



# BOMD Streetscape Master Plan

HOUSTON, TEXAS

## PART A - ANALYSIS

April 20, 2021





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### 1.1 Brays Oaks Management District:

The Brays Oaks Management District (BOMD) is a municipal management district created by the State of Texas to provide specific supplemental services and projects within the management district boundary such as litter pick-up, landscape maintenance, security patrols and limited capital improvements. BOMD has an area of approximately 14.4 square miles situated generally south-west of the intersection of Bissonnet and Hillcroft Avenue, and generally bounded by Bissonnet and US 59 on the north, Beltway 8 and S. Main/US 90 on the south, S. Post Oak and Hillcroft on the east. BOMD is governed by an eleven-member board of directors that are approved by the City of Houston.

### 1.2 Brays Oaks Management District Planning and Design Initiatives:

M2L Associates Incorporated was hired to prepare a Streetscape and Wayfinding Master Plan to develop proposed landscape characteristics and components within the District boundaries including right-of-way design for major thoroughfares, landscape elements, paving, signage and environmental graphics. M2L has been working under the guidance of the Beautification and Urban Design Committee and Sub-committee. M2L has coordinated its efforts with other BOMD initiatives including the Branding and Visioning plan being prepared by Ernest and Young and the Parks Master Plan being prepared by EHRA.

### 1.3 Intent of The Master Plan Recommendations:

The streetscape and Wayfinding Master Plan was developed to be a resource for the District as it moves forward and considers potential public improvements. The plan outlines a detailed review of community resources and conditions and provides recommendations for wayfinding and streetscape improvements that are intended as a starting point, and not necessarily a final design. As decisions are made by the District and funding becomes available for projects, the information provided in this report should be used as an a resource to begin a more detailed design development and review of existing community conditions. As needed the master plan should be reviewed every 3-5 years to ensure that it is up to date with the current conditions and needs of the Brays Oaks community.

### 1.4 The Plan:

M2L has developed the master plan into two (2) Parts, the First part is the analysis phase where the designed team reviewed all aspects of the built environment within the public rights-of-way, conducted a public survey of community stakeholders and committee members. The following community assets were reviewed;

- Traffic Counts
- Adopt-N- Esplanade and Wayfinding Signage
- HOA and POA Boundaries

- Destinations and Parks/Open Spaces
- Hike and Bike Trails
- Land Use Map
- METRO Bus Routes and Facilities
- Top 200 Assessment Properties
- Agency Planned Improvements
- Super Neighborhood Boundaries
- Landscape Quality and Median Widths
- 100 Year Flood Plain Map

In addition, M2L conducted a community landscape typology study from stakeholder and committee members of neighborhoods in and around Houston that had desirable characteristics and features that were worthy of consideration and study for BOMD. Reoccurring themes that came out of the public outreach efforts were an emphasis on the communities generous medians, mature trees, open spaces, bayous, and parks and open spaces.

Part B consisted of an exploration of potential landscape opportunities for BOMD based on stakeholder, community, and committee feedback focusing on those features that responded to potential visions for the District. Part B is further divided by the Wayfinding Master Plan and Landscape Concept Alternatives.

### 1.5 Wayfinding Signage Master Plan

The BOMD current Branding and Visioning Study will have a significant impact on a potential Wayfinding Signage Plan implementation. The Wayfinding approach is an extension of the overall District's branding and visioning approach and should reinforce the proposed visions and goals of that study. While that study has suggested a review of the District's current graphic logo, M2L prepared a plan based on the current graphic logo. The signage types developed for this plan are easily adaptable in form, shape, color, and style. Signage types reviewed and developed include;

- Regulatory Wayfinding Signage (thematic street signs, next exit, directional)
- Secondary Wayfinding Signage (facility, district markers, traffic cladding, bridge railings, utility art boxes, trail signage)
- Infrastructure Signage (Bridge Crossings)
- Community Signage (Median Signage)

The wayfinding signage approach is based upon the current graphic log for the District that is currently being used. This graphic logo and its components are currently used on the District Markers that were installed in seven (7) locations in 2019. In coordinating with Ernest & Young on their



efforts on the branding and vision plan, the issue of the current graphic logo has been discussed noted in their report to be reviewed. The District is currently reviewing the potential to have a graphic design firm review and refine the District's graphic logo in the near future. While M2L has utilized the current logo in its design efforts, the concepts developed are easily adapted to a new graphic style and approach.

In Part B of this report M2L explores various wayfinding signage types throughout the District as a way to explore the potential options. Each of these options require the approval of the City of Houston Public Works Department who controls both regulatory and non-standard wayfinding signage use within the city limits. The City of Houston historically revises their requirements for regulatory and non-standard wayfinding signage every few years so the wayfinding signage recommendations will need to be reviewed and updated prior to implementation.

### 1.6 Landscape Concept Alternatives

M2L developed each landscape feature along with various design styles and approaches that would have the most significant impact on the District. There was an emphasis on re-using as much of the existing landscape and irrigation infrastructure as possible to maximize future resources.

Landscape Concept Alternatives that were studied included;

- Intersection Enhancements
  1. Thermal Crosswalk Striping
  2. Traffic Pole Cladding
  3. Access Ramp Landings
- Median Accent Concept Alternatives
- Freeway Edges
- Gateways
- Utility Art Boxes
- Bridge Crossings

A variety of alternatives are provided within the report based on various themes within the District. These are provided to show the range of design alternatives that are possible for each proposed feature within the District. There are justifications for each feature and feature alternative illustrated. While it is not as important to select a specific alternative at this point it is highly recommended that the District establish priorities for streetscape and wayfinding development and potential future funding. As funding becomes available the landscape studies contained within this report will provide the basis for a more detailed design effort to finalize a unique landscape approach for Brays Oaks.

### 1.7 Landscape Costs and Phasing

A detailed review of landscaping costs is provided for in Part B, Items I and J of the master plan report. This section outlines a list of the various landscape features and their alternative design solutions with a potential cost per unit, including installation and design costs. Overall costs are dependant upon the scope of the work proposed and the number of features installed. The numbers presented should be thought of as a budget rather than a detailed design cost as costs can fluctuate year to year.

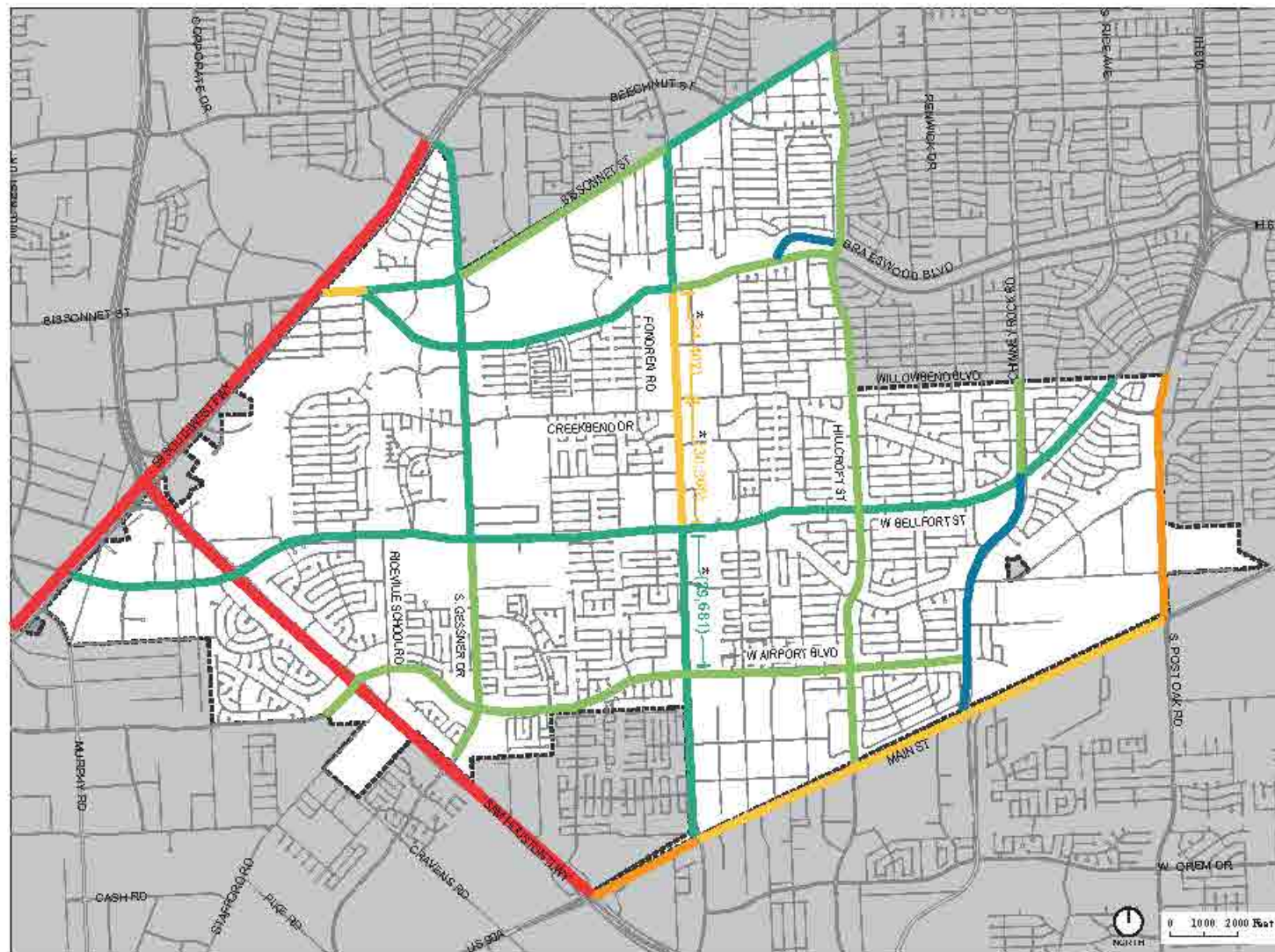
Based upon meetings with the Beatification and Urban Design Sub-Committee and public input a potential phasing approach is outlined. The highest priority would be to focus on existing District landscape features such as the median tip signage/landscaping, mid-block landscape features, and the existing District markers. The District's landscape maintenance company is already making adjustments in planting types to reinforce those plants that are doing well and those that are not performing as expected.

- The proposed phase 1 approach that would renovate existing, median landscape accents and introduce new community signage to maximize previous District investments. District overhead Street signs at major intersections would provide significant visual impact over a large with a reasonable amount of cost.
- Phase 2 would expand upon the popular District gateway markers along the southern gateways along Beltway 8 and Hwy 90. A complimentary landscaping approach should be provided at these gateway markers to enhance the overall visual aesthetics of the gateway entrance.
- Future phases would be dependent on funding availability and the evaluation of previous phasing implementation. The District should evaluate annually the success of streetscape and wayfinding implementation efforts and make adjustments as needed.

