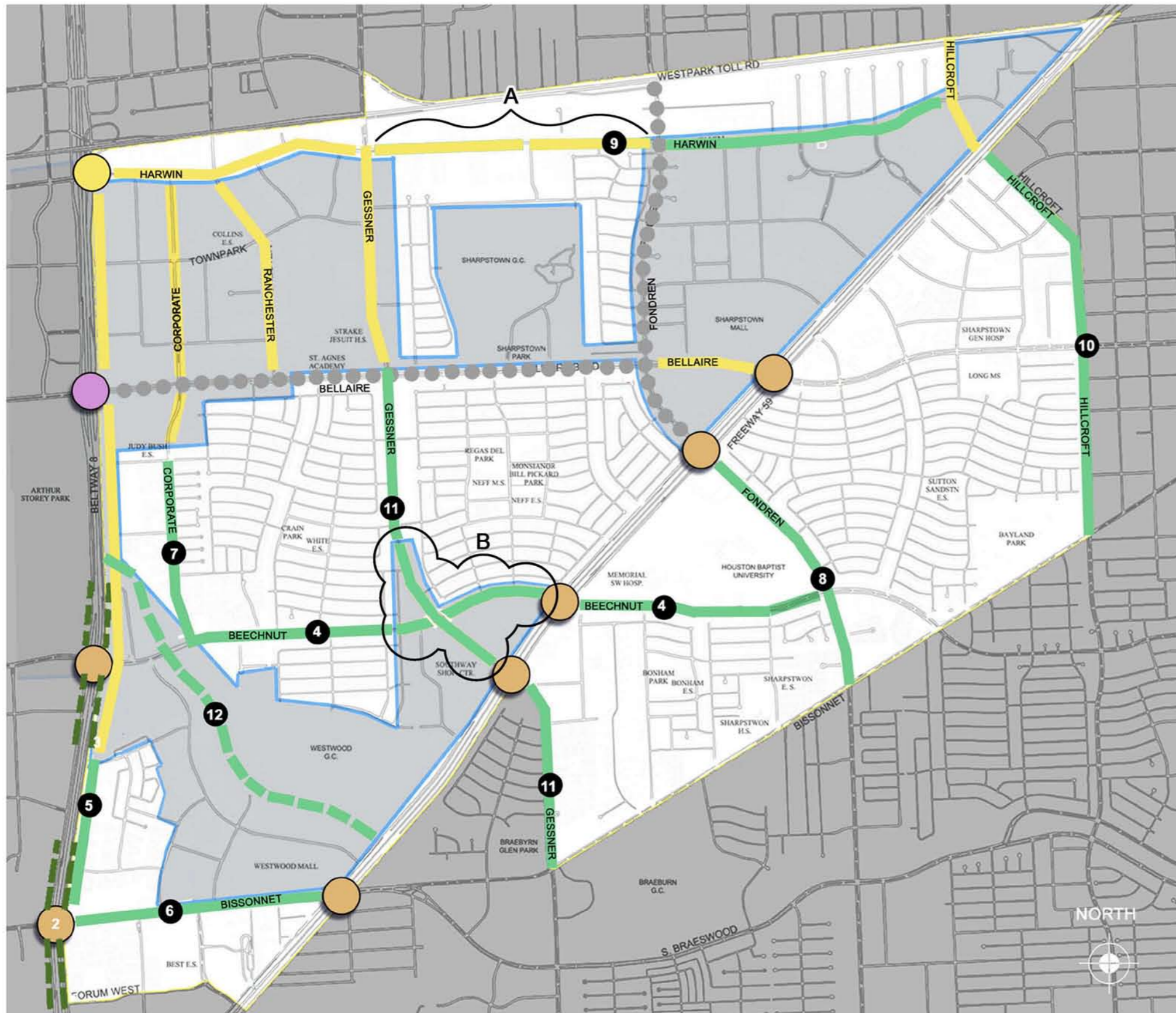




GREATER SHARPSTOWN MANAGEMENT DISTRICT LANDSCAPE IMPROVEMENTS

M2L Associates, Inc.
JUNE 11, 2010

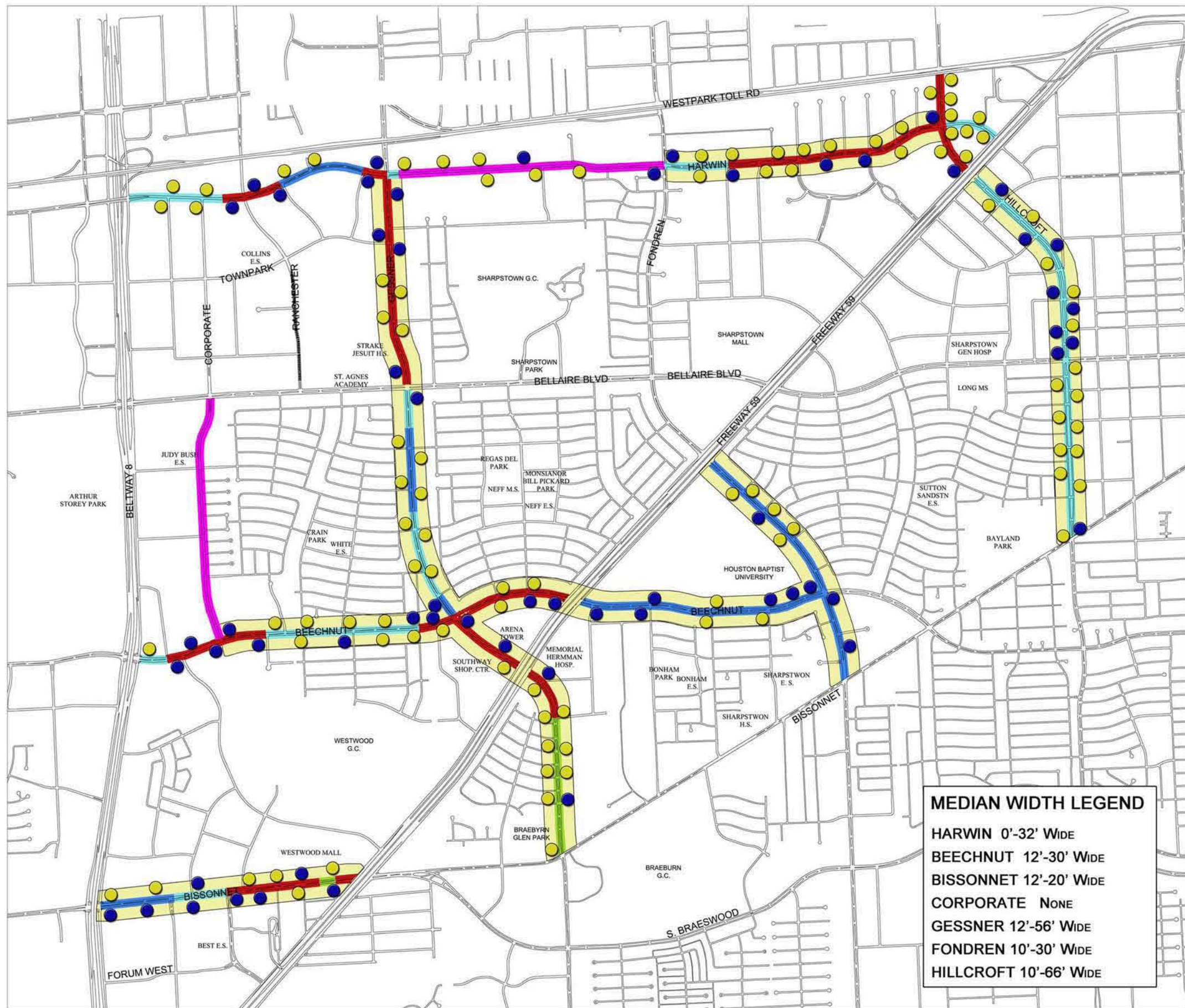


- PROPOSED TEXAS TRANSPORTATION ENHANCEMENT PROJECTS**
- Overpass Improvements - painted columns & graphics, install security lights, & ornamental pots
 - Frontage Landscape - grouping of trees, native grasses, & mulch bed both sides of freeway

