



**BAGBY STREET IMPROVEMENT PROJECT**  
**OPEN HOUSE**  
DECEMBER 6, 2018



Downtown  
Redevelopment  
Authority

# OPEN HOUSE AGENDA

- Welcome
- Team Introduction
- Project Background
- Project Overview
- Corridor Design
- Block-by-Block Plans and Renderings
- Next Steps
- Tabletop Discussions



# DESIGN TEAM

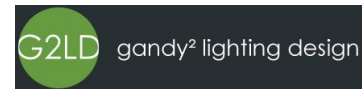
27% MWSDBE



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)

AS WE BUILD OUR  
CITY LET US THINK  
THAT WE ARE  
BUILDING FOREVER

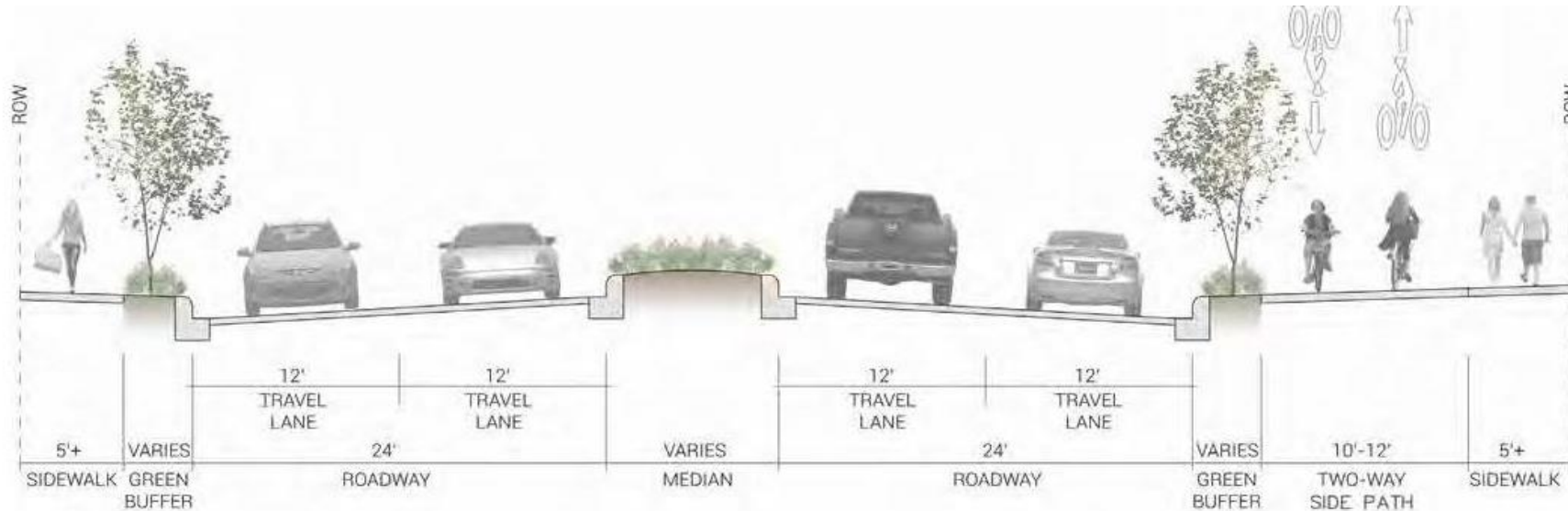
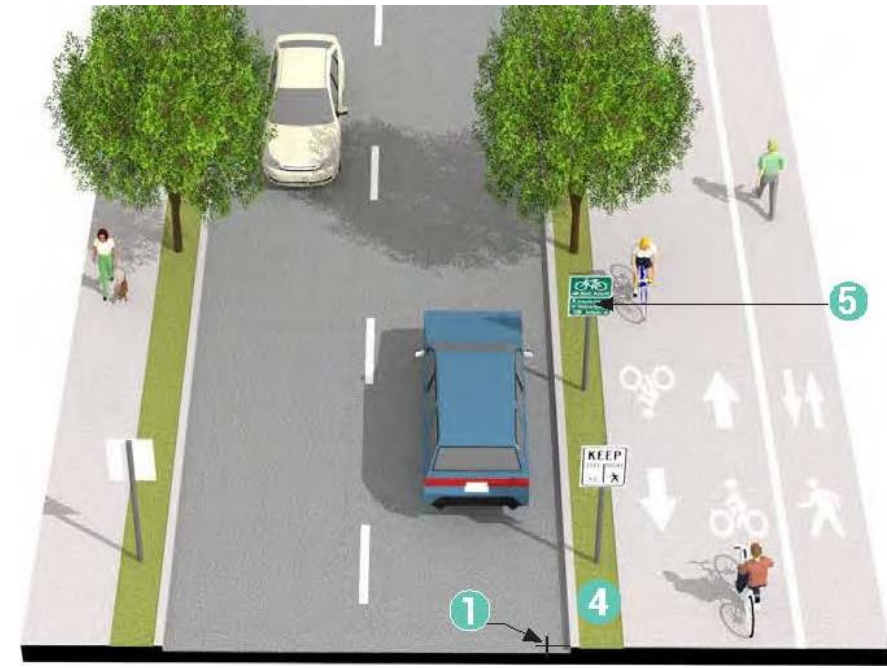
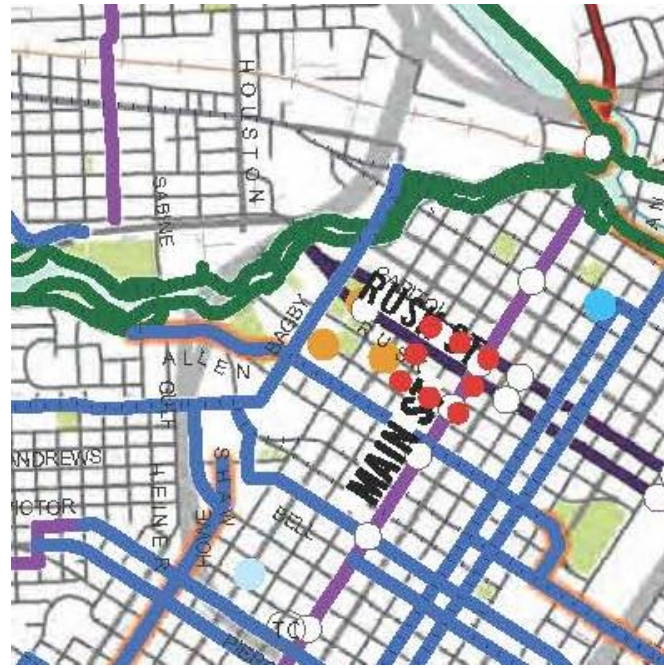


# HOUSTON BIKE PLAN

**HOUSTON  
BIKEPLAN**

City of Houston  
February 2017

Icons: Six bicycles of various styles (road, mountain, hybrid, etc.) arranged vertically.

