

East Downtown Redevelopment Authority/TIRZ 15/EaDo

Re-development Planning Public Meeting #1

Summary of Findings

12/11/2018

The TIRZ 15 Redevelopment Planning effort has outlined three public meetings to be held during the planning process. The first such meeting was held on December 11, 2018 at the BBVA Compass Dynamo Stadium Press Room from 5:00 to 7:00 pm. The meeting was intended to inform the public of the planning process, seek feedback from them on prioritizing development Goals, as well as documenting potential areas of improvement within the district.

East Downtown Redevelopment Authority/TIRZ 15/EaDo Re-development Planning Public Meeting #1

Summary of Findings

Location of Meeting: BBVA Compass Stadium Press Room
2200 Texas St.
Houston, TX 77003

Time: 5:00 pm – 7:00 pm

Date: December 11, 2018

Attendance

Approximately 60 people attended the public meeting. Llewelyn-Davies Sahni (L-DS) provided attendees with an interactive map and two Development Goals boards where they could place dots, which would be used to demonstrate where they felt improvements are needed in TIRZ 15/EaDo as well as which goals are the most important to them.

Also in attendance were TIRZ Board members Gordon Quan and Tharen Simpson; EaDo Board members Shahin Naghavi and Stephanie Macey; EaDo Executive Director Anton Sinkewich; and TIRZ consultants Ranjan Roy, Jennifer Hernandez, Kyle Macy and Kolby Davidson.

Presentation

Anton Sinkewich

- A brief introduction about the Management District and TIRZ.

Ranjan Roy

- Brief powerpoint presentation with the following:
 - Population trends
 - North Houston Highway Improvement Project
 - EaDo Cap
 - Walkable Place District
 - Planning Process
 - Phase 1 Construction Schedule Update
 - Phase 1 Landscape & Amenity Overlay
 - Development Goals
- Website updates coming soon. Future meeting notices and other relevant TIRZ information would be coming soon to the EaDo website.

Gordon Quan spoke to the attendees, thanking them for coming and briefly mentioned the following:

- Function of the TIRZ.
- Cap improvement plan could potentially be completed in 5 years.
- Initially, it was believed the area would be a low-rise development, but now it is moving towards becoming a high-rise area.
- We need the public's input so that they can have a voice.
- We are looking at a long-term change in Houston.

Public's Questions

Q: Will construction move further south?

RR: Construction could move further south after phase I. The aim of the planning process is to determine where the next projects would take place.

Q: What is the timeline?

RR: We aim to have a new list of projects for next year's Capital Improvement Plan. Currently, Polk Street was meant to be Phase II. However, due to a COH water transmission line project, that was delayed.

Q: Which organization would be responsible for a pedestrian bridge over Buffalo Bayou?

RR: Probably, the City of Houston and/or Harris County Flood Control. It would depend on the location of the bridge and may have more than one organization with jurisdiction for it.

TIRZ 15/EaDo Map Analysis

At the Public Meeting, L-DS gave members of the public stickers they could place on a map which displayed TIRZ 15 & EaDo. These stickers would demonstrate which areas of TIRZ 15/EaDo the public felt needed improvements. Four different colored stickers would represent each category of improvements needed; yellow for Vehicular Access, orange for Pedestrian/ Bike Circulation, blue for Lighting & Sense of Security and green for Landmarks such as Signage/Identity/Art. There were also sticky notes provided to place comments, if desired.

According to our findings, the two most important improvements that the attendees would like to see addressed are Pedestrian/Bike Circulation and Lighting/Sense of Security. The public did not seem to express a high demand for vehicular circulation improvements.

Lighting/Signage Improvements

The public expressed a high need for lighting/signage improvements along Walker St. from the intersection at Bastrop St. to the intersection at Ennis St. The attendees were also interested in improving the lighting/sense of security on Polk St. from the intersection at Hutchins St. to the intersection at Ennis St. as well as along Hutchins St., Bastrop St. and Emancipation St.

In regards to signage, two attendees commented that at the intersection of Polk St. & Emancipation St. there are accidents every few weeks, one of those which involved a METRO bus. They also stated that there are skid marks all along that intersection because people are driving by so fast without realizing that there is a light signal up ahead. They suggested a flashing "signal ahead" sign could help decrease the frequent accidents. In regards to lighting, one of the attendees mentioned that the trail on Emancipation St. is "pitch dark".

