



REVITALIZING NORTH CHADBOURNE

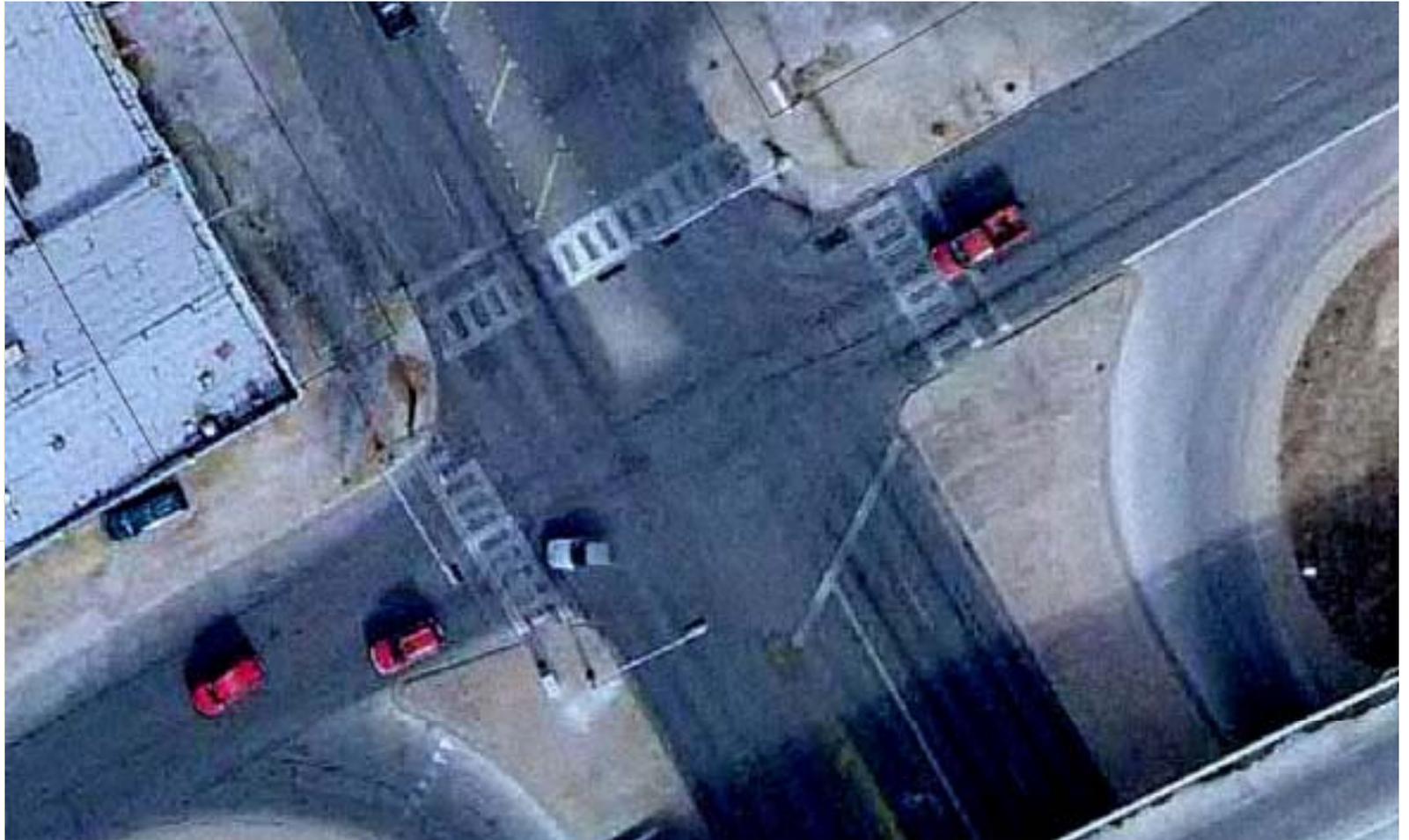
A TIRZ-funded project

Streetscape designs by Henry Schmidt

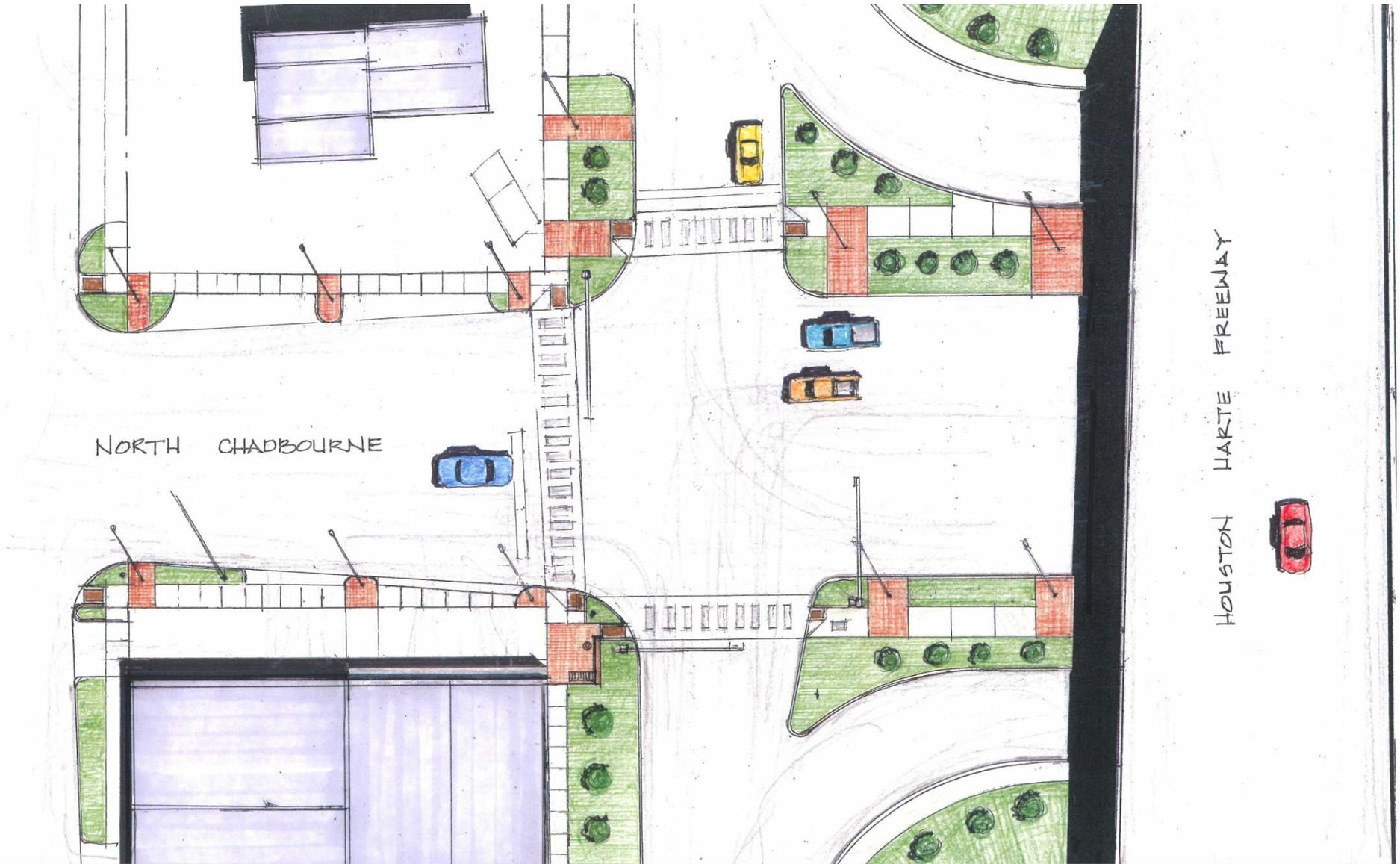
Project history



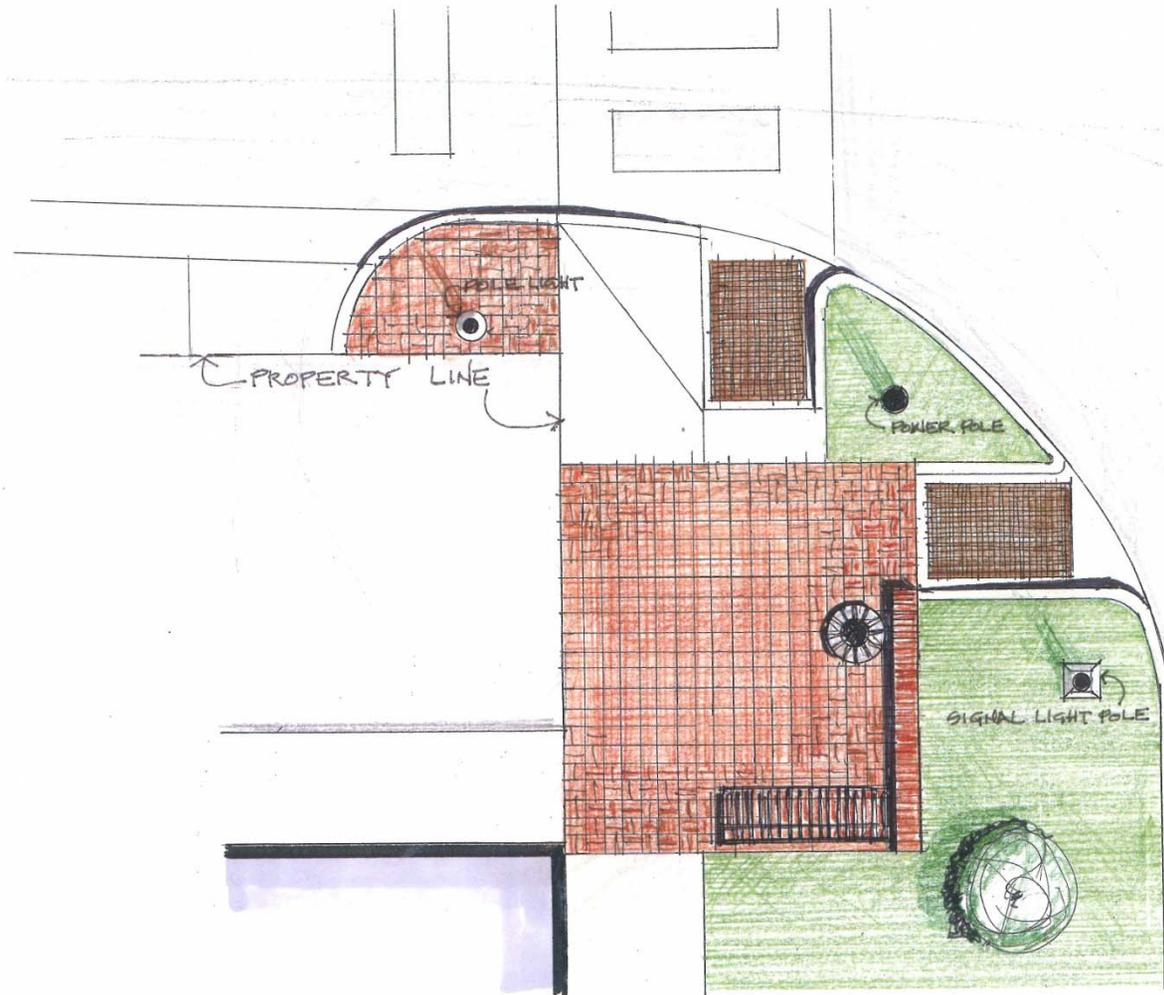
- Streetscaping: A coordinated plan of sidewalks, landscaping, lighting and pedestrian amenities
- Strategic planning session with business owners/community leaders in 2008 identified streetscaping as #1 priority
- Request for Qualification issued last March to identify a qualified project designer/architect
- Henry Schmidt chosen in May
- Design plans were put before TIRZ throughout August, September and October
- Public meeting held September 8; Public comment ongoing
- October 28, TIRZ Board members ask for expanded scope and price for burying powerlines.



