



H-GAC Fall Planning Workshop

October 20, 2017 | Rebecca Leonard, FAICP, PLA, CNU-A, LEED AP

PREPARED BY



LIONHEART

**The best time to plant a tree was 20
years ago.**

**The best time to plant a tree was 20
years ago.**

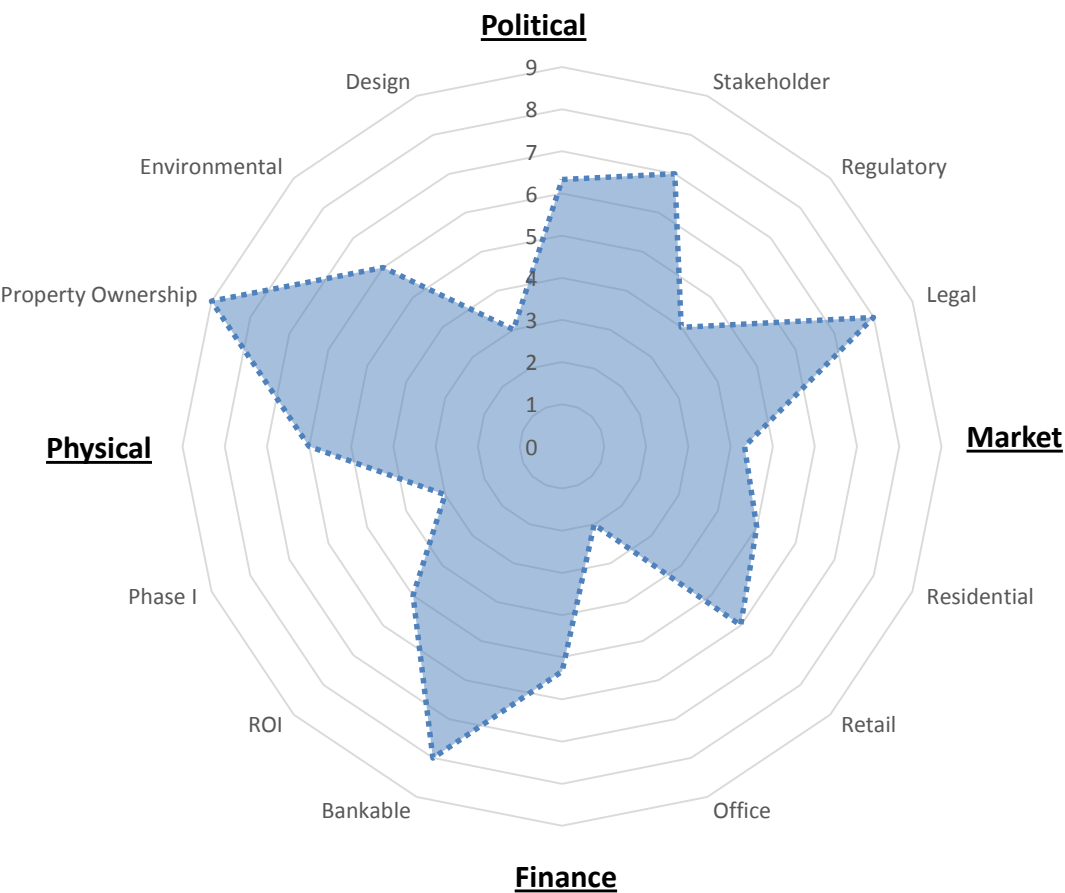
The second best time is now!

—Chinese Proverb

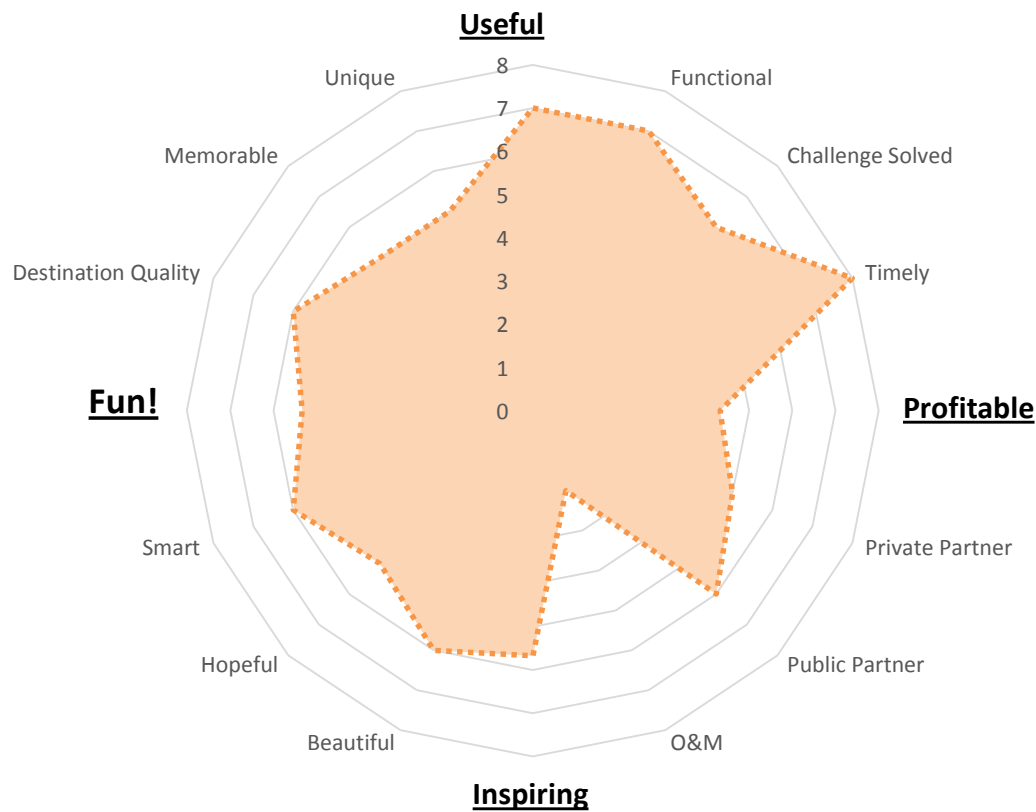
Why do plans sit on shelves?



