



Koehler Street Proposed Development





Chapter 380

- Ordinance #99-674 authorized the City to provide loans, performance-based grants, and/or other city resources and assets to qualified applicants on a case-by-case basis to:
 - ❖ Develop and diversify the economy
 - ❖ Eliminate unemployment
 - ❖ Develop or expand commerce
- All assistance is subject to City Council approval
- Assistance packages have a maximum term of 10 years
- Eligible projects include manufacturing; R & D; historical preservation; residential; commercial and industrial



Current/Previous 380 Agreements

Main Street/Market Square – The Pavilions

- ❖ In 2005, Main Street participated with Harris County & the Downtown Management District in a \$14m grant for the Pavilions
- ❖ The city's portion was for public improvements in the right-of-way
 - Streetscapes
 - Sky bridges over the street
- ❖ Harris County paid for improvements in the central pedestrian spine, including stairways and escalators.
- ❖ The Pavilions agreement was extremely successful not only for all the retail rental spaces, but also the 11 story office building which is now completely full

○ Midtown – 2010

- ❖ This 380 authority allowed Midtown to make grants to museums for economic development, such as:
 - Buffalo Soldiers
 - The Asia House
 - The African American Art Museum

CURRENT SITE



OUTLINE OF DEVELOPMENT





City Required Improvements

- Developer has voluntarily agreed to:
 - ❖ Design the project in an architectural style that is harmonious with the general architectural style of the Heights neighborhood.
- Developer must agree to:
 - ❖ Design and construct sidewalks that are wider than the standard requirement of 5 feet
 - ❖ Plant trees along Yale Street and Heights Boulevard that are larger in caliper than the standard requirement of 1.5 inches



City Required Off-site Improvements

- ❖ White Oak Bayou and bridges crossing White Oak Bayou
 - Plane and re-surface Height and Yale bridges
 - Remove abandoned rail over White Oak Bayou
 - Strip and paint existing Yale and Heights bridges
 - Bayou slope stabilization and reseeding



City Required Road Improvements

- Koehler Street
 - Extend Koehler Street between Yale Street and Heights Boulevard – acquisition of right-of-way is required
 - Replace existing Bonner/Koehler intersection with concrete pavement, traffic markings and signage

- Yale Street
 - Extend 44ft of roadway with 6 inch curbs

- Bass Street
 - Demo existing roadway and replace with 27 foot asphalt roadway with roadside ditch.
 - Replace existing Bass/Spencer intersection with concrete pavement, traffic markings and signals

STREET IMPROVEMENTS



INTERSTATE 10

BASS ST

YALE ST

HEIGHTS BOULEVARD

HEIGHTS BOULEVARD

KOEHLER

KOEHLER

SECOND STREET

BASS ST

YALE STREET

HEIGHTS BOULEVARD

HEIGHTS BOULEVARD





City Required Drainage Related Improvements

- ❖ On-site detention facilities if required by the City's development ordinance
- ❖ Bass Street
 - 24" RCP storm sewer, open trench installation
 - 4' dia. manholes
 - Storm inlets
- ❖ Yale Street
 - Remove existing 36" RCP storm sewer and 48" outfall from Yale/Heights arterial to White Oak Bayou
 - 42" RCP storm sewer, open cut installation
 - 48" RCP storm sewer, open cut installation
 - 72" RCP storm sewer, open cut installation
 - 4' dia. manholes
 - 6' dia. manholes

