

WASHINGTON AVENUE

Purpose:

- **MAKE WASHINGTON AVENUE BETTER**
- **MAKE IT HAPPEN NOW**
- **ORGANIZE DEVELOPERS & GET THEM INVOLVED**

1. TO ENHANCE PROPERTIES ALONG AVENUE AND ADJACENT NEIGHBORHOODS
2. TO INCREASE PROPERTY VALUES
3. TO ENHANCE QUALITY OF LIFE FOR AREA RESIDENTS
4. IMPROVE MOBILITY AND ACCESSIBILITY



08017.001
DECEMBER 15, 2008

URBAN STUDIES

BOARD 1.1

CITY OF HOUSTON



WASHINGTON AVENUE

INVESTED AND INVOLVED

Development Community

- Western General: Steve Gibson and Carter Higley
- Archstone: Peter Grimm and Jon Helmer
- Glynwood Cemetery: Richard Ambrus
- Orr Commercial Inc.: Bobby Orr
- Lovett Commercial: Frank Liu
- The Morgan Group: Mike Morgan and Ron Morgan
- The Ainbinder Company: Michael Ainbinder and Bart Duckworth

Neighborhood Representatives

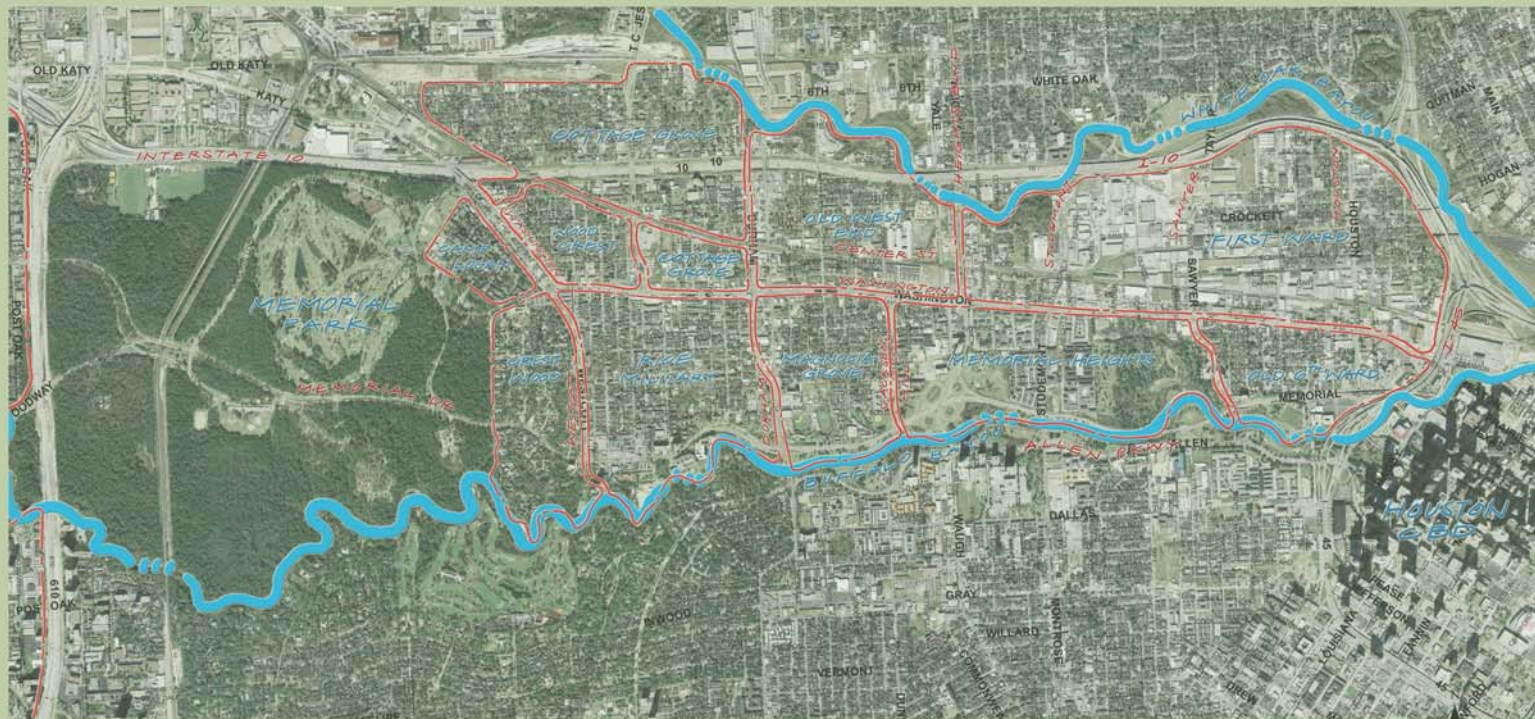
- First Ward: Marcia Perry and Patrick McIlvaine
- Old Sixth Ward: Jane Cahill West and Kathleen Vossler
- Memorial Heights: Caren Johnson and Peter Grimm
- West End: Juan Arriaga
- Magnolia Grove: Paul Nicosia and Jose Hernandez
- Cottage Grove: Linda Mercer and Mary Jane Buschlen
- Woodcrest: Tom Dornbusch and Monica Savino
- Rice Military: Phyllis Thomason and Betty Bell
- Camp Logan: Scott Johnson and Jim Simmons
- Crestwood/Glen Cove: Challon Fontaine and Terry Thomas
- West End Business Association: Betty Heacker and Sammy Patrenella