Worries



Hopes



TIME | The Challenge

- **Too little**
 - Isn't "shovel-ready"
- **Too much**
 - Kills Momentum
 - Misses Market Cycles
 - Erodes Social Capital

TIME | New Braunfels Stormwater



Source: Design Workshop

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TIME | New Braunfels Stormwater



TEAM | The Challenge

- **The ENTIRE team**
 - Internal
 - External
- **Clear roles**
- **Skills NOT price**
- **Team dynamics**

TEAM | HANC

Our People

Executive Director

Associate Director

Conservation Director

Development Director

Adult Education Manager

Marketing & Development Manager

Facilities Manager

Volunteer Manager

Administrative & Special Events Manager

Nature Shop Manager

Registrar

Database Manager

Rentals & Wedding Coordinator

Conservation Team:

Eagle Scout Programs

Naturalists:

Tyke Hikes

Birthday Parties

Scouting, Home School Manager

School Programs Manager

[Click to E-mail](#)

Debbie Markey

Pat Marks

Emily Manderson

Keely Everett

Kelsey Low

Christine Mansfield

James Crabb

Lynne Hester

Katie Campbell

Iris Taplin

Christina Spade

Grace Hsu

Carol Nicolaisen

Chris Garza

Scott Allen

Theo Ostler

Trevor Rubenstahl

Jen Chenault

Justin Clay

Laurie Hudson

Lois Davis

Patti Bonnin

Tiffany Ritter

DESIGNWORKSHOP

LAKE | FLATO