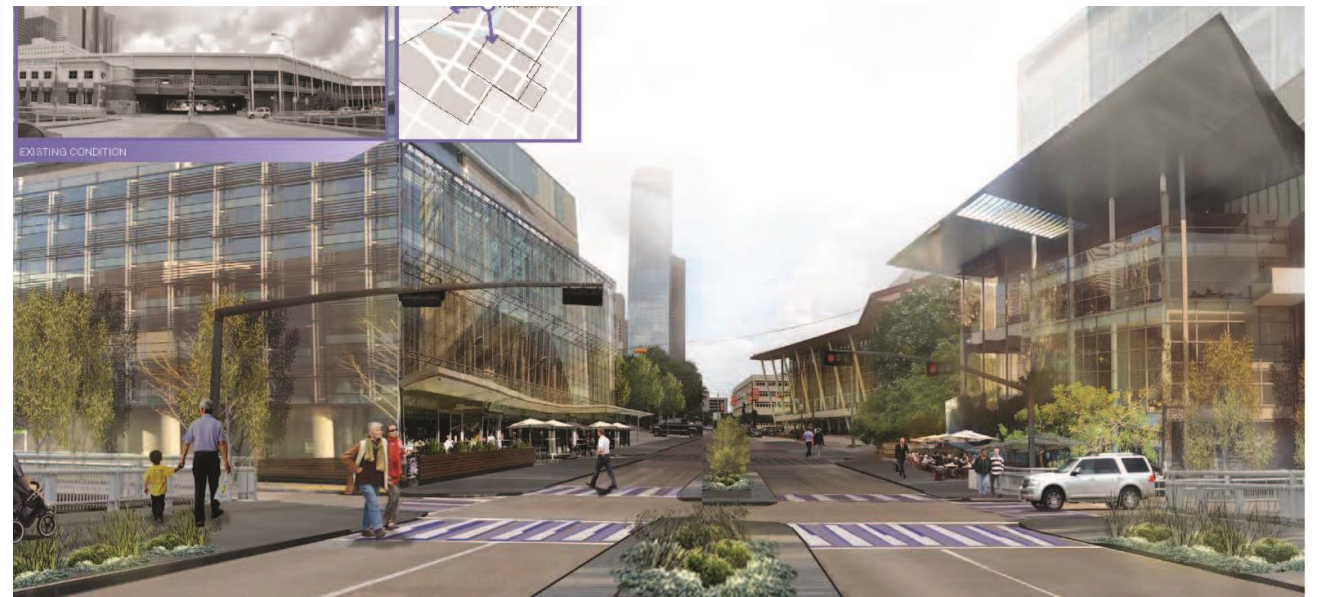
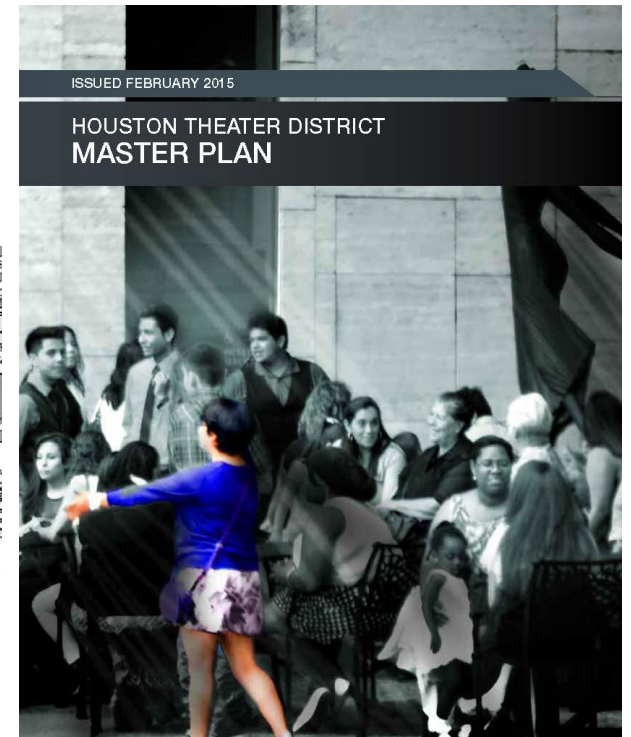
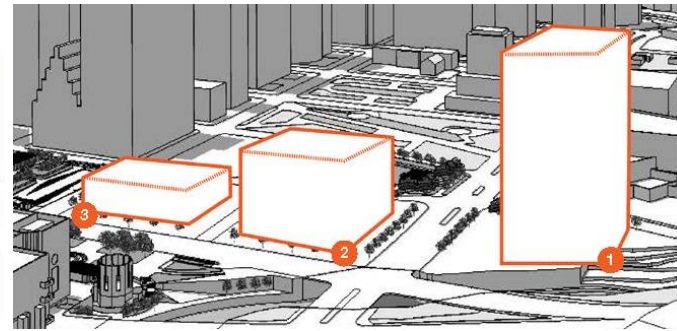


# THEATER DISTRICT MASTER PLAN

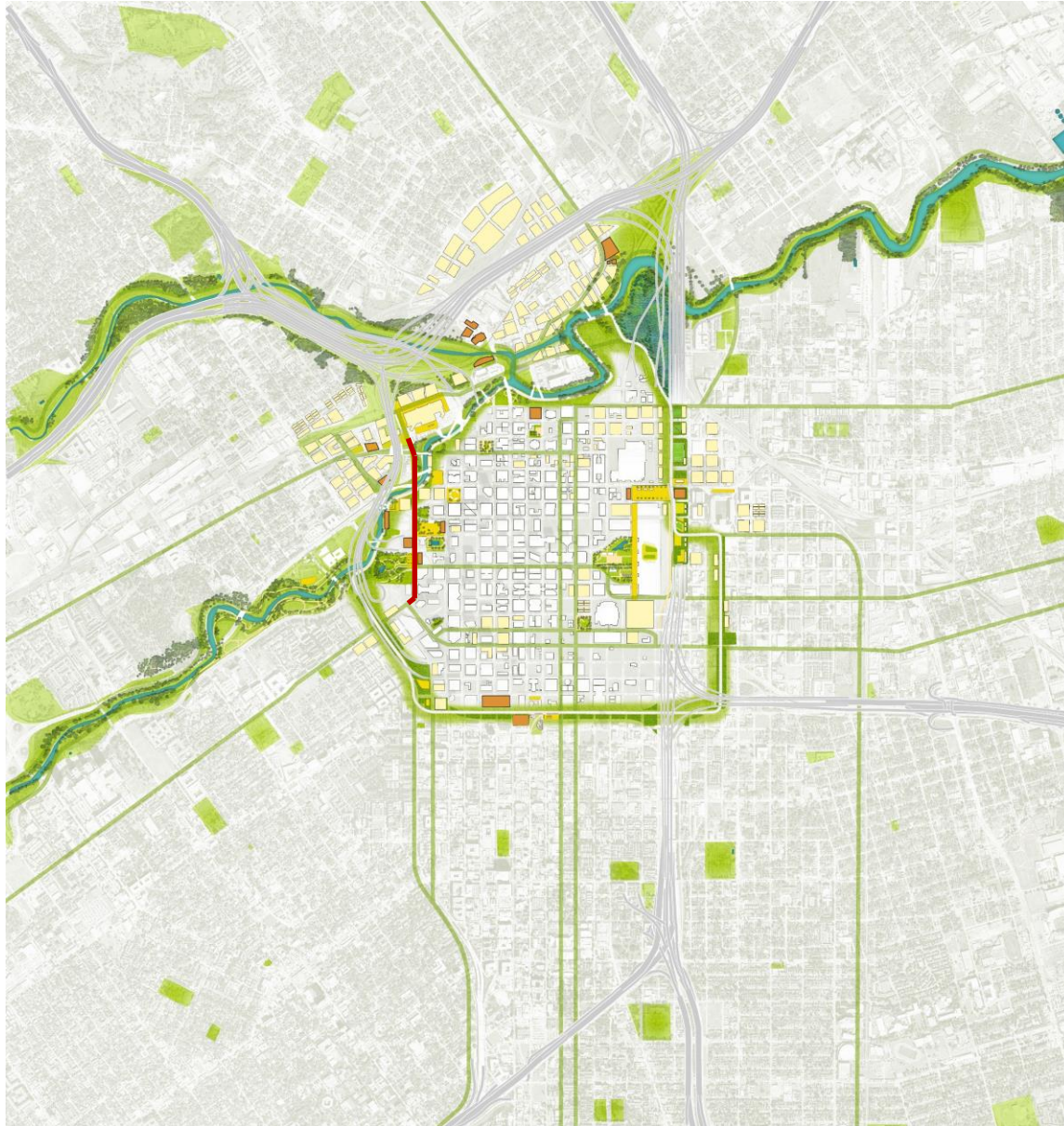
2025 MASTER PLAN



- Theater District Boundary
- Focus Area: Center Stage
- Focus Area: Bagby Boulevard
- Existing Built Form
- Proposed Built Form
- Proposed Cafe
- Open Space
- Existing Landscape
- Proposed Landscape
- Proposed Street Grid
- Pedestrian Trail
- Festival Street
- Branded Crosswalk
- Existing Pedestrian Bridge
- Proposed Pedestrian Bridge



# PLAN DOWNTOWN



Plan Downtown

## CONVERGING

Culture, Lifestyle & Commerce

SETTING A 20 YEAR VISION:

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

PILLARS



STRATEGIES

- 1 Enhance and expand Downtown's activities and attractions.
- 2 Create Downtown's Green Loop.
- 3 Enliven Downtown through enhanced walkability and engaging places.
- 4 Support Downtown's existing businesses and promote corporate attraction.
- 5 Build Downtown's innovation ecosystem and the office of the future.
- 6 Catalyze Downtown's emerging neighborhoods.
- 7 Support a comprehensive Central City Housing Plan.
- 8 Capture the value of Downtown's central position.
- 9 Implement a smart network of great streets.
- 10 Be a national leader for connectivity innovation.



