

Cristin Emshoff, AICP, ENV SP

Community Planning Department Manager



EDUCATION

M.S., Urban and Regional Planning, Texas A&M University, 2008

B.S., Horticulture with a minor in Business, Texas A&M University, 2006

Joined Firm in 2022

Years of Experience: 17

CERTIFICATIONS

Certified Planner, American Institute of Certified Planners

Envision Sustainability Professional, Institute for Sustainable Infrastructure

ASSOCIATIONS

American Planning Association (APA)

Houston American Planning Association (HAPA)

Texas Council of Engineering Companies (TCEC)

Women in Transportation Systems (WTS)

West Houston Association Leadership (WHA)



Cristin has 17 years of experience executing and managing a consortium of projects, consultants, sub-consultants, and staff in urban planning, transportation planning, public engagement, and regulation. Her experience includes an insider perspective and the ability to visualize the impacts of long-range plans, such as comprehensive plans, strategic plans, special area plans, transportation plans, and capital improvement programs on economic development, public works, and development services. She enjoys public interaction to gain consensus.

Cristin is also experienced in the oversight and creation of a zoning and subdivision code, development agreements, land use, urban design, grant writing, streetscape, context-sensitive design, road diets, and repurposing.

Her background is in working with various cities, counties, and state governmental agencies in Texas, and in various roles with Magnolia, Bellaire, Stafford, Missouri City, Texas City, College Station, Houston, Harris County, Fort Bend County, Montgomery County, Texas Department of Transportation, and the Houston-Galveston Area Council.

REPRESENTATIVE PROJECTS

TRANSPORTATION PLANS

Magnolia, TX

Master Thoroughfare Plan

Cristin was the Project Manager for this project. She worked with her planning and engineering team to produce the project's scope to review existing planning documents, video visualization, public engagement and to identify the future transportation system needs for vehicular, pedestrian, bicycle, and transit before the recommendations in the report are finalized. Cristin worked with her team to produce the existing conditions research, survey content, graphic renderings, and GIS maps for the project. She worked with the engineering team to develop the technical standards for the functional classifications, cost estimates, and recommendations maps before the funding strategies were finalized.

URBAN PLANNING/COMPREHENSIVE PLANS

Stafford, TX*

Comprehensive Plan

Project Manager for the extensive two-year process to rewrite, facilitate, and strategize the extensive public involvement process, including 14 Comprehensive Plan Advisory Committees and two public meetings, electronic and mailed surveys, and newsletters. Ongoing work, such as constructing a 192-acre industrial, commercial, and multi-family residential development with streetscape elements identified in the FM 1092 Access Management Study and the newly created Capital Improvement Program (CIP) and Major Thoroughfare Plan, was included in the update. Cristin pushed the bar to have a plan that was implementation focused, with a newly-created CIP and Major Thoroughfare Plan.

*While working for others

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AWARDS

2021 WTS Texas Innovation
and Transportation Solutions
2021 ACEC Engineering
Excellence

Stafford, TX*

Comprehensive Plan Implementation

Upon the completion of the Comprehensive Plan, Cristin used her role as Economic Development Specialist to leverage funding partnerships in the Fort Bend County Mobility program, communicate the need for transit-oriented development along US 90A to State Representatives, County Commissioners, and local City Council members, and to locate multiple retail, commercial and industrial companies to the city due. This plan, along with the FM 1092 Access Management Study, was used to encourage developers to build wider sidewalks, install street trees, provide traffic calming, street lighting, water and wastewater capacity analysis, and new parks with every development.

Bellaire, TX*

Comprehensive Plan Downtown Revitalization

Cristin managed the \$75 Million capital improvement program for the City of Bellaire and was responsible for implementing the Comprehensive Plan. In this role, she managed the design, construction, grant funding, and public outreach for all projects identified in the capital improvement program. One of her key projects was to manage the reconstruction of a road with oversized drainage, on-street parking, landscaping, and streetlights in a critical zoning district in the heart of downtown, located adjacent to a newly constructed HEB grocery store and enhance the Urban Village Zoning District. For this project, Cristin led the two-year effort facilitating three public meetings with residents, business owners, and the City Council. This project received CDBG-DR-2017 funding after Hurricane Harvey for the design to mitigate flooding.

URBAN PLANNING/STRATEGIC PROJECTS

Bellaire, TX*

Floodplain Mitigation Taskforce

Assisted the City with developing local, regulatory, operational, and regional flood hazard mitigation strategies for reducing, preventing, and recovering from Hurricane Harvey and the applicable code updates such as the City of Houston ATLAS-14 drainage requirements, home elevations, and permitting process for repetitive flooding.

Bellaire, TX*

City Council Priorities Creation

Cristin used the Strategic Planning model to facilitate with the City Council to reprioritize the community's goals after the third disaster event, Hurricane Harvey, impacted the community in 2017. She used the Comprehensive Plan, budget, development service plans, capital improvement program, and fiscal forecasts as guidance documents to determine the focus areas. After the goals were finalized, objectives were created for transportation, development, quality of life, and resiliency.

Harris County Flood Control District, TX * Asset Management Services

Project Manager to collect and digitize the existing conditions of all channel assets owned by Harris County Flood Control District with drone visualization technology into ESRI Desktop and Arc GIS online.