Main Street Design



ETM ASSOCIATES, L.L.C.
PUBLIC SPACE MANAGEMENT
PROJECT MANAGEMENT
PUBLIC SPACE DESIGN

REED | HILDERBRAND



Lady Bird Johnson

Wildflowercenter
THE UNIVERSITY OF TEXAS AT AUSTIN

WALTER P MOORE

Dr. W. Todd Watson

JBRUCE

E&C Engineering

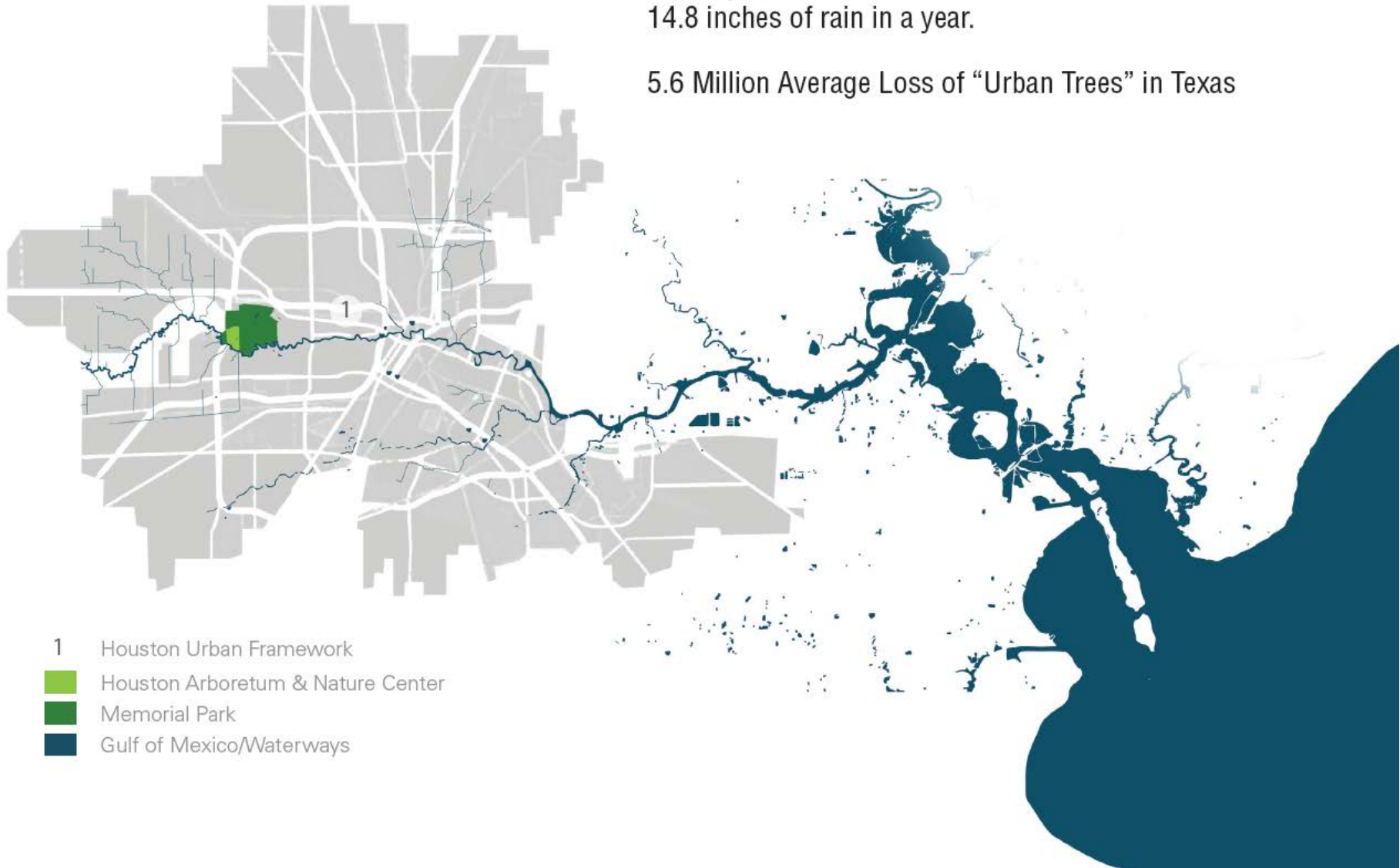
Hurricane Ike - 2008

82 MPH Winds, 12+ Inches of rain within 12 Hours

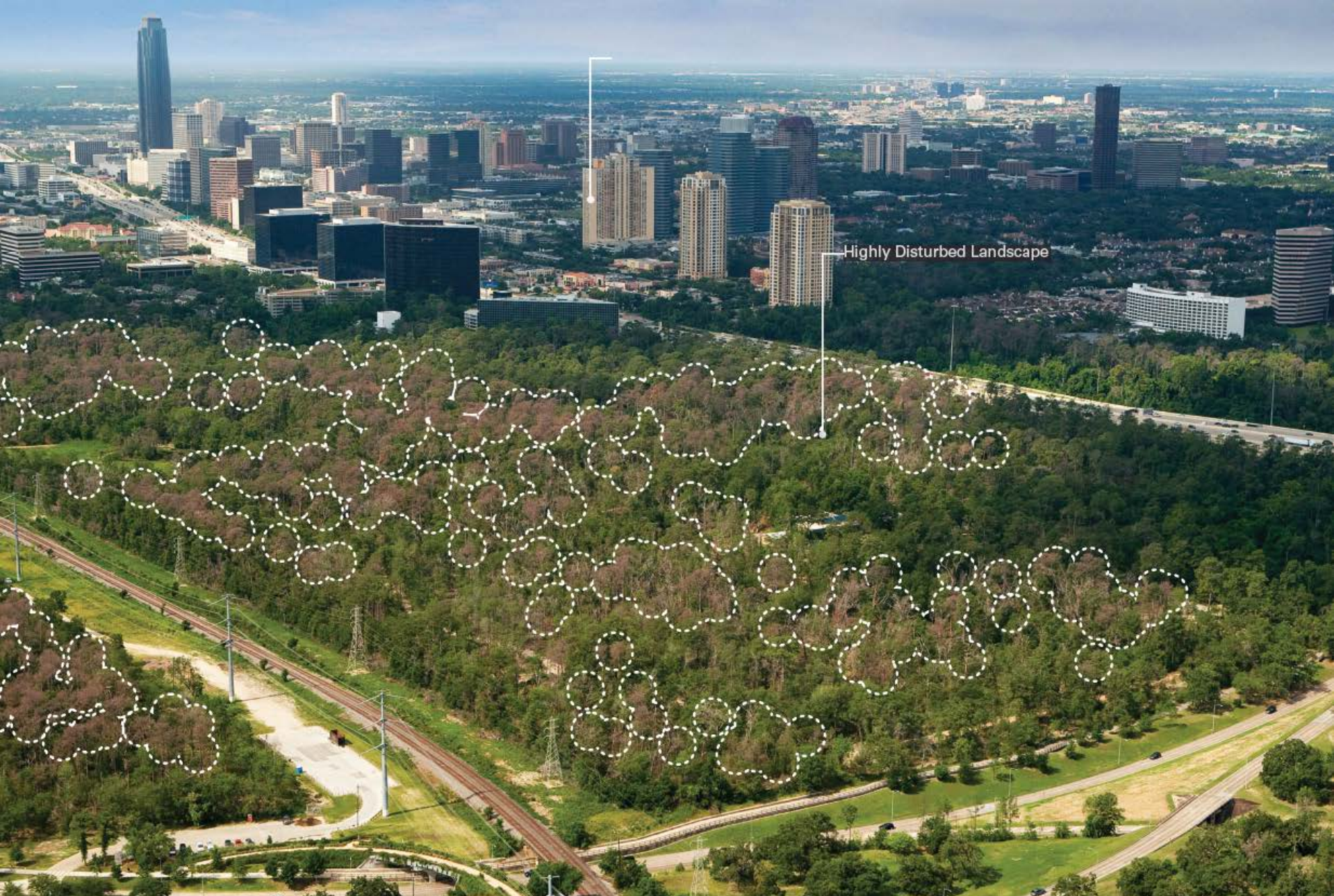
Drought - 2011

14.8 inches of rain in a year.

5.6 Million Average Loss of "Urban Trees" in Texas



- 1 Houston Urban Framework
- 2 Houston Arboretum & Nature Center
- 3 Memorial Park
- 4 Gulf of Mexico/Waterways



Highly Disturbed Landscape

65%
Disturbed Woodland

3.5%
Prairie Landscape

0%
Savannah Landscape

1.5%
Pond/Bog Landscape

30%
Riparian

Source: Design Workshop

© Lionheart Places LLC 2017



Savannah Landscape

Prairie Landscape

Restored Woodland Landscape

Ravine Gardens

30%
Restored Woodland
Source: Design Workshop

17%
Restored Prairie

20%
Savannah Landscape

3%
Pond/Bog Landscape

30%
Riparian

© Lionheart Places LLC 2017



Prairie and Savanna

Source: Design Workshop

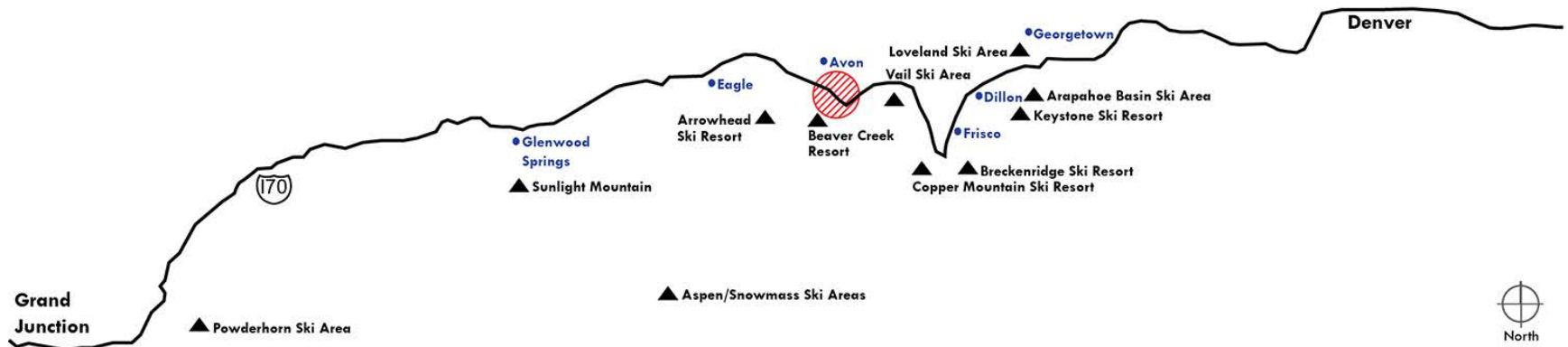
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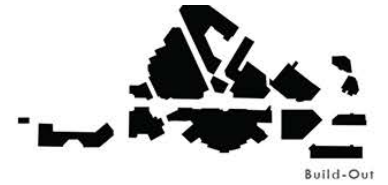
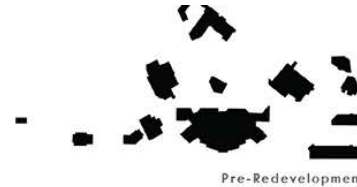
RESOURCES | The Challenge