Chadbourne at Houston Harte



Chadbourne at Houston Harte

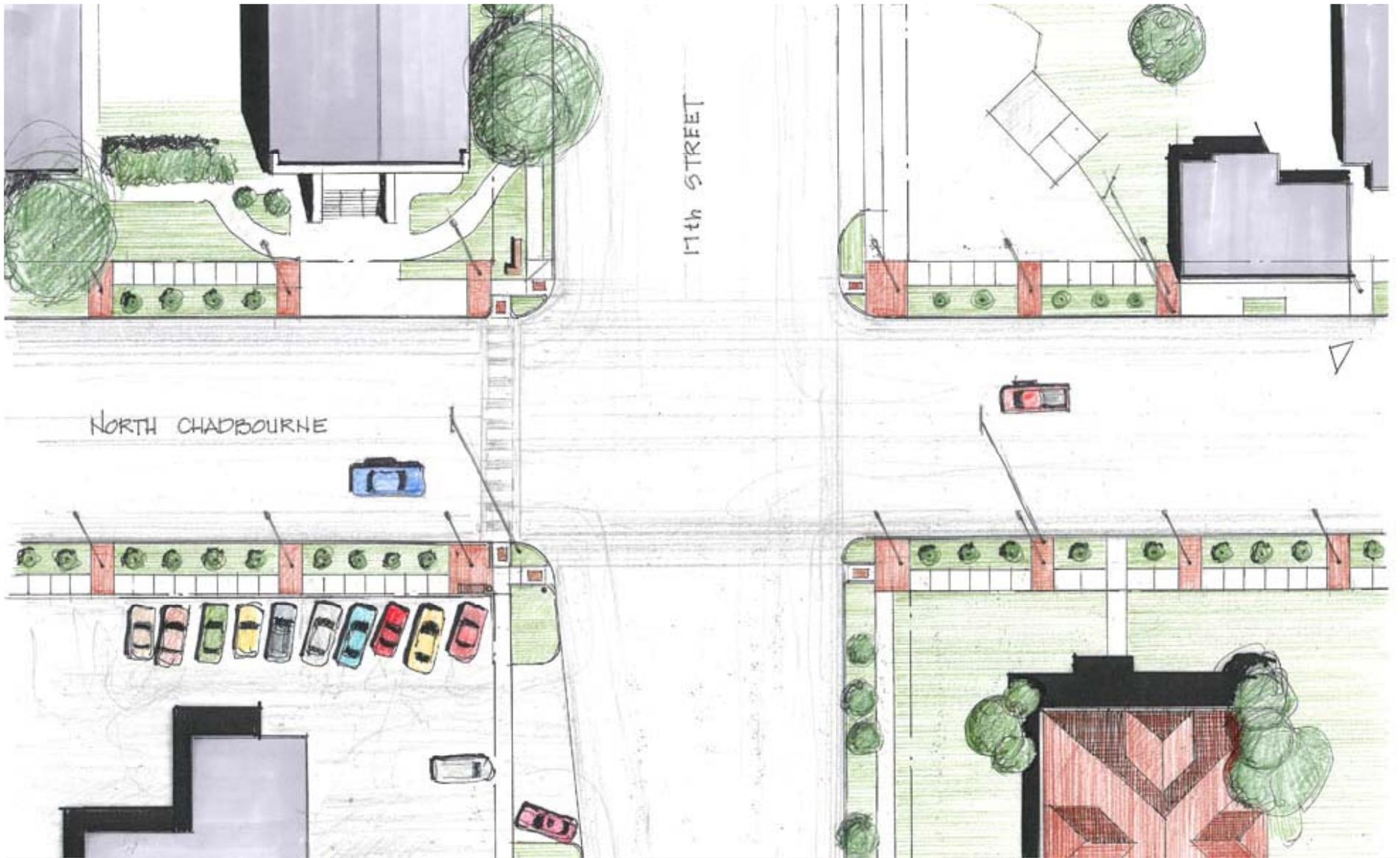


NORTH-WEST CORNER
HOUSTON HARTE & NORTH CHADBOURNE

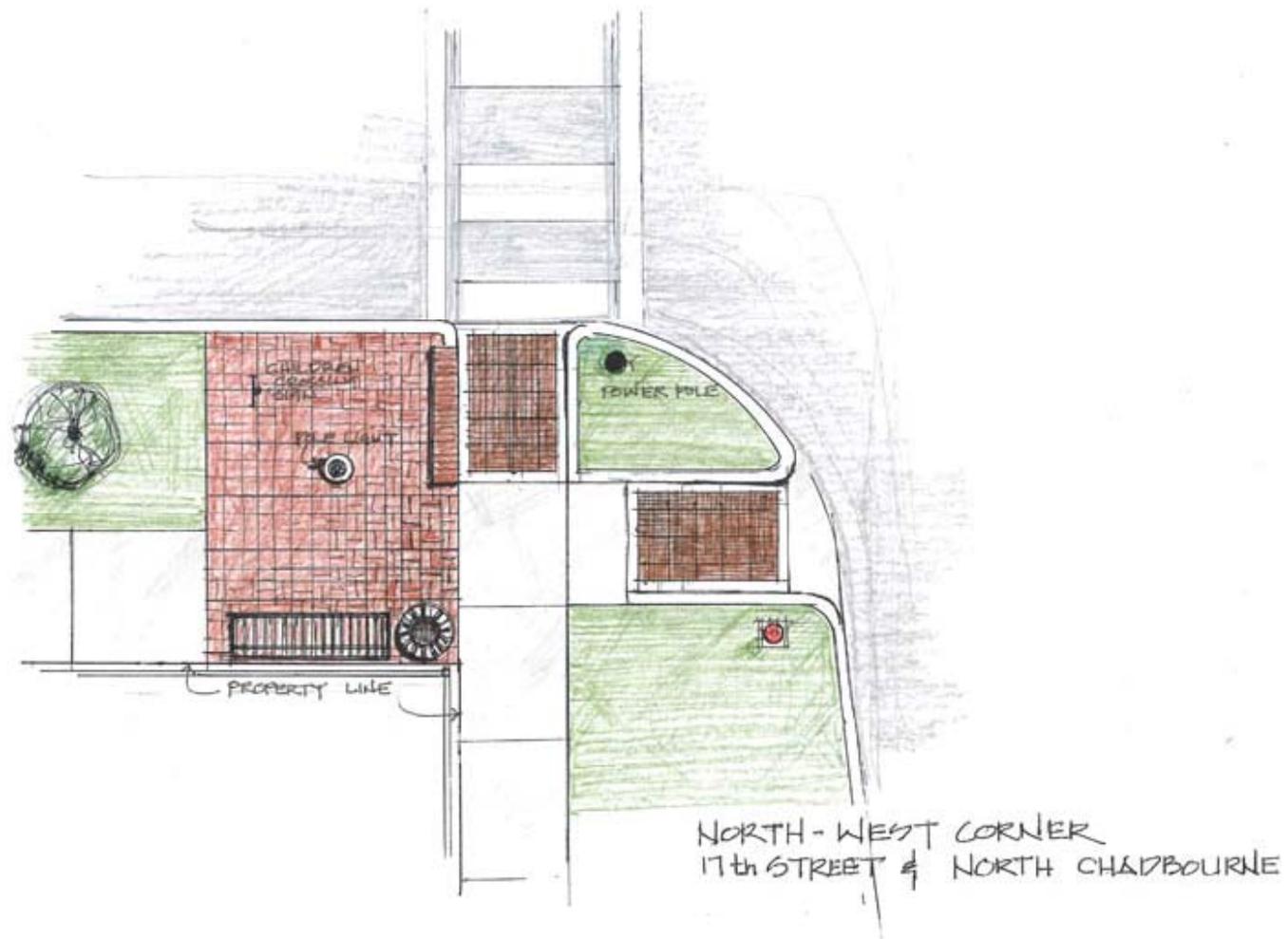
Northwest Corner of Chadbourne & Houston Harte