# PLAN DOWNTOWN



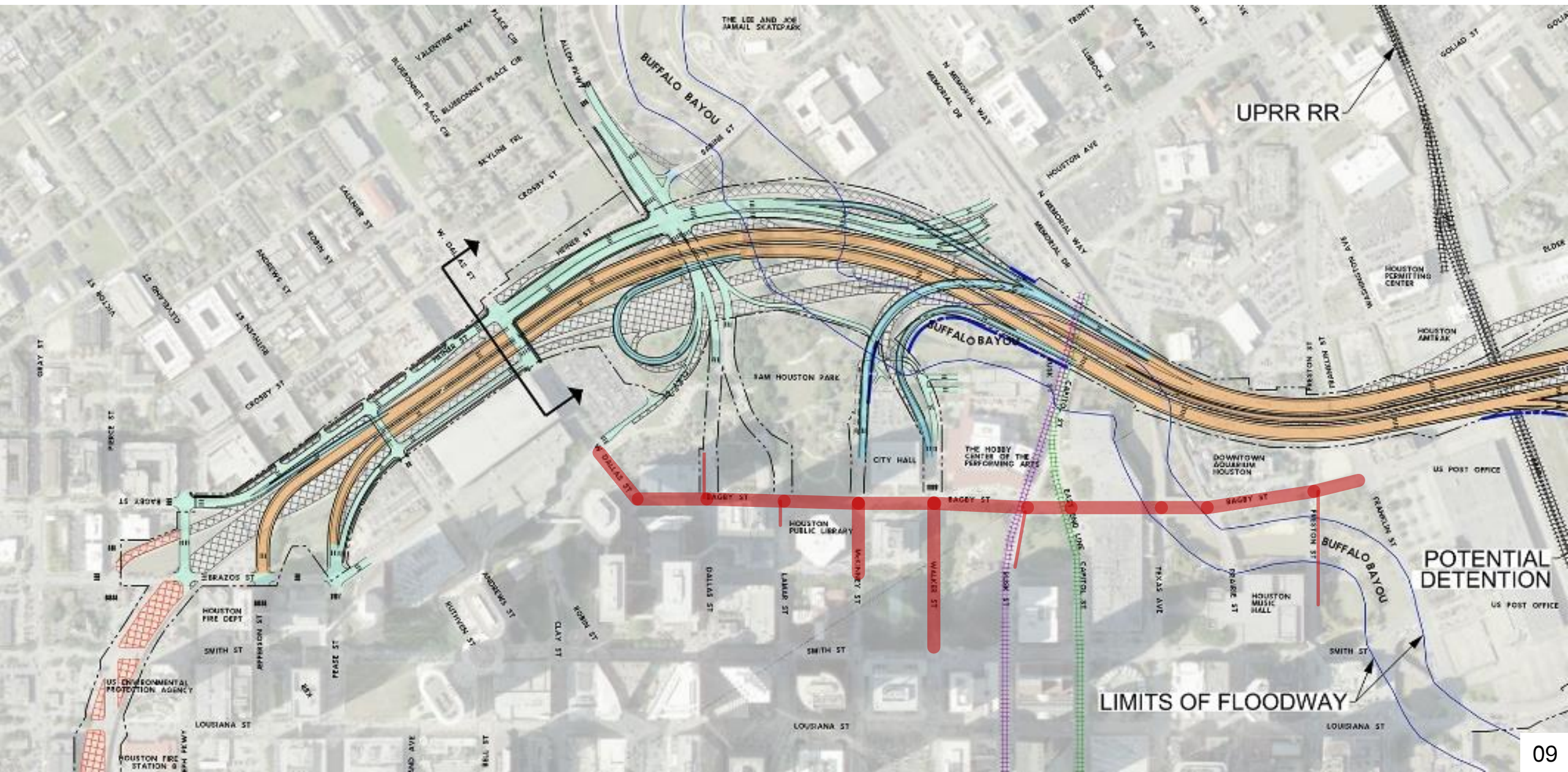
## West:

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.

- 8 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.
- 9 Prioritize critical functions and facilities for the Houston Police and Fire Departments, relocating ancillary services and functions to alternative sites.
- 10 Investigate methods to redevelop the City's Justice Complex as a strategic location for high-profile civic uses, governmental offices, and new housing.
- 11 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.
- 12 Develop an observation deck with a full 360 view, located on Downtown's Green Loop along the west side.
- 13 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.
- 14 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.
- 15 Redevelop west side open spaces - Jones Plaza, Hermann Square, Tranquillity 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.
- 16 Rebuild Bagby Street as a welcoming gateway to Downtown from the west.
- 17 Redevelop Bayou Place in accordance with the 2016 *Houston Theater District Master Plan* to enliven the Buffalo Bayou frontage and the reimagined Jones Plaza and Bagby Street.
- 18 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.






# NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT



# WESTERN DOWNTOWN FACILITIES MASTER PLAN

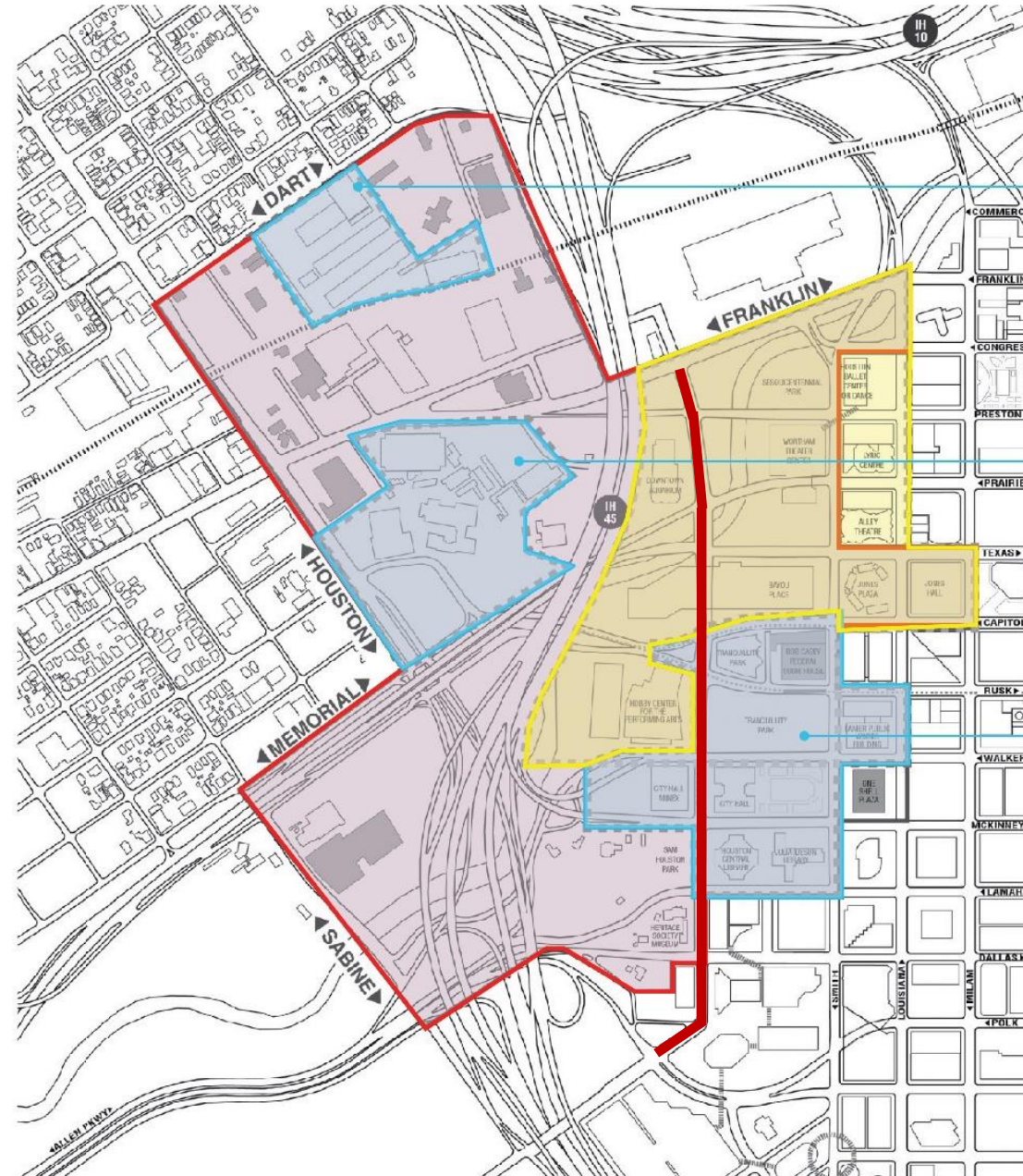
## Study Area

-  Theater District
-  Study Area
-  Development Focus Areas

## Scope

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

## Team



Fire Complex

Police + Courts Complex

City Hall Civic Center

# BAGBY STREET | TRAFFIC IMPACT ANALYSIS

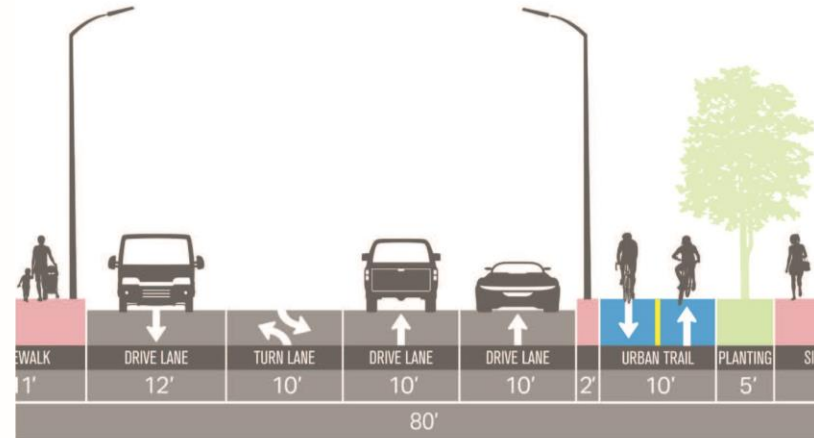
## BAGBY STREET IMPROVEMENT PLAN



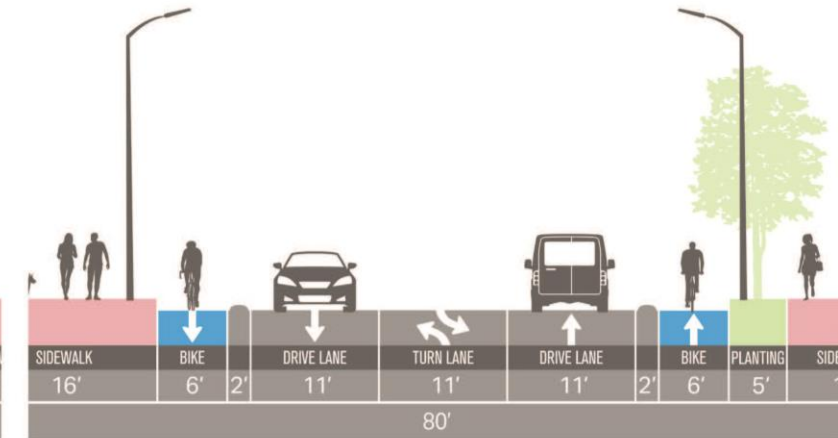
APRIL  
2018



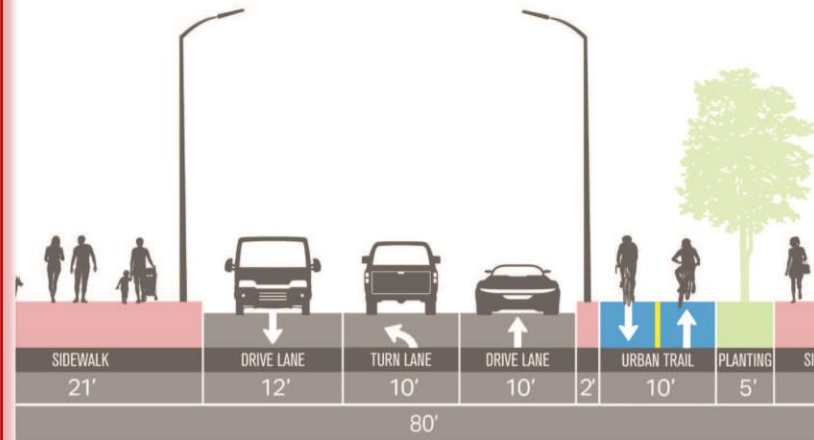
Alternative 1



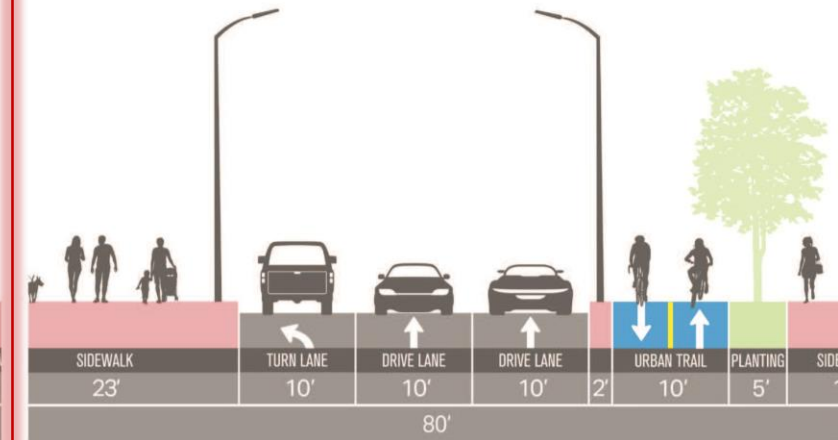
Alternative 3



Alternative 2



Alternative 4



Consultants: Phase I



Traffic Engineers, Inc.



Lockwood Andrews Newnam, Inc.



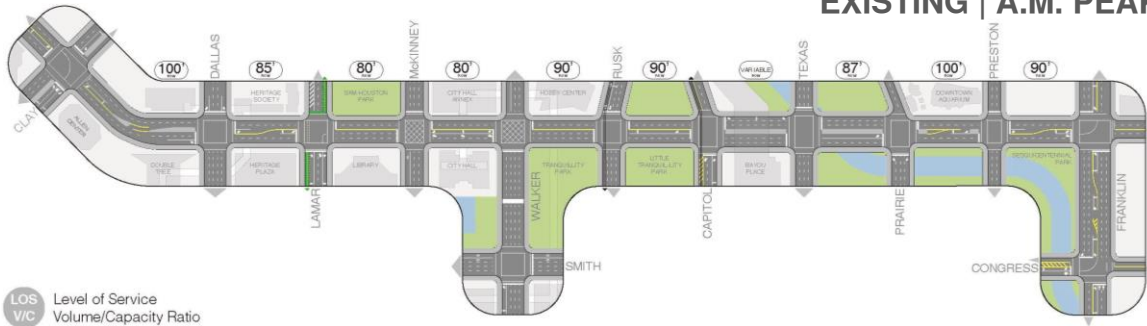
C.N. Koehl Urban Forestry, Inc.



CJ Hensch & Associates, Inc.

# TRAFFIC OPERATIONS | SELECTED ALTERNATIVE

EXISTING | A.M. PEAK



LOS  
V/C Level of Service  
Volume/Capacity Ratio

	West Dallas at Clay	Bagby at Dallas	Bagby at Lamar	Bagby at McKinney	Bagby at Walker	Bagby at Rusk	Bagby at Capitol	Bagby at Texas	Bagby at Prairie	Bagby at Preston	Bagby at Franklin
2020	C 0.558	B 0.397	B 0.235	C 0.474	C 0.378	B 0.479	B 0.303	C 0.438	B 0.231	C 0.254	B 0.170
2040 NHHIP	C 0.603	B 0.440	A 0.263	C 0.599	C 0.439	B 0.475	A 0.293	B 0.494	B 0.256	B 0.163	B 0.263

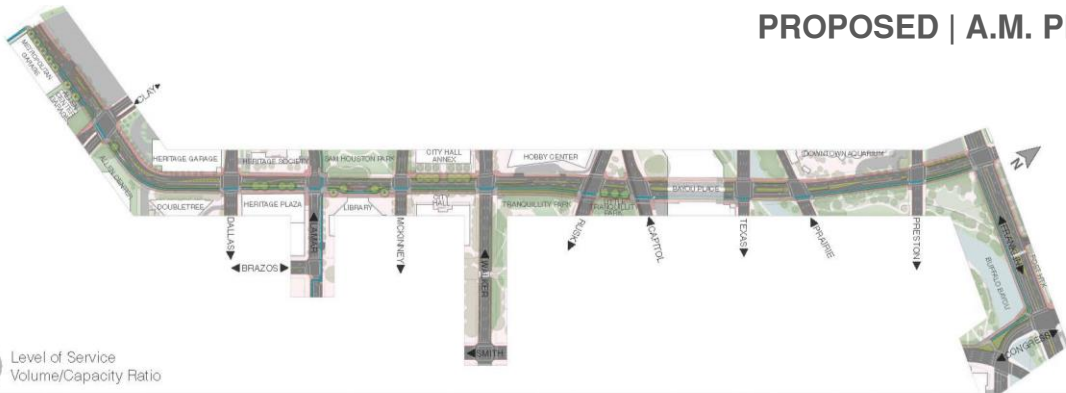
EXISTING | P.M. PEAK



LOS  
V/C Level of Service  
Volume/Capacity Ratio

	West Dallas at Clay	Bagby at Dallas	Bagby at Lamar	Bagby at McKinney	Bagby at Walker	Bagby at Rusk	Bagby at Capitol	Bagby at Texas	Bagby at Prairie	Bagby at Preston	Bagby at Franklin
2020	D 0.611	D 0.393	B 0.477	B 0.308	F 0.582	B 0.261	B 0.398	B 0.349	B 0.481	C 0.261	C 0.296
2040 NHHIP	C 0.620	B 0.319	B 0.524	B 0.291	C 0.656	B 0.210	B 0.404	B 0.367	B 0.590	B 0.189	C 0.331