- **Money**
- **Space**
- **Knowledge**

RESOURCES | Avon West Town Center



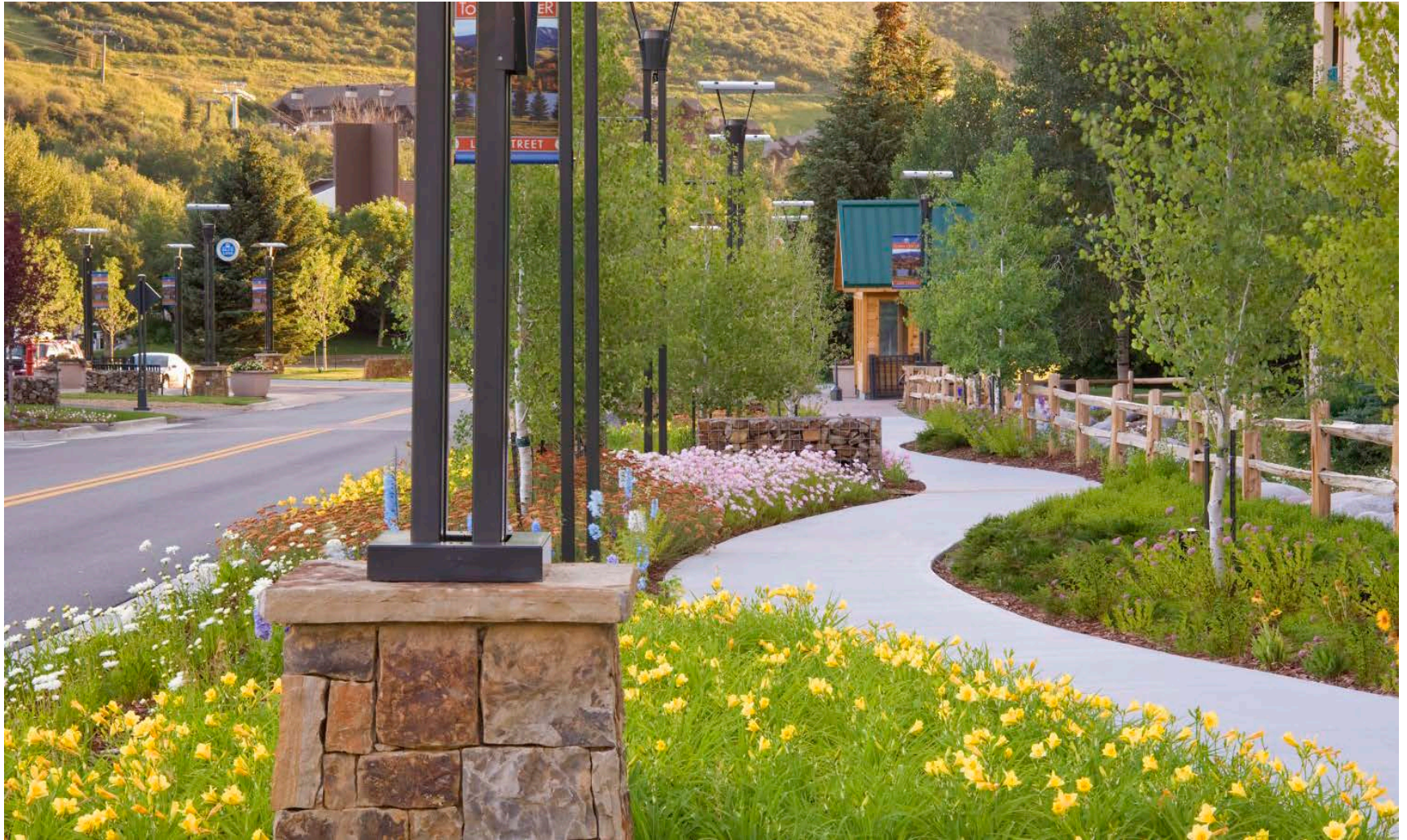
RESOURCES | Avon West Town Center



RESOURCES | Avon West Town Center



RESOURCE | Avon West Town Center



RESOURCE | Avon West Town Center



PASSION | The Challenge

- **Inspiring**
- **Solving a challenge**
- **Profitable**
- **Fun!**

PASSION | Blue Hole



PASSION | Blue Hole



PASSION | Blue Hole



19

endangered and threatened
species' habitats protected

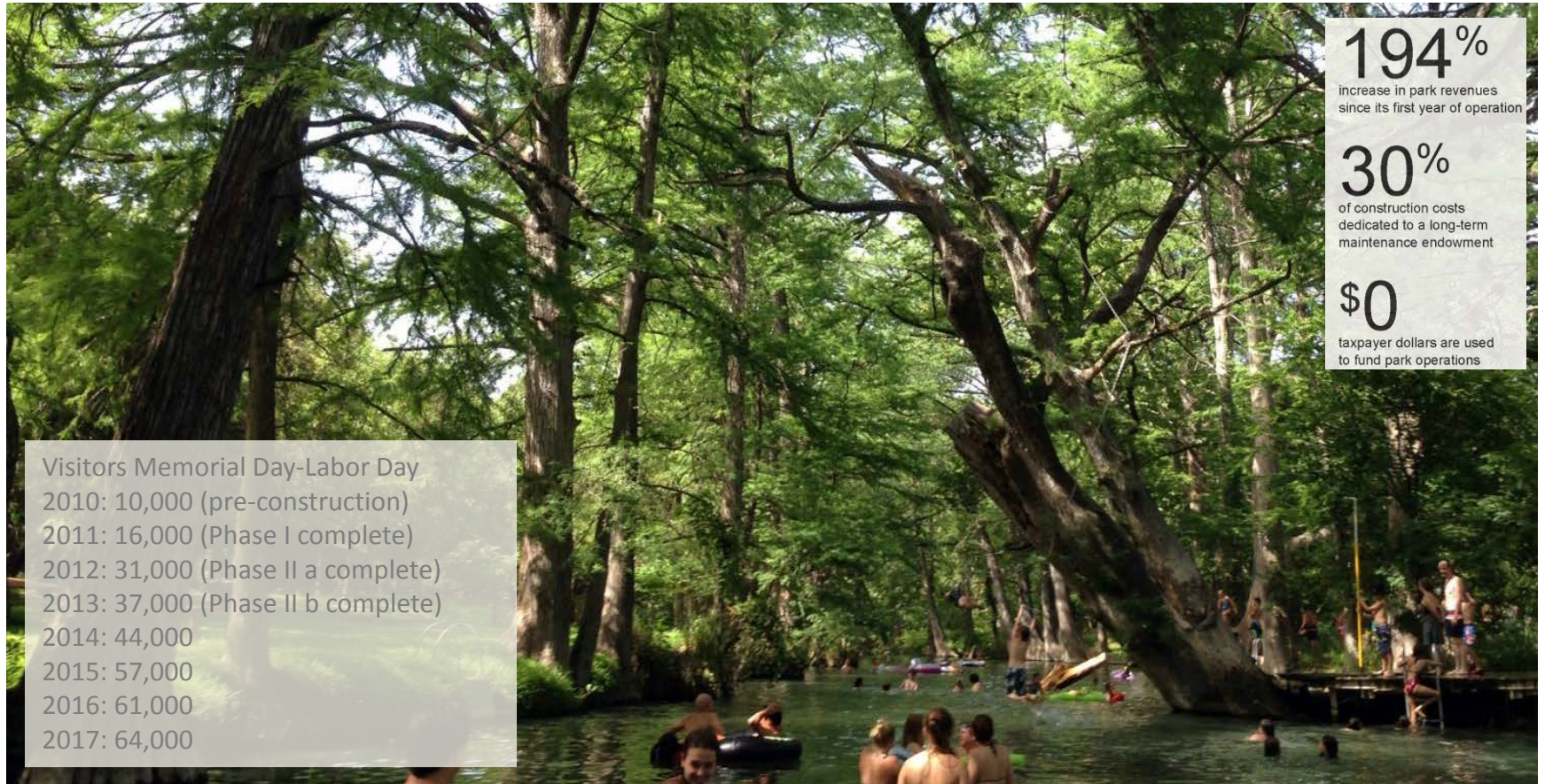
96%

of undisturbed area on site is
protected despite 320,000
square feet of added
programmed space

10

microdetention ponds
connected by bioswales
and rain gardens slow,
filter and infiltrate stormwater
before it enters Cypress Creek

PASSION | Blue Hole



PASSION | Greenville



PASSION | Greenville

WALKABLE



CONNECTED



HUMAN SCALED



RESILIENT



GREEN



ACTIVE



DRAFT FOR PUBLIC REVIEW

PUB 1. BLOCK PATTERN

THE STRUCTURE CREATED BY STREETS, ALLEYS AND BLOCKS ARE THE BUILDING BLOCKS OF ANY DOWNTOWN GIVING EACH A DISTINCT FEELING. GREENVILLE'S HISTORIC DEVELOPMENT PATTERN WILL BE REINFORCED WITH THE BLOCK PATTERN GUIDELINES.

