

# REVITALIZING NORTH CHADBOURNE

A TIRZ-funded project

Streetscape designs by Henry Schmidt

# Project history

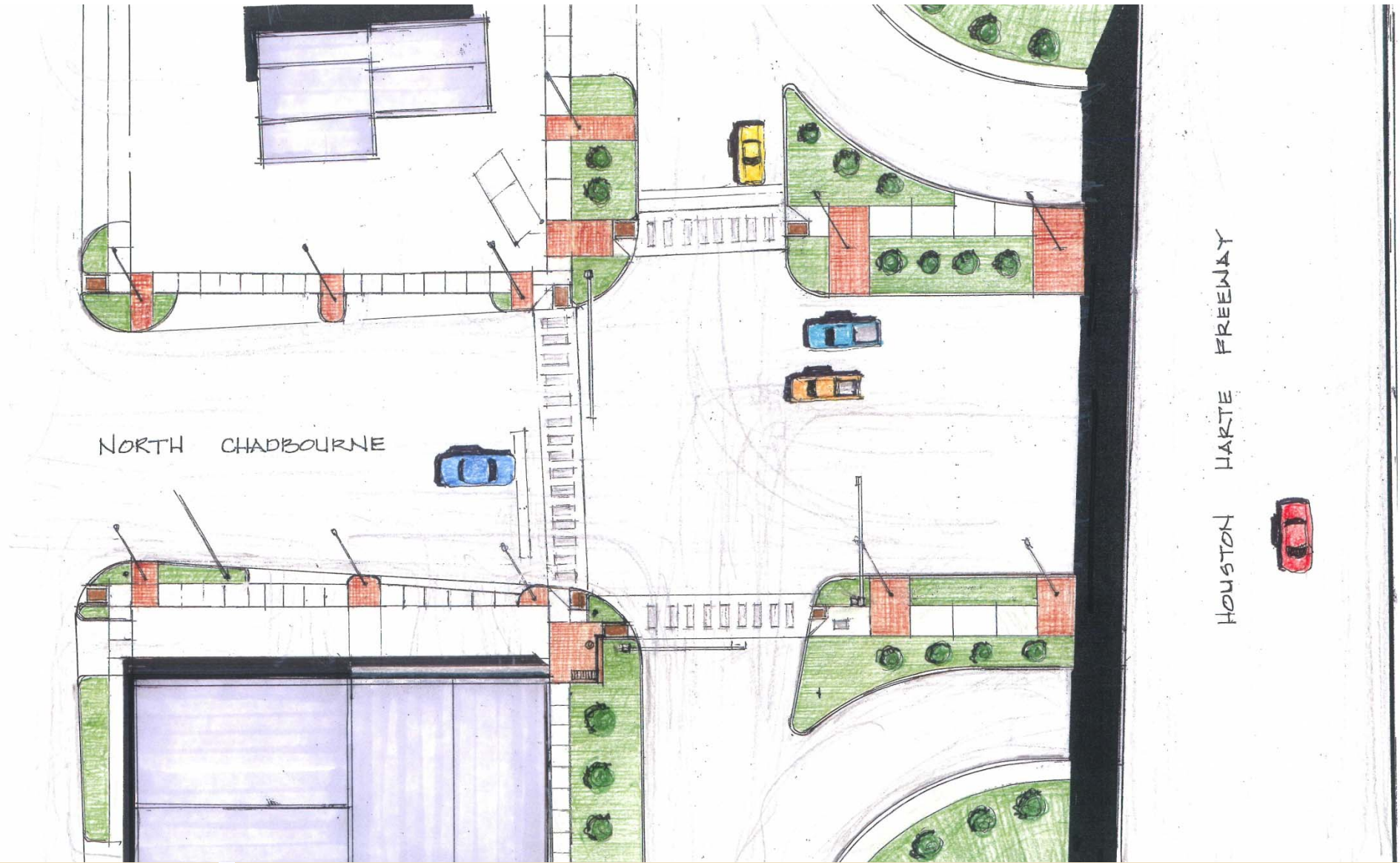


- Streetscaping: A coordinated plan of sidewalks, landscaping, lighting and pedestrian amenities
- Strategic planning session with business owners/community leaders in 2008 identified streetscaping as #1 priority
- Request for Qualification issued last March to identify a qualified project designer/architect
- 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.