### 1.8 Potential Funding Sources and Partnerships

A significant limiting factor in implementing the Streetscape and Wayfinding Master Plan is limited, annual funding for landscape improvements other than those related to planting and irrigation maintenance. The scope of the master report does not include a detailed funding and partnership review. For a more comprehensive exploration of potential funding sources and programs it is recommended that the District explore and hire an outside firm who has experience with local, state, and federal programs that may be available to the District.

In addition local partnerships should be explored and relationships established with those entities that have historically supported community based organizations. A preliminary list of potential organizations are listed in Section K of Part B of this report.



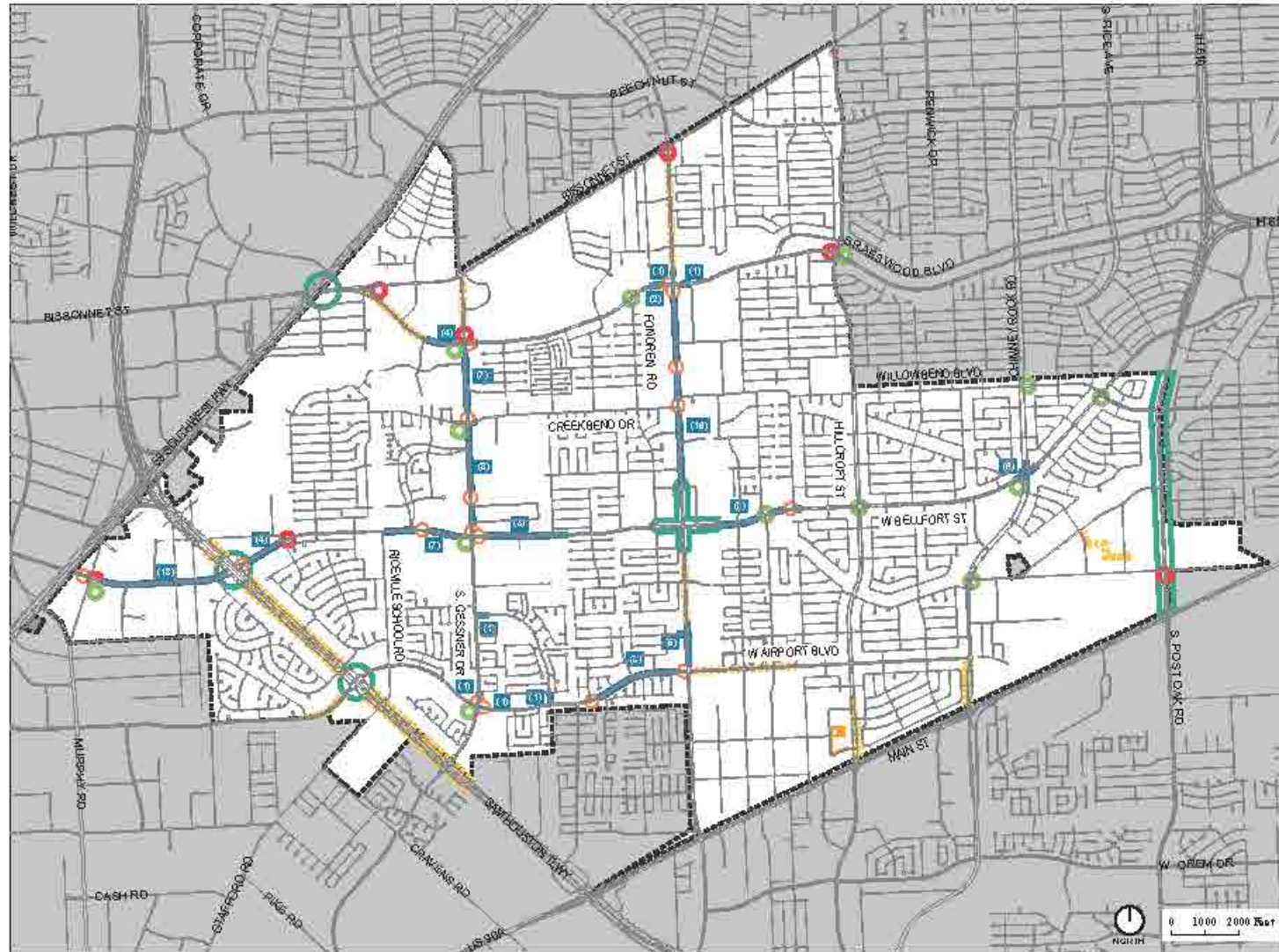
## LEGEND

- DISTRICT BOUNDARY
- 1,000 - 10,000 DAILY AVERAGE
- 10,000 - 20,000 DAILY AVERAGE
- 20,000 - 30,000 DAILY AVERAGE
- 30,000 - 50,000 DAILY AVERAGE
- 50,000 - 70,000 DAILY AVERAGE
- OVER 70,000 DAILY AVERAGE

**\*** FONDREN ROAD COUNTS PROVIDED BY  
PRE-ENGINEERING  
REPORT PREPARED BY PG&A/ETSI  
(Study Conducted in 2016)

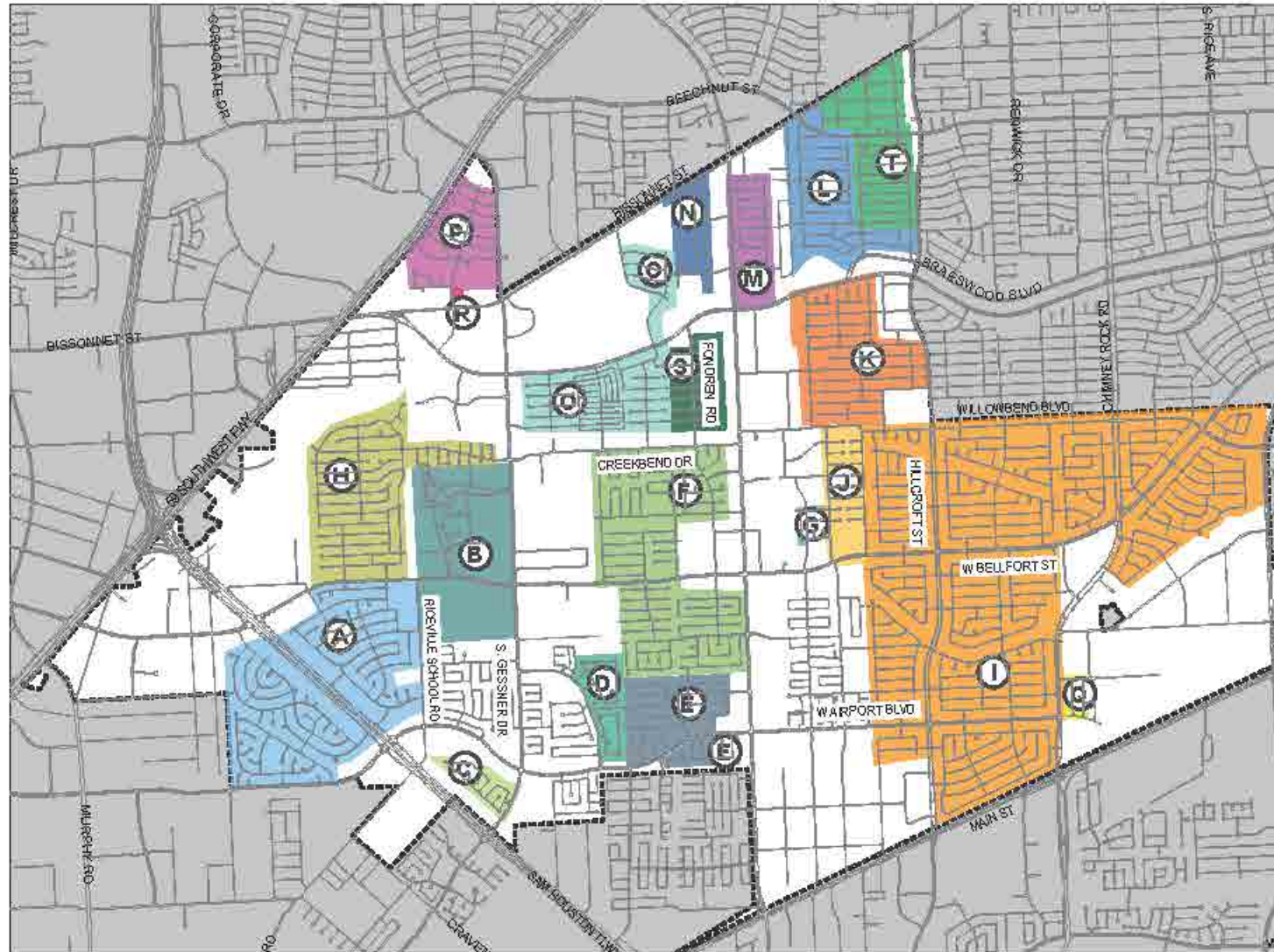
DISTRICT TRAFFIC COUNTS PROVIDED BY  
GMS.HOUSTONTX.ORG/TRAFFICCOUNTS/  
REPORTS.ASPX  
(Study Conducted in 2012)





## LEGEND

- DISTRICT BOUNDARY
- MAINTAINED ESPLANADE (103)
- MOWING AREA
- GATEWAY (5)
- POSSIBLE FUTURE MAINTAINED MAINTAINED ESPLANADE (67)
- BRAYS OAKS STONE MARKER
- DISTRICT MARKER
- UTILITY BOX ARTWORK