INTENT

Walkable: Pedestrians feel safe and welcomed when blocks are short and approachable by foot.

Connected: Shorter blocks create a manageable, approachable walking environment, encouraging movement within downtown neighborhoods.

Human Scaled: Frequent blocks disperse automobile traffic and allow streets to be built at a scale that is not intimidating or dangerous for pedestrians.

Resilient: Smaller blocks promote flexibility for future development, allowing downtown to evolve more easily over time.

Green: Blocks should incorporate the site's natural features.

Active: A fine-grained block pattern increases the density and diversity of building types and uses, which increases the shopping, workplace, living and entertainment offerings available within walking distances.

PUBLIC REALM

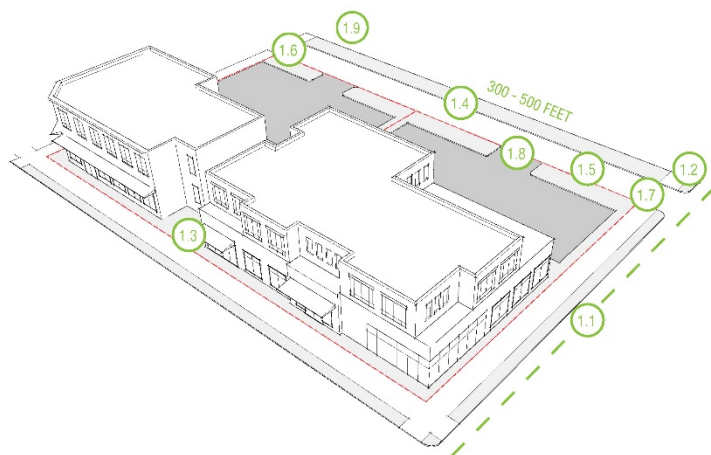


Figure 3: Block Pattern Guidelines

DRAFT FOR PUBLIC REVIEW

PUB 1. BLOCK PATTERN

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GENERAL GUIDELINES

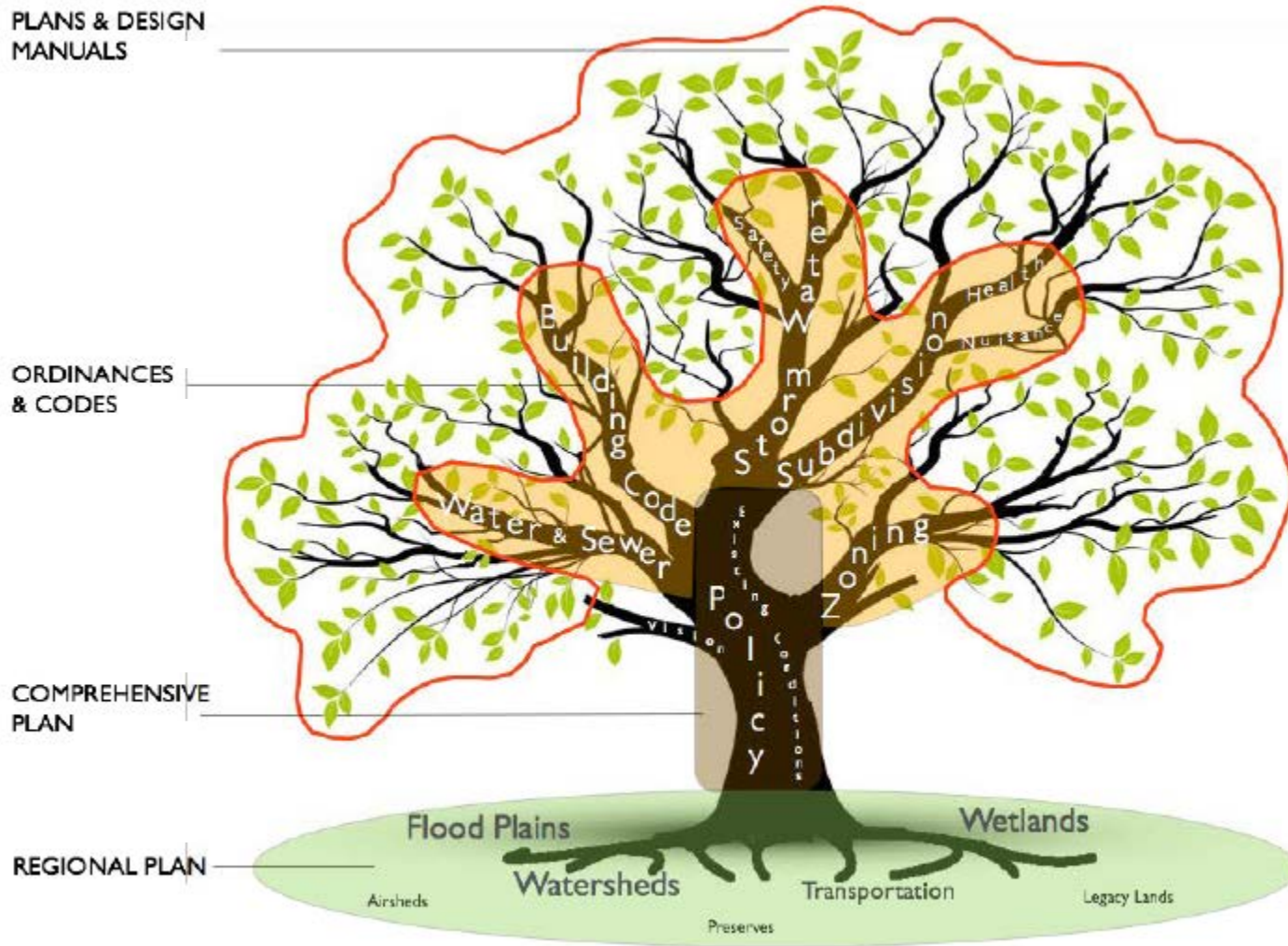
- 1.1 Maintain Greenville's existing block pattern by encouraging block sizes between 300 and 500 feet with the perimeter of a block totaling no more than 1600 feet. Implement interior pedestrian cut-throughs to achieve the target block size if necessary.
- 1.2 Connect new development to existing sidewalks.
- 1.3 Pedestrian cut-throughs that do not allow vehicle travel should be a minimum of 18 feet. Consult [PUB 7. Alleys and Pedestrian Cut-Throughs](#) for additional guidelines. Pedestrian Cut-Throughs or Alleys wider than 30 feet should follow the guidelines outlined in [PUB 8. Publicly Accessible Parks and Plazas](#).
- 1.4 Alleys that provide pedestrian and vehicle travel should be a minimum of 25 feet. At least 7 feet should be reserved for pedestrian travel only. Consult [PUB 7. Alleys and Pedestrian Cut-Throughs](#) for additional guidelines.
- 1.5 Locate vehicle access where conflicts with pedestrian circulation will be minimized. Provide access from an alley when feasible. If an alley access is not feasible, then use the street with the least pedestrian usage.
- 1.6 If necessary, install a service drive located away from intersections and other areas with high levels of pedestrian traffic.
- 1.7 Where a curb cut is to be installed, keep the width to a minimum. One-way entrances should have a maximum curb cut width of 12 feet and two-way entrances should have a maximum curb cut width of 25 feet.
- 1.8 Consider providing vehicular access to adjacent buildings through an alley or shared driveway.
- 1.9 Utilize smaller curb radii to match existing urban intersection context.