Circulation – Pedestrian/Bike

As stated previously, the other major improvements the attendees would like to see addressed are pedestrian and bikeway circulation. The highest demand for improvement was expressed along Emancipation St. from I- 45 to Walker St. as well as along Polk St. & Leeland St. The public would also like to see improvement along Texas St. from I-69 to Nagel St and along Commerce St from I-45 to Live Oak Valley St. From our observations, a better pedestrian/bikeway connection to Buffalo Bayou is desired.

One of the attendees commented that crossing the street was difficult for pedestrians on Bastrop, next to the BBVA Compass Stadium.

Landmarks- Signage/Identity/Art

The most interest in landmark improvements is along Bastrop St. and Emancipation St. as well as coming off of I- 45 near the Pierce ramp. The attendees would also like to see a few improvements near Emancipation St. and Walker St. and next to I-69 from Preston St. to Commerce St.

Vehicular Circulation

Not much desire for improvements in vehicular circulation was expressed. Only four yellow stickers were placed on the map indicating a need for improvement along: Polk St. & Emancipation St., Walker St. & Hutchins St., Texas St. & Emancipation St. and Congress St. & Emancipation St.

The sticky notes placed on the map read as follows:

- *"Clean up Under Bridge."* Placed on I-45 near Emancipation St.
- *"Everywhere - Wider sidewalks and narrower streets would encourage pedestrians to venture out and encourage development of street side cafes, etc. 'Activate the street scene'."* Placed near Emancipation St. & Walker St.
- *"Expand downtown parking code into EaDo. So, no more suburban parking requirements."* Placed near McKinney St. & Hutchins St.
- *"Make running/jogging into downtown easier."* Placed near Capitol St. & Hutchins St.
- *"Address Flooding on St. Emanuel St."* Placed near St. Emanuel St. & Capitol St.
- *"Remove tent city from freeway area."* Placed near I-45 between Preston St. & Texas St.
- *"Remove tent city."* Placed near I-69 & Canal St.
- *"Open existing Bayou path to public."* Placed near Buffalo Bayou & I-69.

Development Goals Analysis

The public was given black stickers to place on either of the Development Goals boards on the back wall. There were 9 development goals listed and we explained to attendees that they could place a sticker next to the ones that were most important to them.

The development goal most important to the attendees was: *"To provide for high quality area **amenities** and **connectivity** to venues such as the Buffalo Bayou, Discovery Green, Emancipation Park, the proposed EaDo Cap and Greater Houston by various modes including pedestrians and bicyclists."* This conclusion is also supported through the placement of dots on the TIRZ 15/EaDo map signifying improvements needed for pedestrian and bikeway circulation along the Buffalo Bayou and Emancipation St.

The development goals are listed in order of importance to the attendees:

Rank	Dots	Goal Description
1	50	To provide for high quality area amenities and connectivity to venues such as the Buffalo Bayou, Discovery Green, Emancipation Park, the proposed EaDo Cap and

		Greater Houston by various modes including pedestrians and bicyclists.
2	41	To put in place development policies that would help achieve a vibrant, walkable, safe and urban environment.
3	30	To provide incentives through reimbursement of capital funds to businesses that would help achieve the desired physical character and functionality of the area.
4	19	To enhance the user experience of the Entertainment District within EaDo, by building around the location of the existing entertainment venues and to attract users from the Greater Houston area.
5	16	To recognize the coming changes in transportation technologies that would affect land as well as built space utilization.
6	15	To attract urban activities that makes the area am 18-hour center.
7	14	To encourage development that would retain area history and its character , yet attract new CBD projects to the area.
8	11	To put in place development policies that would encourage seamless user experience between CBD and EaDo.
9	9	To guide development that would be equal or better in quality and experience of public space improvements and accommodate similar development density as in any leading US City such as new York; Chicago; San Francisco and the like.