- PROPOSED LANDSCAPE IMPROVEMENTS FROM MASTER PLAN**
- 1 Bellaire at SW Freeway Intersection
 - 2 Bissonnet at West 8 Toll Rd.
 - 3 Wayfinding Signage
 - 4 Beechnut - Corporate to Braeburn Valley
 - 5 Beltway 8 - Greenfork Dr. to Sugar Branch Dr
 - 6 Bissonnet - West 8 Toll Road to Hwy 59
 - 7 Corporate - Sharpview to Beechnut St.
 - 8 Fondren - Westpark Tollway to Bissonnet St.
 - 9 Harwin - Allday Dr. to Fondren Rd.
 - 10 Hillcroft - Highway 59 to Bissonnet St.
 - 11 Gessner - Westpark Tollway to Bissonnet St.
 - 12 Trail - Brays Bayou from Highway 59 to Beltway 8

- A. SECTION OF CORRIDOR WITH NO MEDIAN AND HAS LIMITED SETBACK (<9'-0").. NEED INFRASTRUCTURE IMPROVEMENTS..**
- B. AREA ADDED TO IMPROVEMENTS FOR CONSISTENT LANDSCAPE CORRIDOR**

- IMPROVEMENTS BY OTHERS**
- Sharpstown TIRZ
 - Westchase District
 - Sharpstown TIRZ



MEDIAN WIDTH LEGEND

HARWIN	0'-32' Wide
BEECHNUT	12'-30' Wide
BISSONNET	12'-20' Wide
CORPORATE	NONE
GESSNER	12'-56' Wide
FONDREN	10'-30' Wide
HILLCROFT	10'-66' Wide