Non-Profit Organization Representatives:

- Multi-Cultural Education and Counseling through the Arts (MECA): Alice Valdez and Joe Meppelink
- Washington on Westcott Roundabout (WOW): Monica Savino and Tom Dornbusch
- Descendants of Olivewood: Margott Williams
- Avenue CDC: Mary Lawler

City Representatives

- Council Member, At Large Position 1: Peter Brown
- Director of Planning & Development: Marlene Gafrick
- Deputy Director of Planning & Development: Michael Schaffer
- Director of Public Works & Engineering: Andy Icken
- Division Manager: Kevin Calfee
- Transportation Planner: Amar Mohite
- Planner: Lee Sungmin



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WASHINGTON AVENUE



Elite Properties



Memorial Park History Walk



Walk on the Avenues & Round-About



COMMITTED MOTIVATED ACTIVE COHESIVE CORRIDOR

First Ward: Safety & Quality of Life Initiative

Old Sixth Ward: TIRZ 13, Protected Historic District, Infrastructure Improvements

Olivewood Cemetery: Guardianship recently awarded to the Descendents of Olivewood, a non-profit group formed to plan and implement a program for perpetual care

Memorial Heights: TIRZ 5 – working to improve access to Buffalo Bayou

West End: Capacity Building Mode

Magnolia Grove: Capacity Building Mode

Cottage Grove: MKT Corridor – preserving natural habitat, existing trail, and green space. Mitigating adverse impact of TxDOT's drainage plan by encouraging use of bio-swale technology

Woodcrest, Rice Military, Camp Logan, Crestwood/GlenCove: WOW Roundabout, a cooperative effort of the neighborhood funds surrounding the intersection of Washington at Westcott. Currently fundraising for the third and final phase of development, which will include planting of native grasses and installations of light sculptures designed by Tim Glover

Collective Initiatives:

WOW the Parade, WOW Day: Forum for showcasing area businesses

Master Planning Initiative: Seeks to develop broad-based community consensus for infrastructure and other types of improvement

Safety & Quality of Life Initiative: Seek establishment of Safety Zone through Washington Avenue Corridor



George Washington Parade



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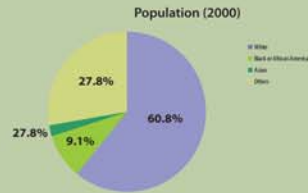
WASHINGTON AVENUE