Chadbourne at 17th Street



Chadbourne at 17th Street



Northwest Corner of Chadbourne & 17th Street



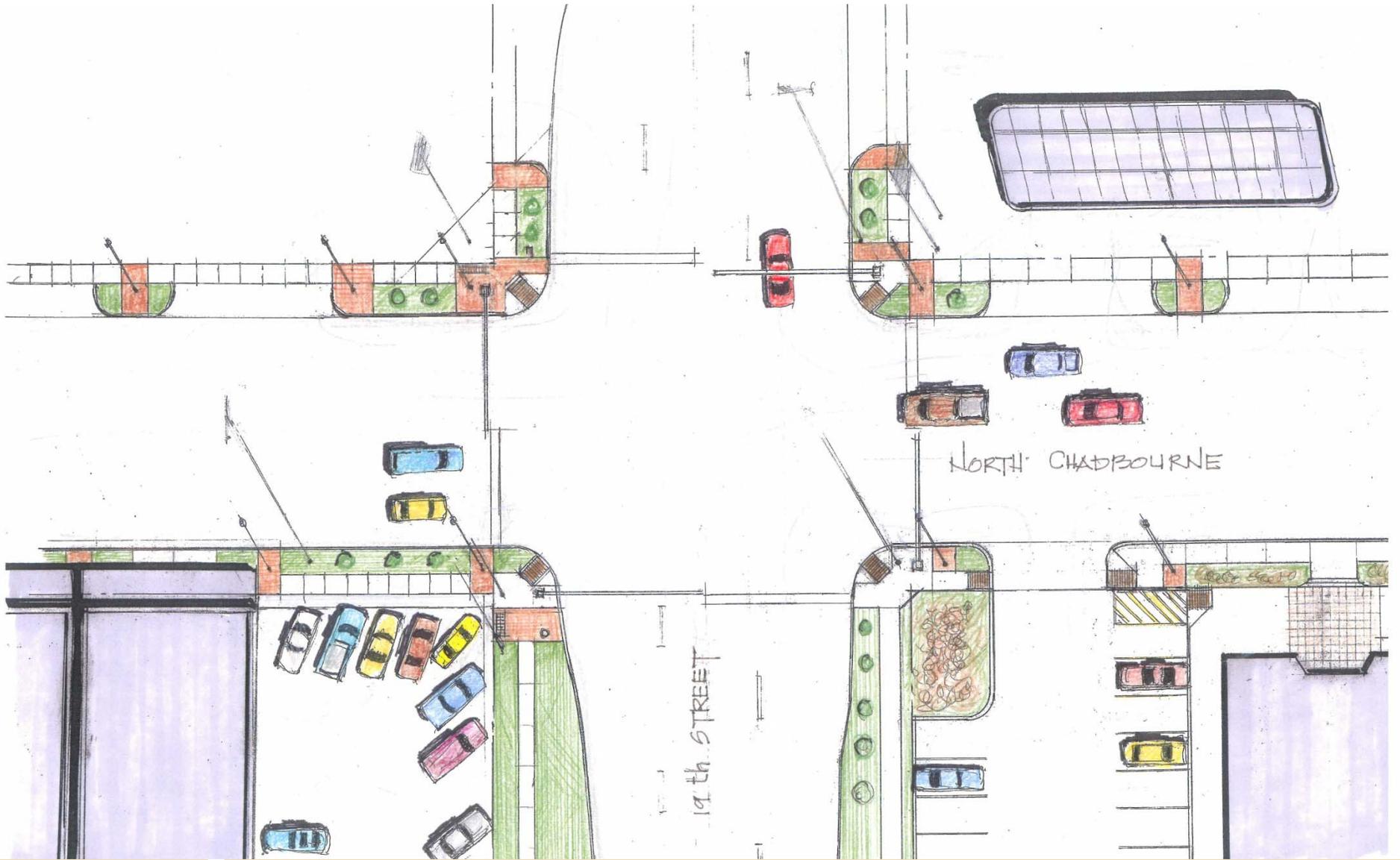
Chadbourn at 17th existing



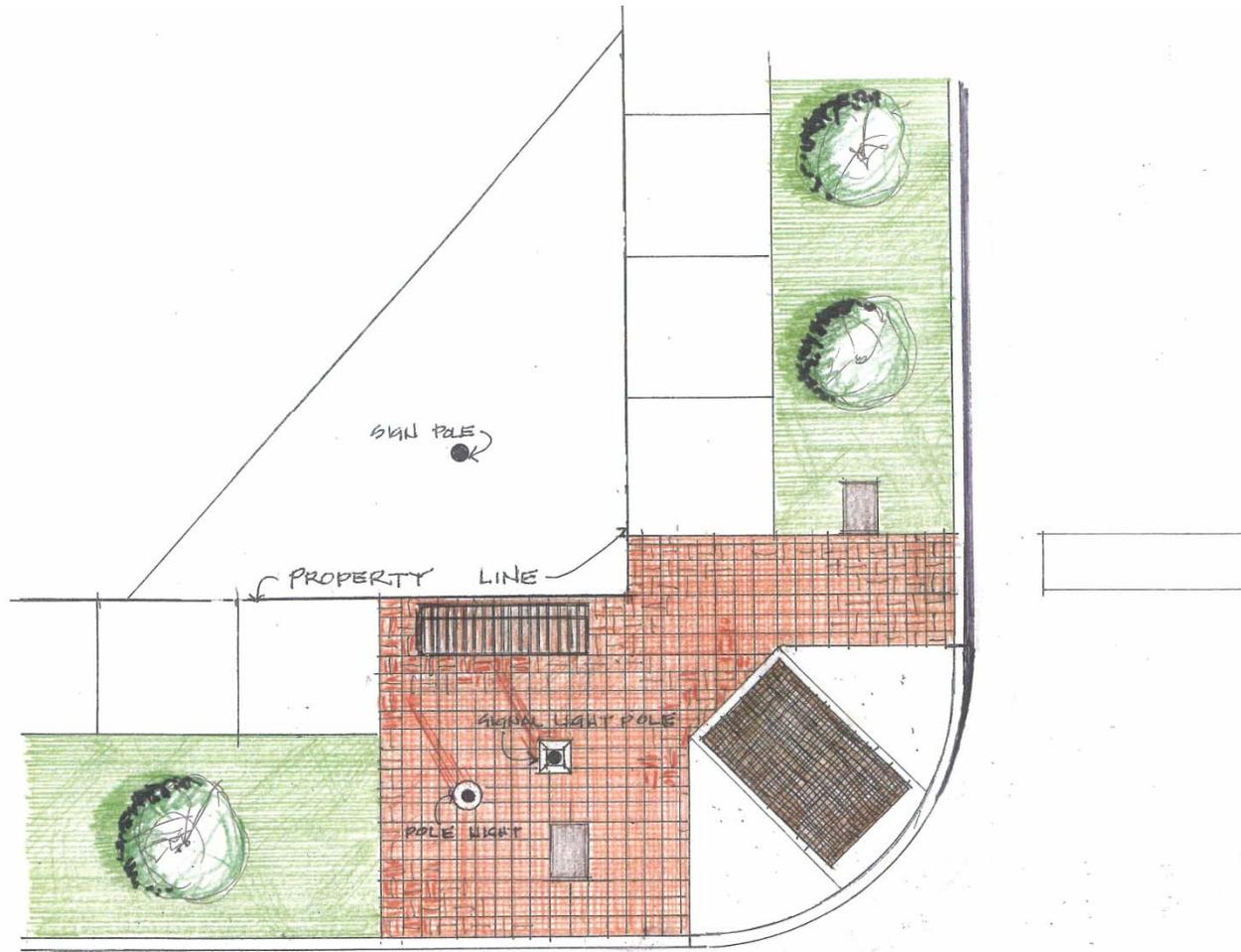
Chadbourne at 17th proposed



Chadbourne at 19th existing



Chadbourne at 19th proposed

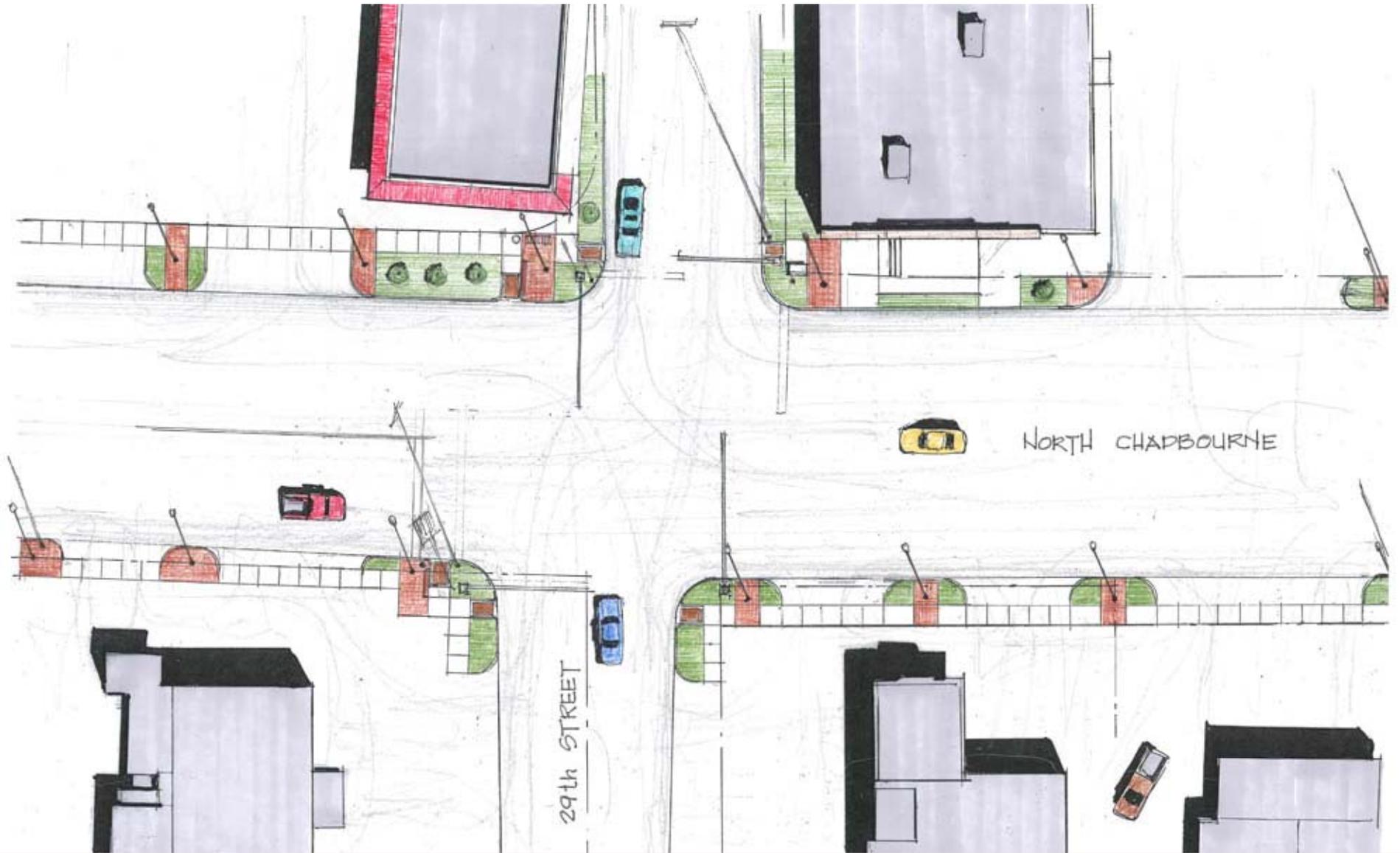


NORTH - EAST CORNER
19th STREET & NORTH CHADBOURNE

