DESIGN TEAM

27% MWSDBE

Project Management
Civil & Electrical Design

Landscape Architecture

Lighting Design
(WBE)

Structural Investigation & Design
(MBE/SBE/DBE)

Modal Concepts & Review

Topographic Survey & SUE
(MBE/SBE/DBE)

Utility Design
(MBE/DBE, Hire Houston First)

Geotechnical Investigation
(MBE/DBE)

TAS Review & Inspection
(WBE/DBE)

CCTV Inspection
(MBE/SBE/DBE)
PLAN DOWNTOWN

Downtown is at the forefront in advancing Houston as a great global city.

CONVERGING
Culture, Lifestyle & Commerce

Plan Downtown

SETTING A 20 YEAR VISION:

1. Restore and expand Downtown’s cultural core and public realm:
2. Create Downtown’s Green Lungs:
3. Restore Downtown through enhanced walkability and strategic public spaces:
4. Support Downtown’s existing businesses and encourage new businesses to relocate:
5. Build Downtown’s housing stock to complement the office and the bundle:
6. Celebrate Downtown’s emerging neighborhood hubs:
7. Require a comprehensive General City Master Plan:
8. Explore the value of Downtown’s central location:
9. Implement a robust network of great streets:
10. Build on a better for connectivity, innovation.
PLAN DOWNTOWN

West:
The west edge offers an opportunity available in no other area of Downtown: a concentration of City-owned property with more than 100 acres of prime land that fronts Buffalo Bayou.

1. Reposition the Civic Center as the focal point for a 21st century government complex through the restoration of City Hall and improved or new facilities for government services.

2. Prioritize critical functions and facilities for the Houston Police and Fire Departments, relocating ancillary services and functions to alternative sites.

3. Investigate methods to redevelop the City’s Justice Complex as a strategic location for high-profile civic use, governmental offices, and new housing.

4. Pursue opportunities for additional attractions and institutions, including a Houston history or cultural diversity museum, a new state-of-the-art library, or an outdoor music or art venue. These new attractions should focus on civic and arts-based uses that connect the Theater District, the Civic Center and Justice Complex, and the First and Sixth Wards across Buffalo Bayou.

5. Develop an observation deck with a full 360° view, located on Downtown’s Green Loop along the west side.

6. Extend the Green and Purple METRORail lines to the City’s Justice Complex to increase the utility of the light rail system, set the stage for future transit expansions, and strengthen the case for redevelopment.

7. Anchor west-side redevelopment with the vacant Barbara Jordan Post Office. Equivalent to eight city blocks, the Post Office site offers key connections to Buffalo Bayou, the Theater District, the Historic District and Washington Avenue. A one-of-a-kind multi-cultural center with food, art, retail, offices, assembly, hospitality and educational facilities could serve as a Downtown destination that showcases Houston’s diversity.

8. Redevelop west-side open spaces – Jones Plaza, Hermann Square, Tranquility Park, and Sam Houston Park – as key urban places that link the office towers, the Theater District, the Civic Center and Buffalo Bayou, which feed the Green Loop.

9. Rebuild Bagby Street as a welcoming gateway to Downtown from the west.

10. Redevelop Bayou Place in accordance with the 2015 Houston Theater District Master Plan to enliven the Buffalo Bayou frontage and the reimagined Jones Plaza and Bagby Street.

11. Realize infill opportunities and activate street frontage within the office corridors from Smith to Travis Streets, strengthening Downtown’s commercial core through increased residential, civic, and retail development.

12. West: Rebuild Bagby Street as a welcoming gateway to Downtown from the west.

13. Redevelop Bayou Place in accordance with the 2015 Houston Theater District Master Plan to enliven the Buffalo Bayou frontage and the reimagined Jones Plaza and Bagby Street.