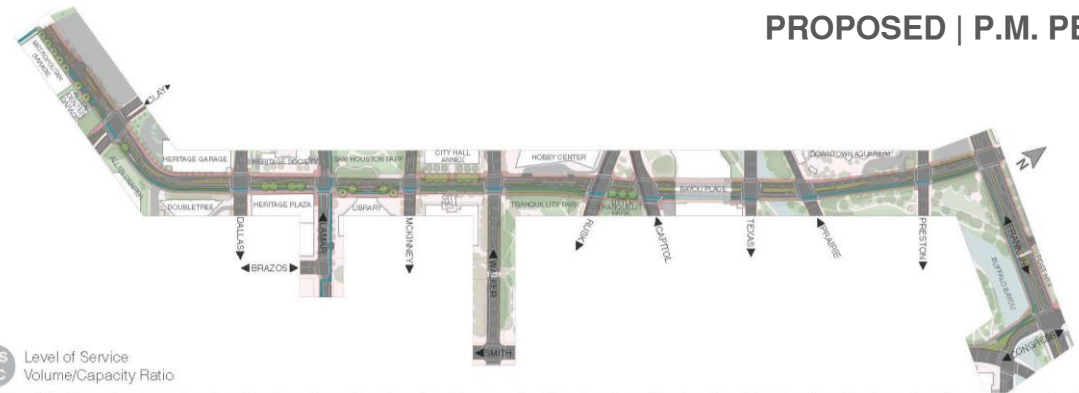
PROPOSED | A.M. PEAK



LOS  
V/C Level of Service  
Volume/Capacity Ratio

	West Dallas at Clay	Bagby at Dallas	Bagby at Lamar	Bagby at McKinney	Bagby at Walker	Bagby at Rusk	Bagby at Capitol	Bagby at Texas	Bagby at Prairie	Bagby at Preston	Bagby at Franklin
2020	C 0.571	B 0.467	B 0.426	C 0.520	C 0.523	B 0.493	B 0.307	B 0.472	B 0.229	B 0.305	B 0.176
2040 NHHIP	C 0.603	B 0.523	B 0.470	D 0.649	C 0.605	B 0.497	A 0.298	B 0.523	B 0.256	B 0.178	B 0.272

PROPOSED | P.M. PEAK

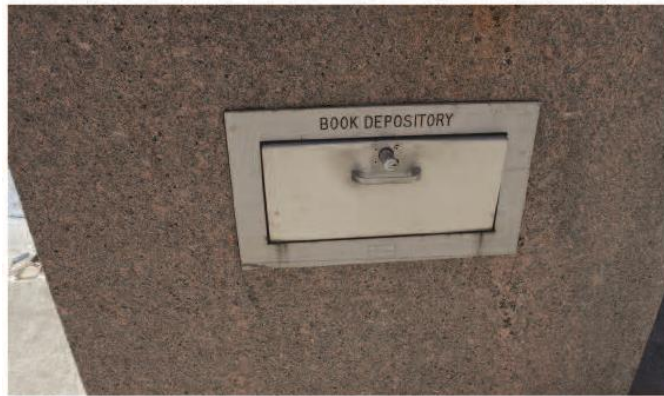
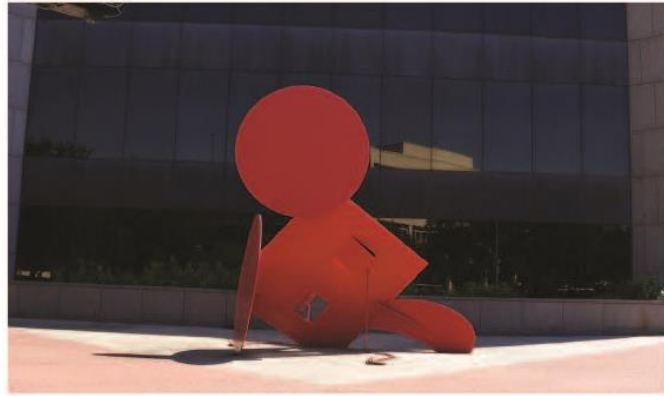


LOS  
V/C Level of Service  
Volume/Capacity Ratio

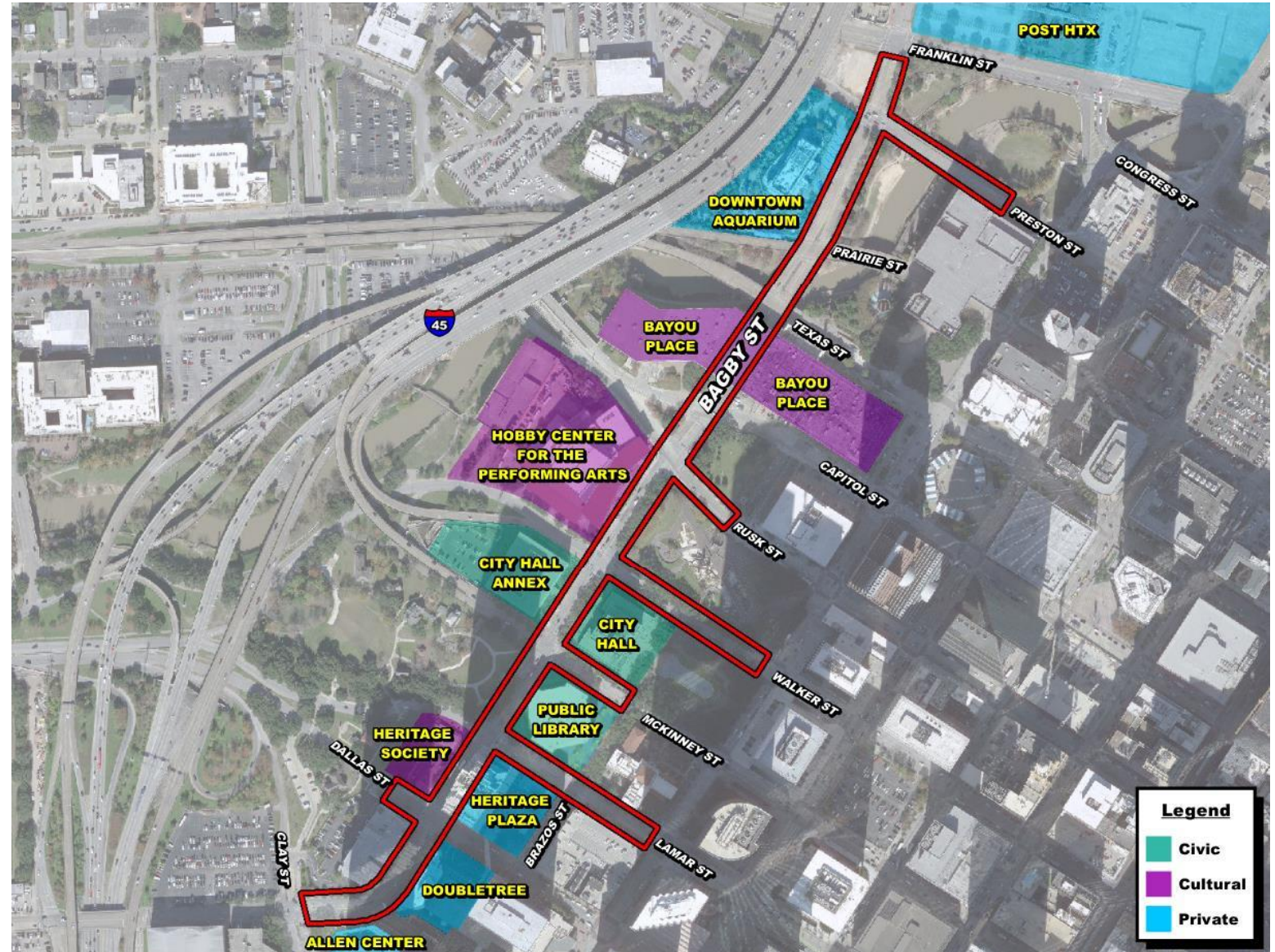
	West Dallas at Clay	Bagby at Dallas	Bagby at Lamar	Bagby at McKinney	Bagby at Walker	Bagby at Rusk	Bagby at Capitol	Bagby at Texas	Bagby at Prairie	Bagby at Preston	Bagby at Franklin
2020	C 0.610	C 0.581	B 0.760	B 0.408	F 0.792	B 0.268	B 0.485	B 0.434	B 0.578	B 0.442	C 0.463
2040 NHHIP	C 0.620	B 0.473	B 0.600	B 0.364	D 0.873	B 0.213	B 0.489	B 0.436	B 0.590	B 0.308	C 0.413