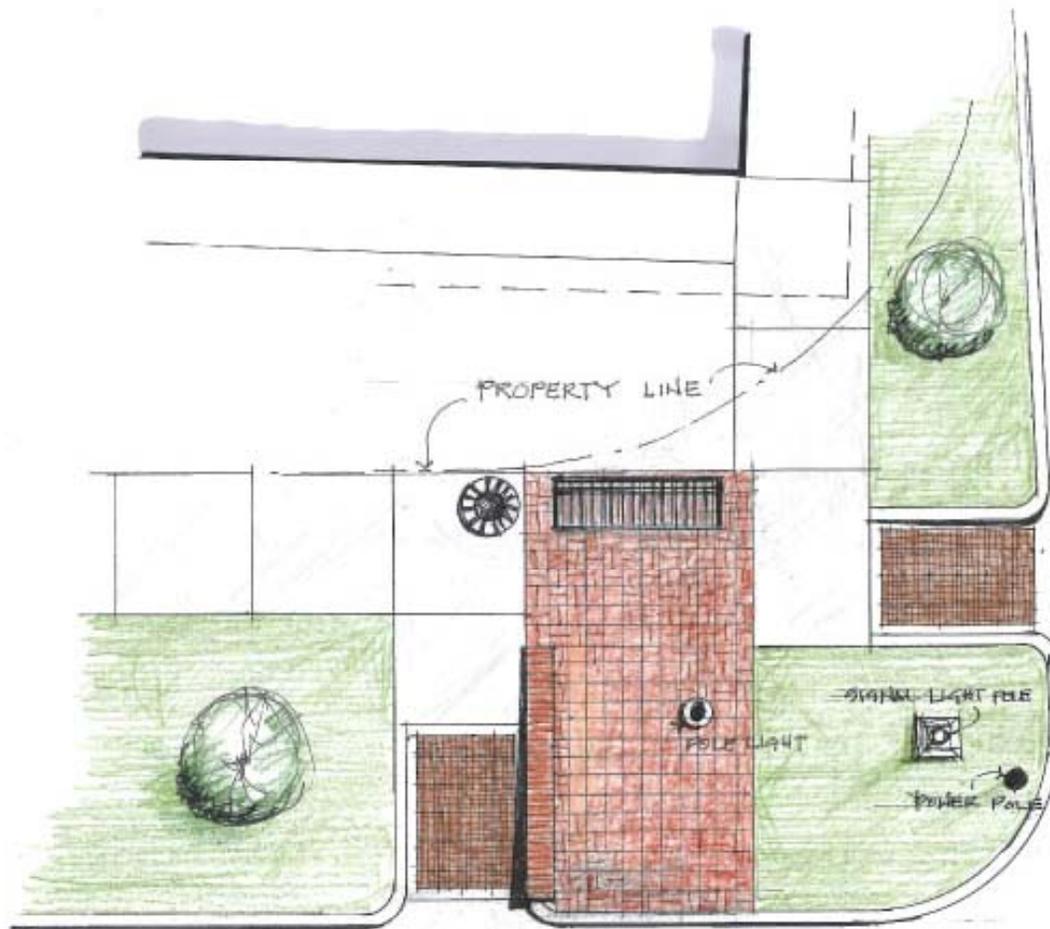
Northeast Corner of 19th & Chadbourne



Chadbourne at 29th existing



Chadbourne at 29th proposed



NORTH - EAST CORNER
29th STREET & NORTH CHADBOURNE

Northeast Corner of Chadbourne & 29th Street



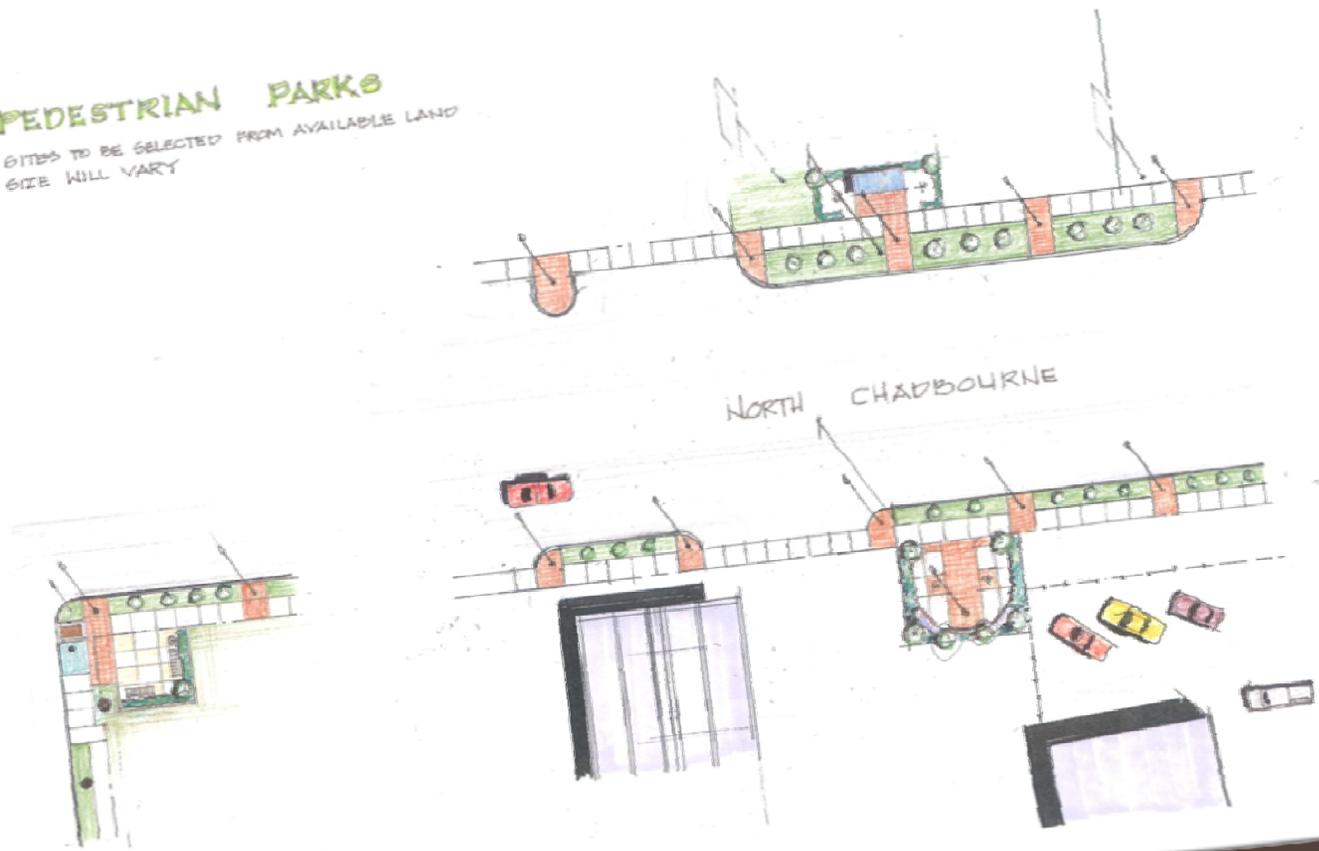
Chadbourne at 29th existing



Chadbourne at 29th proposed

PEDESTRIAN PARKS

SITES TO BE SELECTED FROM AVAILABLE LAND
SIZE WILL VARY