LEGEND

VERY LITTLE TO NO TREES OR SHRUBS / GROUNDCOVER IN MEDIAN

RANDOM, SCATTERED TREES WITH LITTLE OR NO SHRUBS / GROUNDCOVER

PLANTING IS A LITTLE MORE DENSE, BUT LARGE GAPS WITH LITTLE OR NO TREES ARE STILL PRESENT FOR SOME BLOCKS / AREAS

PLANTING IS CONSISTANT WITH A GOOD AMOUNT OF TREES IN MEDIAN

AREAS WITHOUT MEDIANS

PROJECTED AREA FOR IMPROVEMENTS

EXISTING BUS STOP WITHOUT SHELTER

EXISTING BUS STOP WITH SHELTER

EXISTING CONDITIONS DIAGRAM



Typical Gessner Corridor



Typical Fondren Corridor



Typical Hillcroft Corridor



Typical Harwin Corridor



Typical Beechnut Corridor



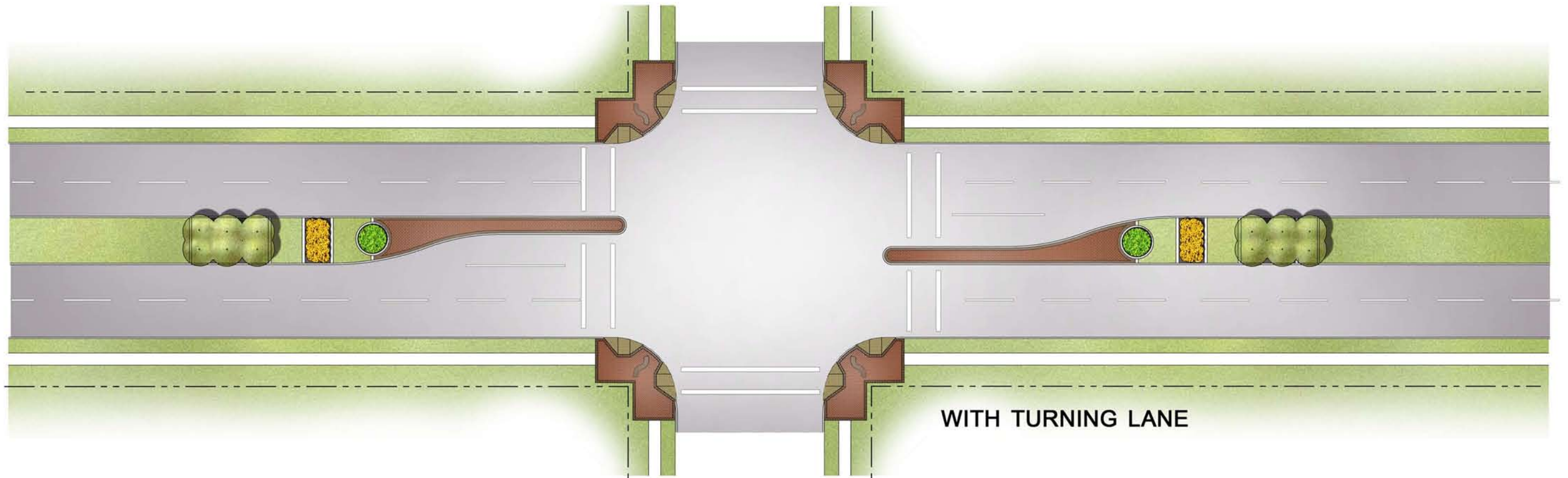
Typical Bissonnet Corridor



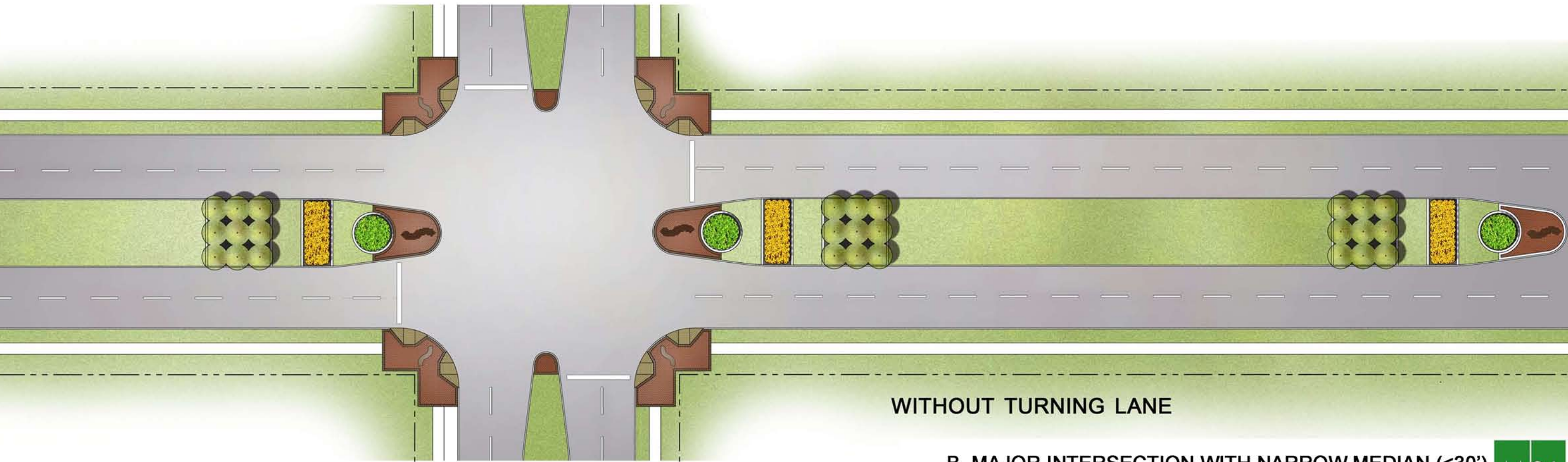
A. MAJOR INTERSECTION WITH NARROW MEDIAN (<30')