# BAGBY STREET IMPROVEMENT PROJECT

## PROJECT OVERVIEW



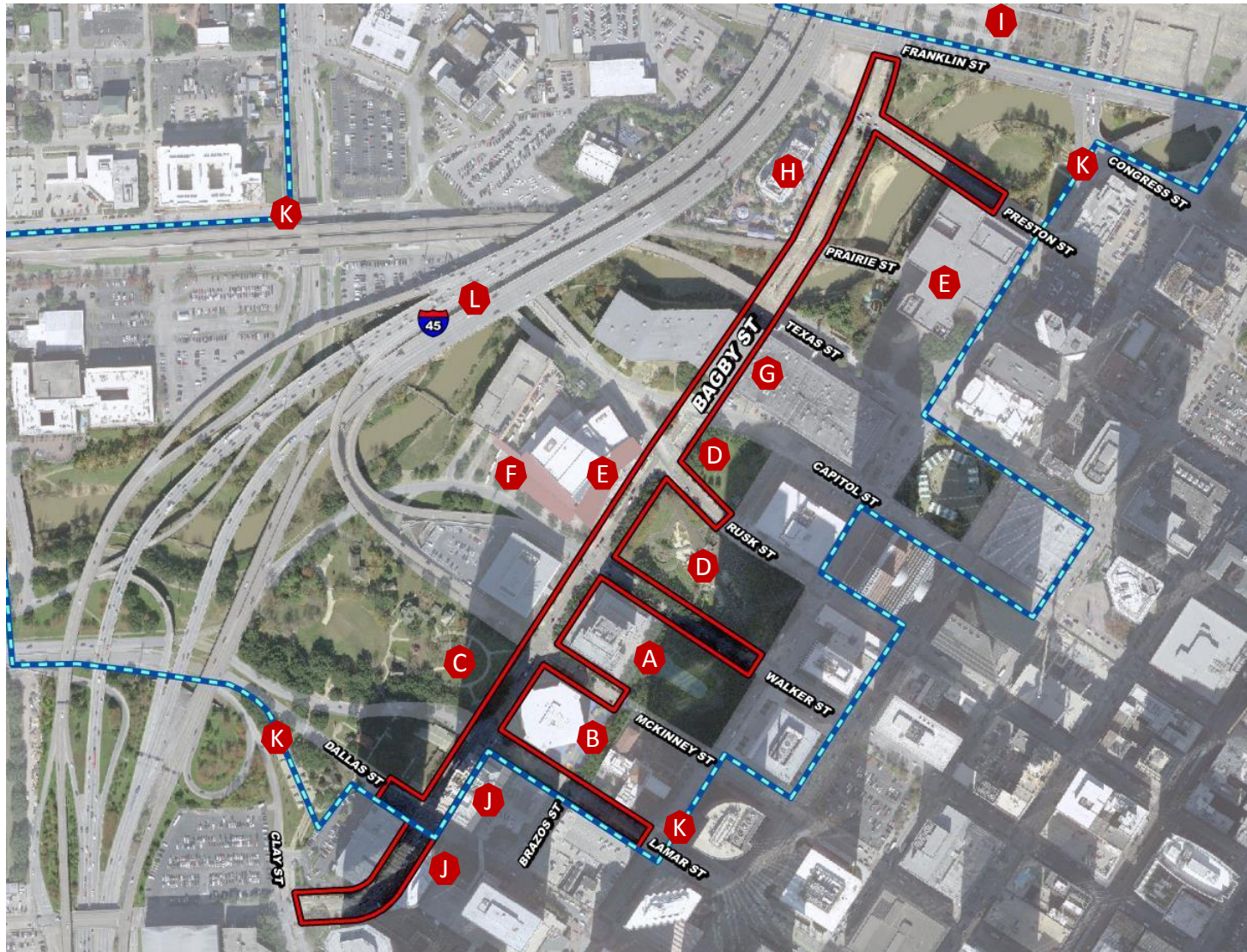
# STREET OF CIVIC & CULTURAL FACILITIES



# STREET OF PARKS



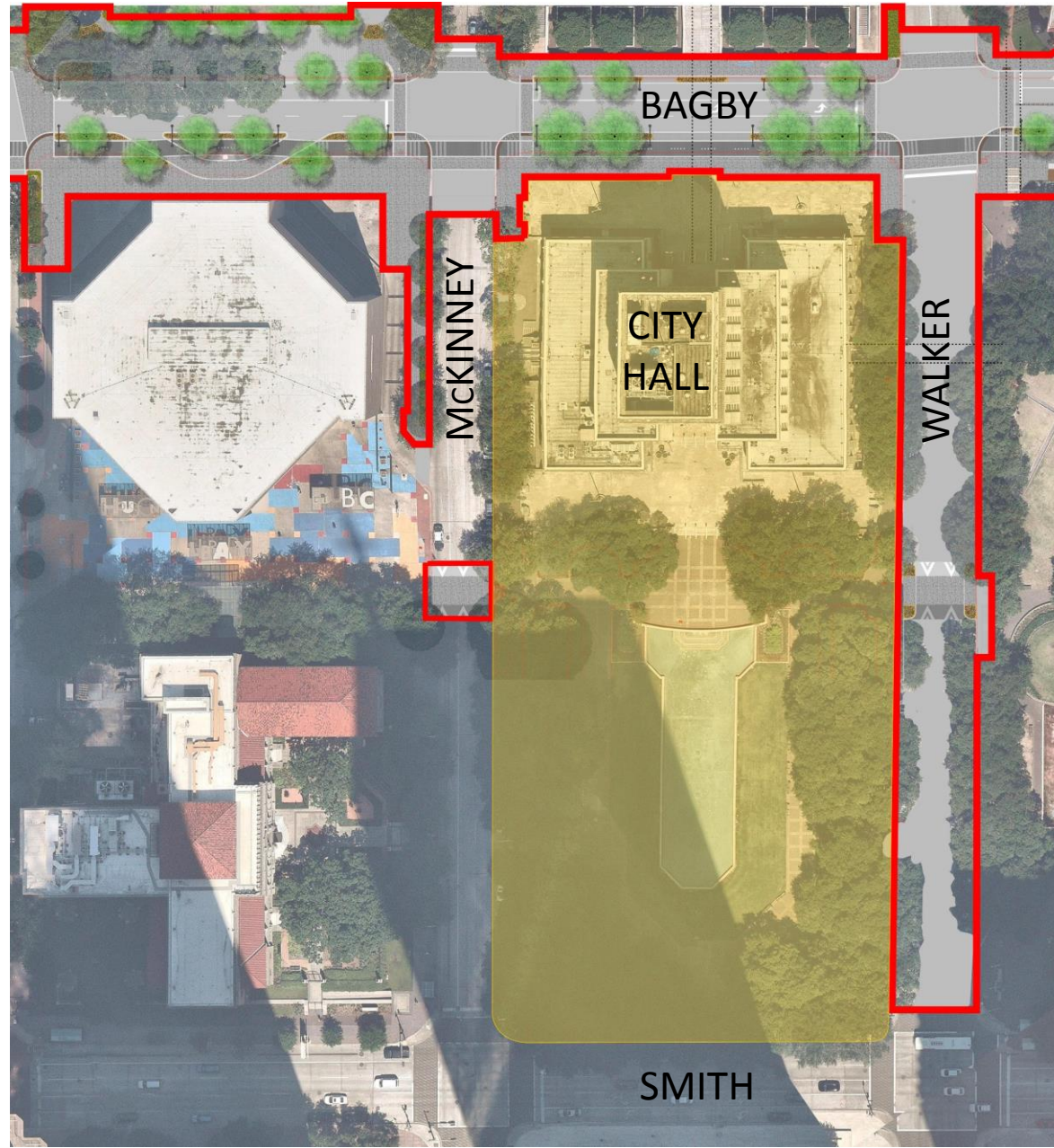
# STAKEHOLDER COORDINATION



- A. **City Hall & Hermann Square**  
[MOSE, GSD, HPARD]
- B. **Central Library & Barbara Bush Literacy Plaza**  
[HPL, GSD]
- C. **Sam Houston Park**  
[MOSE, GSD, HPARD, Heritage Society]
- D. **Tranquillity Park & Little Tranquillity Park**  
[HFC, GSD, HPARD]
- E. **Hobby Center & Wortham Theater**  
[HFC, Houston Ballet, Houston Grand Opera]
- F. **Margaret Alkek Educational Building**  
[TUTS]
- G. **Bayou Place**  
[The Cordish Companies]
- H. **Downtown Aquarium**  
[Landry's]
- I. **Post HTX**  
[Lovett Commercial]
- J. **Heritage Plaza & DoubleTree Hotel**  
[Brookfield]
- K. **Western Downtown Facilities Master Plan**  
[GSD]
- L. **North Houston Highway Improvement Project**  
[TxDOT]