## LEGEND

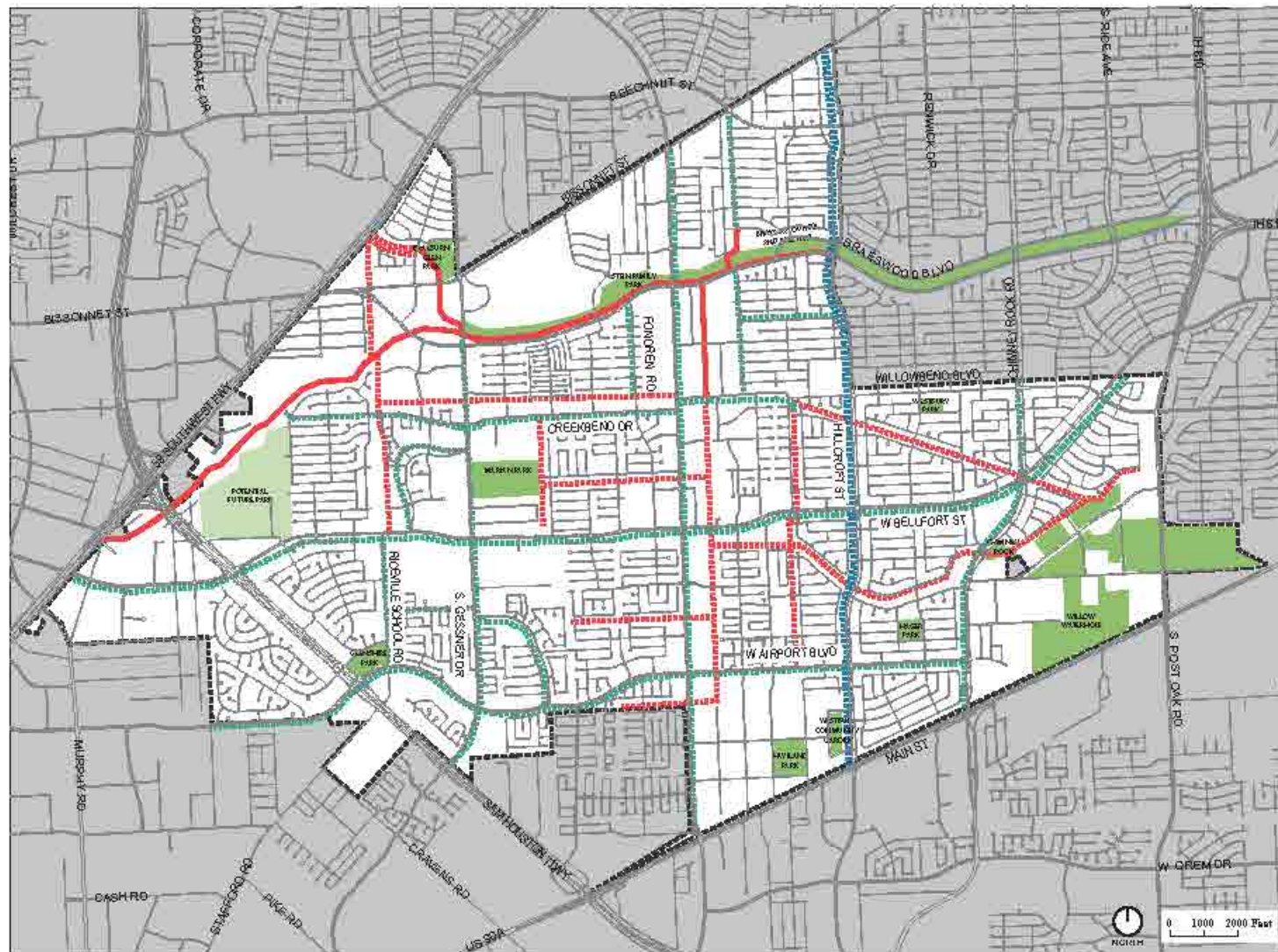
- DISTRICT BOUNDARY
- A GLENSHIRE COMMUNITY ASSOCIATION
- B RICEVILLE NEIGHBORHOOD ASSOCIATION
- C GESSPORT HOA
- D LAKES OF FONDREN
- E SOUTHMEADOW POA
- F WEST BELLFORT POA
- G NORTHBROOK PATIO HOMES
- H BRAEBURN VALLEY WEST
- I WESTBURY CIVIC CLUB
- J NORTHBROOK POA
- K MAPLEWOOD SOUTH/NORTH
- L ROBINDELL CIVIC CLUB
- M LARKWOOD CIVIC CLUB
- N BONHAMACRES CIVIC CLUB
- O BRAEBURN VALLEY GARDEN AND CIVIC CLUB SEC. 1 & 2
- P BRAEBURN GLEN CIVIC CLUB
- Q STONES THROW POA
- R BRAEBURN PLAZA TOWNHOMES
- S MAPLEWOOD WEST
- T BRAEBURN TERRACE

A3 - HOA AND POA BOUNDARIES MAP



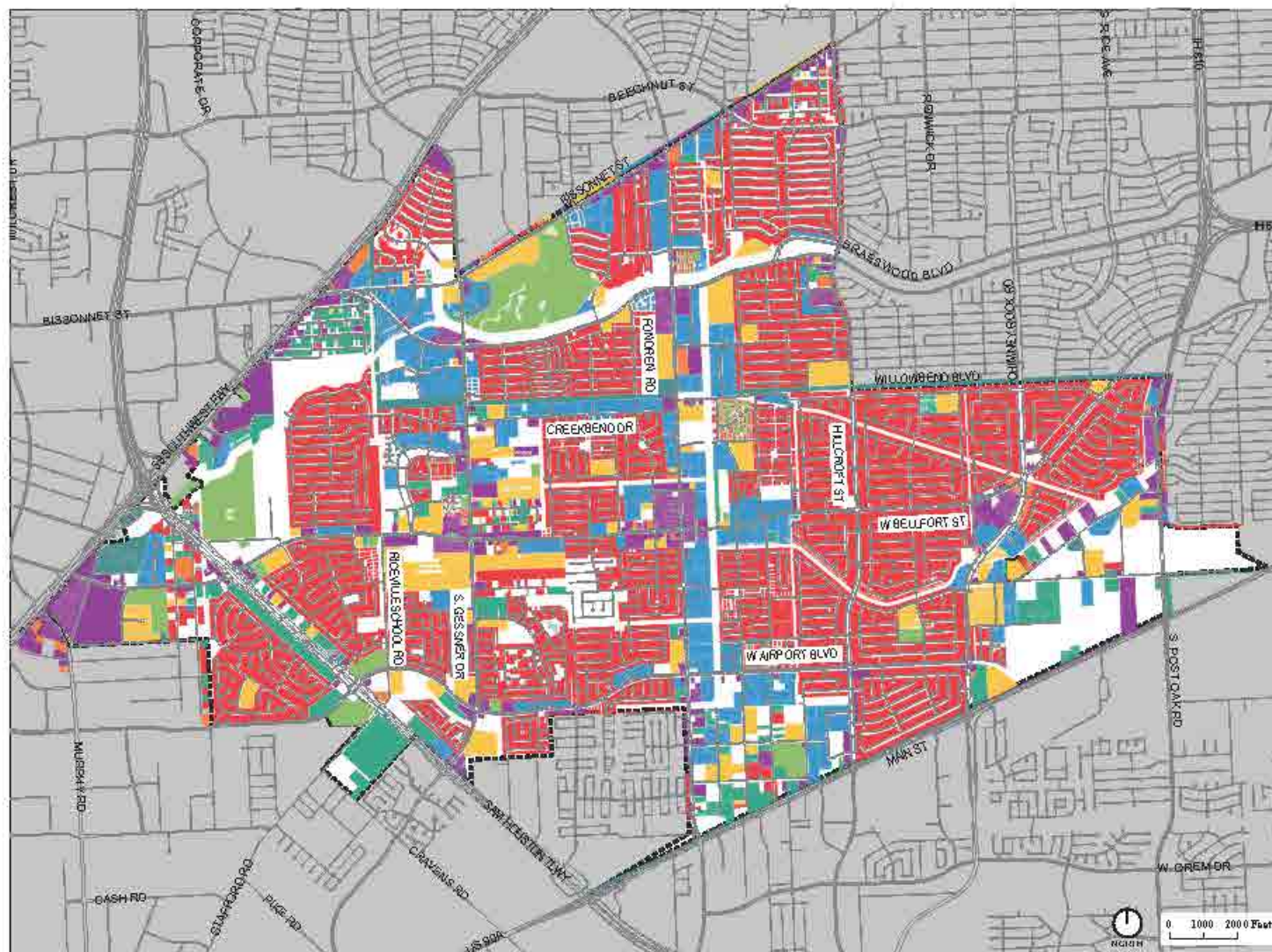






## LEGEND

- DISTRICT BOUNDARY
- PROPOSED TRAILS OFF STREET
- PROPOSED TRAILS ON STREET
- PROPOSED TRAIL ON HILLCROFT (NEAR FUTURE)
- EXISTING OFF STREET TRAILS
- PARKS/OPEN SPACE
- POTENTIAL FUTURE PARK

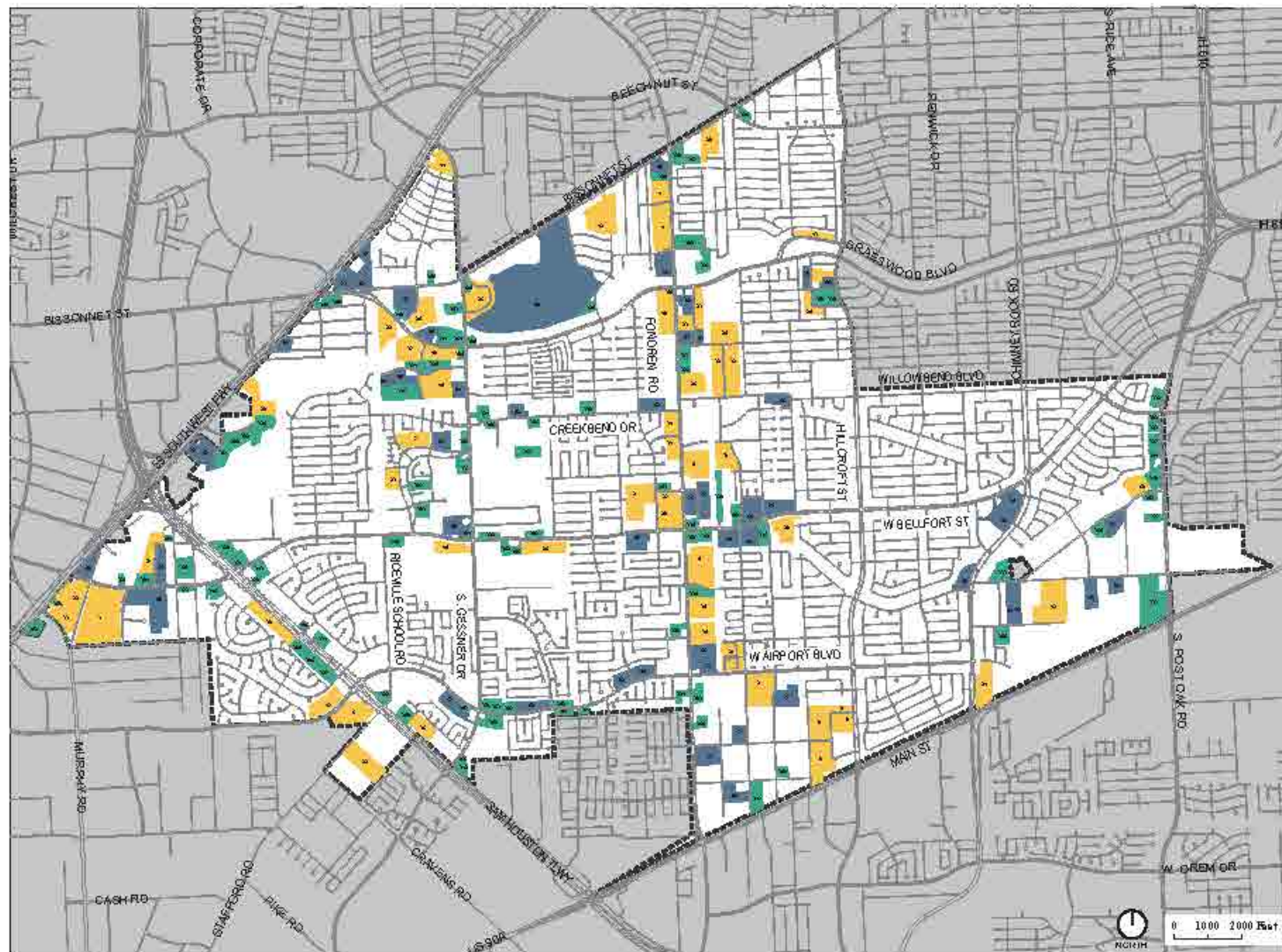


## LEGEND

- DISTRICT BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- OFFICE
- PUBLIC AND INSTITUTIONAL
- INDUSTRIAL
- TRANSPORTATION AND UTILITIES
- PARKS AND OPEN SPACE
- UNDEVELOPED
- WATERWAYS