SHARPSTOWN LANDSCAPE IMPROVEMENTS





WITH TURNING LANE



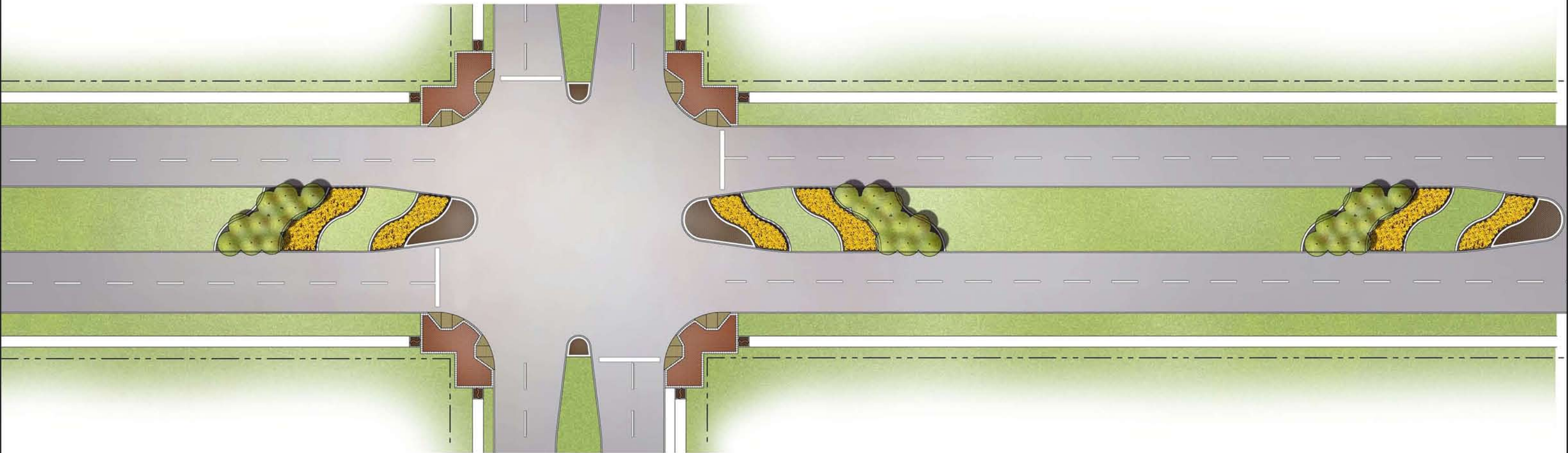
WITHOUT TURNING LANE

B. MAJOR INTERSECTION WITH NARROW MEDIAN (<30')