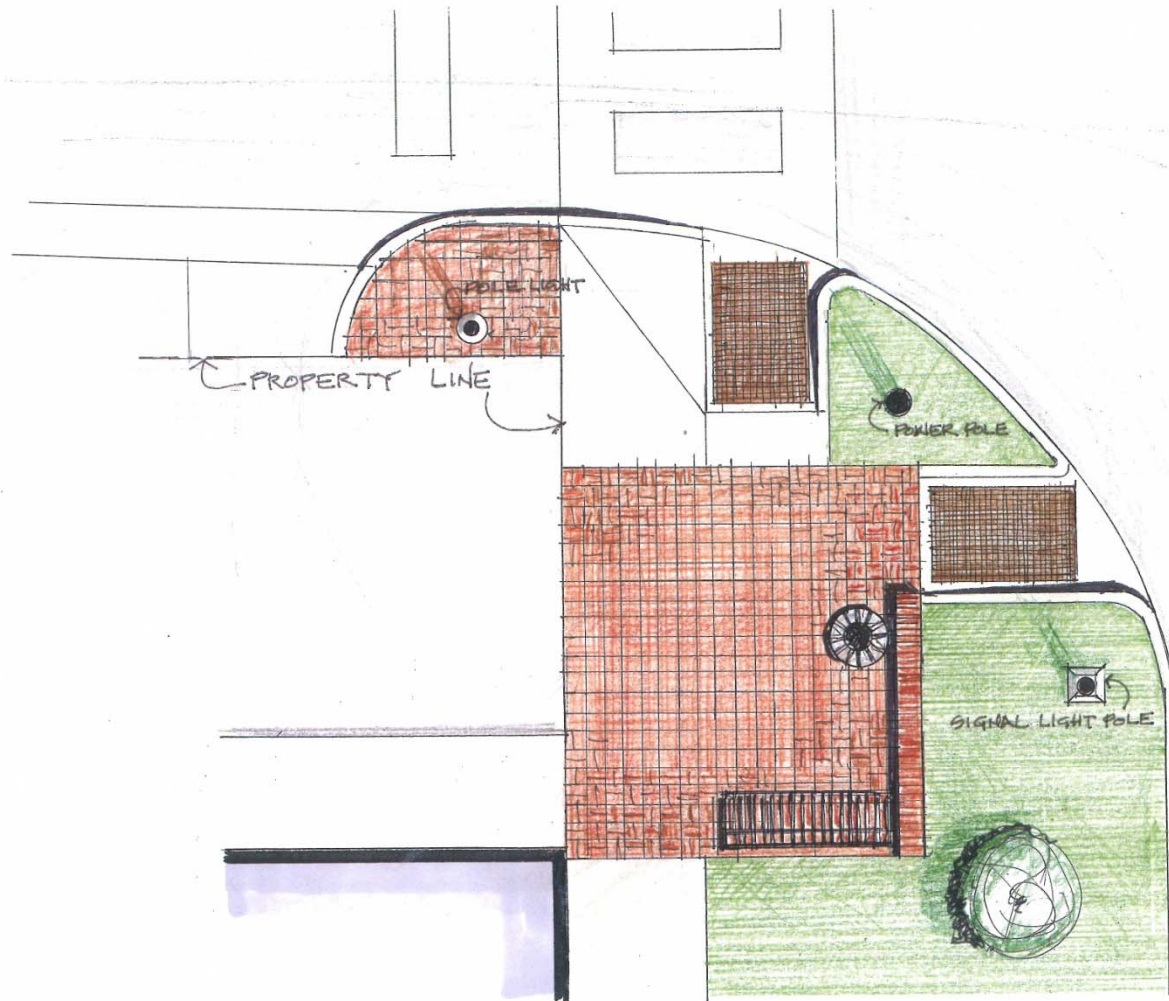
Chadbourne at Houston Harte





Chadbourne at Houston Harte





NORTH - WEST CORNER  
HOUSTON HARTE & NORTH CHADBOURNE

Northwest Corner of Chadbourne & Houston Harte



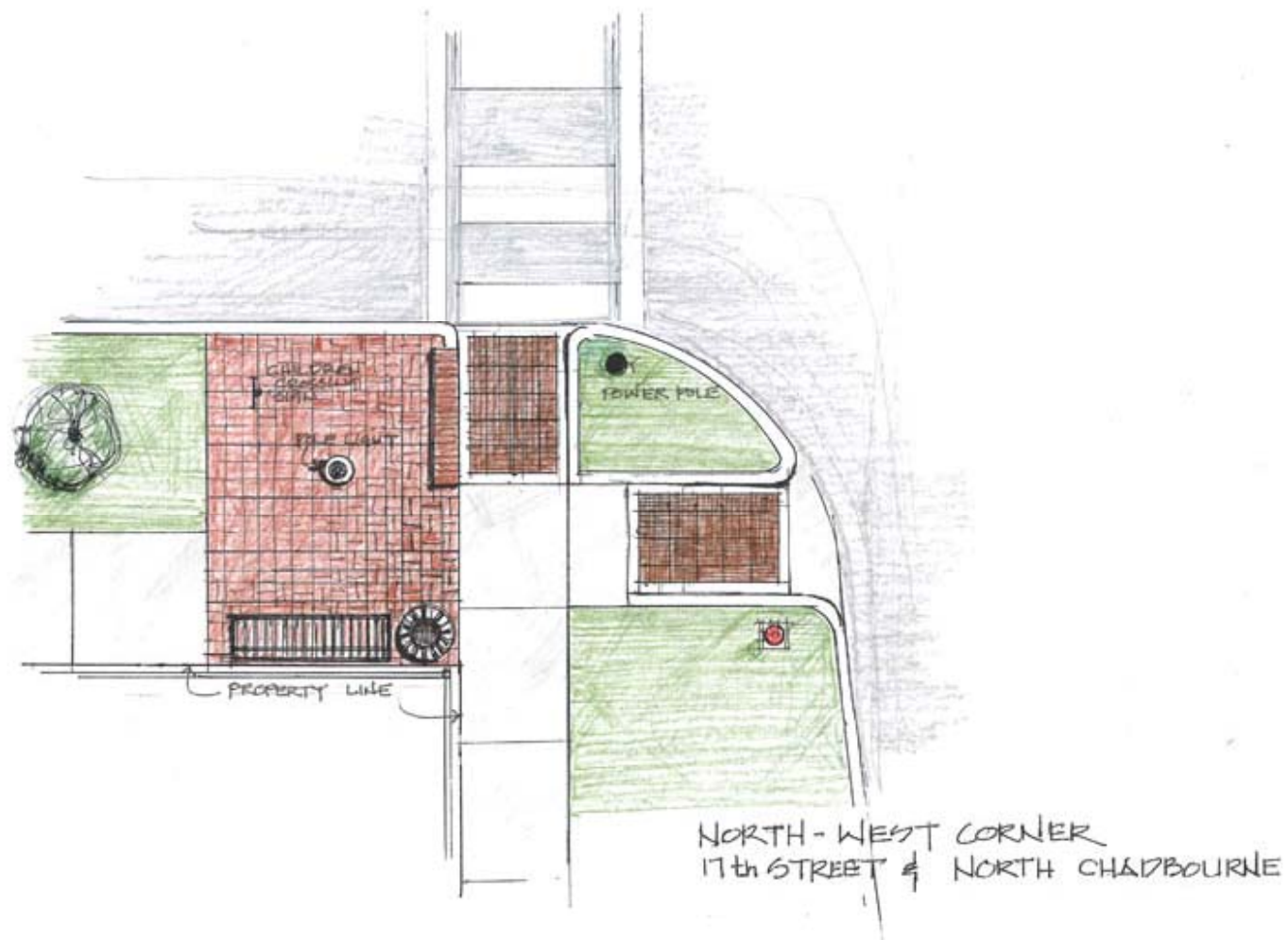
Chadbourne at 17<sup>th</sup> Street





Chadbourne at 17<sup>th</sup> Street