## LEGEND

- DISTRICT BOUNDARY
- TOP 1 - 50 ASSESSMENT PROPERTIES
- 51 - 100 ASSESSMENT PROPERTIES
- 101 - 200 ASSESSMENT PROPERTIES

## TOP 10 ASSESSMENT PROPERTIES

1. THE MEN'S WEARHOUSE INC
2. BRAESRIDGE HOUSTON LLC
3. 6363 PARTNERS LP
4. BROKHAVEN APARTMENTS LP
5. J & H FAMILY LTD PARTNERSHIP
6. TEXAS POINTE ROYALES APTS LP
7. FAIRFIELD TRAILS AT BRAYS OAKS LP
8. WILLOWS HOLDINGS LP
9. BPC PINES WVB LLC
10. G&H BELTWAY 8 LP







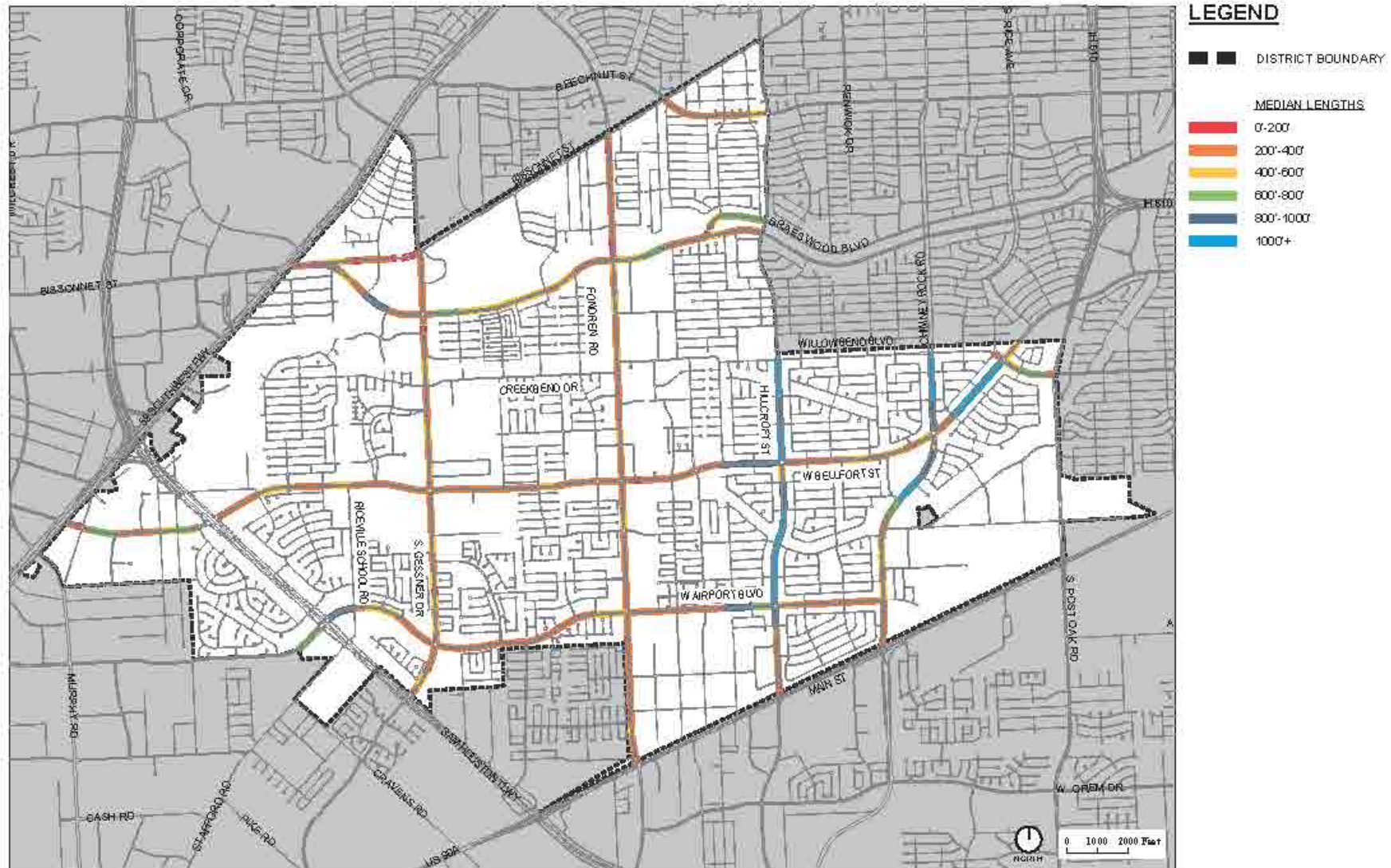












A14 - MEDIAN LENGTHS



## B- LANDSCAPE QUESTIONNAIRE



# Brays Oaks Management District Landscape and Environmental Design Questionnaire

June 26, 2020

1. What do you consider the most important gateways or entrances into the District?

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2. What do you consider to be the most important or most used intersections within the District?

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3. What would you consider the neighborhoods best community resource? (i.e. park/open space, library, community center, shopping area, etc.)

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4. In terms of landscaping, what corridor(s) represent the best of the District and why?

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5. In terms of landscaping, what corridor(s) are in need of landscape improvements?

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6. What landscape improvements has the District installed in the past that have worked.... or may be didn't work as intended?

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7. Do you have a your vision for the corridor?

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8. The District has installed new monuments, would you like to see additional 'themed' street signs or features throughout the District?

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9. Are there any landscape or improved corridors in Houston (or other cities) that you believe are an example of what the District could be? And what made these corridors special in your opinion?

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10. Additional Comments:

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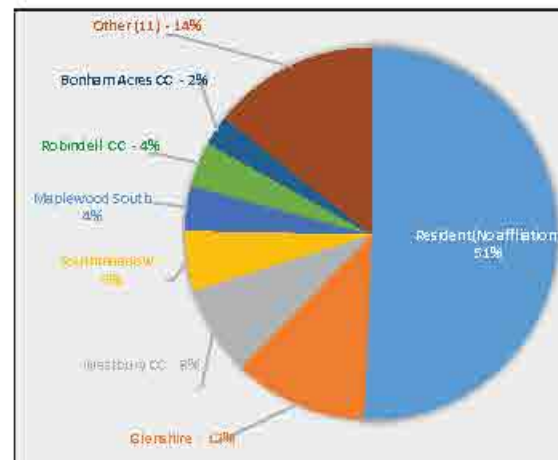
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(Optional)

Name: \_\_\_\_\_ Organization: \_\_\_\_\_

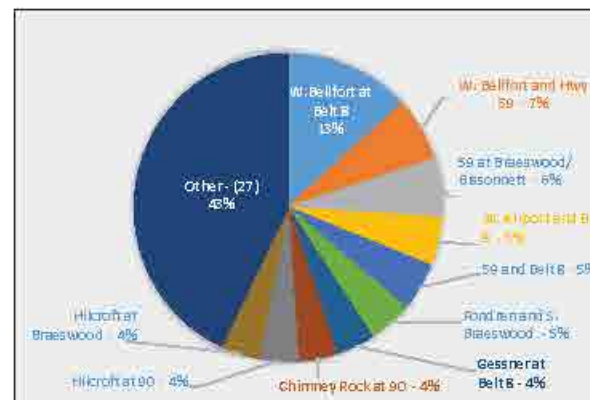
Contact Email: \_\_\_\_\_ Date: \_\_\_\_\_

## Demographics Makeup of Survey



Total Surveys Received: 77

## 1. What do you consider the most important gateways or entrances into the District?



Total Responses: 196

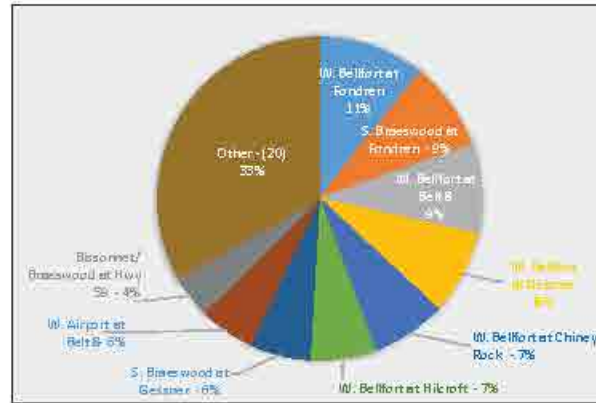
## Representative Comments

- "West Belfort @ 59, lots of traffic heading to work."
- "West Belfort @ south Gessner"
- "Fondren and W. Belfort."
- "Off Beltway 8- Also the entire street of W. Belfort from Hwy 59 all down through Fondren."
- "Gessner and Bissonnet off 59 South."
- "Fondren and W. Airport, Fondren and S. Braeswood, Beltway 8 and W. Belfort, Chimney Rock and W. Belfort."
- "Entrances that lead to destinations"





## 2. What do you consider to be the most important or most used intersections within the District?

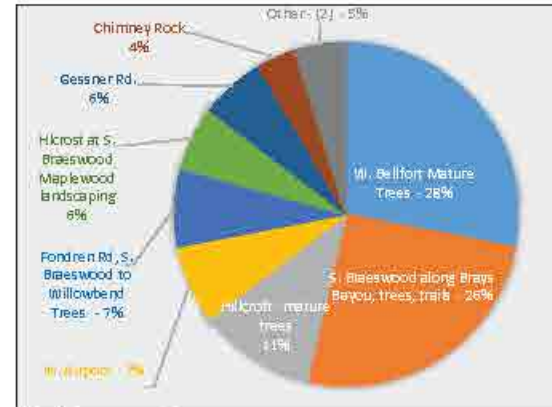


Total Responses: 216

### Representative Comments

- "Belfort and Gessner, Belfort and Fondren. People want to avoid using these because of the blight, but they're necessary to get places"
- "Bossonnet at S. Gessner --it has an important public transit (656 a very popular bus line), and seems to always have traffic!"
- "W belfort & gessner. Also w belfort and 69 ramps. Corner of w. Belfort & foodarama cross streets."
- "Beltway 8 and Crossroads Gateway to Sugar Land Gateway to Galleria Gateway to Westchase and International District."
- "Chimney rock and W Belfort anything close to a school"
- "Major road intersections with Hillcroft, Fondren, Gessner, Braeswood, W Belfort, W Airport"