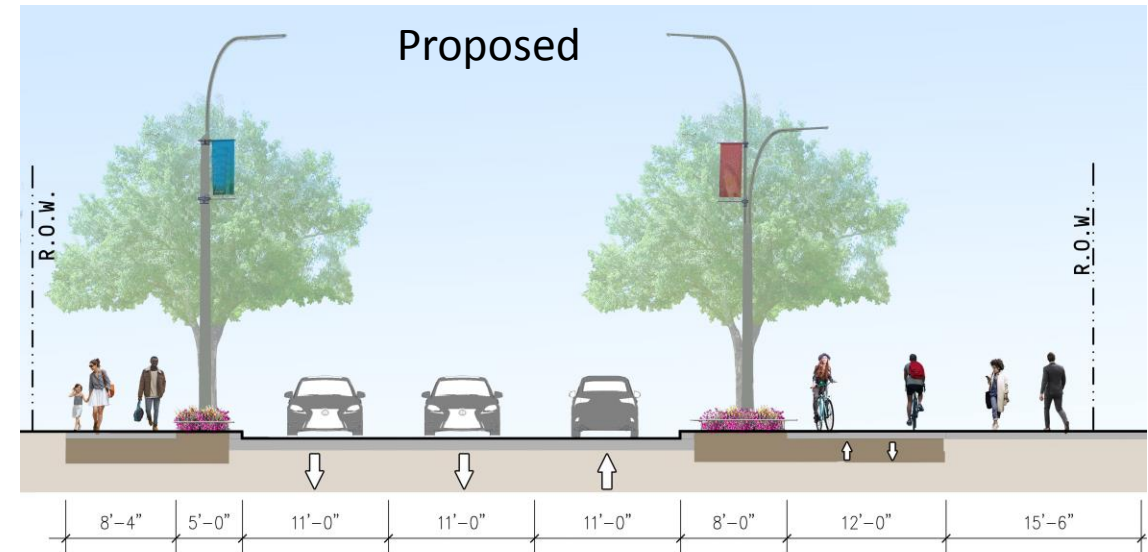
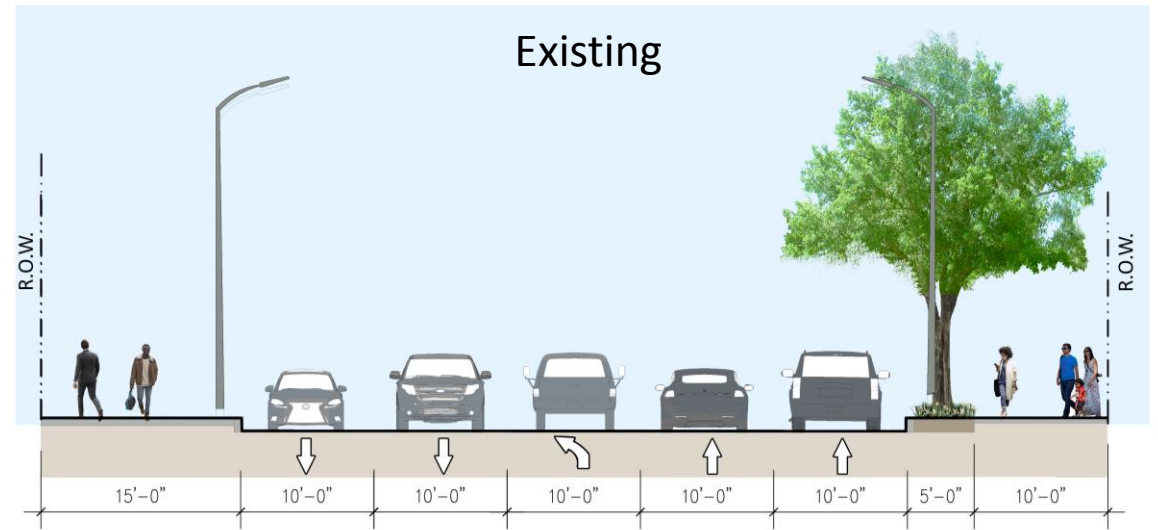