Northwest Corner of Chadbourne & 17<sup>th</sup> Street



Chadbourne at 17<sup>th</sup> existing

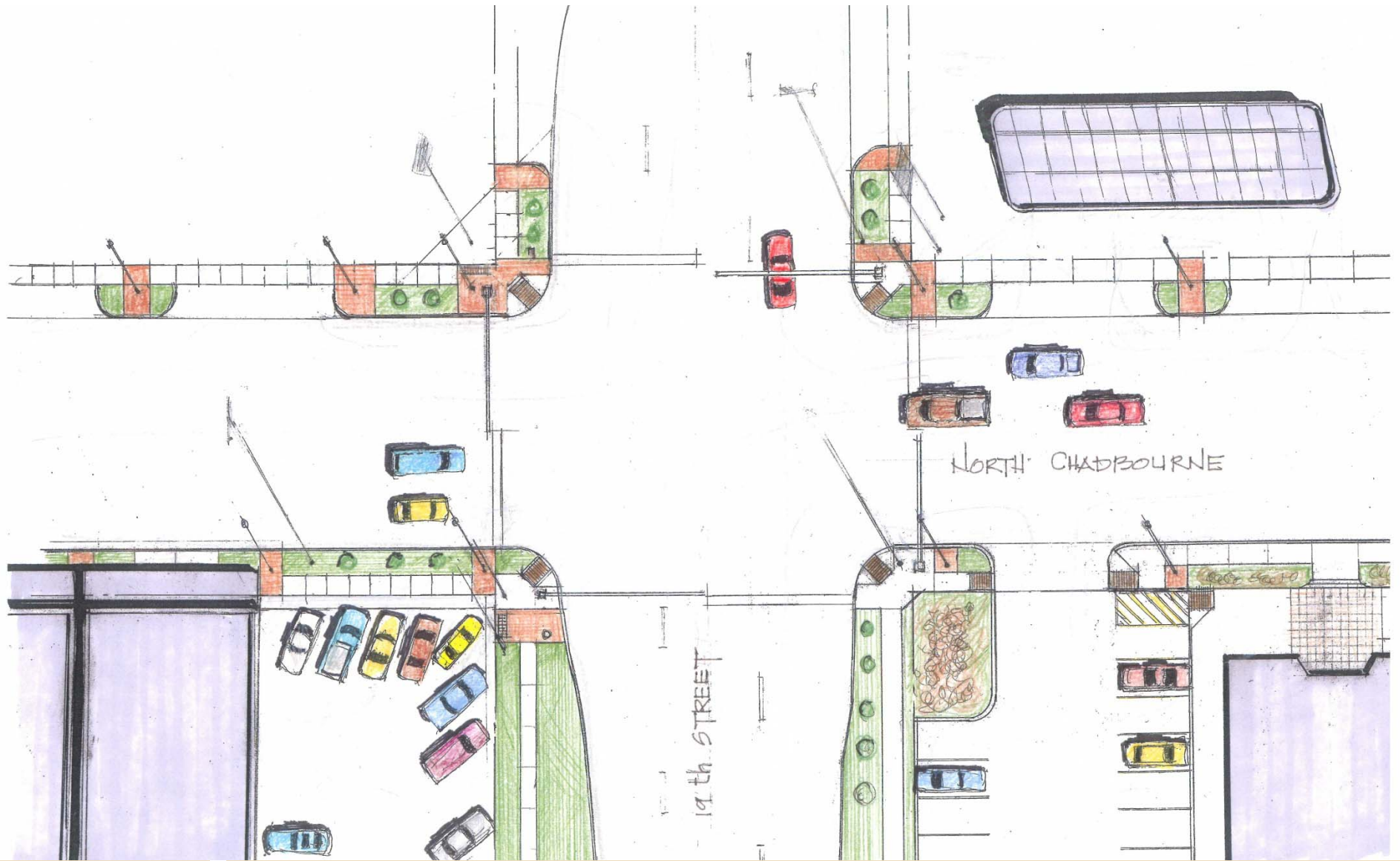


Chadbourne at 17<sup>th</sup> proposed





Chadbourne at 19<sup>th</sup> existing



Chadbourne at 19<sup>th</sup> proposed



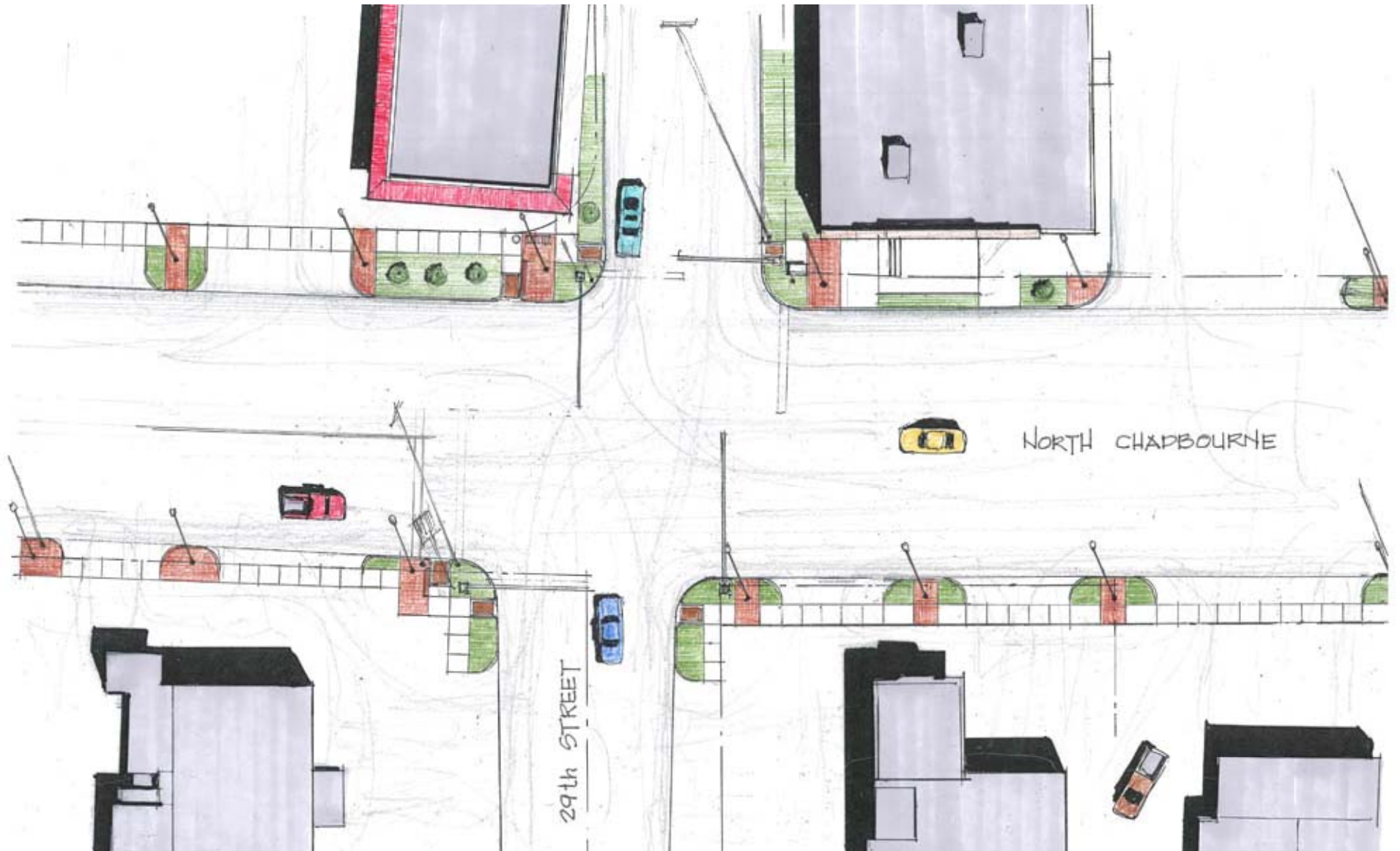