## 4. In terms of landscaping what corridor(s) represent the best in the best in the District, and why?

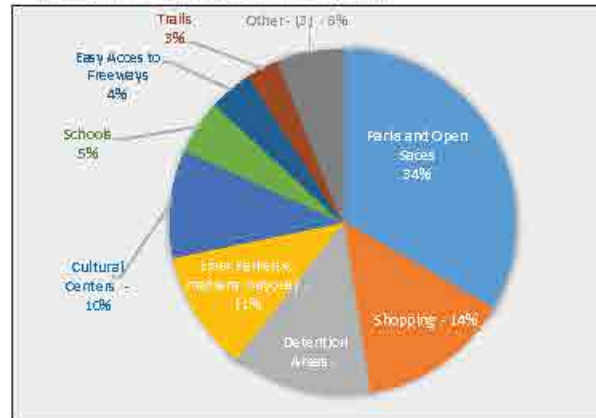


Total Responses: 85

### A few survey comments:

- "Along Brays Bayou (bike paths, park-like), Along W. Belfort-tree canopy, Along Hillcroft - tree canopy"
- "Hillcroft because of mature trees and variety of trees. Most esplanades are not memorable"
- "Glenshire subdivision on W. Airport west of the Sam Houston Tollway - neat and well manicured look."
- "Trees and plantings along West Belfort have made a huge difference and detract from the surrounding dense aging structures."
- "Bayou along Braeswood has always been kept up better than other areas in district."
- "W. Belfort between the toll road and Gessner"
- "Fondren. Most plants."

## 3. What would you consider the neighborhoods best community resource? (i.e. park/open space, library, community center, shopping area, etc.)

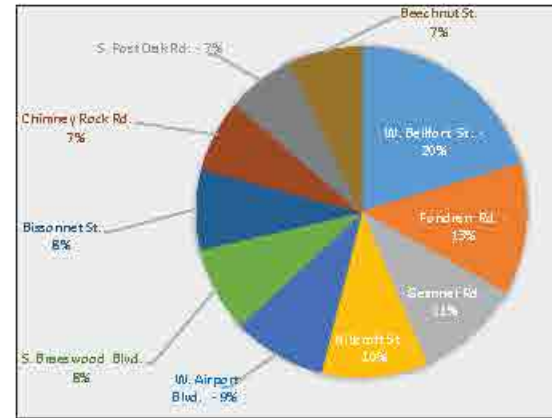


Total Responses: 112

### A few survey comments:

- "Cultural Centers, Some Shopping Areas."
- "Dual use water detention green spaces, Willow Water Hole Green Space & Keegan's Bayou. Linear parks & trails on Brays Bayou, Fondren & Hillcroft."
- "Location and access to major Freeways and Park and Ride. Close to City Centre, Sugar Land, Stanford and China Town."
- "Willow Waterhole Greenspace"Location and access to major Freeways and Park and Ride. Close to City Centre, Sugar Land, Stanford and China Town."
- "Brays and Keegan Trails"Willow Waterhole Greenspace"Location and access to major Freeways and Park and Ride. Close to City Centre, Sugar Land, Stanford and China Town."
- "Greenway along Braeswood"Brays and Keegan Trails"Willow Waterhole Greenspace"Location and access to major Freeways and Park and Ride. Close to City Centre, Sugar Land, Stanford and China Town."
- "Willow Waterhole, India House, Farmer's Market, Seven Acres/Jewish community center/ kilter elementary park and Parker elementary Meyerland shopping center"Willow Waterhole; Marian Park; the walking paths along Brays Bayou"

## 5. In terms of landscaping, what corridor(s) are in need of landscape improvements?

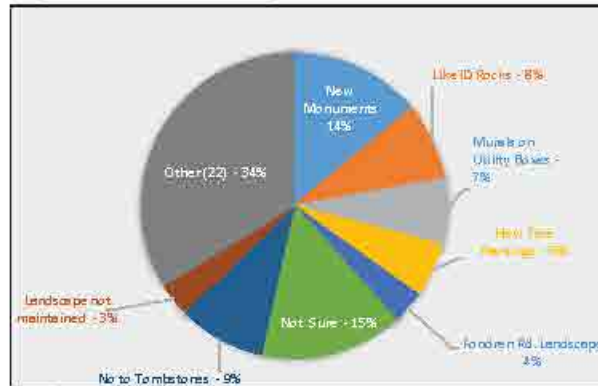


Total Responses: 241

### A few survey comments:

- "all corridors lack uniformity"
- "all commercial areas"
- "Remove the old rock tombstones"
- "there are accidents on S. Gessner and Bossonnet all the time-maybe some landscaping will slow people down"
- "Anywhere around schools to extend their community value"
- "I think any areas that only have grass -- no flowers or trees or bushes to give it a garden or parklike appearance."
- "All, especially those leading into neighborhoods"
- "All Major intersections... in district needs signage in my opinion..colorful plants/mulch"

## 6. What landscape improvements has the District installed in the past that have worked... or maybe didn't work as intended?

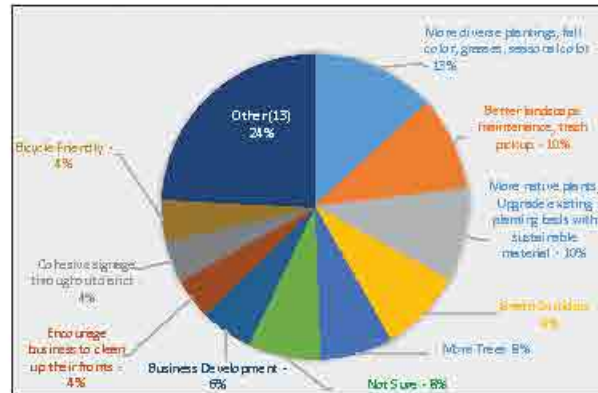


Total Responses: 87

### A few survey comments:

- "Signage and the painted box project (I think we were one of the first districts), the boxes usually bring a smile to those passing by"
- "The large rocks near major intersections look nice, but all the name branding of "Brays Oaks" everywhere conflicts with HOA names like Maplewood, Westbury, etc."
- "Community gardens are always a nice touch, willow waterhole a great community component"
- "We only been here 4 years, but the oleanders are fine for highways but not through a neighborhood with any aspirations. Live oaks, azaleas, white crape myrtles, and star jasmine, please. These plants are the best things about Houston's flora"
- "Boulders are horrible... should do more around the intersection of Fondren and W Belfort"
- "My favorites are the trees. The prior stones that marked the entrances into the Management District weren't very distinctive."
- "Esplanade landscaping works; tombstone signage - not so much"
- "Pretty signage & trees/plants which are thriving & not dead"
- "Use of Too many tropical plants which are frost sensitive. Slow comeback in spring. Less maintenance intense landscape."

## 7. Do you have a vision for the corridor?

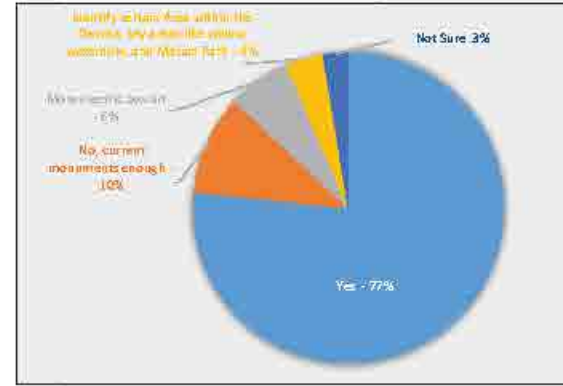


Total Responses: 91

### A few survey comments:

- "Tree alleys with paved walking paths and lower level street lighting and public art"
- "I do like the ribbons of flowers in the gallery and in Meyerland. Irrigation and upkeep are the key"
- "Unique stores and presentation, bohemian is ok in such an eclectic area but it needs to be clean, upscale in appearance, safe, not deteriorating with trash and vagrants."
- "Vacant lots be turned into gated neighborhood park with benches, tables, landscaping - like squares in Savannah, or parks that are enclosed behind building in NYC"
- "At the heart of many communities is the commercial corridors. Challenge the owners of neglected commercial properties to maintain/landscape their properties"
- "Lovely street lined street"
- "Trees planted in a natural way, not as patches like patches of crape myrtle. Consideration of fall blooming shrubs, grasses As well as spring blooming things."
- "Esplanade soil improvements and community involvement in planting, plant sharing and upkeep adoption to maintain"
- "Use more native flowering trees and plants, like Gulf Coast Muhly, which can be used in a more traditional landscape design but take less care."

## 8. The District has installed new monuments, would you like to see additional 'themed' street signs or features throughout the District?

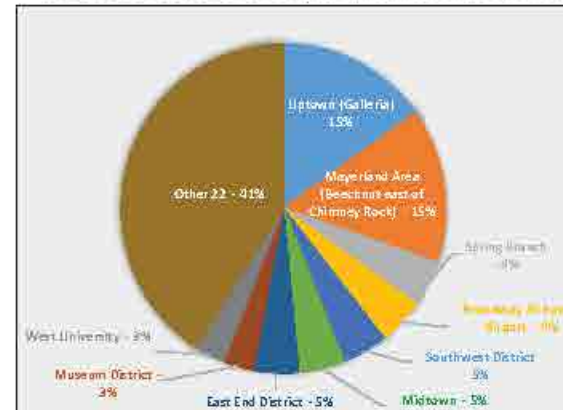


Total Responses: 77

### A few survey comments:

- "Yes... more elements to let folks "know" they are in the District, consistent signage on public spaces like parks, etc."
- "Yes, Cultural District West Belfort/West Airport on the right side of Monument allows subdivisions to buy signs."
- "The red street signs similar to the 5 Corners District has at 14700 S. Main @ Fondren"
- "Yes, Cultural District West Belfort/West Airport on the right side of Monument allow subdivisions to buy signs."
- "Featured attractions like Marian Park, Willow Waterhole"
- "This was waste of money in my opinion. They should improve the street pavement." "Featured attractions like Marian Park, Willow Waterhole"
- "Yes, I would. I've seen the distinctive signs in other parts of the City. I always find them interesting and sometimes they are so distinctive that I admire their appearance."
- "did not have any impact. just thought why spend the money on a sign when what is around it looks bad."
- "Yes but it's confusing with Brayswood Oaks and Five corners. Are they different or the same neighborhood?"

## 9. Are there any landscape or improved corridors in Houston (or other cities) that you believe are an example of what the District could be? And what made these corridors special in your opinion?