SHARPSTOWN LANDSCAPE IMPROVEMENTS

Page 5

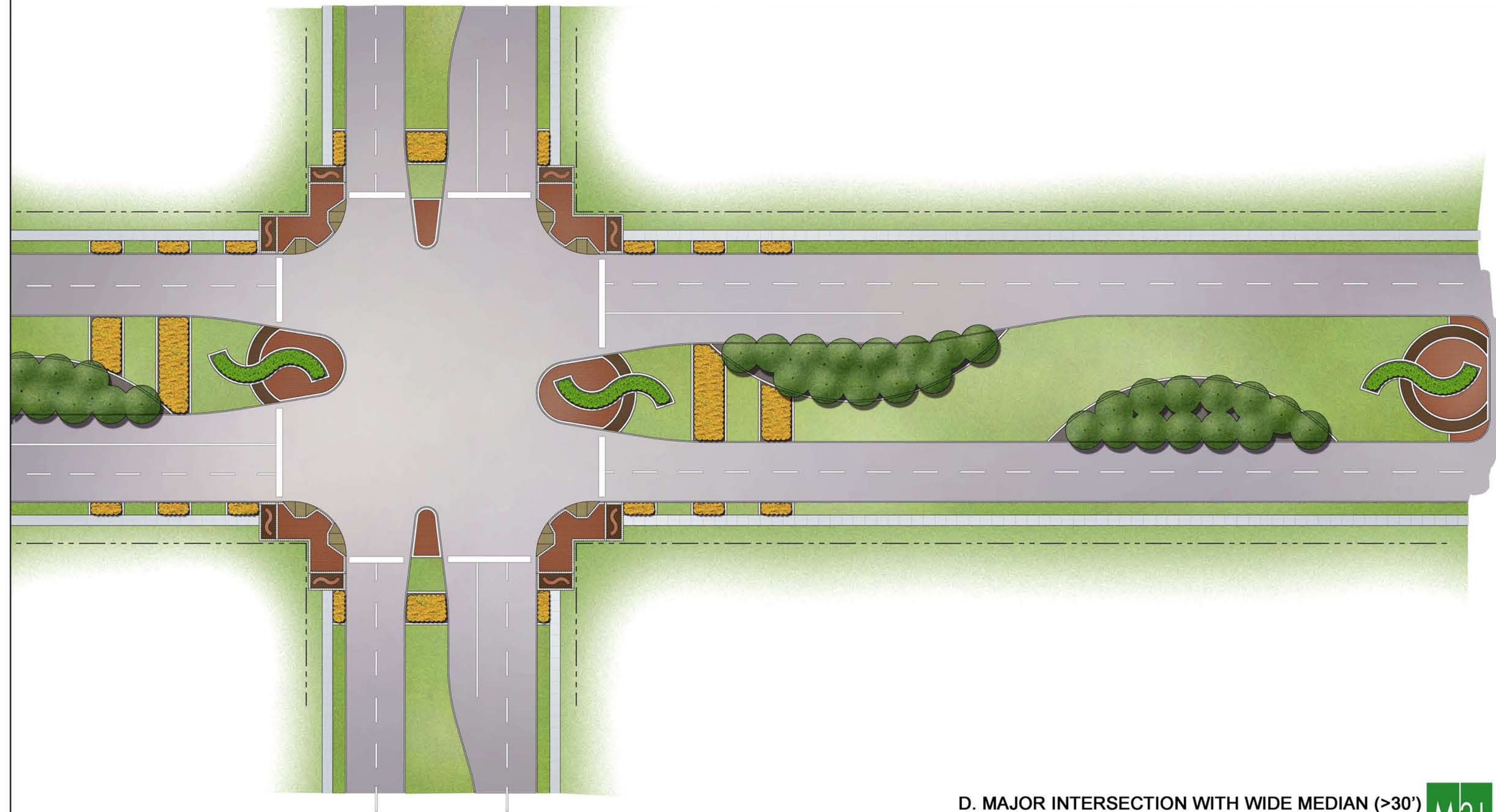




C. MAJOR INTERSECTION WITH NARROW MEDIAN (<30')

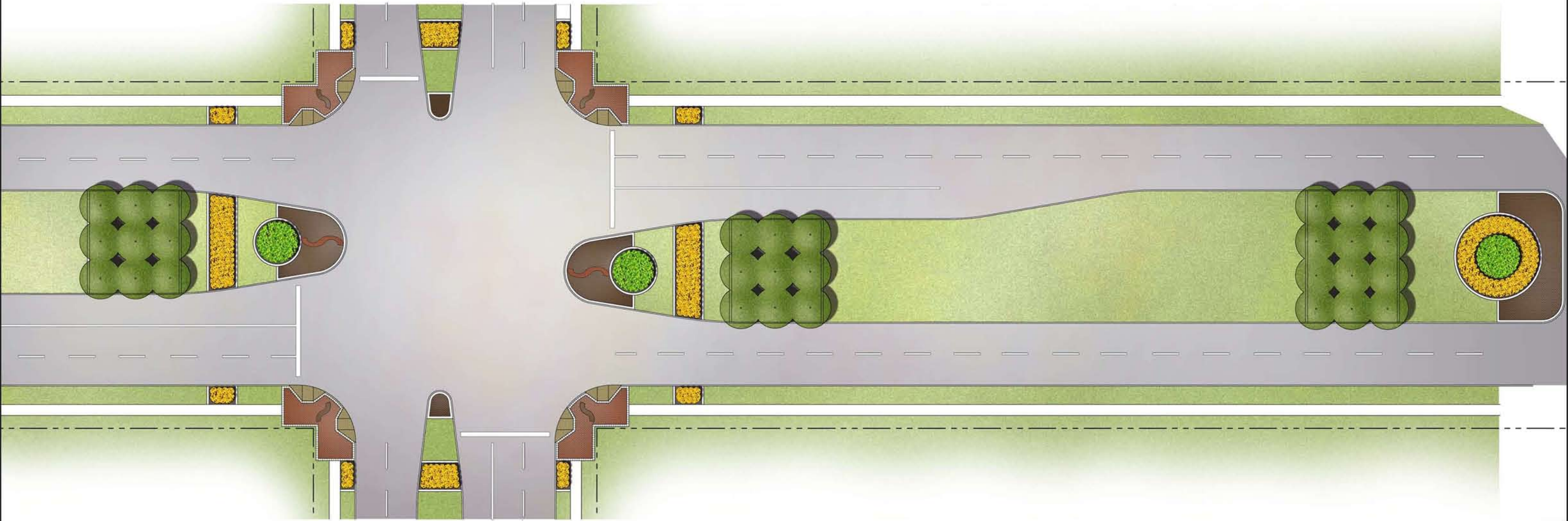
SHARPSTOWN LANDSCAPE IMPROVEMENTS