SPECIAL CONDITIONS

- 1.JP **Irregular parcel shapes:** Irregular parcel shapes: Ensure that the block's perimeter is no more than 2400 feet.
- 1.LP **Large parcels:** Locate a street, alley or pedestrian cut-through in between buildings in a manner that reflects the 300-500 foot block pattern.

PUBLIC REALM

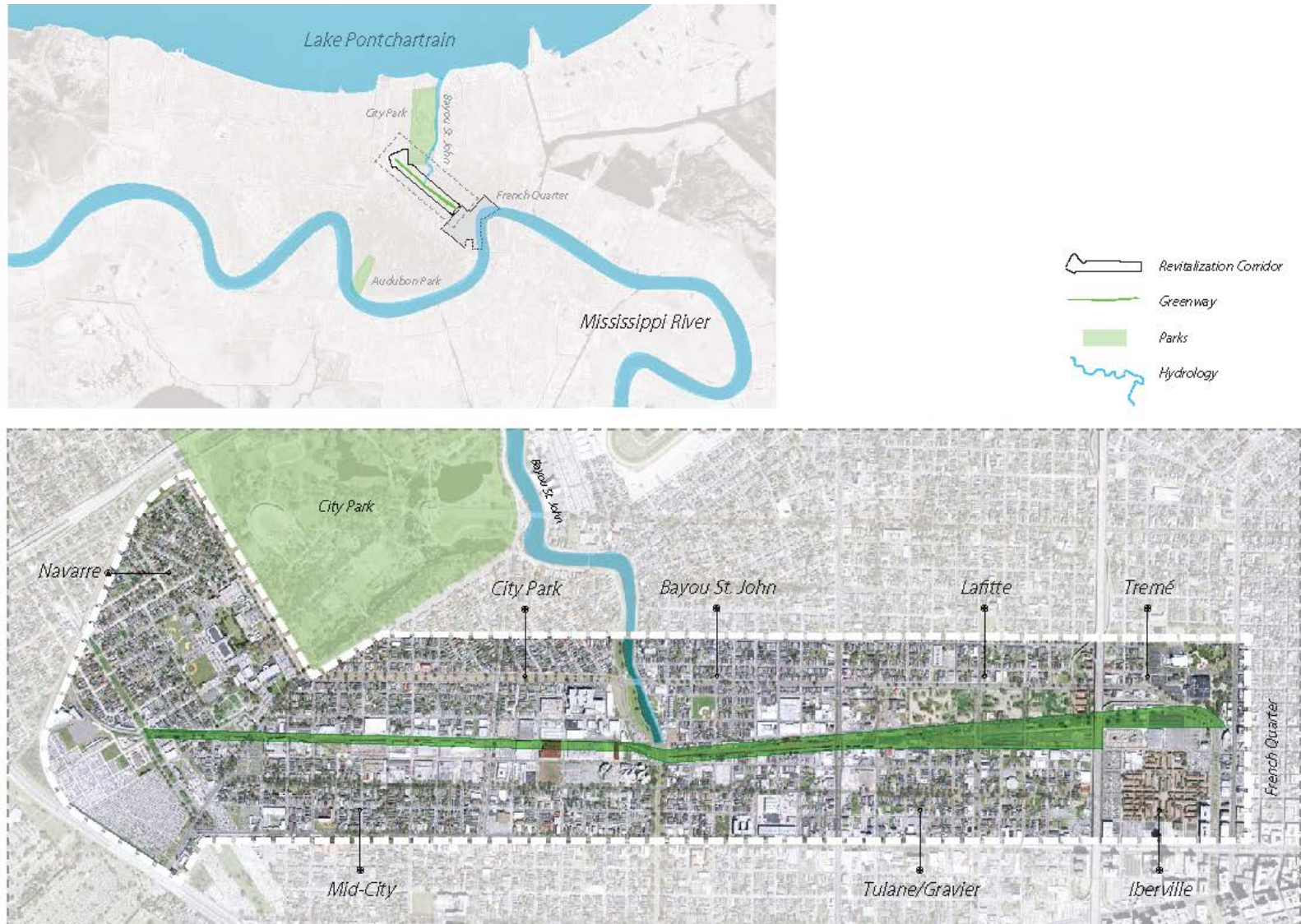
PASSION | Greenville



LAND CONTROL | The Challenge

- **Ownership is Key**
- **Governance a Distant Second**
- **Perception might not be everything, but it is something**

LAND CONTROL | Lafitte



LAND CONTROL | Lafitte



LAND CONTROL | Lafitte



LAND CONTROL | Lafitte



LAND CONTROL | Lafitte



Vision of a high quality environment on Bell Boulevard.



Vision of a successful shopping district.



Vision of a mixed use center – residential, retail, restaurant, office and park amenities.