Total Responses: 65

### A few survey comments:

- "Brayswood, especially between Chimney Rock and the Loop is the best hyper-local example of what the whole district deserves. We also enjoy the decorated electrical boxes in the area."
- "We have great landscaping but it not consistent. Perhaps concentrate on what we have and improve on the original concept with better signage and foliage. Our stone signs seem to easily"
- "Galleria - consistent theme, improved lighting, warm feel"
- "Meyerland - lots of well maintained flowers and they put out American flags during the 4th of July, Memorial Day, Flag Day, etc."
- "Galleria, heights... all have character and promote civic pride"
- "Distinctive light fixtures, clean up of utility clutter, brick paving accents, new and up-kept bus stop shelters"
- "I do like the ribbons of flowers in the gallery and in Meyerland. Irrigation and upkeep are the key"
- "Along Blalock Drive in Spring Branch. Those look well planned and certainly add beauty to the esplanades."
- "Galleria area and intersection at Rice and Beechnut are gorgeous and eye-catching but high maintenance. Along Blalock Drive in Spring Branch. Those look well planned and certainly add beauty to the esplanades."





A. ACCESSIBLE



B. COLORFUL



C. FORMAL



D. ARCHITECTURAL



E. GROVES



F. PARKLAND



G. SUSTAINABLE(NATIVE)



H. ARTISTIC

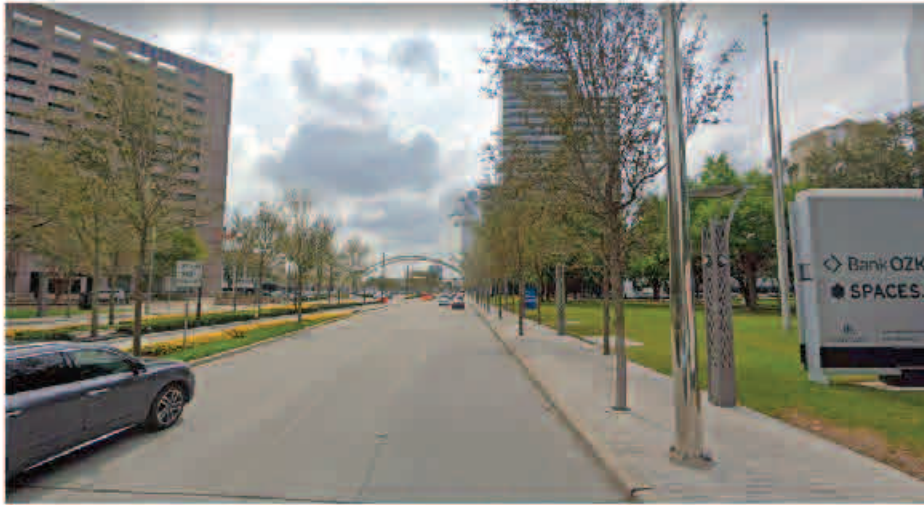
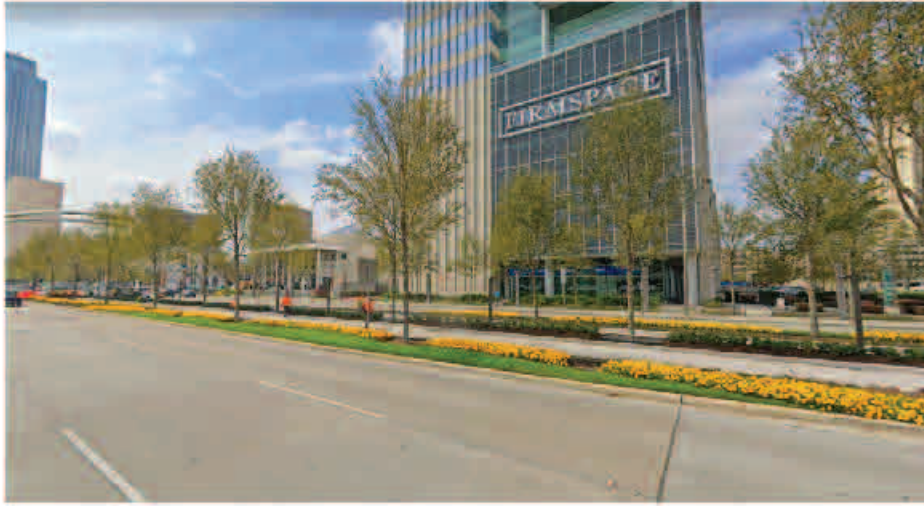
























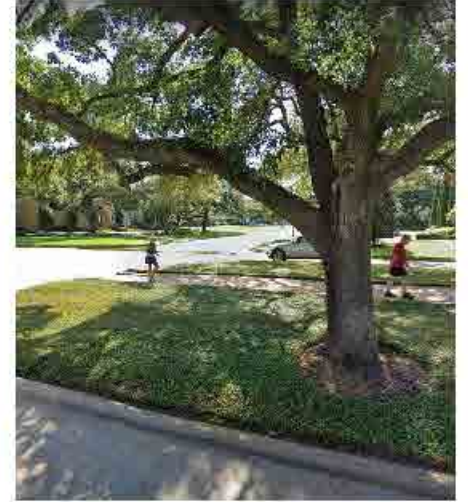














## D- EXISTING CORRIDOR LANDSCAPE REVIEW

# EXISTING PLANT MATERIALS BY CORRIDOR

## SOUTH GESSNER

Asian Jasmine  
African Iris  
Dwarf Bottle Brush  
Dwarf Holly  
Dwarf Native Grass  
Giant Liriope  
Loropetalum  
Nearly Wild Rose  
Society Garlic  
Variegated Dianella

## WEST AIRPORT BLVD.

Asian Jasmine  
Bridal's Wreath  
Century Plant  
Dwf Bottle Brush  
Dwarf Oleander  
Dwarf Native Grass  
Dwarf Variegated  
Pittosporum  
Giant Liriope  
Loropetalum  
Nearly Wild Rose  
Purple Fountain Grass  
Society Garlic  
Variegated Dianella

## FONDREN ROAD

Asian Jasmine  
Dwarf Bottle Brush  
Dwarf Oleander  
Foxtail Fern  
Indian Hawthorn  
Loropetalum  
Nearly Wild Rose  
Variegated Dianella

## WEST BELLFORT BLVD

Asian Jasmine  
Dwarf Bottle Brush  
Dwarf Variegated  
Pittosporum  
Foxtail Fern  
Golden Lantana  
Indian Hawthorn  
Nearly Wild Rose  
Oleander  
Variegated Dianella

## HILLCROFT AVENUE

Dwf Bottle Brush  
Dwarf Variegated  
Pittosporum  
Dwf Yaupon  
Giant Liriope  
Indian Hawthorn  
juniper  
Loropetalum  
Nearly Wild Rose  
Plumbago  
Society Garlic  
Variegated Dianella  
Wax Leaf Ligustrum

## SOUTH BRAESWOOD

Asian Jasmine  
Dwarf Bottle Brush  
Dwarf Oleander  
Dwarf Yaupon  
Foxtail Fern  
Giant Liriope  
Indian Hawthorn  
Nearly Wild Rose  
Society Garlic  
Variegated Dianella  
Wax Leaf Ligustrum

## CHIMNEY ROCK

Asian Jasmine  
Dwf Yaupon  
Indian Hawthorn  
Lantana  
Nearly Wild Rose  
Oleander  
Redtip Photinia  
Society Garlic

### **Plants that do Not thrive in the District Area \***

Any Rose  
Bulbine  
Daylily  
Dwarf Bottle Brush  
Society Garlic

### **Plants that do well in the District Area \***

Asian Jasmine  
Foxtail Fern  
Giant Liriope  
Gulf Coast Muhly Grass  
Holly (Most Varieties)  
Indian Hawthorn  
Katie Ruelia  
Lantana  
Loropetalum  
Oleander  
Variegated Dianella  
Variegated Pittosporum

### **Other Plants that would do well in the District Area \***

Abelia  
Adagio Grass  
Ardesia  
Variegated Ginger  
Viburnum  
Yellow Privet  
Wedelia

\* Per discussions with Price Wagener Services.





TYPICAL MEDIAN TIP

**LEGEND**

- |                      |                   |
|----------------------|-------------------|
| A. Century Plant     | E. Asian Jasmine  |
| B. Liriope           | F. Stone Monument |
| C. Nearly Wild Rose  | G. Crepe Myrtle   |
| D. Dwarf Bottlebrush | Little John       |



TYPICAL MEDIAN (Part B - S. Braeswood to Bellfort Rd)

**LEGEND**

- |                 |
|-----------------|
| A. Foxtail Fern |
| B. Loropetalum  |
| C. Oak          |



TYPICAL MEDIAN (Part A - Bissonnet to S. Braeswood)

**LEGEND**

- |             |
|-------------|
| A. Sycamore |
| B. Oak Tree |



TYPICAL MEDIAN (Part C - W. Bellfort to W. Airport)

**LEGEND**

- |               |
|---------------|
| A. Live Oak   |
| B. Turf Grass |



TYPICAL MEDIAN TIP

**LEGEND**

- |                                  |                   |
|----------------------------------|-------------------|
| A. Foxtail Fern                  | E. Asian Jasmine  |
| B. Nearly Wild Rose              | F. Stone Monument |
| C. Wedelia                       | G. Crepe Myrtle   |
| D. Dwarf Bottlebrush Little John | H. Live Oak       |



TYPICAL MEDIAN (Part B - S. Braeswood to Belfort Rd)

**LEGEND**

- |                 |
|-----------------|
| A. Foxtail Fern |
| B. Loropetalum  |
| C. Live Oak     |



TYPICAL MEDIAN (Part A - Bissonnet to S. Braeswood)

**LEGEND**

- |             |
|-------------|
| A. Nandina  |
| B. Ash      |
| C. Live Oak |



TYPICAL MEDIAN (Part C - W. Belfort to W. Airport)

**LEGEND**

- |                 |                     |
|-----------------|---------------------|
| A. Oak          | D. Indian Hawthorne |
| B. Flax Lilly   |                     |
| C. Foxtail Fern |                     |





TYPICAL MEDIAN TIP

**LEGEND**

- A. Indian Hawthorn
- B. Turf Grass
- C. Live Oak



TYPICAL MEDIAN (Part B - S. Braeswood to Bellfort Rd)

**LEGEND**

- A. Live Oak
- B. Red Bud
- C. Crepe Myrtle



TYPICAL MEDIAN (Part A- Hillcroft at Willowbend)

**LEGEND**

- A. Crepe Myrtle
- B. Dwarf Yaupon
- C. Nearly Wild Rose
- D. Live Oak
- E. Live Oak



TYPICAL MEDIAN (Part C - W. Airport to Hwy 90)

**LEGEND**

- A. Live Oaks
- B. Turf Grass

## CHIMNEY ROCK ROAD



TYPICAL MEDIAN TIP

**LEGEND**

- A. Wedelia
- B. Knockout Rose
- C. Crepe Myrtle

- D. Indian Hawthorne
- E. Asian Jasmine



TYPICAL DRAINAGE CHANNEL EDGE

**LEGEND**

- A. Turf Grass
- B. Live Oak

## S. POST OAK ROAD



TYPICAL MEDIAN TIP (At Hwy 59)