Demographic

2000

Resource: Census 2000

Population	Washington Avenue	%	City of Houston	%	Houston MSA	%
White	8,431	60.8%	962,610	49.3%	2,963,959	62.4%
Black or African American	1,414	9.1%	464,496	23.3%	792,232	17.0%
Asian	346	2.2%	103,694	5.3%	224,890	4.9%
Others	4,309	27.8%	362,831	20.1%	720,967	15.7%
Total	15,500		1,953,631		4,589,598	
Household Income						
Less than \$15,000	1,154	17.4%	132,457	18.4%	234,641	14.3%
\$15,000 to less than \$35,000	1,893	29.6%	210,879	29.3%	403,647	24.6%
\$35,000 to less than \$50,000	947	14.3%	117,451	16.3%	200,894	12.9%
\$50,000 to less than \$75,000	966	14.9%	116,362	16.2%	310,291	18.9%
\$75,000 to less than \$100,000	807	9.2%	87,368	8.0%	181,458	11.1%
More than \$100,000	1,229	18.6%	84,580	11.8%	248,343	15.1%
Total	68,16		718,997		1,640,943	
Median Household Income	41,973		36,618		44,761	
Houseownership						
Owner	1,143	28.2%	329,008	45.8%	994,627	60.7%
Renter	2,909	71.8%	369,225	54.2%	644,774	39.3%
Total	4,052		718,231		1,639,401	



Change

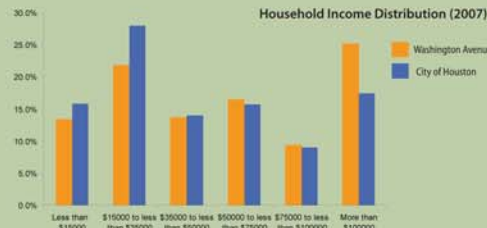
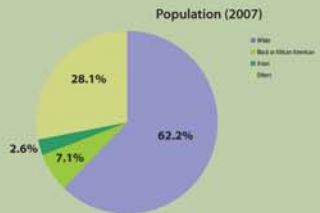
Population	2000	2007	Change(%)
Washington Avenue	15,500	20,758	33.9%
City of Houston	1,953,631	2,046,792	4.8%
Houston MSA	4,589,598	5,629,127	22.6%
Median Household Income			
Washington Avenue	41,973	51,029	21.6%
City of Houston	36,616	40,856	11.6%
Houston MSA	44,761	52,988	18.4%
House Ownership Rate			
Washington Avenue	28.2%	38.2%	35.6%
City of Houston	45.8%	47.4%	3.5%
Houston MSA	60.7%	63.9%	5.3%



2007

Resource: City of Houston Enterprise GIS database 2007

Population	Washington Avenue	%	City of Houston	%	Houston MSA	%
White	12,806	62.2%	1,076,797	52.6%	3,537,886	62.8%
Black or African American	1,489	7.1%	502,145	24.6%	953,405	16.9%
Asian	590	2.6%	110,063	5.4%	221,454	5.7%
Others	5,833	28.1%	357,787	18.3%	816,252	17.8%
Total	20,758		1,953,631		4,589,598	
Household Income						
Less than \$15,000	1,204	13.4%	116,328	15.6%	219,887	11.6%
\$15,000 to less than \$35,000	1,969	21.9%	209,323	28.0%	411,052	21.3%
\$35,000 to less than \$50,000	1,233	13.7%	104,366	14.0%	264,131	13.9%
\$50,000 to less than \$75,000	1,481	16.8%	117,890	15.8%	333,605	17.6%
\$75,000 to less than \$100,000	844	9.4%	87,315	9.3%	227,381	12.0%
More than \$100,000	2,294	25.2%	130,802	17.3%	440,405	23.2%
Total	8,994		748,524		1,896,441	
Median Household Income	51,029		40,856		52,988	
Houseownership						
Owner	3,439	38.2%	354,763	47.4%	1,211,389	63.9%
Renter	5,555	61.8%	393,281	52.6%	685,052	36.1%
Total	4,052		718,231		1,639,401	