## Northeast Corner of 19<sup>th</sup> & Chadbourne

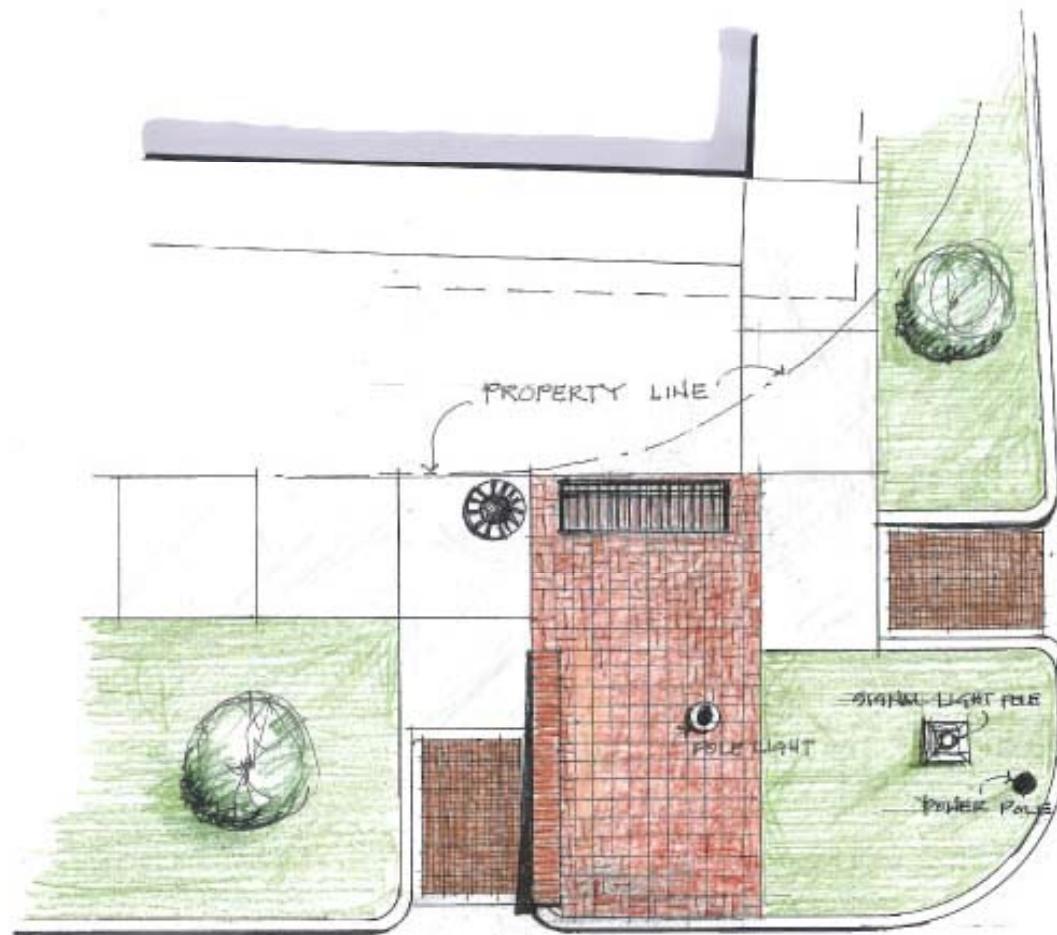




Chadbourne at 29<sup>th</sup> existing



Chadbourne at 29<sup>th</sup> proposed



NORTH - EAST CORNER  
29th STREET & NORTH CHADBOURNE

Northeast Corner of Chadbourne & 29<sup>th</sup> Street





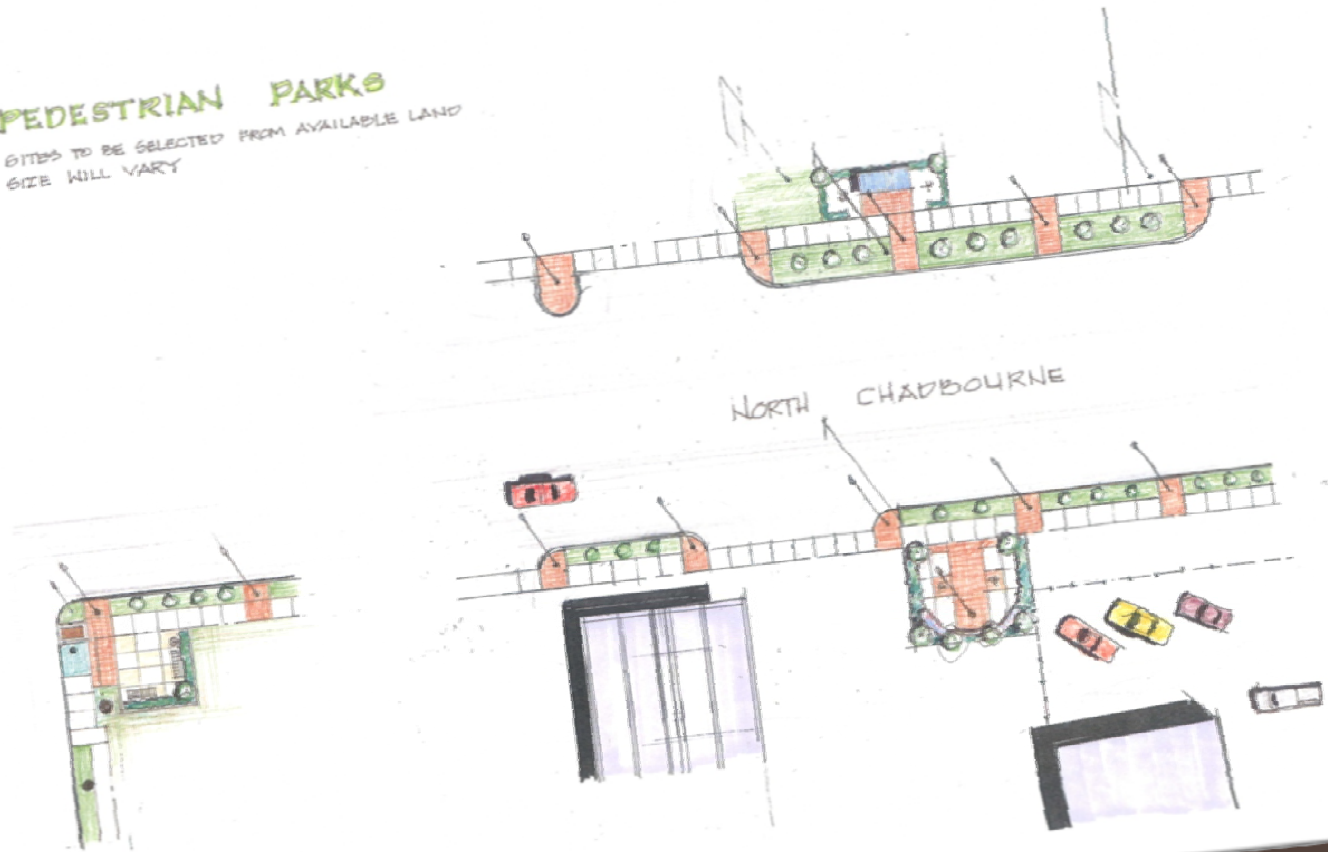
Chadbourne at 29<sup>th</sup> existing



