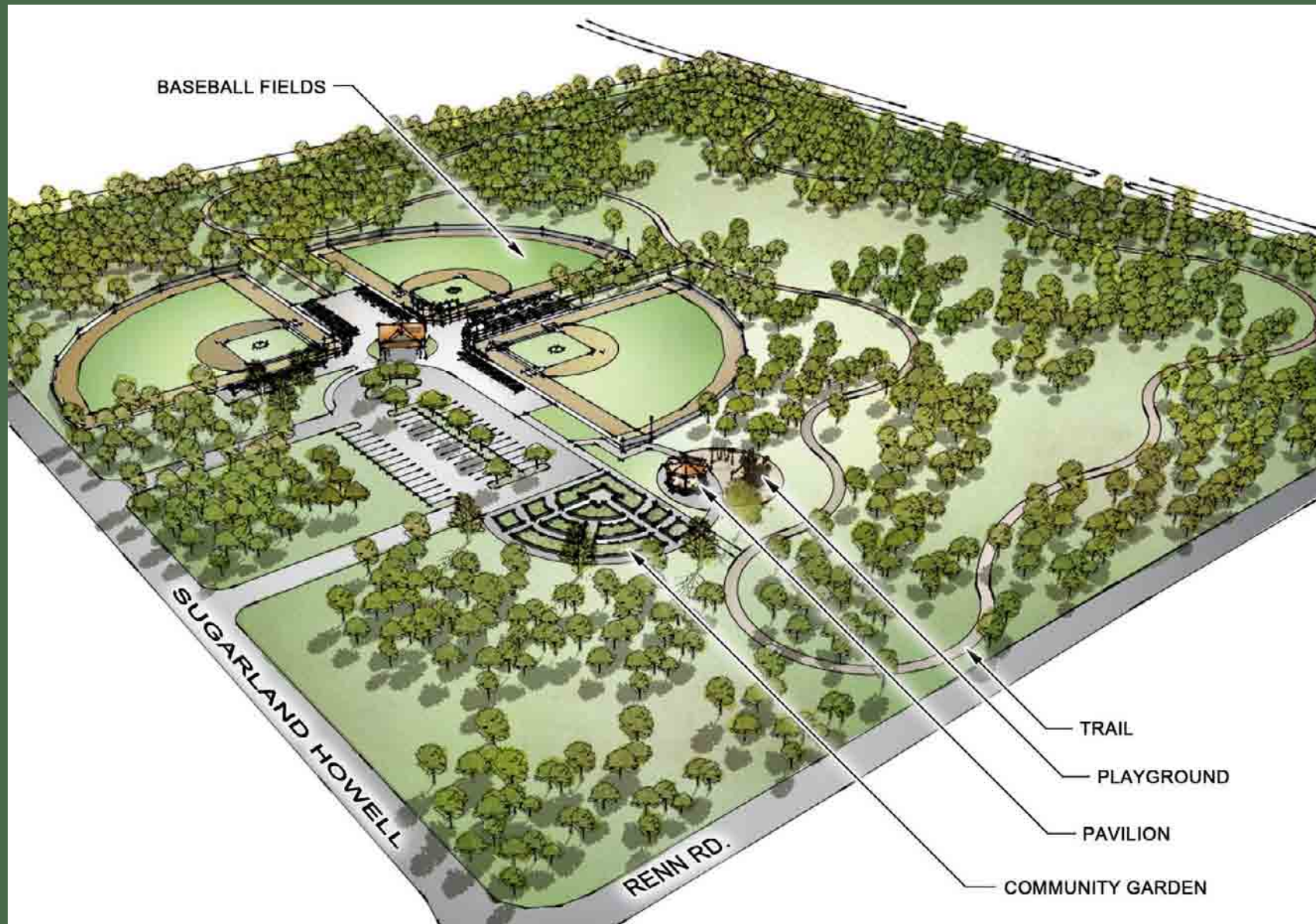


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Proposed Improvements

PARKS AND OPEN SPACE

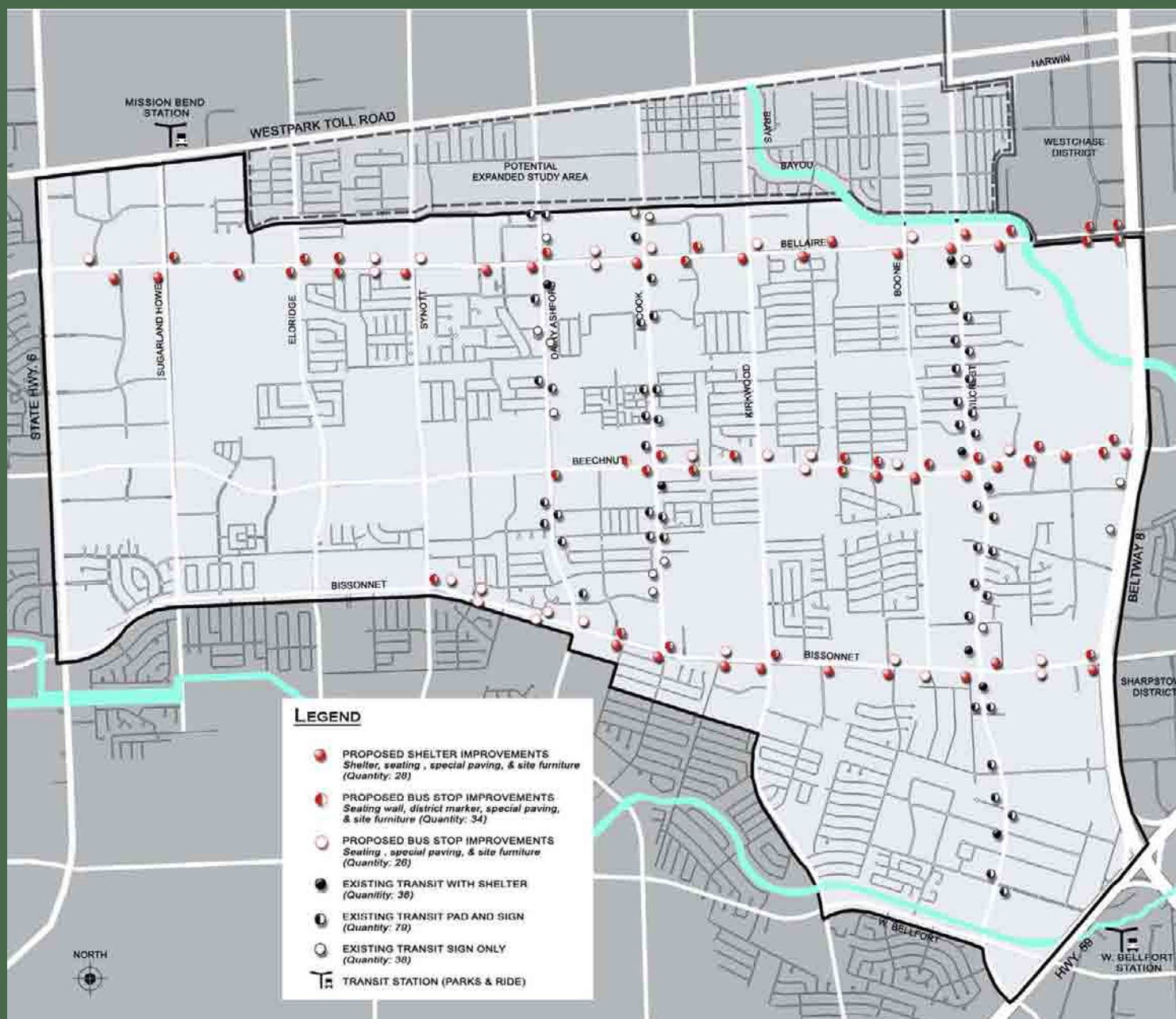


Proposed Improvements

PARKS AND OPEN SPACE