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URBAN STUDIES
BOARD 2.1

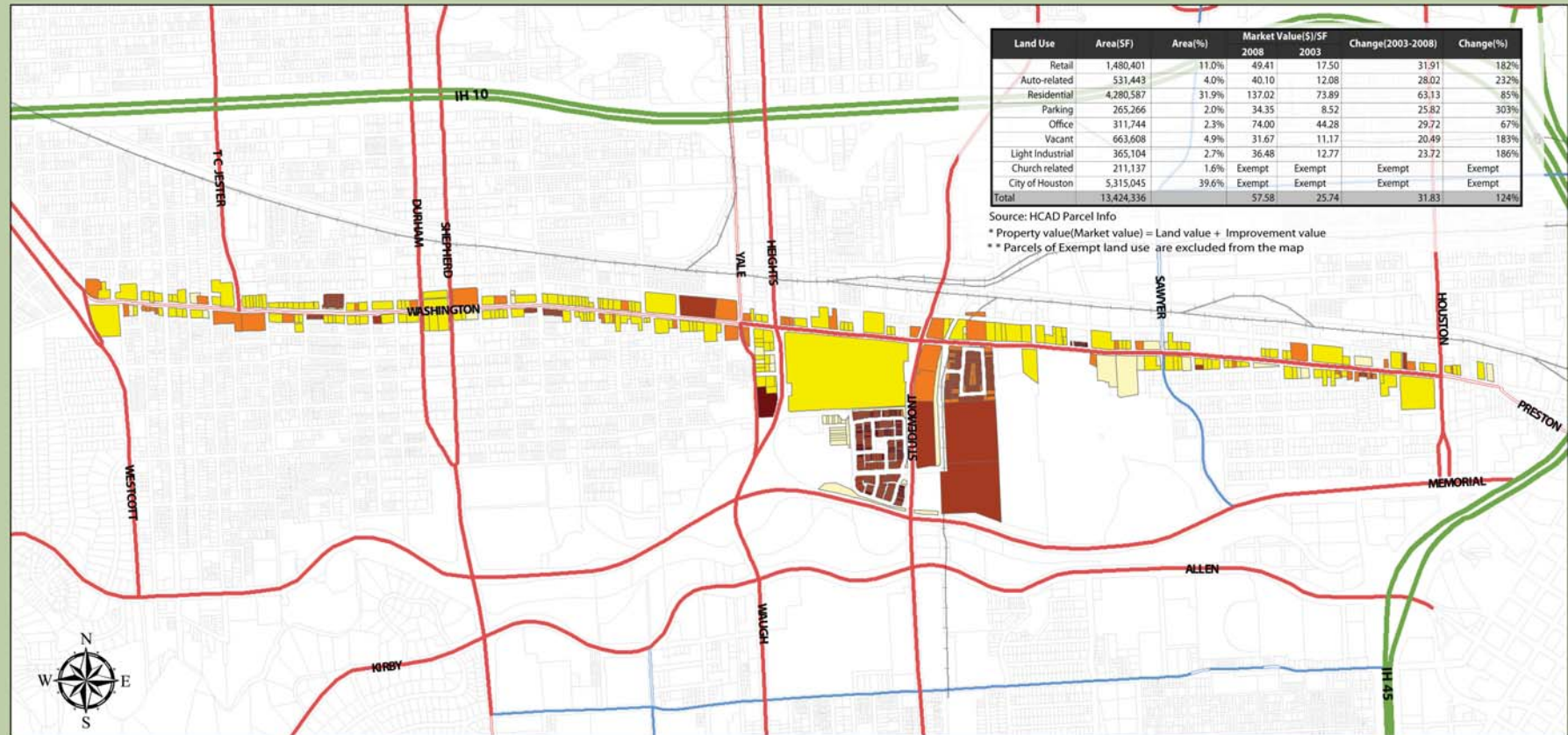
CITY OF HOUSTON



WASHINGTON AVENUE

Property Value (2008)

Property Value (\$ / SF) (Land + Improvement value)



Land Use	Area(SF)	Area(%)	Market Value(\$)/SF		Change(2003-2008)	
			2008	2003	Change(2003-2008)	Change(%)
Retail	1,480,401	11.0%	49.41	17.50	31.91	182%
Auto-related	531,443	4.0%	40.10	12.08	28.02	232%
Residential	4,280,587	31.9%	137.02	73.89	63.13	85%
Parking	265,266	2.0%	34.35	8.52	25.82	303%
Office	311,744	2.3%	74.00	44.28	29.72	67%
Vacant	663,608	4.9%	31.67	11.17	20.49	183%
Light Industrial	365,104	2.7%	36.48	12.77	23.72	186%
Church related	211,137	1.6%	Exempt	Exempt	Exempt	Exempt
City of Houston	5,315,045	39.6%	Exempt	Exempt	Exempt	Exempt
Total	13,424,336		57.58	25.74	31.83	124%