Chadbourne at 29<sup>th</sup> proposed

## PEDESTRIAN PARKS

SITES TO BE SELECTED FROM AVAILABLE LAND  
SIZE WILL VARY



# POCKET PARKS



# Pocket parks

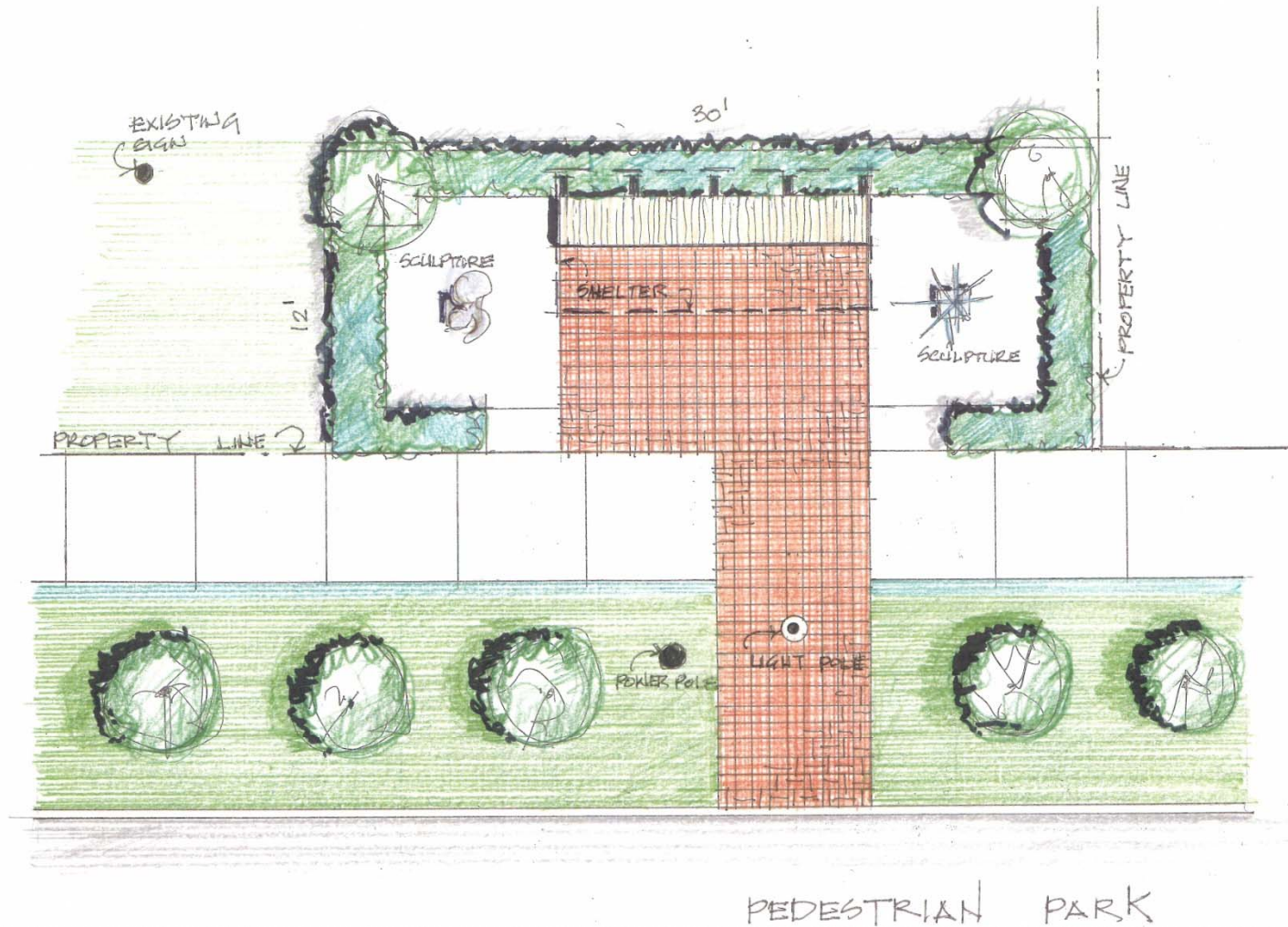


- Small pedestrian-oriented parks along the street
- Easy to maintain
- Space for public art
- Use vacant lots as property owners allow



