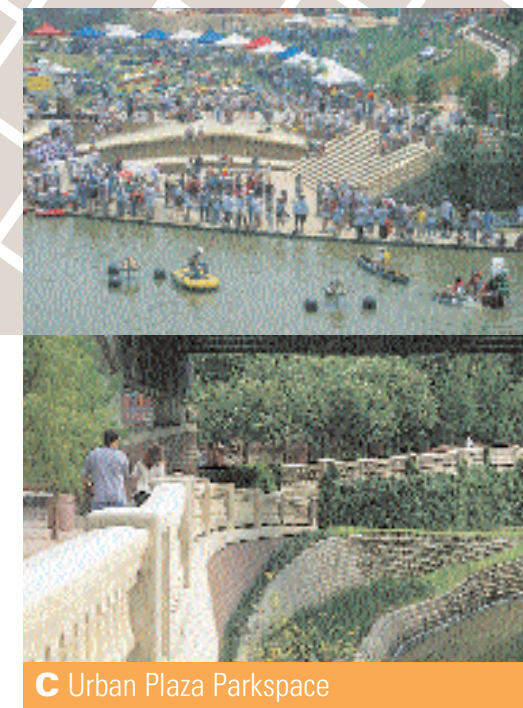


Buffalo Bayou Segment Development Categories

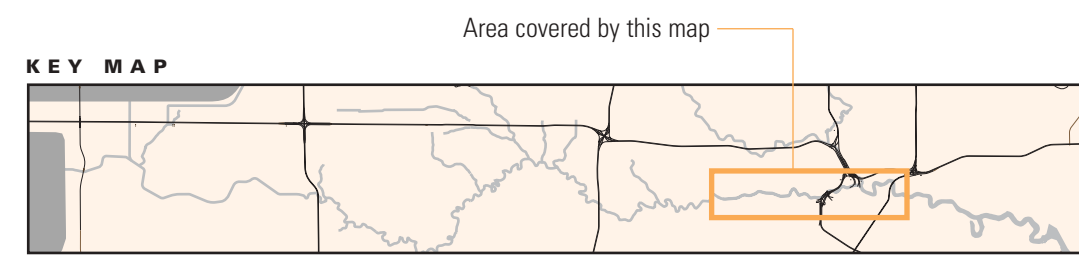
CRITERIA :		A Pastoral Parkspace	B Urban Green Parkspace	C Urban Plaza Parkspace	D Hard Urban Edge (Existing conditions only)
1	Activity Criteria	Passive recreation, picnicking, walking, running, biking.	Passive recreation, picnicking, walking, running, biking, potential for retail and commercial activity overlap such as dining terraces, display spaces and activity areas.	Passive and active recreation appropriate to urban plaza: dining, festivals, markets, theater, speakers.	Trails and uses appropriate to building.
2	Setback Criteria	Large set-backs (150'+); gentle, rolling slopes.	Reduced setbacks of 60' from water's edge where bayou-side building uses include active, public spaces, such as restaurants, terraces, publicly accessible balconies and direct lobby access. Minimum setback of 150' from water's edge where bayou-side building uses include parking lots or structures, service or loading areas and other non-public access programs.	Reduced setbacks of 40' from water's edge where bayou-side building uses include active, public spaces, such as restaurants, terraces, publicly accessible balconies and direct lobby access. Minimum setback of 100' from water's edge where bayou-side building uses include parking lots or structures, service or loading areas and other non-public access programs.	No set-back at existing conditions that preclude any set-back.
3	Water's Edge Criteria	No structural edge at water line.	Structural edge or bulkheading at water's edge to control erosion or to allow close trail proximity to water.	Hard edge at water line to facilitate water access.	Existing structural edge at water line.
4	Construction Criteria	Trails and overlooks.	Trails, overlooks and small plazas.	Plaza areas with textured pavements predominate.	Trails or walks on cantilevered boardwalk or inside structure.
5	Planting Criteria	Trees and grass predominate with areas of native or naturalized understory.	Trees, grass and groundcovers predominate.	Trees, shrubs and groundcovers to provide shade and relief from paving.	Minimal planting except vines.
6	Access Criteria	Access from cross streets and parking areas; unimpeded access along length of bayou frontage.	Access from cross streets; direct access from adjacent buildings; unimpeded access along length of bayou frontage.	Access from cross streets; direct access to and from central core of adjacent buildings; unimpeded access along length of bayou frontage.	Unimpeded access along length of bayou frontage, potential for access within buildings or from streets above.
7	Visibility Criteria	Visibility kept wide open from flanking or adjacent streets.	Visibility from cross streets; visibility of bayou by building users.	Visibility from cross streets; visibility of bayou by building users.	Maximize visibility as site conditions allow.



C Urban Plaza Parkspace

If you would like more information or assistance in determining how your development project can enhance Houston's historic waterway,

PLEASE CONTACT **BUFFALO BAYOU PARTNERSHIP**
 1111 BAGBY, LOBBY
 HOUSTON TEXAS 77002
 713 . 752.0314
 FAX 713 . 739.0144



KEY MAP