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Proposed Improvements

TRANSIT IMPROVEMENTS



Proposed Improvements



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Proposed Improvements



TRANSIT WITH PAD AND S



TRANSIT WITH SIGN ONLY

Proposed Improvements



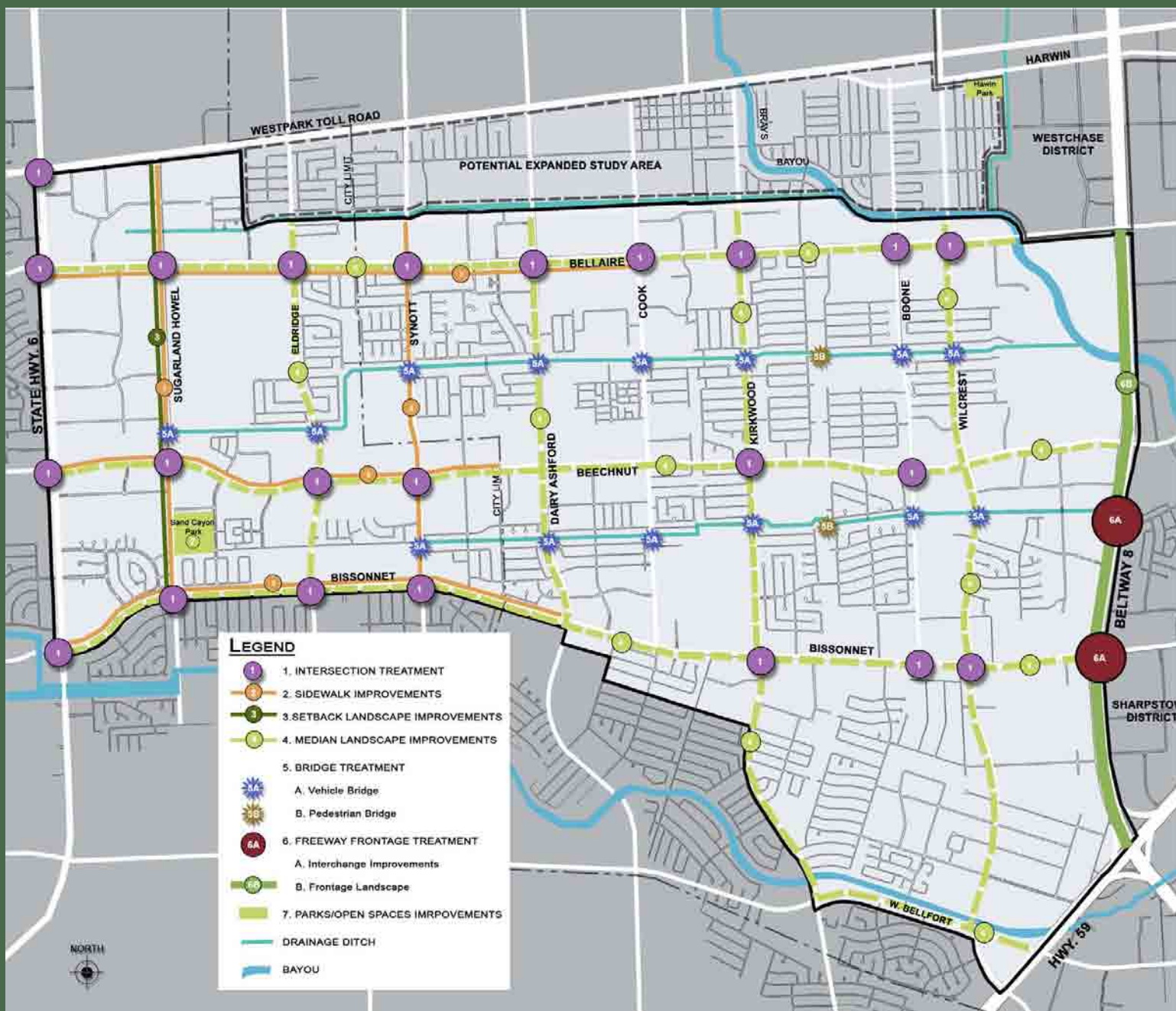
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Proposed Improvements



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Proposed Improvements