**LEGEND**

- A. Turf Grass



TYPICAL I MEDIAN

**LEGEND**

- A. Turf Grass
- B. Live Oak





TYPICAL MEDIAN TIP (At Hwy 59)

**LEGEND**

A. Turf Grass



TYPICAL MEDIAN (Part B - Gessner to Hillcroft)

**LEGEND**

A. Turf Grass

B. Sycamore



TYPICAL MEDIAN (Bissonnet at S. Braeswood)

**LEGEND**

A. Turf Grass



TYPICAL MEDIAN TIP

**LEGEND**

- A. Asian Jasmine
- B. Stone Monument
- C. Nearly Wild Rose
- D. Crepe Myrtle
- E. Dwarf Bottle Brush Little John
- F. Liriope
- G. Live Oak



TYPICAL MEDIAN (Part B - Gessner to Hillcroft)

**LEGEND**

- A. Live Oak



TYPICAL MEDIAN (Part A- Hwy 59 to Gessner Rd)

**LEGEND**

- A. Bald Cypress
- B. Turf Grass



TYPICAL MEDIAN (Part C - Hillcroft to Post Oak Rd)

**LEGEND**

- A. Oak
- B. Crepe Myrtle
- C. Pine





TYPICAL MEDIAN TIP

**LEGEND**

- A. Asian Jasmine
- B. Nearly Wild Rose
- C. Liriope
- D. Dwarf Bottlebrush Little John
- E. Stone Monument



TYPICAL MEDIAN (Part B - Gessner to Hillcroft)

**LEGEND**

- A. Burr Oak
- B. Mulched Tree Ring
- C. Bald Cypress
- D. Flax Lilly
- E. Boxwood



MEDIAN (Part A - Beltway 8 to Gessner Rd)

**LEGEND**

- A. Bald Cypress
- B. Live Oak



TYPICAL MEDIAN (Part C - Hillcroft to Post Oak Rd)

**LEGEND**

- A. Elm
- B. Live Oak
- C. Pistache



TYPICAL MEDIAN TIP

**LEGEND**

- |                     |                                   |
|---------------------|-----------------------------------|
| A. Asian Jasmine    | E. Crepe Myrtle                   |
| B. Stone Monument   | F. Liriope                        |
| C. Society Garlic   | G. Dwarf Bottle Brush Little John |
| D. Nearly Wild Rose | H. Live Oak                       |



TYPICAL MEDIAN (Part B - Gessner to Hillcroft)

**LEGEND**

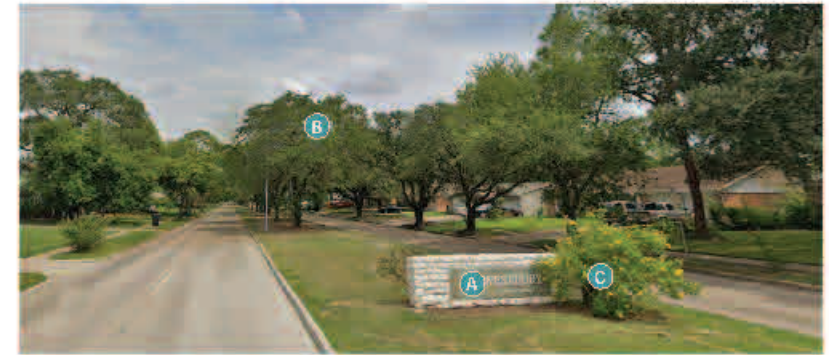
- |                   |
|-------------------|
| A. Foxtail Fern   |
| B. Dwarf Oleander |



TYPICAL MEDIAN (Part A - Beltway 8 to Gessner Rd)

**LEGEND**

- |            |
|------------|
| A. Red Oak |
|------------|



TYPICAL MEDIAN (Part C - Hillcroft to Post Oak Rd)

**LEGEND**

- |                             |
|-----------------------------|
| A. Westbury Civic Club Sign |
| B. Live Oak                 |
| C. Cassia                   |