LAND CONTROL | Cedar Park

Existing



Proposed

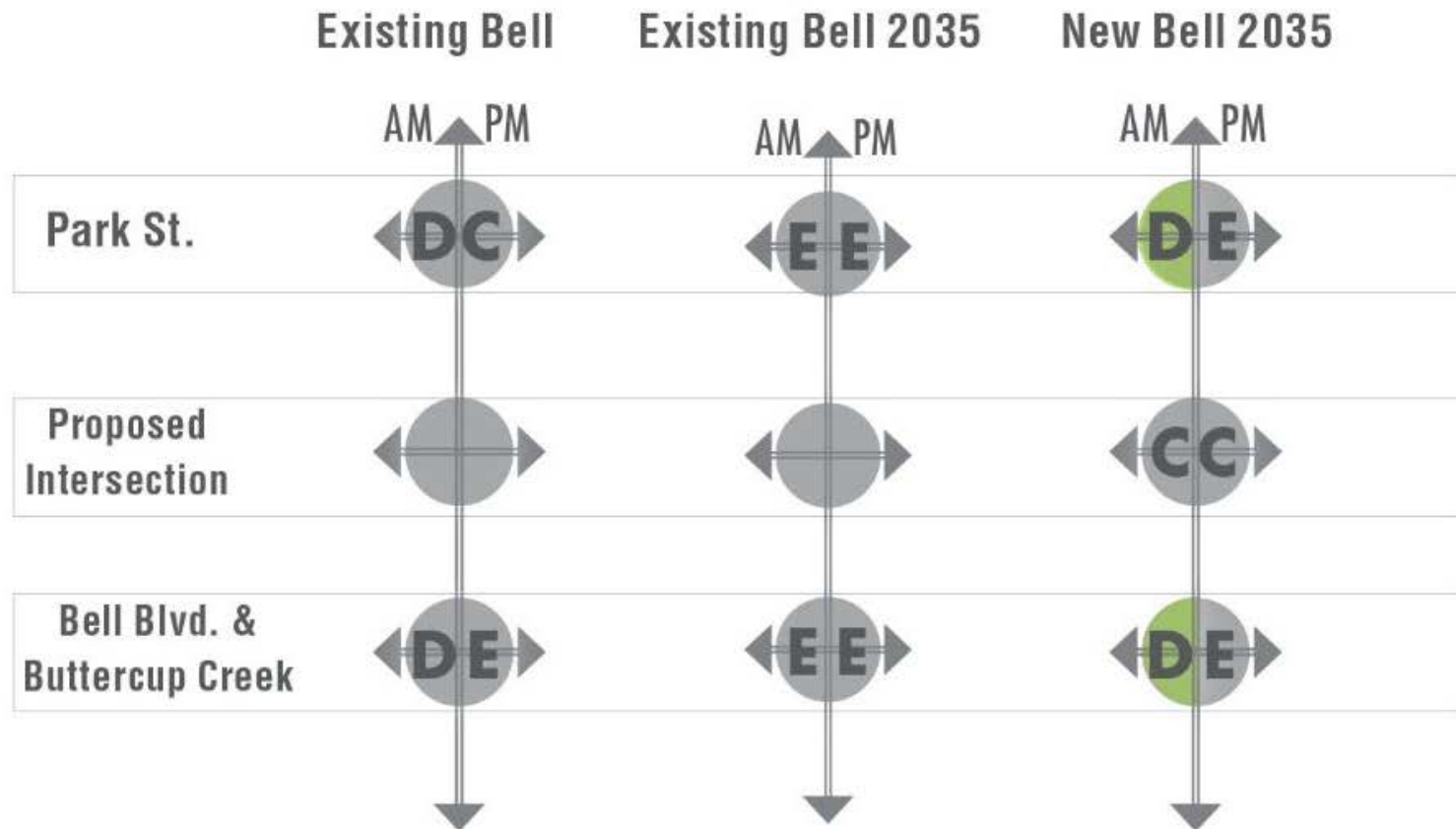


LAND CONTROL | Cedar Park

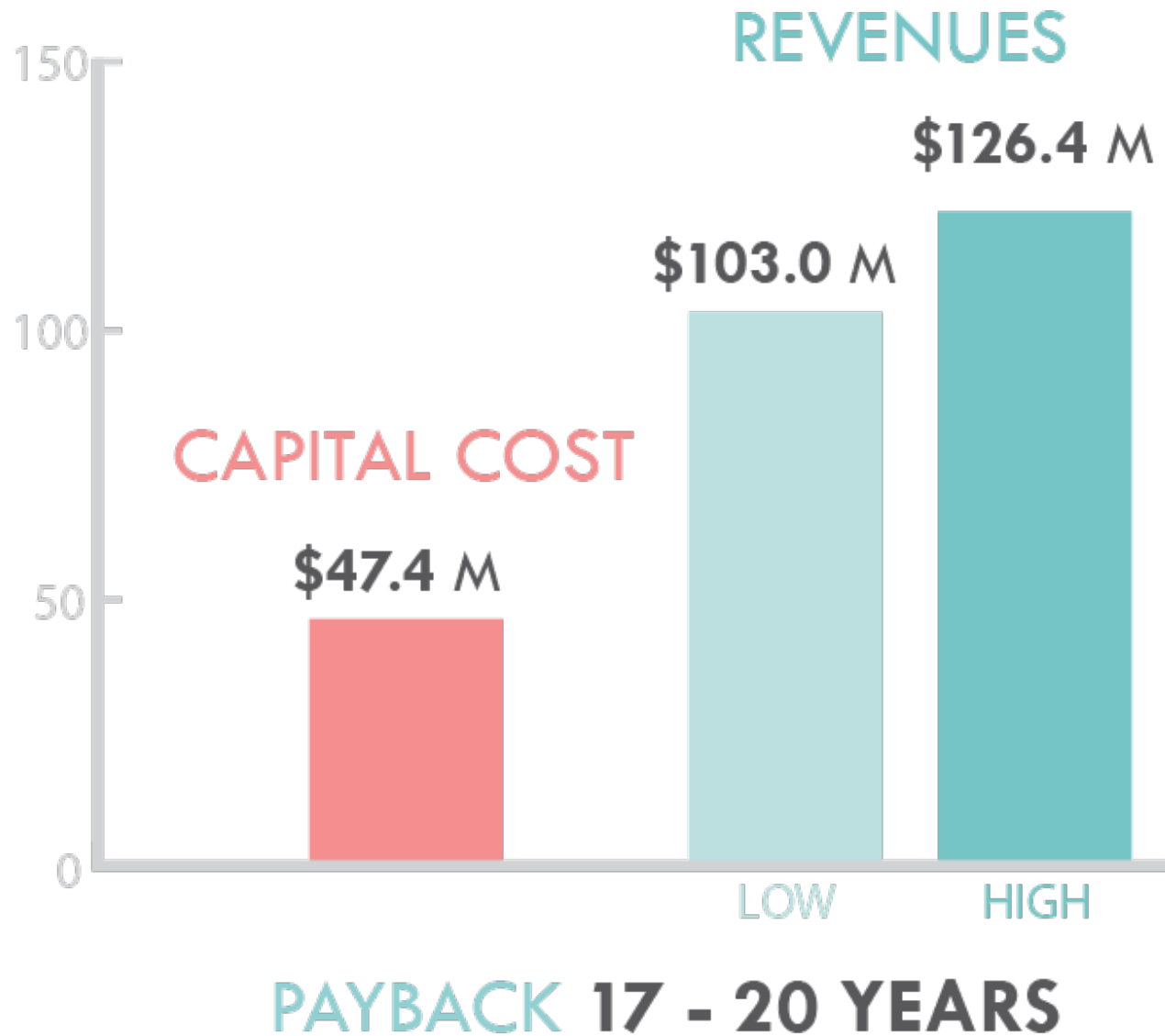
A	≤ 10 SEC
B	>10 AND ≤ 20
C	>20 AND ≤ 35
D	>35 AND ≤ 55
E	>55 AND ≤ 80
F	>80 SEC