Vacant lot between 29<sup>th</sup> and 30<sup>th</sup> streets

East side of North Chadbourne Street next to Dollar General



Vacant lot between 29<sup>th</sup> and 30<sup>th</sup> streets

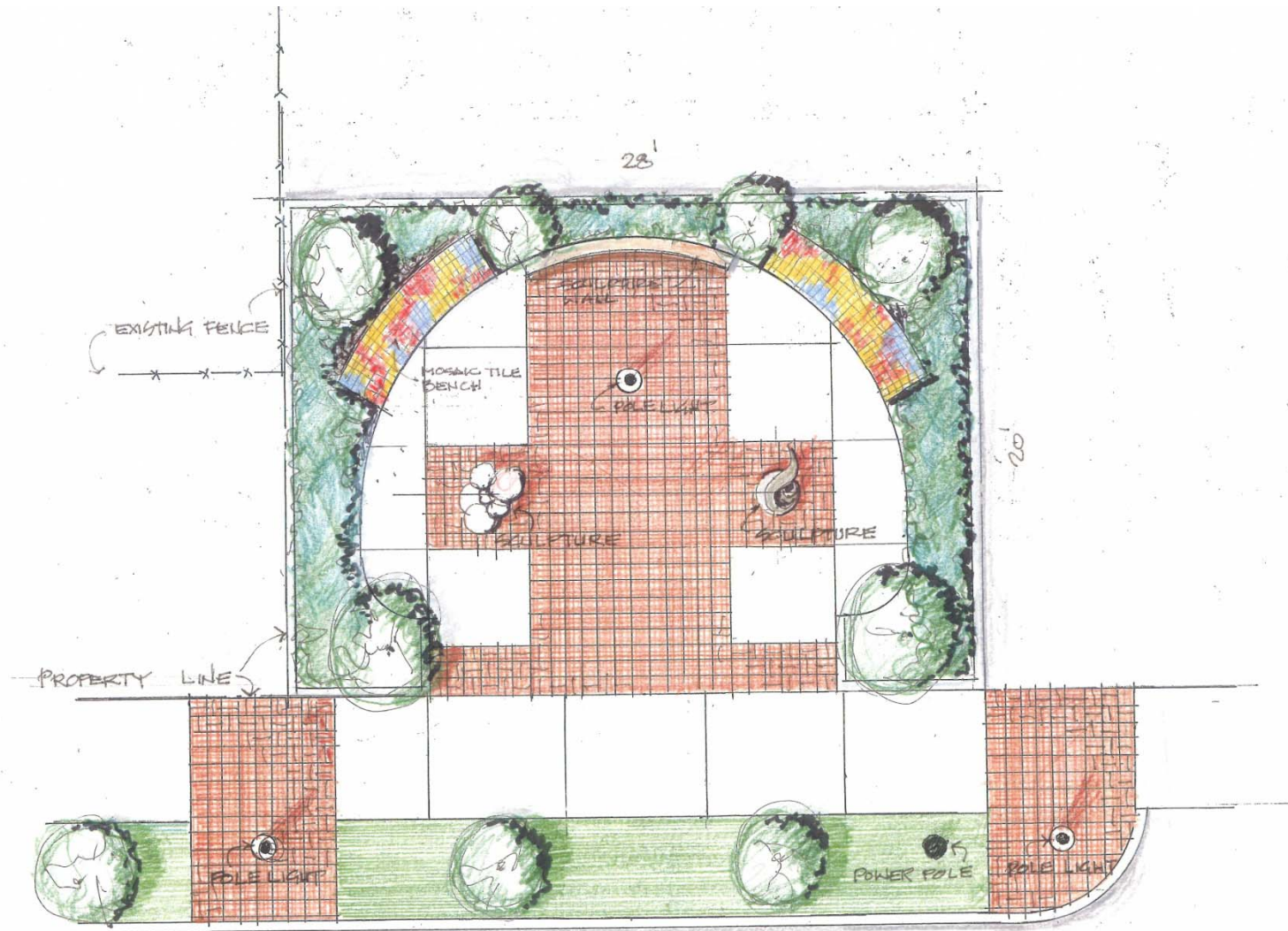
East side of North Chadbourne Street next to Dollar General