POCKET PARKS

Pocket parks

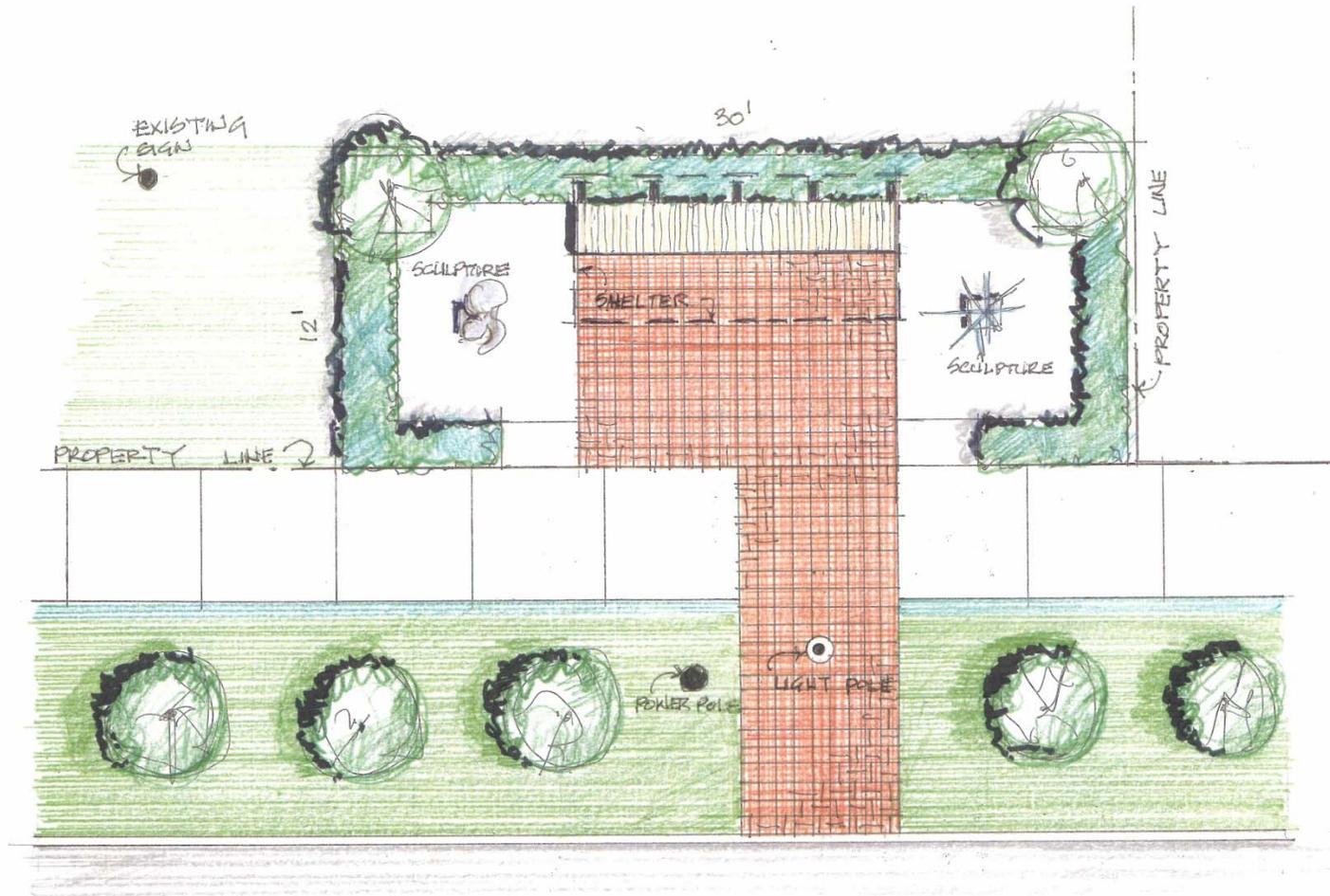


- ❑ Small pedestrian-oriented parks along the street
- ❑ Easy to maintain
- ❑ Space for public art
- ❑ Use vacant lots as property owners allow



Vacant lot between 29th and 30th streets

East side of North Chadbourne Street next to Dollar General



PEDESTRIAN PARK

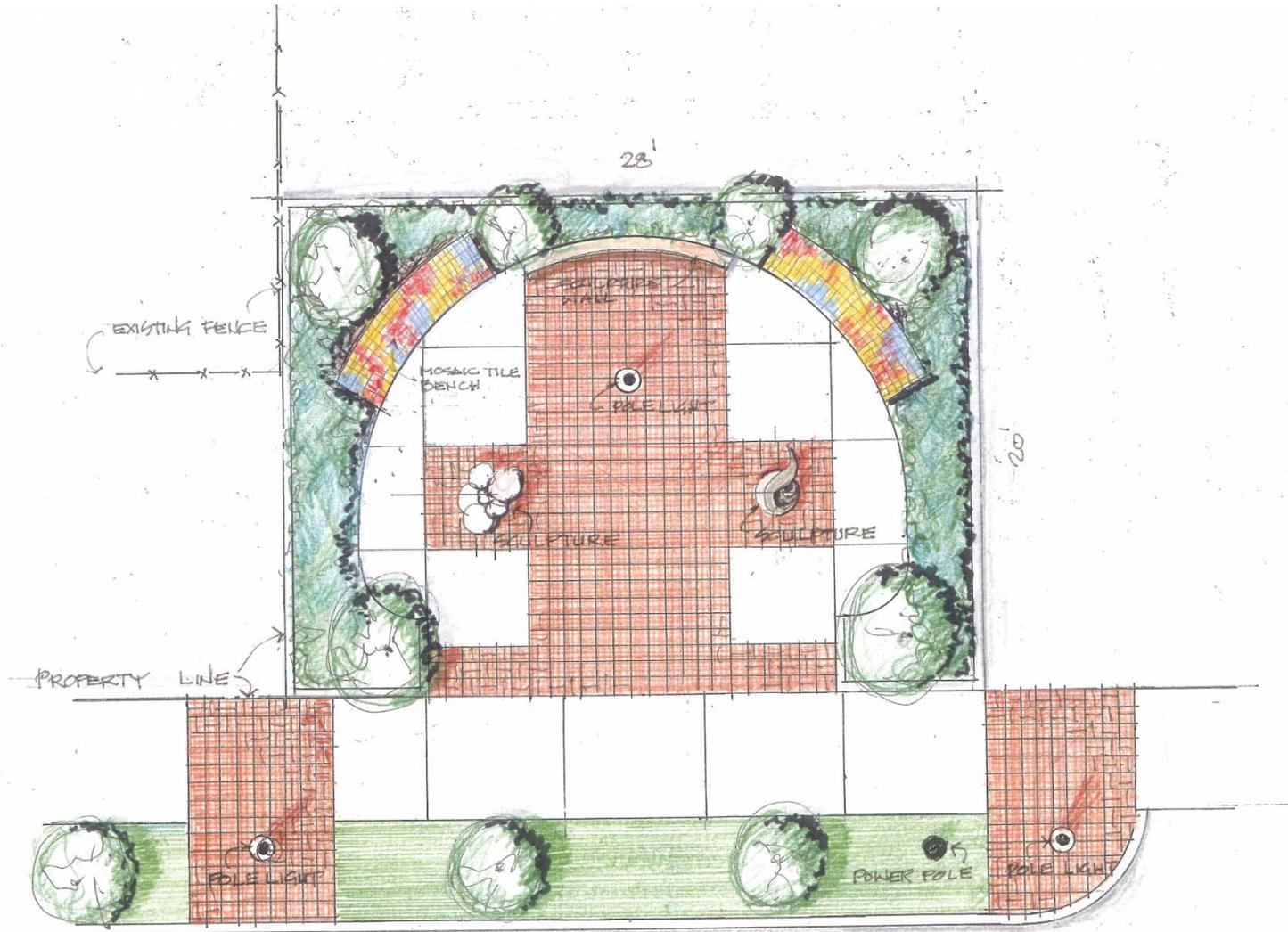
Vacant lot between 29th and 30th streets