D. MAJOR INTERSECTION WITH WIDE MEDIAN (>30')

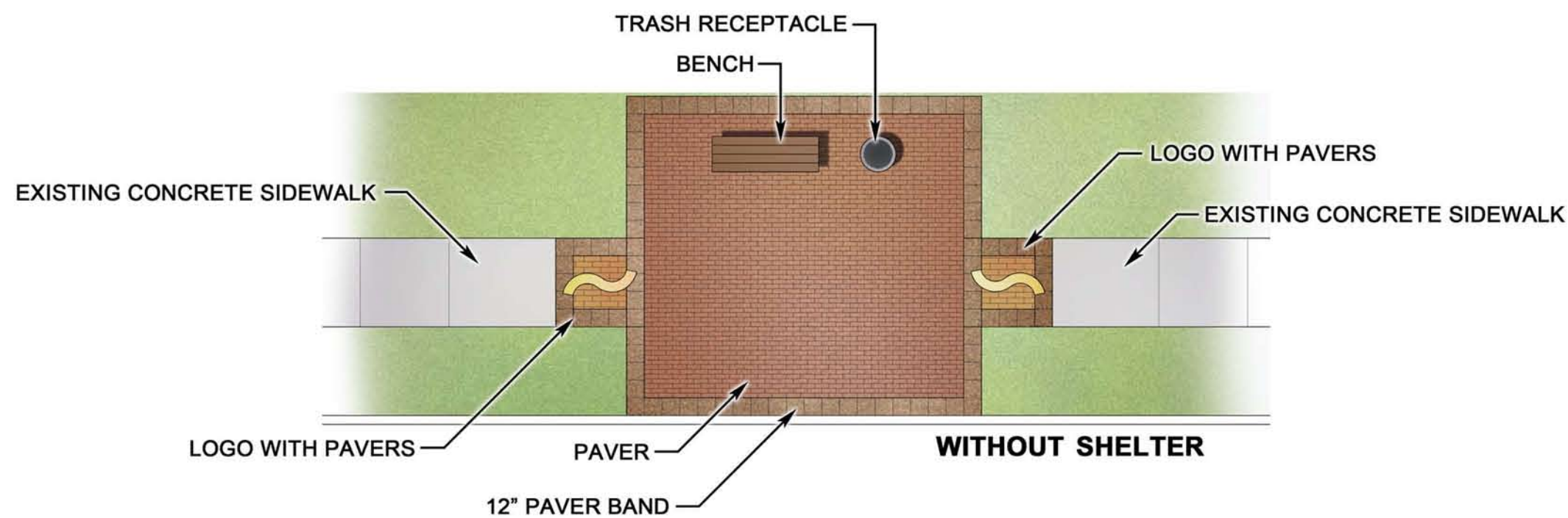
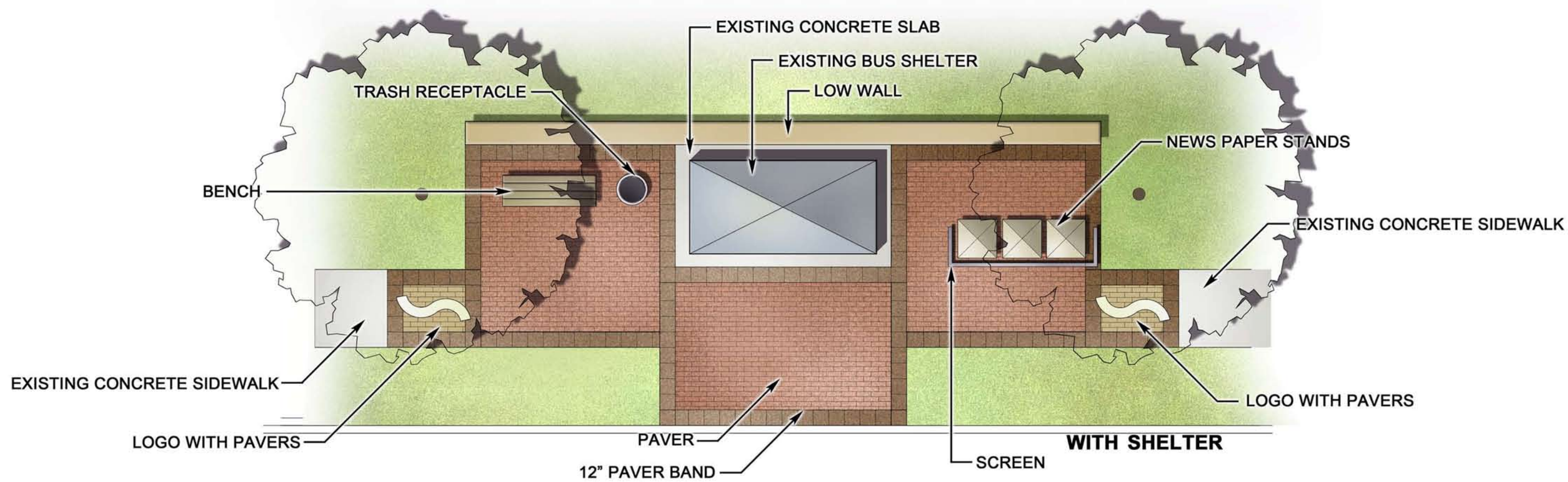
SHARPSTOWN LANDSCAPE IMPROVEMENTS