Source: HCAD Parcel Info
 * Property value(Market value) = Land value + Improvement value
 ** Parcels of Exempt land use are excluded from the map



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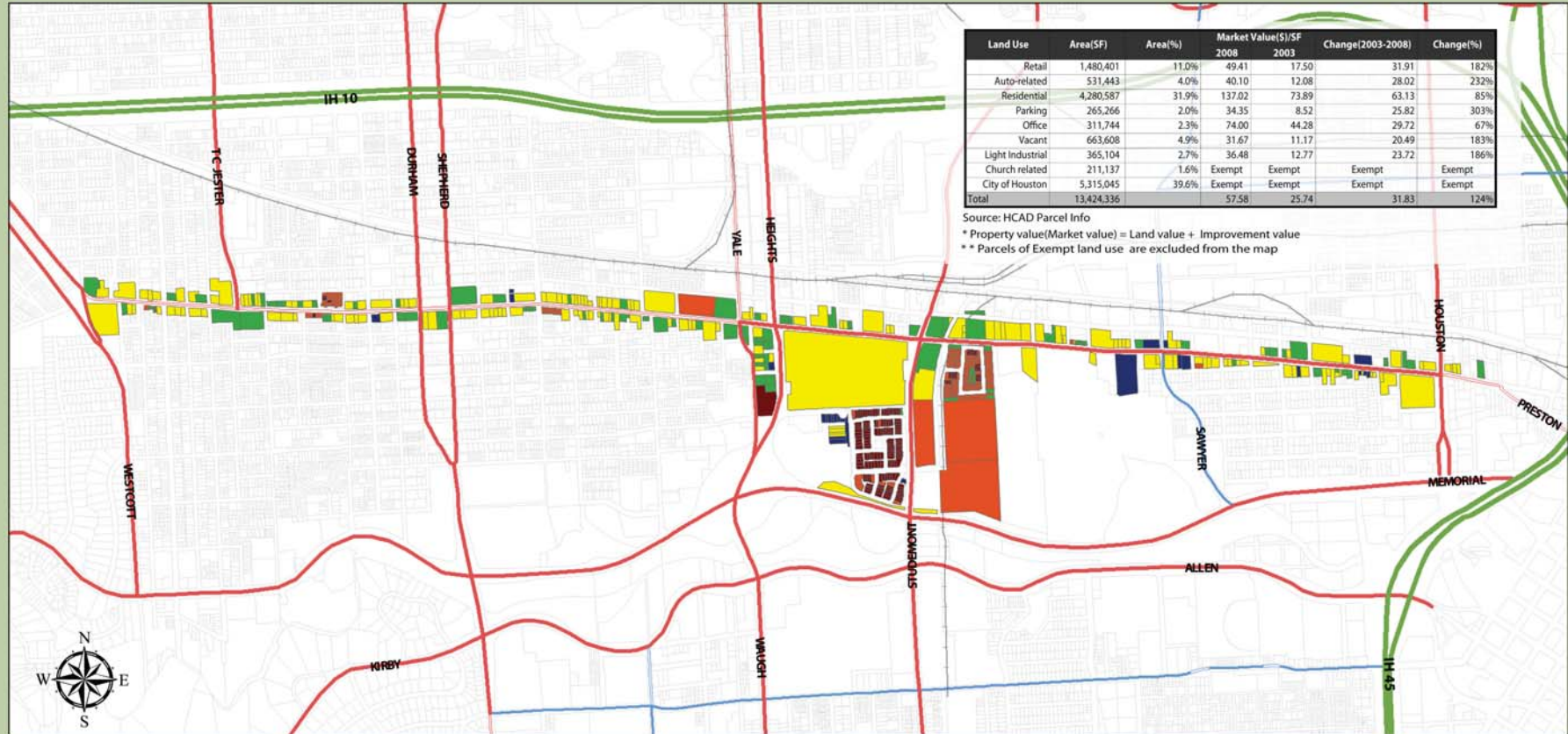


WASHINGTON AVENUE

Property Value Change (2003 - 2008)

Change in Property Value (\$ / SF) (Land + Improvement Value)