Vacant land between 29<sup>th</sup> and 30<sup>th</sup> streets

West side of North Chadbourne Street next to a gas station



## Vacant land between 29<sup>th</sup> and 30<sup>th</sup> streets

West side of North Chadbourne Street next to a gas station

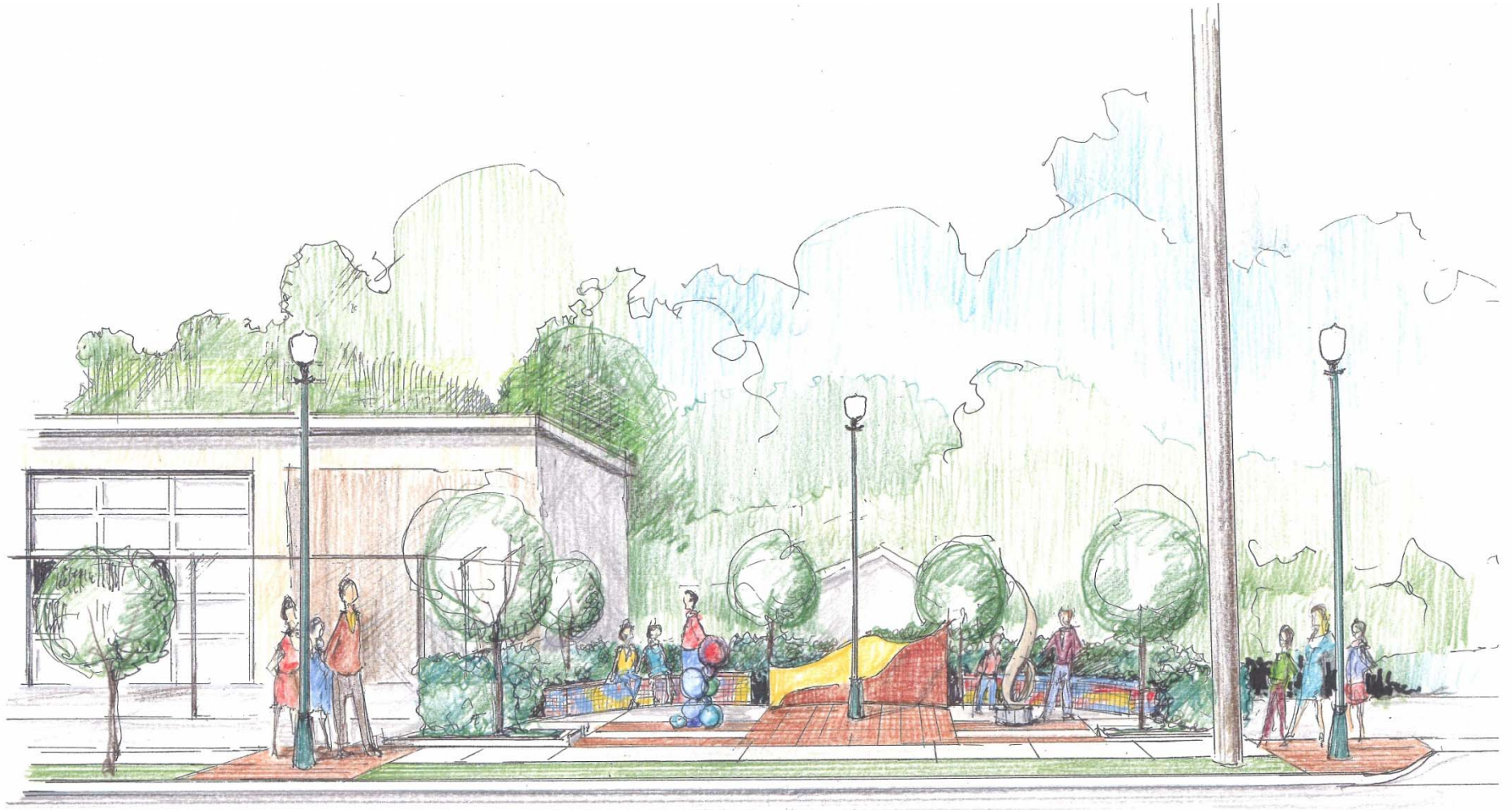




Vacant land between 29<sup>th</sup> and 30<sup>th</sup> streets

West side of North Chadbourne Street next to a gas station





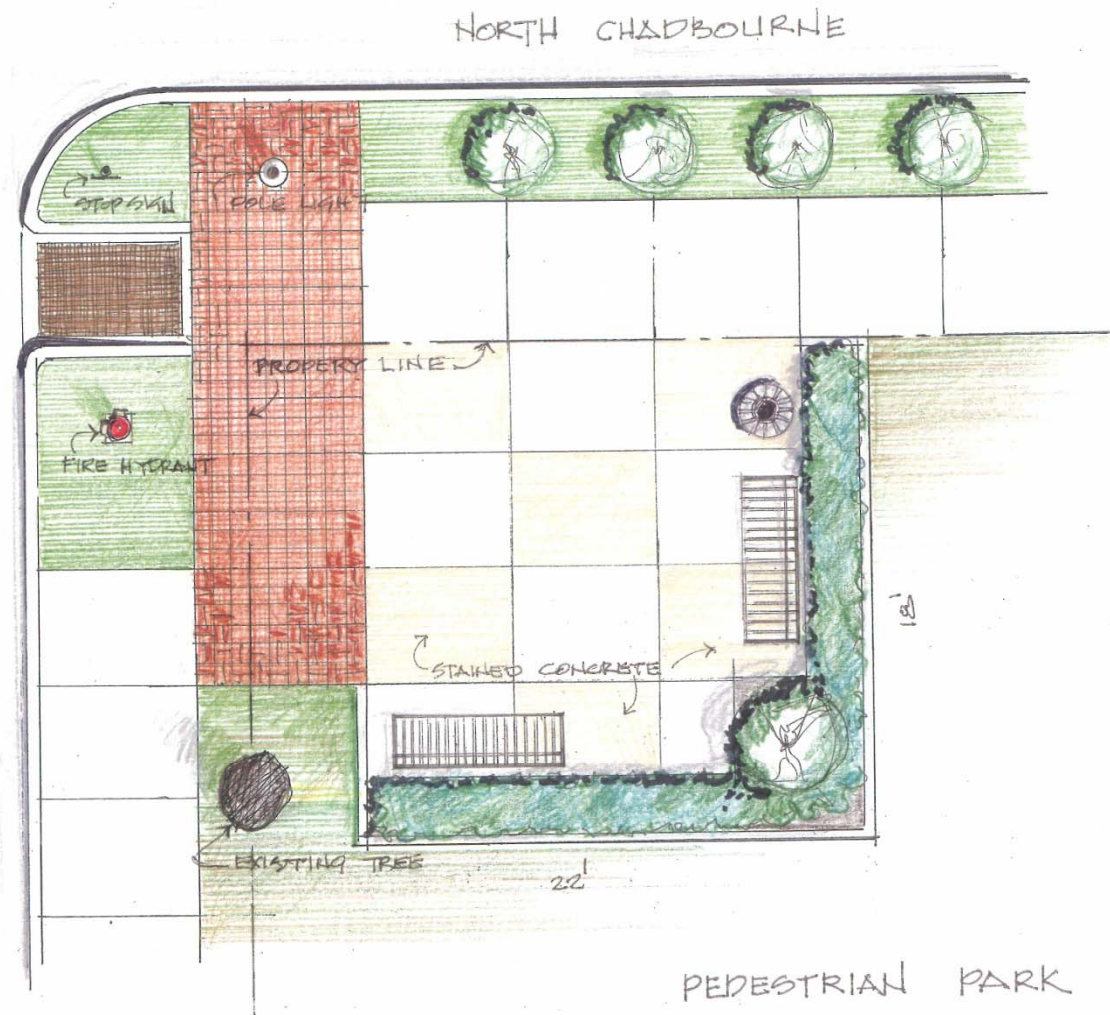
## Vacant land between 29<sup>th</sup> and 30<sup>th</sup> streets

