PRELIMINARY REPORT

B: Fulton Street / San Jacinto Street

APPLICANT: Tax Increment Reinvestment Zone (TIRZ) #21

JURISDICTION: City of Houston

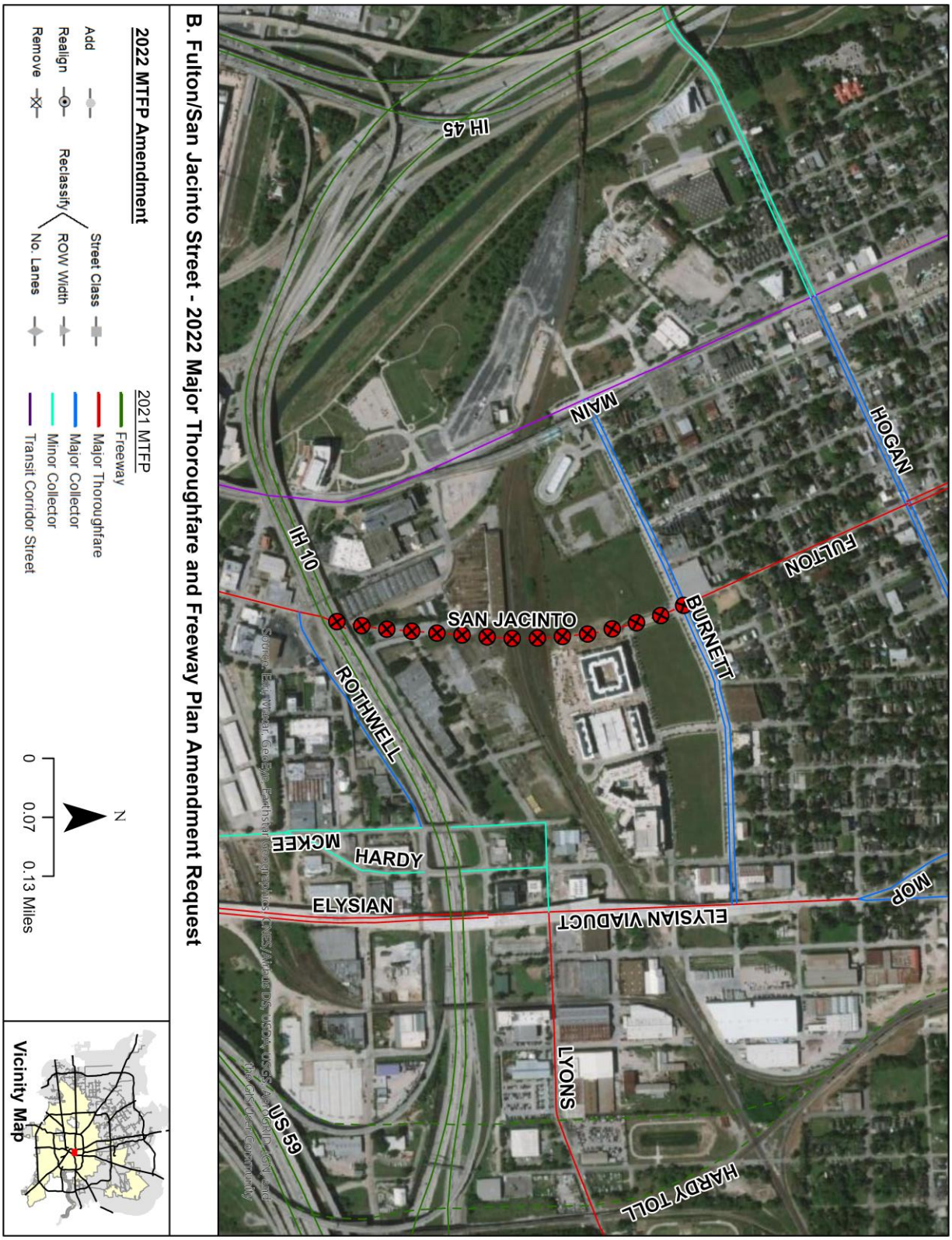
PRECINCT: Harris County Pct. 2
COUNCIL DISTRICT: H

PROPOSAL:
TIRZ #21 is requesting the deletion of a segment of the proposed Major Thoroughfare San Jacinto Street / Fulton Street, from Interstate Highway 10 to Burnett Street in the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:
The applicant, TIRZ #21, is a special district agency authorized to make public improvements within portions of Near Northside. TIRZ #21 is requesting to remove the proposed Major Thoroughfare from the City's MTFP because TIRZ #21 believes the connection is not desired, necessary, or feasible to construct.

The Major Thoroughfare San Jacinto Street / Fulton Street first appeared on the City's MTFP in 2010. The applicant states that at that time, the connection was intended to be constructed as a bridge as part of an agreement between the City and Cypress Real Estate Advisors (the original developer of Hardy Yards). TIRZ #21 was intended to reimburse Cypress for construction of the bridge. However, the applicant states that the effort was later abandoned due to the cost of the aerial easement, over the property owned by Union Pacific Railroad.

The applicant states further that the same agreement was amended to replace the Fulton-San Jacinto bridge connection with a modification of the Hernandez Tunnel. This modification replaced the grade separation at Burnett and Main Streets with an at-grade intersection. The applicant states that they have not reimbursed Cypress for the full cost of that project and are unable to take on another project like the Fulton-San Jacinto connection.

Additionally, the applicant states that multiple other mobility projects have been constructed and/or are in progress, rendering the segment of the proposed Major Thoroughfare connection unnecessary. The projects listed by the applicant include: the METRO Fulton/North Central extension, the Elysian Viaduct, the North Houston Highway Improvement Project, and the Hardy Toll Road Downtown Connector. The applicant states that an additional Major Thoroughfare connected to Downtown would introduce undesired traffic to the neighborhood.

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