0 - 10 11 - 30 31 - 80 81 - 150 151 +



Land Use	Area(SF)	Area(%)	Market Value(\$)/SF		Change(2003-2008)	Change(%)
			2008	2003		
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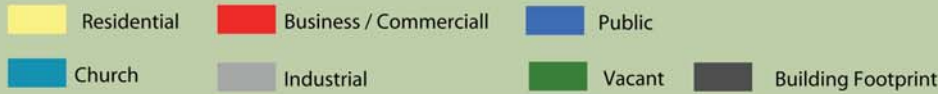
URBAN STUDIES
BOARD 2.3

CITY OF HOUSTON



WASHINGTON AVENUE

Built Environment



Land Use	Area(SF)	Area(%)
Retail	1,480,401	11.0%
Auto-related	531,443	4.0%
Residential	4,280,587	31.9%
Parking	265,266	2.0%
Office	311,744	2.3%
Vacant	663,608	4.9%
Light Industrial	365,104	2.7%
Church related	211,137	1.6%
Public Facility/Park	5,315,045	39.6%
Total	13,424,336	



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WASHINGTON AVENUE

Development

Existing Development

E1 Lovett Commercial	\$ 3 Million
E2 Community Self Storage	\$ 8 Million
E3 Perry Homes	\$ 26 Million
E4 The Estates at Memorial Heights	\$ 53.75 Million
E5 Amlı	\$ 47.5 Million
E6 Chase Bank	\$ 3.5 Million
E7 AmREIT	\$ 8 Million
E8 Windsor at Sienna	\$ 30.4 Million
E9 Legacy	\$ 75 Million
E10 Bubbles Car wash	\$ 3.9 Million

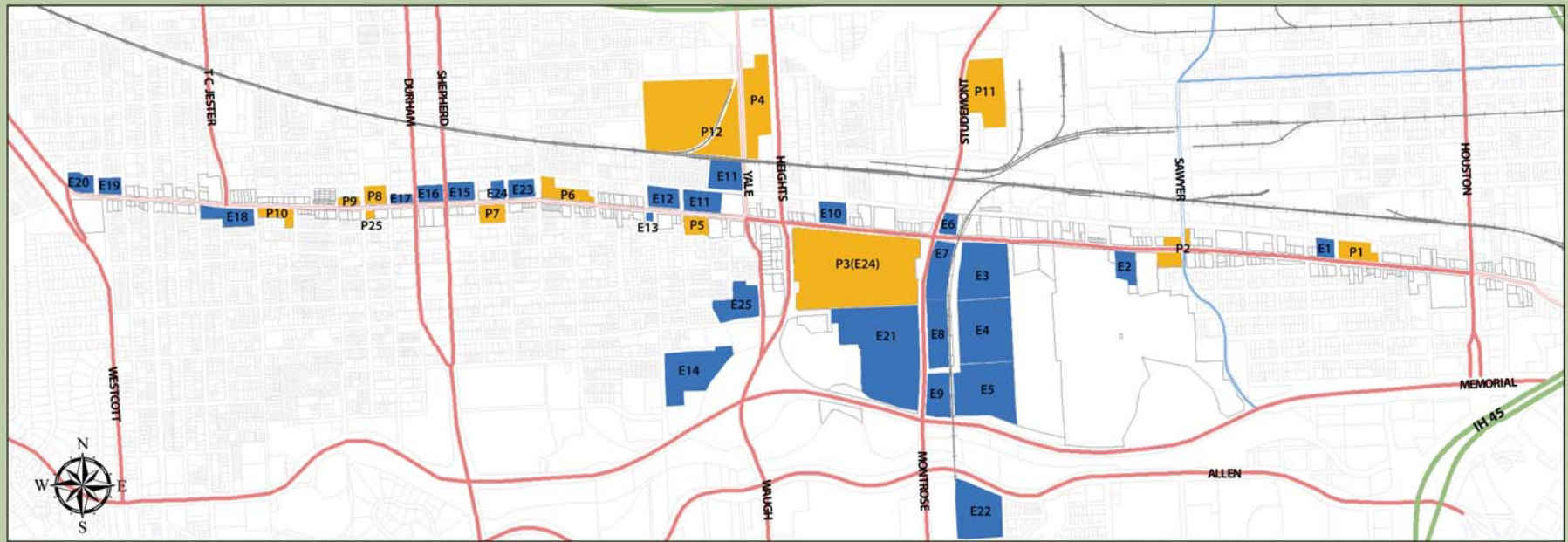
E11 The Morgan Group	\$ 45 Million
E12 Mike Baker	\$ 12 Million
E13 IKON Group	\$ 2.5 Million
E14 The Finger Companies	\$ 47.5 Million
E15 Larry Johnson	\$ 4 Million
E16 Barry Pulaski	\$ 4 Million
E17 Orr Commercial, Inc.	\$ 2.3 Million
E18 The Apex Group	\$ 4 Million
E19 Benjy's	\$ 1.2 Million
E20 Avi Ran	\$ 4 Million