14. Realize infill opportunities and activate street frontage within the office corridors from Smith to Travis Streets, strengthening Downtown’s commercial core through increased residential, civic, and retail development.
Figure 2.08 AM Peak Hour Analysis for Key Corridor Intersections
WESTERN DOWNTOWN FACILITIES MASTER PLAN

Study Area
- Theater District
- Study Area
- Development Focus Areas

Scope
- Location analysis
- Facilities assessment
- Opportunity identification
- Establish actionable framework for long-term transformation

Team
Page/HR&A
Tessellations
Knudson, LP

Fire Complex
Police + Courts Complex
City Hall Civic Center
STREET OF CIVIC | CULTURAL FACILITIES
STREET OF PARKS
1. City Hall/Hermann Square
[MOSE/GSD/HPARD]

2. Sam Houston Park
[MOSE/GSD/HPARD/Heritage Society]

3. Central Library/Barbara Bush Literacy Plaza
[Library/GSD]

4. Tranquillity Park
[HFC/GSD/HPARD]

5. Little Tranquillity Park
[HFC/GSD/HPARD]

6. Hobby Center

7. Margaret Alkek Educational Building
[TUTS]

8. Heritage Plaza/DoubleTree
[Brookfield]

9. Post HTX
[Lovett]

10. Downtown Aquarium
[Landry's]

11. Western Downtown Facilities Master Plan
[GSD]

12. North Houston Highway Improvement Project [TxDOT]
COORDINATION AT CITY HALL & HERMANN SQUARE
DESIGN PRINCIPLES

• Develop Bagby Street . . .
  • as the gateway to Western Downtown
  • to adapt for daily and civic activities
  • as new type of multi-modal corridor
  • to accommodate short- and long-term needs

• Establish unified corridor aesthetic
  • Hardscape & landscape materials
  • Lighting
  • Special moments

• Upgrade subsurface features

• Design to budget
Corridor Hardscape

- **Curb**
  - Street Buffer/Planting Zone
    - 4"x4" Running Bond, Medium Gray

- **Cycle Track**
  - 8" Hex., Dark Gray Fields, Light Gray Lane Markers

- **Accent Band**
  - 6"x12" Solider Course, Light Gray
  - ADA Truncated Dome

- **Pedestrian Zone**
  - 4"x8" Herringbone, Med., Lt., & Dk. Gray Mix

Bagby St. Corridor Hardscape

- Bagby St.
- Street Buffer/Planting Zone
  - 4' to 6' Width
- Cycle Track
  - 10' Width w/ 1' Accent Band Each Side
- Pedestrian Zone
  - Width Varies
TYPICAL STREET CORNERS

- **Curb**
- **Streetlight**
- **Street Buffer/Planting Zone**
  - Cobble
- **Cycle Track**
  - 8” HEX., DARK GRAY FIELDS, LIGHT GRAY LANE MARKERS
- **Accent Band**
  - 6”x12” SOLIDER COURSE, LIGHT GRAY
  - ADA TRUNCATED DOMES
- **Pedestrian Zone**
  - 4”x8” HERRINGBONE, MED., LT., & DK. GRAY MIX
CORRIDOR LANDSCAPING
CORRIDOR LIGHTING

TYPICAL LIGHTING SECTION

- Width varies: 4' to 6' TYP.
- Pedestrian zone
- Planting zone
- Bagby Street
- Planting zone
- Cycle track
- Pedestrian zone

Heritage Plaza
CORRIDOR UTILITIES

Legend
- Storm Rehab
- Storm Replace
- Water
- Storm Rehab
- Storm Replace

[Map of CORRIDOR UTILITIES with street names such as Dallas St, Bagby St, Lamar St, McKinney St, Walker St, Brazos St, and diagrammatic indications for utilities such as water and storm rehab areas.]
BAYOU PLACE LOOKING SOUTH
PROPOSED
NEXT STEPS

- November 28, 2018 _ 60% Cost Estimate Review
- December 6, 2018 _ Public Meeting #1
- February 2019 _ 90% Plan Submission
- March 2019 _ Public Meeting #2
- April 2019 _ 100% Plan Submission, Final Plan Approvals, Permitting
- May 2019 _ Contractor Procurement
- June 2019 - June 2021 _ Construction