 IMPROVED

 DECLINED

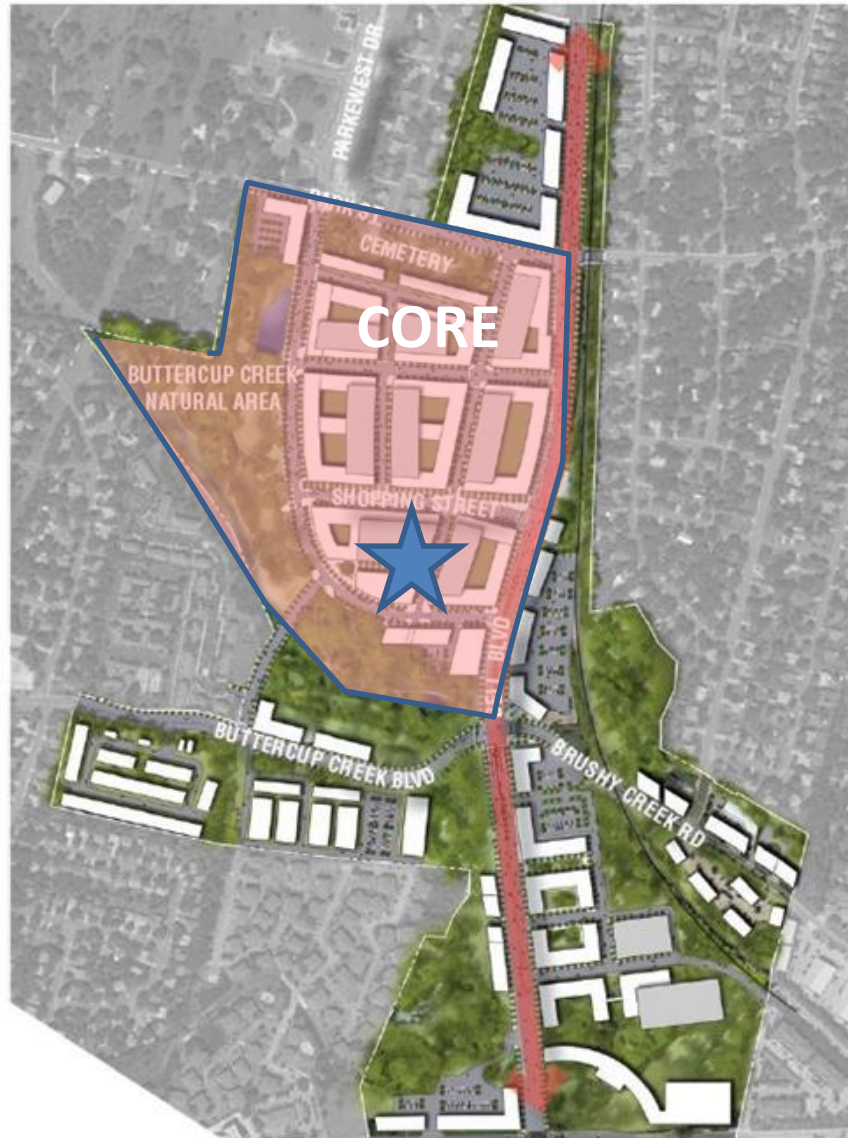


LAND CONTROL | Cedar Park



LAND CONTROL | Cedar Park

PICKET



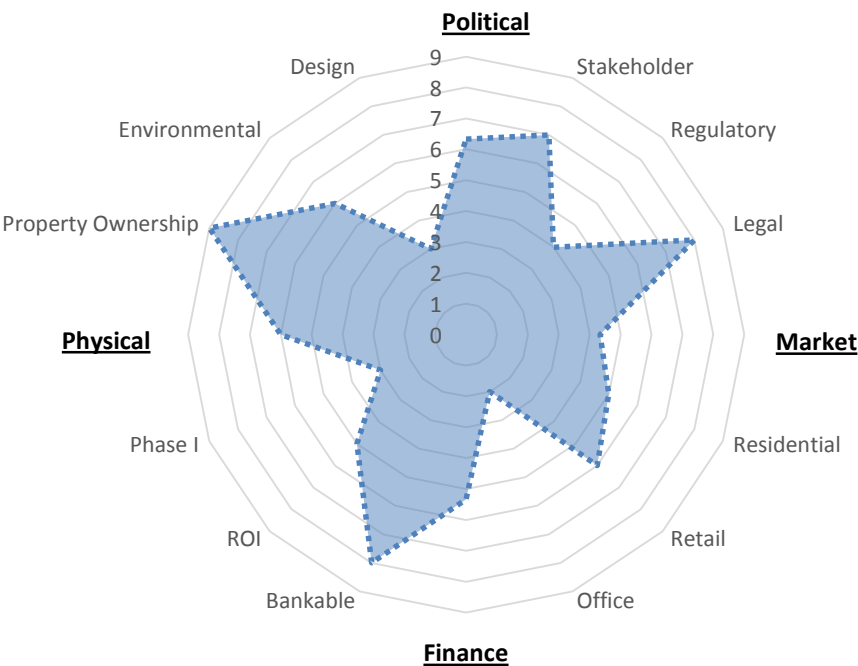
Source: City of Cedar Park



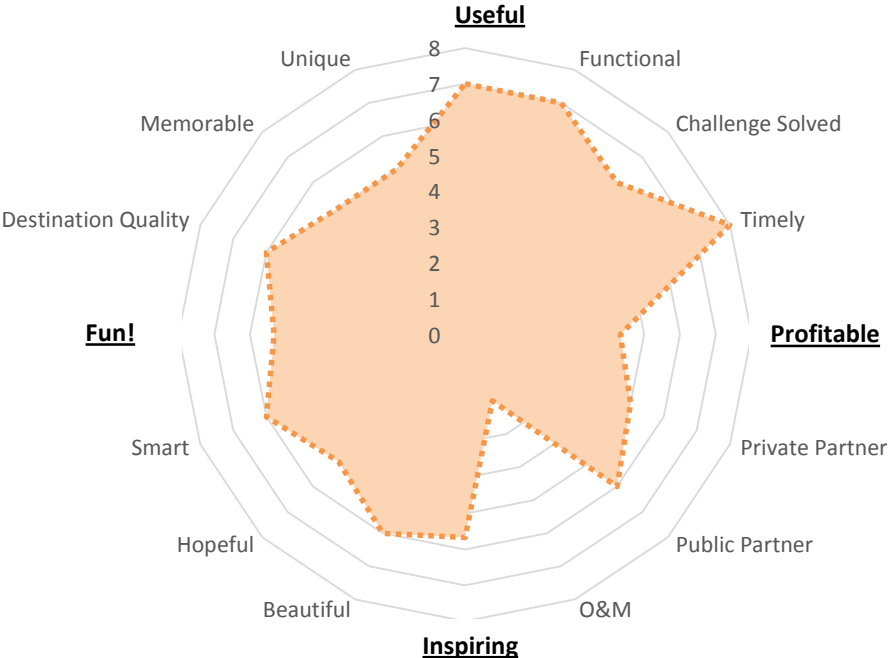
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LIONHEART | Project Test

Worries



Hopes



**Do what you can, where you are, with
what you have.**

-Teddy Roosevelt



L I O N H E A R T

Courage to create.

THANK YOU