Total: \$ 546.25 Million

E21 The Park at Memorial Heights	\$ 30 Million
E22 The Bel Air	\$ 70 Million
E23 Orr Commercial, Inc.	\$ 6.5 Million
E24 Pipeline Medical	\$ 1 Million
E25 Urban Living	\$ 3.2 Million
E24 Archstone	\$ 50 Million
E25 United Way Center	

Planned Development

P1 Lovett Commercial	
P2 Proposed Development	
P3 Archstone	\$ 170 Million
P4 Orr Commercial, Inc.	
P5 The Apex Group	\$ 5 Million
P6 Redevelopment	
P7 Orr Commercial, Inc	\$ 6.5 Million
P8 Urban Living	
P9 Urban Living	
P10 Oxberry Group - Retail Development	
P11 Verde	\$ 100 Million
P12 Gross/The Ainbinder Co.	\$ 150 Million



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CITY OF HOUSTON



WASHINGTON AVENUE

"I feel like I'm in a developing country when driving down Washington Avenue. There is such a stark difference between Washington Avenue and other great streets in Houston." — Thomas Corrigan

John Hancock Life Insurance Company
Real Estate Lending Department



Broken Fences



Graffiti



Sidewalks



Bus Stop



Leaning Fences



Curbs/Weeds



Trash



Accessibility

Legend for City's position per Washington Ave Corridor

Percentage	# of Items	Color Code	Items and Descriptions
1%	3	Black	1. Trash and/or Debris Removal: Contact 311. Private property is handled by NPD. Public property is handled by the public entity responsible for the sign/building/highway, etc.
3%	10	Blue	2. Graffiti Removal: Contact 311. Private property is handled by NPD. Public property is handled by the public entity responsible for the sign/building/highway, etc.
32%	101	Green	3. Landscape Maintenance (weed removal, grass/tree trimming); Citizen's responsibility.
58%	180	Red	4. Sidewalks and Curb Repair: * Citizen's responsibility. (Sidewalks: 38, Curbs: 142)
3%	8	Cyan	5. Fence Improvement/Repair: Citizen's responsibility.
1%	3	Pink	6. Signage or Billboard Maintenance: Sign Administration (PWE) enforces signage.
1%	4	Orange	7. ADA Accessibility: Mayor's Office for People with Disabilities
1%	2	Purple	8. Miscellaneous: Mayor's Office for People with Disabilities



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WASHINGTON AVENUE

CREATING A BETTER WASHINGTON AVENUE



WALKABLE STREETS - WIDE SIDEWALKS



INTENSIFY LAND USE - HIGHER DENSITY



NEIGHBORHOOD PARKS



MINIMIZE VISUAL CLUTTER



ENCOURAGE PEOPLE'S PLACES



ENHANCE MOBILITY FOR PEDESTRIANS, CYCLISTS AND PUBLIC TRANSIT USERS



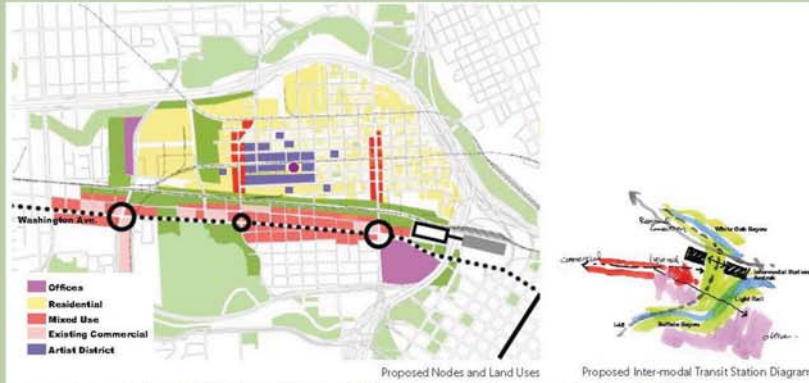
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BOARD 4.1