E. MAJOR INTERSECTION WITH WIDE MEDIAN (>30')

SHARPSTOWN LANDSCAPE IMPROVEMENTS







Fondren @ Braeswood



Gessner @ Westpark



Gessner @ Richmond



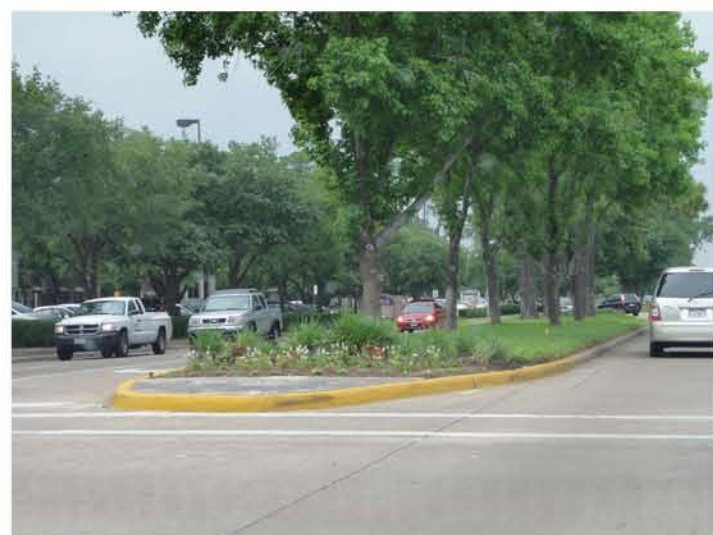
Gessner @ Vanderpool



Gessner @ I-10



Gessner @ Chickasaw



Gessner @ Kemp Forest



Westheimer @ Beltway 8



Gessner @ I-10



Gessner @ Clay

EXAMPLE MEDIAN PHOTOS

SHARPSTOWN MANAGEMENT DISTRICT
Page 10





West @ Rio Grande



Town and Country @ Queensbury



Town and Country @ Queensbury



West @ Ranchstone



West @ Round Up



West @ Rio Grande



Hearthstone



Kirby @ Kipling



Hwy 288

EXAMPLE MEDIAN PHOTOS

SHARPSTOWN MANAGEMENT DISTRICT

Page 11