Attachments

TIRZ 15/EaDo Map

Development Goals

Green Sheets




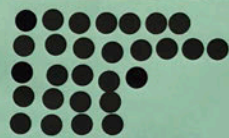





Images from the meeting





December 11, 2018

Public Input Meeting

Development GOALS

To guide development that would be equal or better in quality and experience of public space improvements and accommodate similar development density as in any leading US City such as New York; Chicago, San Francisco and the like.	
To encourage redevelopment that would retain area history and its character , yet attract new CBD projects to the area.	
To provide for high quality area amenities and connectivity to venues such as the Buffalo Bayou, Discovery Green, Emancipation Park, the proposed EaDo Cap and Greater Houston by various modes including pedestrians & bicyclists.	
To provide incentives through reimbursement of capital funds to businesses that would help achieve the desired physical character and functionality of the area.	
To put in place development policies that would help achieve a vibrant, walkable, safe, and urban environment.	
To put in place development policies and plans that would encourage seamless user experience between CBD and EaDo.	
To attract urban activities that makes the area an 18-hour center.	
To recognize the coming changes in transportation technologies that would affect land as well as built space utilization.	
To enhance the user experience of the Entertainment District within EaDo, by building around the location of the existing entertainment venues, and to attract users from the greater Houston area.	










East Downtown Redevelopment Authority / TIRZ 15

 | 



December 11, 2018

Public Input Meeting

Development GOALS

To guide development that would be equal or better in quality and experience of public space improvements and accommodate similar development density as in any leading US City such as New York; Chicago, San Francisco and the like.	
To encourage redevelopment that would retain area history and its character , yet attract new CBD projects to the area.	
To provide for high quality area amenities and connectivity to venues such as the Buffalo Bayou, Discovery Green, Emancipation Park, the proposed EaDo Cap and Greater Houston by various modes including pedestrians & bicyclists.	
To provide incentives through reimbursement of capital funds to businesses that would help achieve the desired physical character and functionality of the area.	
To put in place development policies that would help achieve a vibrant, walkable, safe, and urban environment.	
To put in place development policies and plans that would encourage seamless user experience between CBD and EaDo.	
To attract urban activities that makes the area an 18-hour center.	
To recognize the coming changes in transportation technologies that would affect land as well as built space utilization.	
To enhance the user experience of the Entertainment District within EaDo, by building around the location of the existing entertainment venues, and to attract users from the greater Houston area.	

East Downtown Redevelopment Authority / TIRZ 15

 | 

December 11, 2018 Public Input Meeting

Demographics

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Existing Conditions

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Phase 1 Landscape & Amenity Overlay

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Case Studies

		Attributes <ul style="list-style-type: none">- Li response to successful renewal the Oaklander and Cedar Boulevard- Baroque to low-rise blocks (71 acres of high value land)- Connectivity
		Attributes <ul style="list-style-type: none">- Connectivity- New retail development
		Attributes <ul style="list-style-type: none">- Increased density- Retail of business and retail activity- Walkability- Connectivity- 6 acres of land for redevelopment
		Attributes <ul style="list-style-type: none">- Create new opportunities for affordable development- Reconnect historic neighborhoods- Catalyst for transformation projects
		Attributes <ul style="list-style-type: none">- Barriers which created areas of abandoned property and vacant lots- Connectivity- Transition could cost \$400 million and preserve 64 buildings- Create opportunities for more economic development

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Case Studies

		Attributes <ul style="list-style-type: none">- Connectivity of neighborhoods- Economic redevelopment downtown
		Attributes <ul style="list-style-type: none">- Reconnect and expand Delaware Park- Safety of pedestrians in nearby park- Reconnect Delaware Park to adjacent neighborhoods- Estimated construction cost \$15 million
		Attributes <ul style="list-style-type: none">- Free up 845 acres for development- Potential to add 21500 residents- Projected that within 10 years, 64 billion in new investment and more than 1000 million in quality property tax revenue- Walkability
		Attributes <ul style="list-style-type: none">- Cut noise and air pollution- Reconnect new investment opportunities to neglected neighborhood- Reestablish grid and bicycle paths- Reestablish connectivity
		Attributes <ul style="list-style-type: none">- Reconnect 12 acres for redevelopment- Connectivity- Reestablish downtown Detroit

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

North Houston Highway Improvement Project

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

North Houston Highway Improvement Project

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Buffalo Bayou East Sector Plan Concepts

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

December 11, 2018 Public Input Meeting

Walkable Place District (Midtown - Pilot Area)

East Downtown Redevelopment Authority / TIRZ 15

EaDo | Ids