## E - OPPORTUNITIES AND CONSTRAINTS



E1 - OPPORTUNITIES AND CONSTRAINTS MAP



## W. BELLFORT STREET INTERSECTIONS



W. BELLFORT AT BELTWAY 8



W. BELLFORT AT HILLCROFT



W. BELLFORT AT S. GESSNER



W. BELLFORT AT CHIMNEY ROCK

## FONDREN ROAD INTERSECTIONS



FONDREN AT BISSONNET



FONDREN AT W. BELLFORT

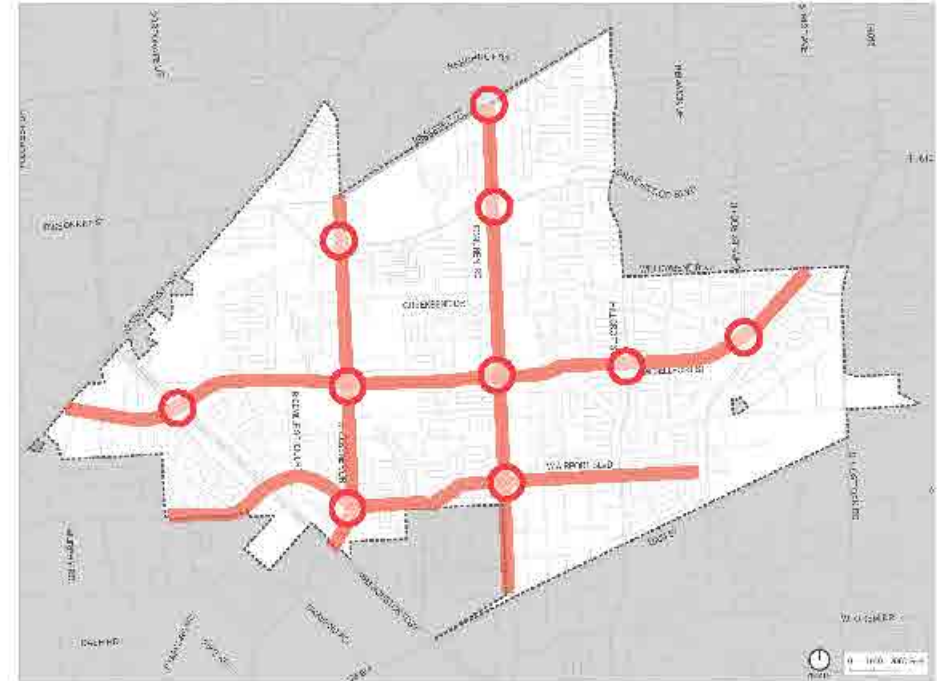


FONDREN AT S. BRAESWOOD



FONDREN AT W. AIRPORT

## KEY MAP:



### LEGEND



MAJOR INTERSECTION

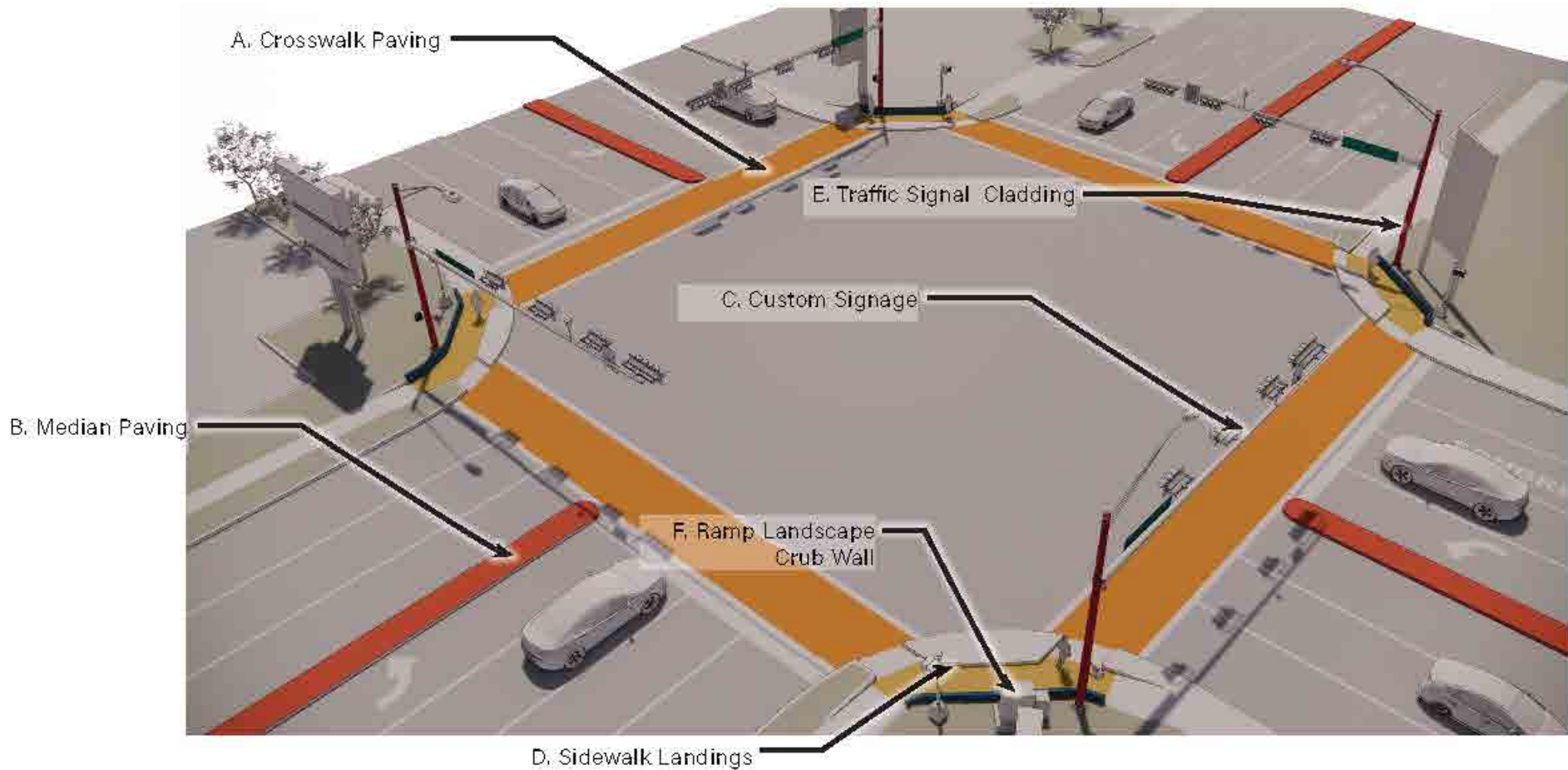


MAJOR CORRIDOR



CLICK THE ICON NEXT TO THE IMAGE TO VIEW IN 360°

## E2 - EXISTING MAJOR INTERSECTIONS

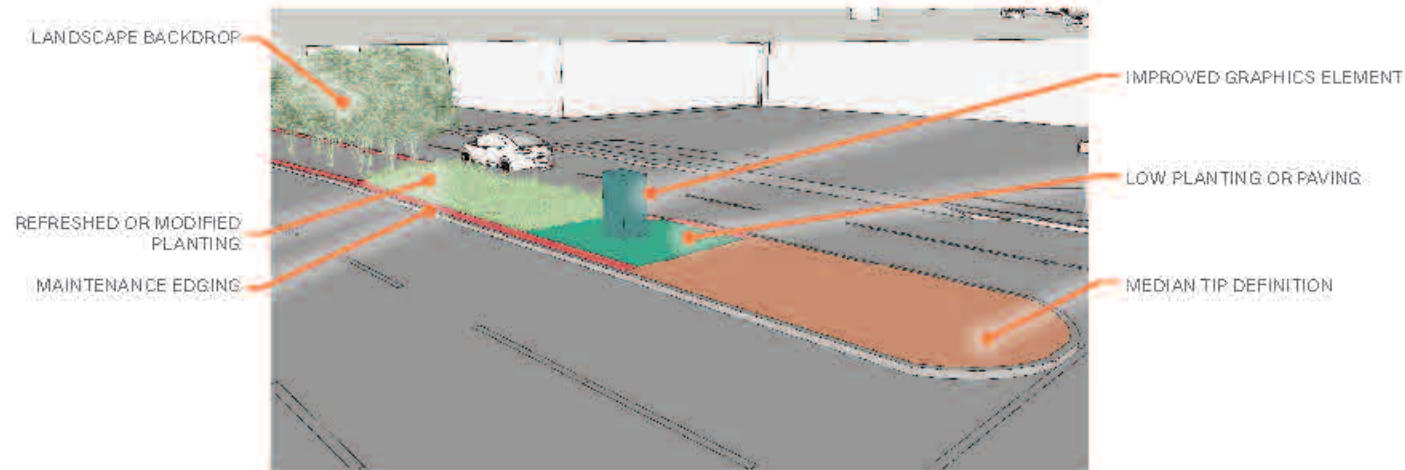




## TYPICAL MEDIAN TIP ANALYSIS



## EXISTING MEDIAN TIP ENHANCEMENT OPPORTUNITIES



## BELTWAY 8



W. AIRPORT TO W. BELLFORT  
SOUTHWEST FWY



W. BELLFORT TO SW FWY



BW 8 AND SW FWY INTERSECTION



BW 8 TO SW PLAZA DRIVE



SW PLAZA DRIVE TO WHITE CHAPEL LN  
HWY 90



WHITE CHAPEL LN TO BISSONNET



HILLCROFT TO FONDREN



FONDREN TO BELTWAY 8

## KEY MAP:



## LEGEND



CLICK THE ICON NEXT TO  
THE IMAGE TO VIEW IN 360°



PRIMARY FREEWAY EDGE



SECONDARY FREEWAY EDGE

## E4- EXISTING FREEWAY CONDITIONS





## EXISTING MONUMENT LOCATIONS



1. S. GESSNER AT S. BRAESWOOD



2. W. BELLFORT AT HWY 59



3. S. POST OAK AT HWY 90



4. S. BRAESWOOD AT HILLCROFT



5. HILLCROFT AT BISSONNET

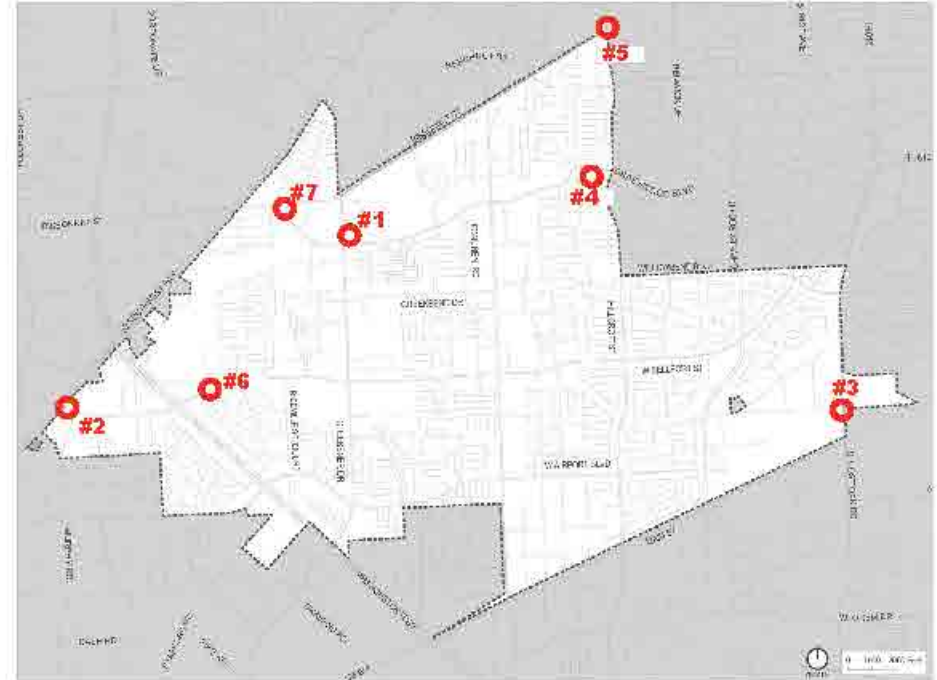


6. W. BELLFORT AT BELTWAY 8



7. S. BRAESWOOD AT BISSONNET

## KEY MAP:



## LEGEND



EXISTING DISTRICT MARKERS

## POTENTIAL MONUMENT LOCATIONS



8. W. BELFORT AT BELTWAY 8



9. S. GESSNER AT BELTWAY 8



10. FONDREN ROAD AT HWY 90



11. HILLCROFT AT HWY 90

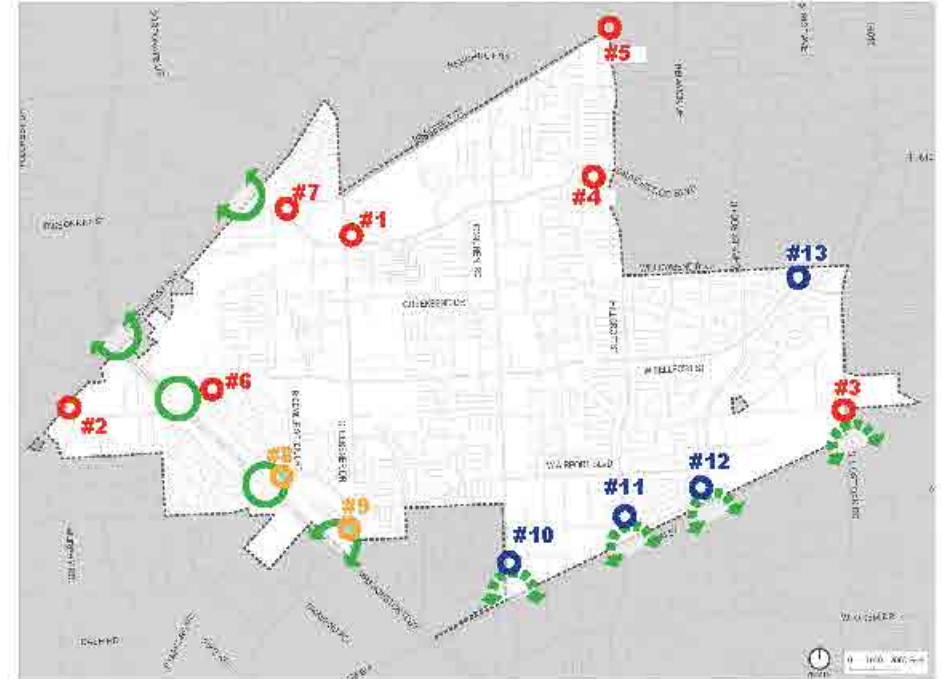


12. CHIMNEY ROCK AT HWY 90



13. W. BELFORT AT WILLOWBEND

## KEY MAP:



## LEGEND



PRIMARY GATEWAY



SECONDARY GATEWAY



EXISTING DISTRICT MARKERS

PHASE 2 - HIGH PRIORITY MARKERS

PHASE 3 - LOW PRIORITY MARKERS

E5 - GATEWAYS





## PARTIAL INVENTORY OF INSTALLATIONS



BOB WHITE AND W BELFORT



S BRAESWOOD AND BRAESRIDGE



GESSNER AND CREEKBEND



CHIMNEY ROCK AND W BELFORT



GESSNER AND W AIRPORT



WILLOWBEND AND W BELFORT



GASMER AND CHIMNEY ROCK



GESSNER AND W BELFORT



W BELFORT AND ROARK RD



HILLCROFT AND W BELFORT



GESSNER AND S BRAESWOOD



CHIMNEY ROCK AND WILLOWBEND

### CURRENT INVENTORY

Current Installations - 13

Potential Intersections - +/- 15

### OPPORTUNITY TO COORDINATE THEME ACROSS THE DISTRICT TO EXPAND BRANDING



### SAMPLE IMAGERY ACROSS MULTIPLE BOXES

### E6- UTILITY BOX ART INSTALLATIONS



## PARTIAL INVENTORY OF BRIDGE CONDITIONS



W. BELL FORT AND RICEVILLE SCHOOL RD.



HILLCROFT NEAR WILLOWBEND BLVD.



S BRAESWOOD AT KEEGANS BAYOU TRAIL



W. BELL FORT NEAR HILLCROFT AVE



S BRAESWOOD NEAR LARKWOOD RD



S POST OAK NEAR KINGFISHER DR



W AIRPORT NEAR FONDREN RD



MCCLAIN AT ANTONE CIRCLE



WILLOWBEND AT CHIMNEY ROCK RD.



CHIMNEY ROCK NEAR W BELL FORT AVE

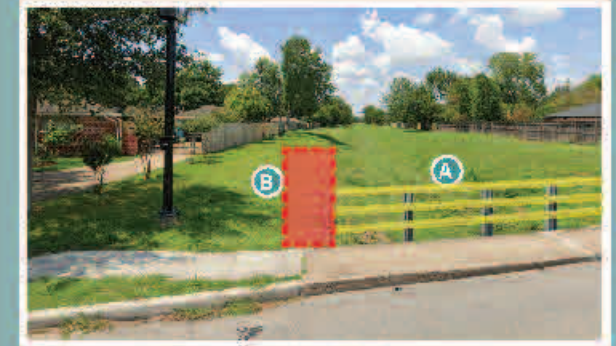


FONDREN NEAR W AIRPORT BLVD



HILLCROFT AT S BRAESWOOD BLVD.

## ENHANCEMENT OPPORTUNITIES



### LEGEND

- A. Potential Painted and/or Upgraded Rail
- B. Potential District Themed Marker