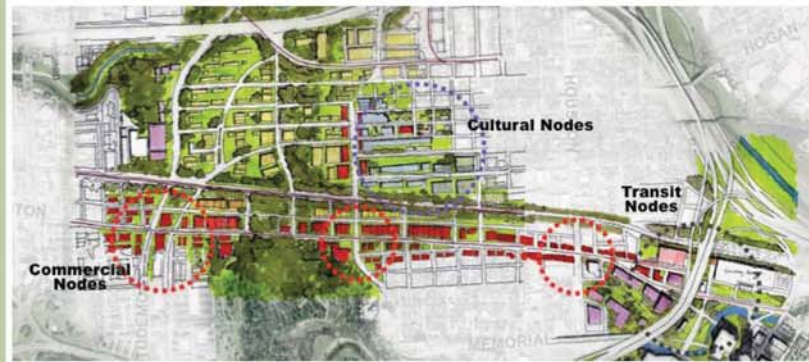
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WASHINGTON AVENUE

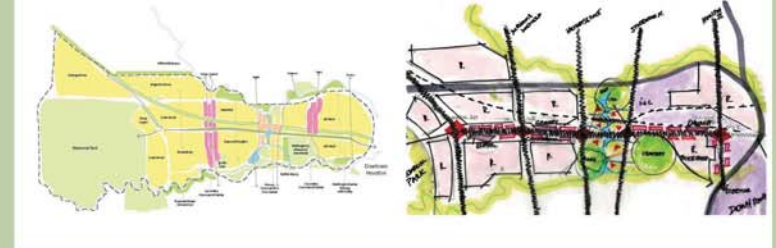


Potentials | Green Network
 The final potentials map, green network, shows how utilizing existing trails and green spaces in conjunction with abandoned rail lines and proposed green connections can produce a network of paths and outdoor spaces both around and through Super Neighborhood 22.



Land Use:
Nodes of Intervention
 Stephanie Gautama/Ji-Hyun Yoo
 Super Neighborhood 22 is strategically placed as the location for the urban expansion of downtown Houston in the future, yet its transportation and public infrastructure is clearly disconnected from the Central Business District. The neighborhood is also uniquely defined as 'Between the Bayous,' but the connection between these green bayous is missing.

STUDENTS WORK FROM SWA - SUMMER 2008



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WASHINGTON AVENUE



AVENUE POSSIBLE IMPROVEMENTS, ACTIVITY NODES AND PARK SYSTEM



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CITY OF HOUSTON



WASHINGTON AVENUE

- **MAKE WASHINGTON AVENUE BETTER**
- **HAPPEN NOW**
- **GET DEVELOPMENT COMMUNITY INVOLVED**

SHORT TERM SOLUTIONS

- Cure Violations ■
- Prevent Bars (Enforcement) ■
- Re-stripe Washington Avenue ■
- Plant Trees ■
- Signage and Branding ■
- Enforce Rules ■
- Repair/Upgrade Bus Shelters ■

LONG TERM SOLUTIONS

- 1st. Ward Quiet Zone ■
- Fix Curbs and Sidewalks ■
- Plant Trees ■
- Create a City Team to work with Residents and Developers in the area to address ongoing concerns ■
- Prepare Development Guidelines that promote a higher standard and unified vision for the Neighborhood ■

■ By City of Houston

■ By METRO

■ By Parcel Developer/Active Development Groups

■ By Civic Organizations



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BOARD 5.1

CITY OF HOUSTON



WASHINGTON AVENUE

“NOW MORE THAN EVER...”

The current financial environment is resulting in a stand-still in the real estate development industry.

Maintaining the momentum of great developments along Washington Avenue is critical.

City involvement and investment will help ensure continued improvement along Washington Avenue.



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CITY OF HOUSTON