East side of North Chadbourne Street next to Dollar General



Vacant land between 29th and 30th streets

West side of North Chadbourne Street next to a gas station



Vacant land between 29th and 30th streets

West side of North Chadbourne Street next to a gas station



Vacant land between 29th and 30th streets

West side of North Chadbourne Street next to a gas station

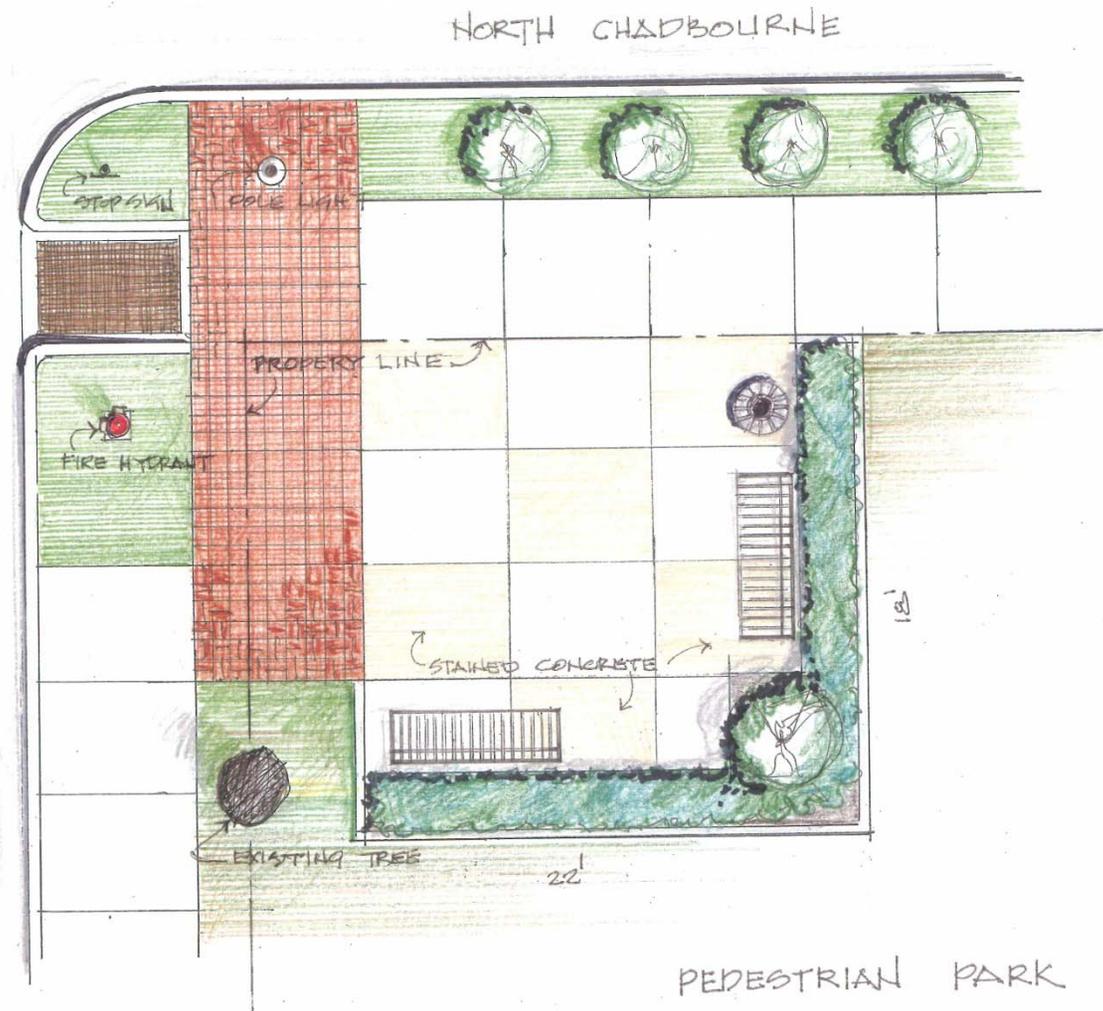


Vacant land between 29th and 30th streets

West side of North Chadbourne Street next to a gas station



Vacant land at Chadbourne and 32nd



Vacant land at Chadbourne and 32nd

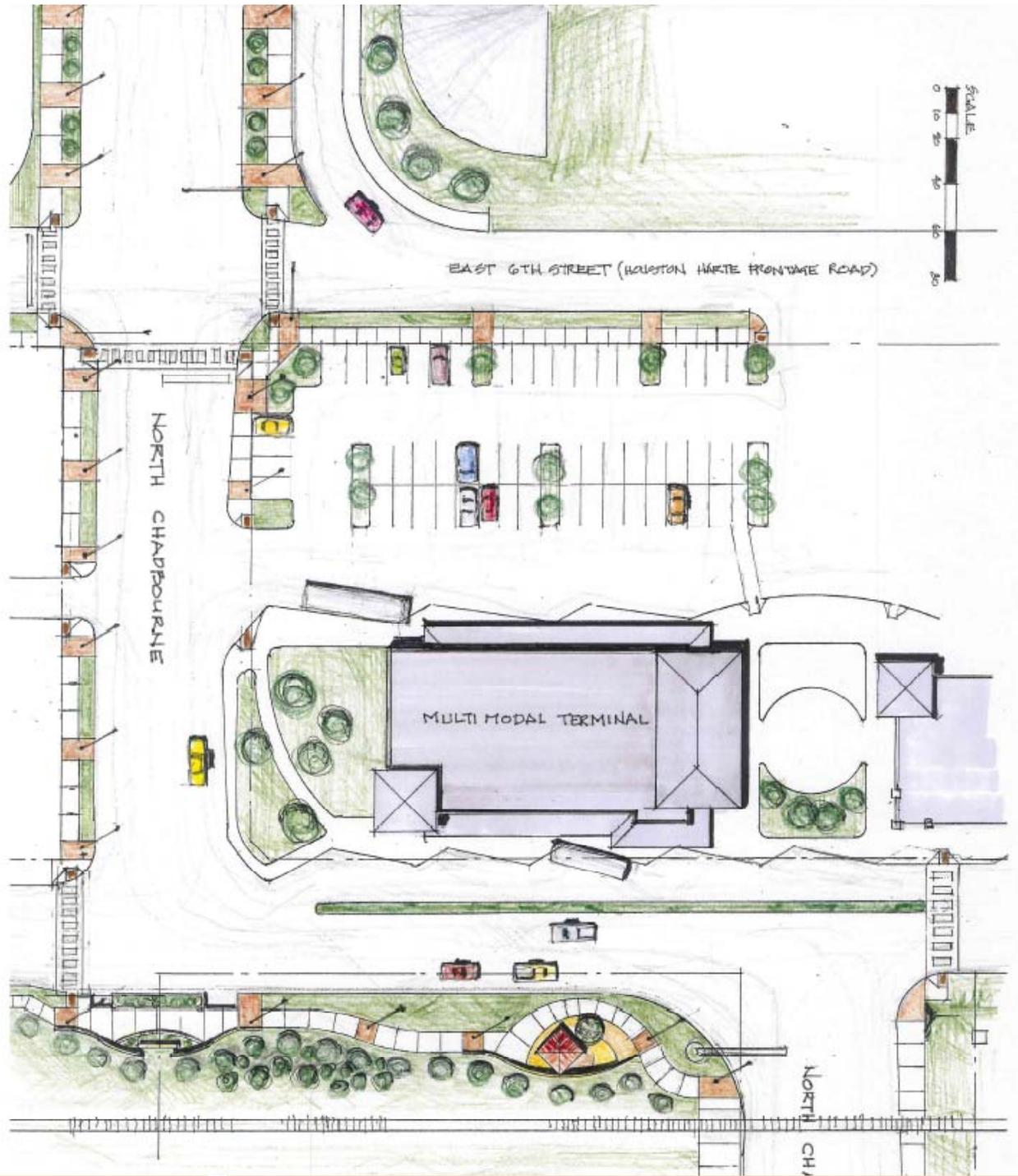


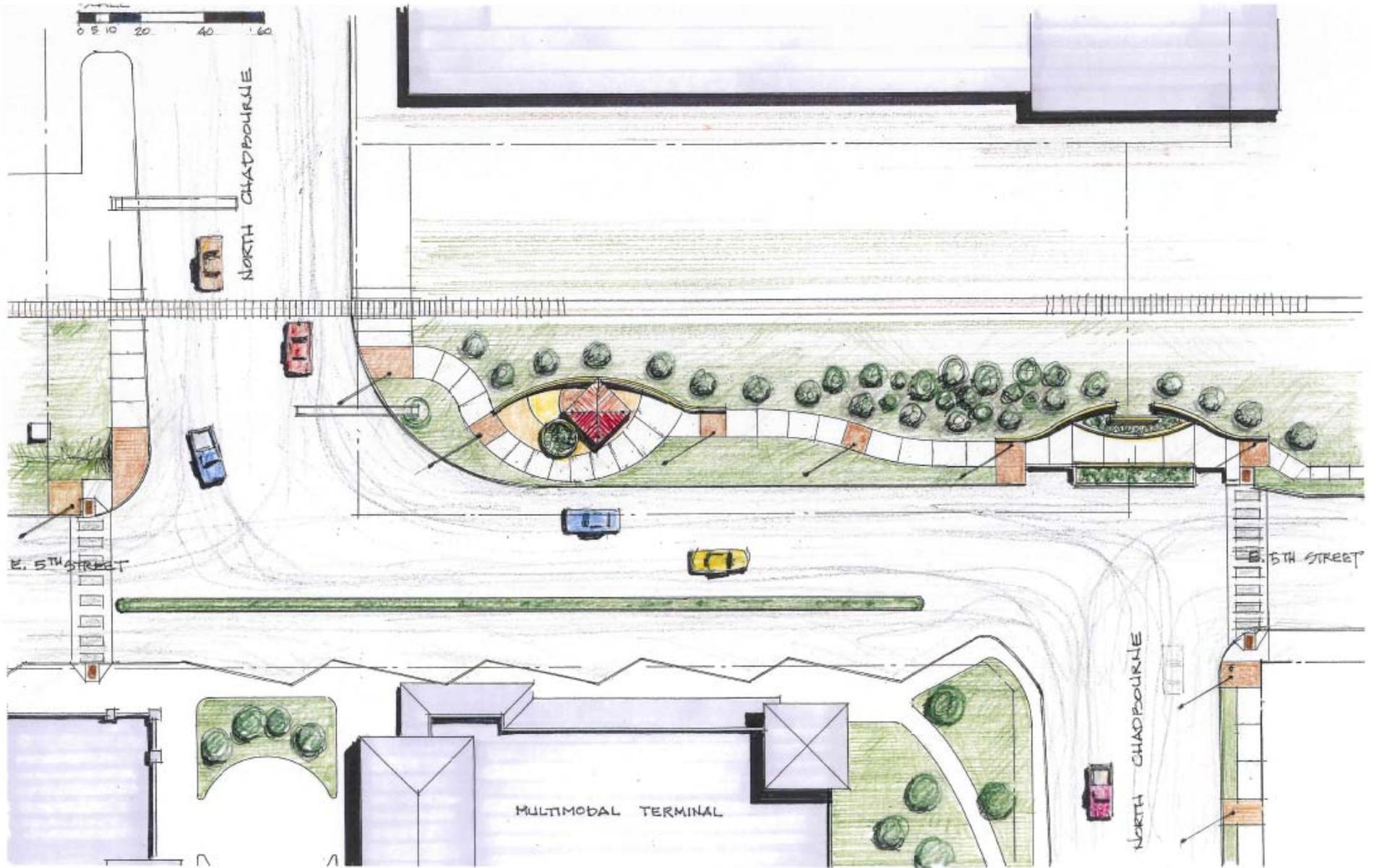
Vacant land at Chadbourne and 32nd



Vacant land at Chadbourne and 32nd

Chadbourne at Houston Harte/ 5th Street

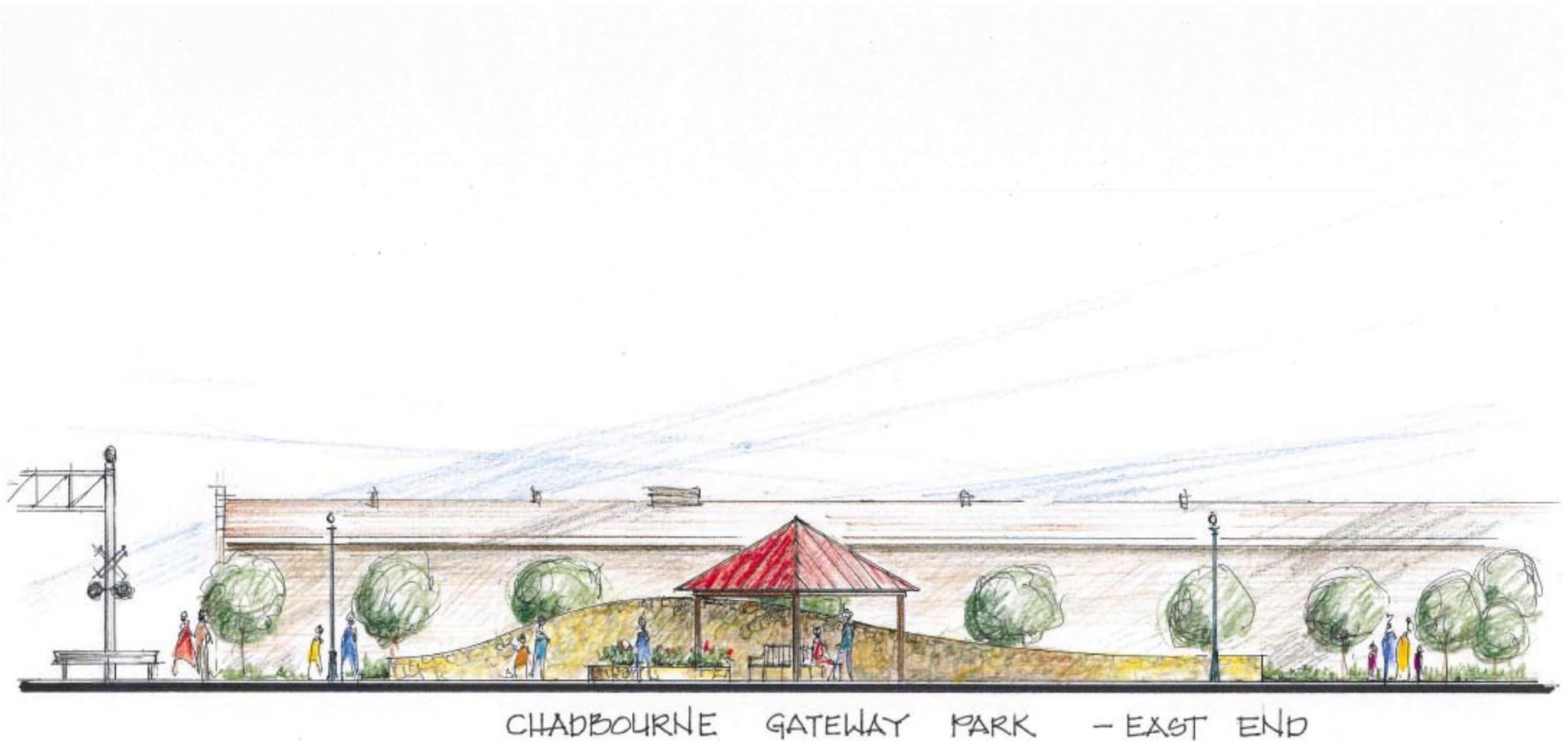




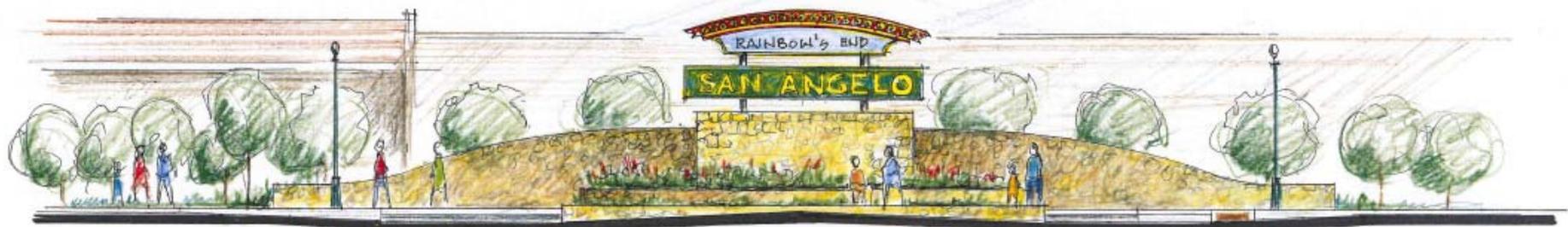
Chadbourne "dog leg" at 5th Street



Chadbourne “dog leg” at 5th Street; view of east end of proposed pocket park along 5th/Chadbourne



Chadbourne “dog leg” at 5th Street; view of east end of proposed pocket park along 5th/Chadbourne



CHADBOURNE GATEWAY PARK - WEST END

Chadbourne “dog leg” at 5th Street; view of west end of proposed pocket park along 5th/Chadbourne. This view would be seen from Houston Harte & Chadbourne.





PROPOSED LANDSCAPE GUIDELINES

& Preliminary Plant Listing

Landscaping guidelines



- ❑ No large trees due to overhead powerlines
- ❑ Select native plants that, when established do not depend upon irrigation for survival