West side of North Chadbourne Street next to a gas station



Vacant land at Chadbourne and 32nd





Vacant land at Chadbourne and 32nd





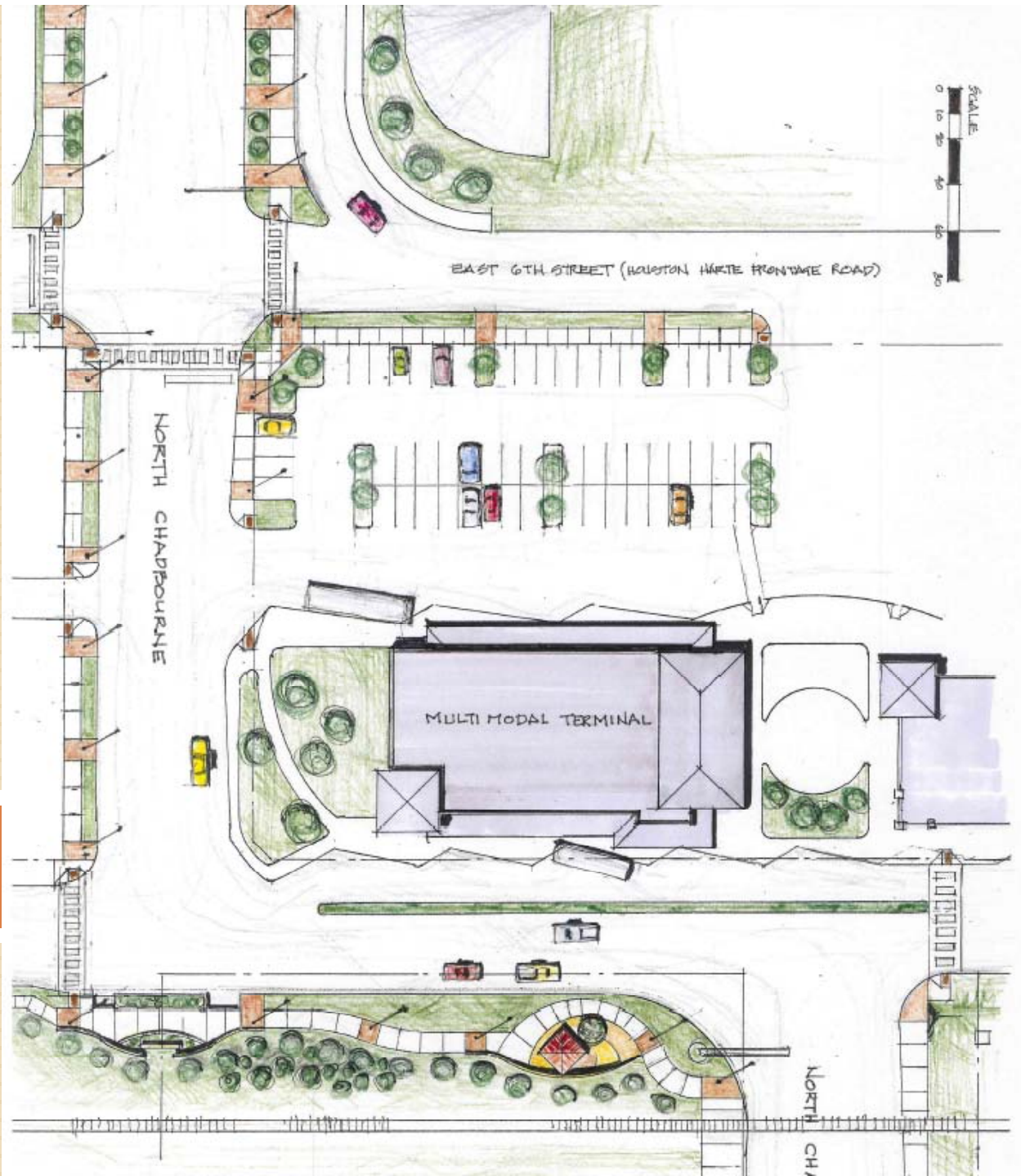
Vacant land at Chadbourne and 32nd



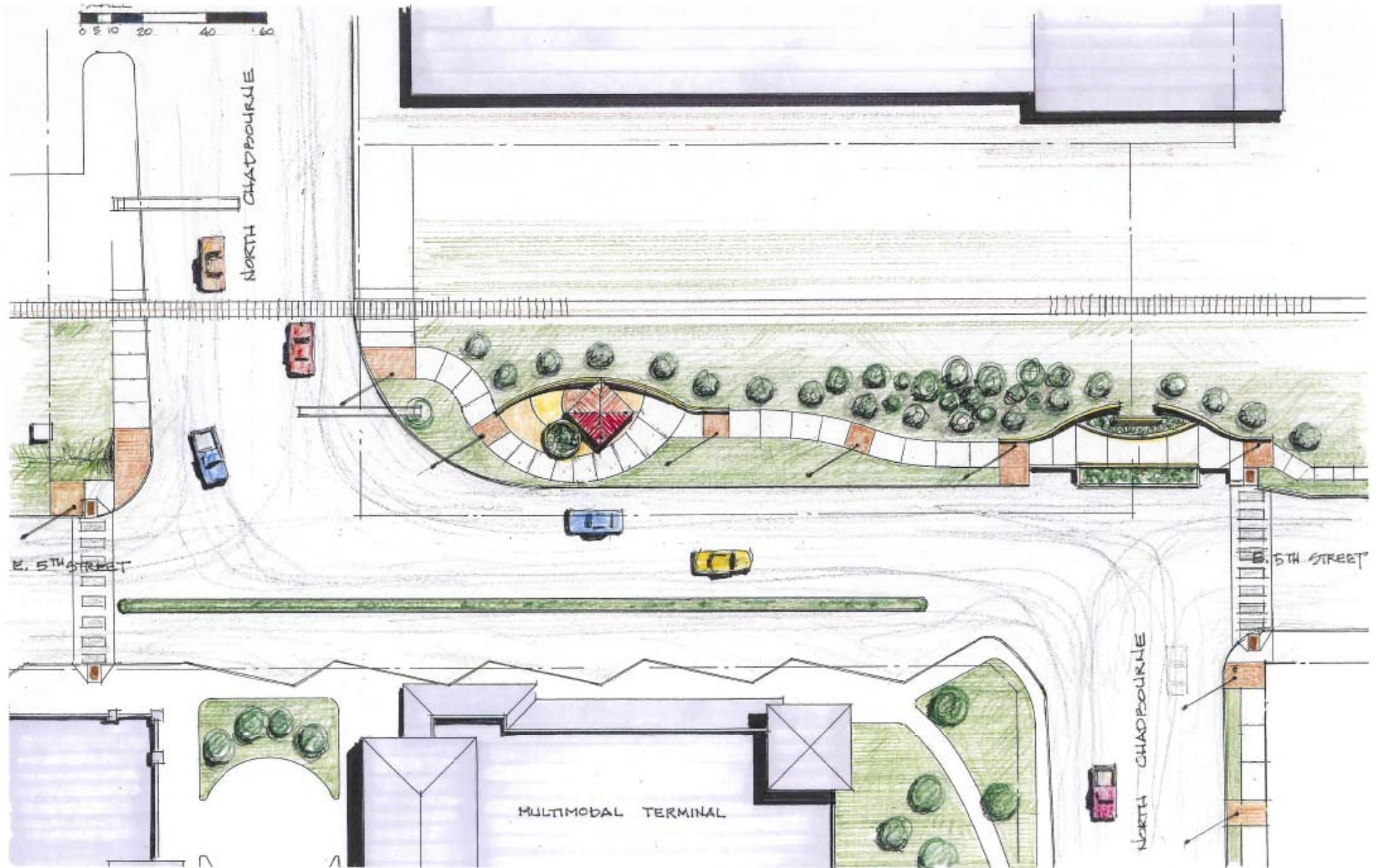


Vacant land at Chadbourne and 32nd

# Chadbourne at Houston Harte/ 5<sup>th</sup> Street







Chadbourne "dog leg" at 5<sup>th</sup> Street



Chadbourn "dog leg" at 5<sup>th</sup> Street; view of east end of proposed pocket park along 5<sup>th</sup>/Chadbourn



CHADBOURNE GATEWAY PARK - EAST END

Chadbourne "dog leg" at 5<sup>th</sup> Street; view of east end of proposed pocket park along 5<sup>th</sup>/Chadbourne





CHADBOURNE GATEWAY PARK - WEST END

Chadbourne “dog leg” at 5<sup>th</sup> Street; view of west end of proposed pocket park along 5<sup>th</sup>/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

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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.