- ❑ Limit turf/grass areas to pocket parks, stretches of planting areas that exceed 10 feet in length, and areas where owners have agreed to maintain
- ❑ Limit plantings next to driveways to 2-foot in height for visibility

Landscaping guidelines



- ❑ Avoid mulch/turf under planting areas, opting instead for decomposed granite rich in color
- ❑ Opt for evergreen plants where possible
- ❑ Avoid groundcovers and thorn-containing plants that collect trash
- ❑ Irrigate with underground drip irrigation systems that require little maintenance

Preliminary plant listing



□ Trees:

- TX Mountain Laurel
- Live Oak
- Mexican Red Bud
- TX Persimon (fruitless)

□ Bushes & Grasses

- Indian Hawthorne
- Evergreen Sumac
- Rosemary
- Bear Grass

□ Turf where applicable:

- Density Buffalo Grass (TX Native)
- Turffalo

Shrubs/Low Plantings



Evergreen Sumac



Yellow Bells

Shrubs/Low Plantings



Rosemary



Indian Hawthorne

Trees



Texas Mountain Laurel



Texas Persimmon

Trees



Mexican Red Bud



Lacey Oak

Turf: Density Buffalo Grass





LIGHTING & PEDESTRIAN AMENITIES

Proposed Guidelines

Lighting



Design Guidelines:

- Acorn lamp
- Built-in arms for banners
- Fluted base
- Adjustable height
- Compatible with bulbs and hardware used in Paseo lighting
- Final approval by Parks/Operations Depts.

Benches & Trash Receptacles



Design Guidelines:

- Metal construction
- Slatted/vandalism & wind load resistant
- Powder-coated
- Final review by Parks/Operations Depts.