# COORDINATION AT CITY HALL & HERMANN SQUARE



# 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

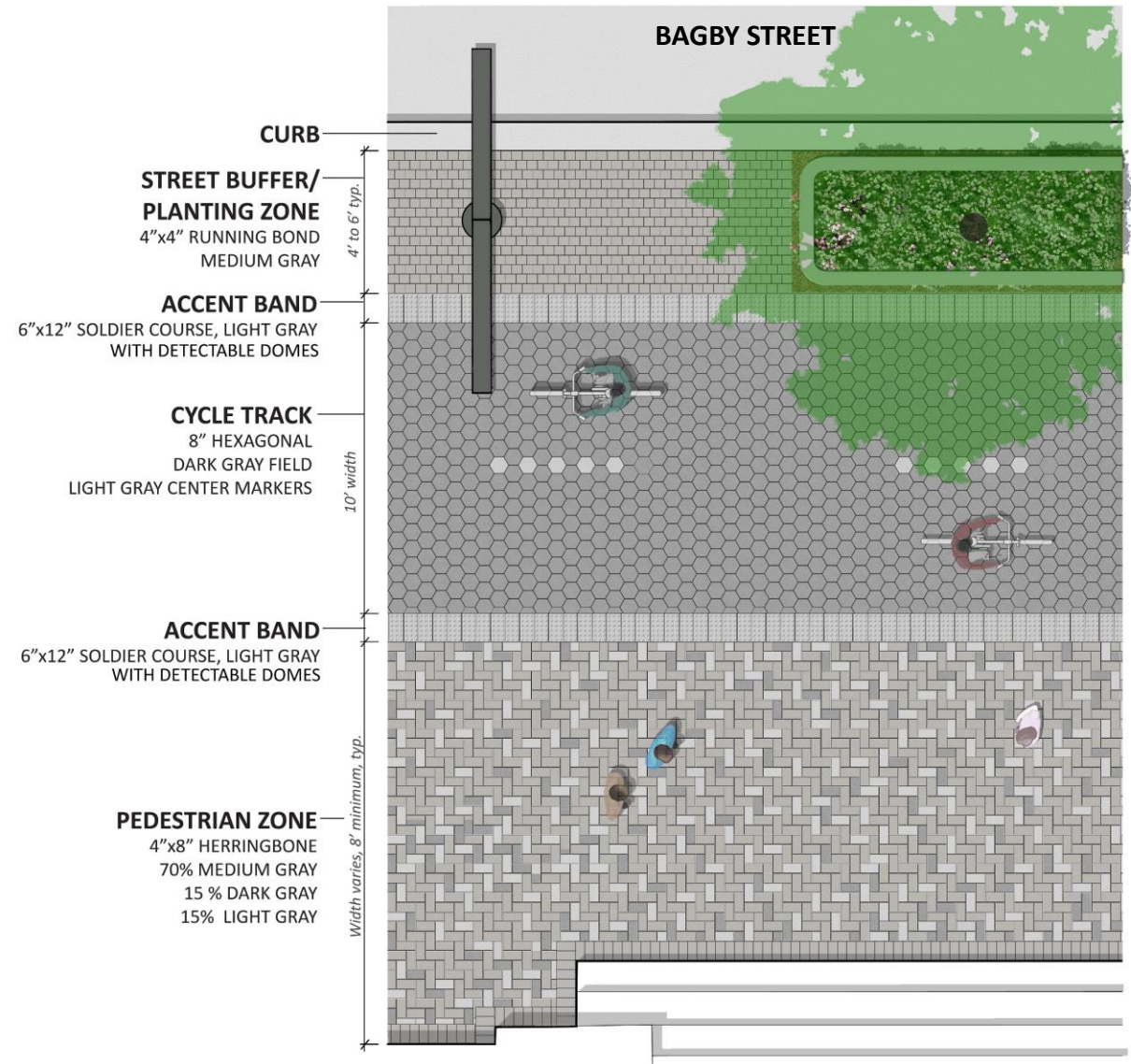


**BAGBY ST.**

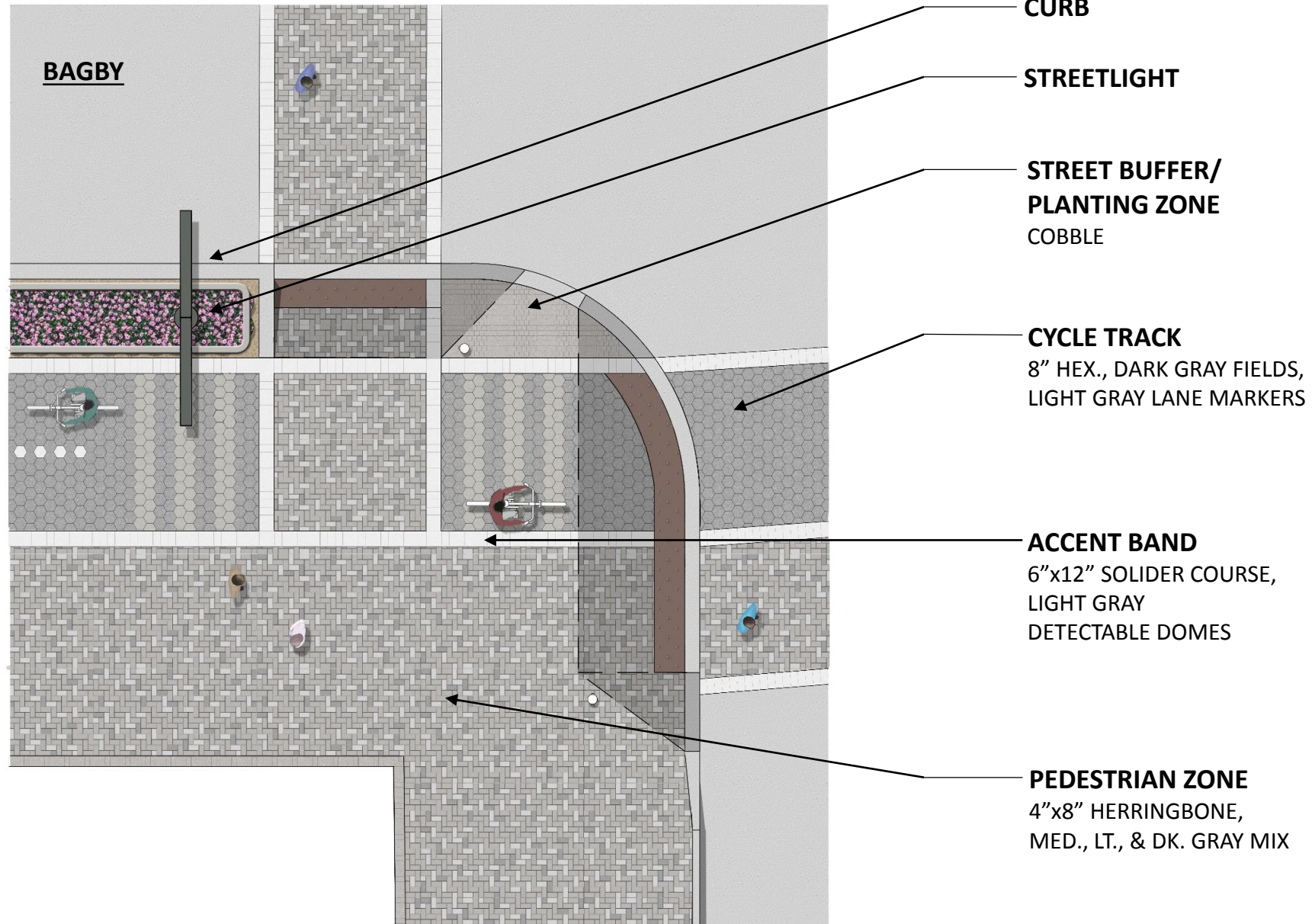
**STREET BUFFER/  
PLANTING ZONE**  
4' TO 6' WIDTH

**CYCLE TRACK**  
10' WIDTH w/  
1' ACCENT BAND  
EACH SIDE

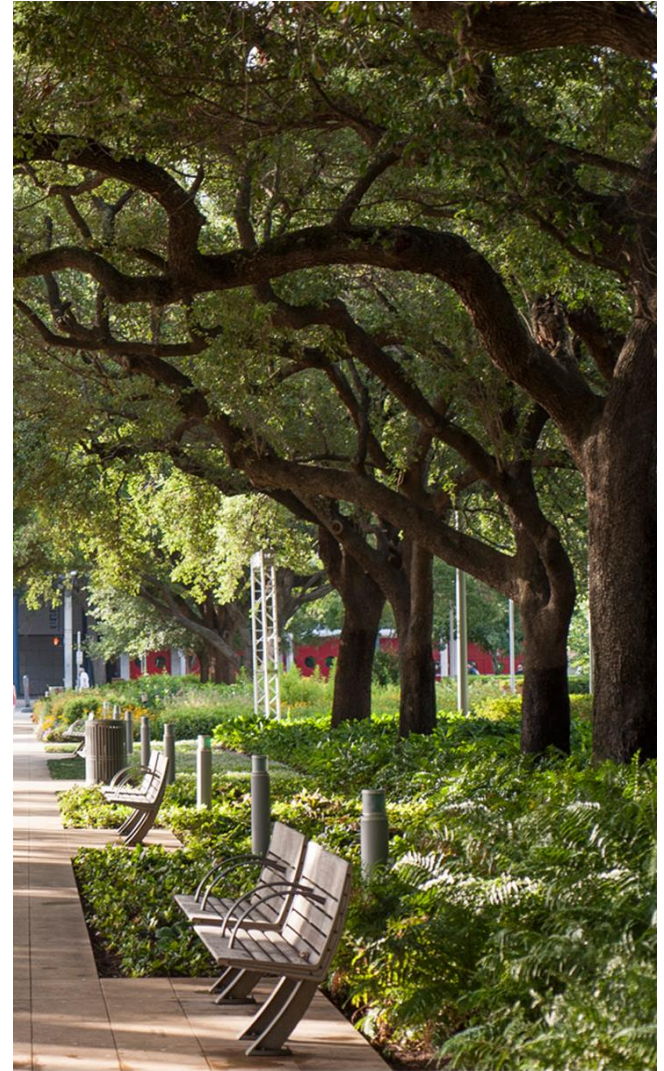
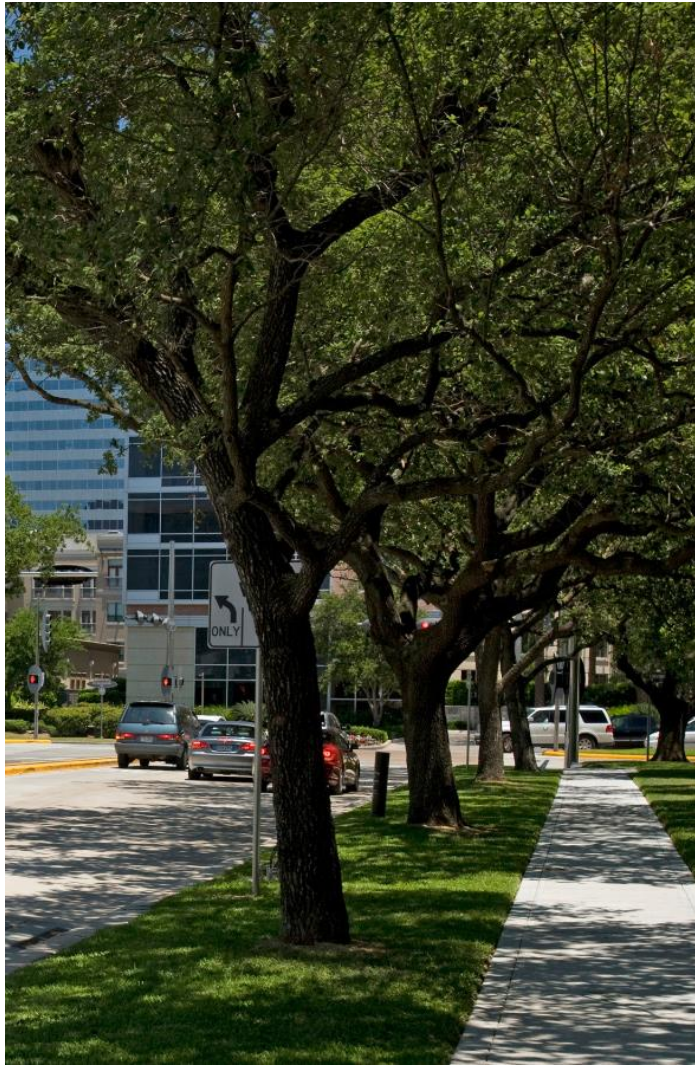
**PEDESTRIAN  
ZONE**  
WIDTH VARIES



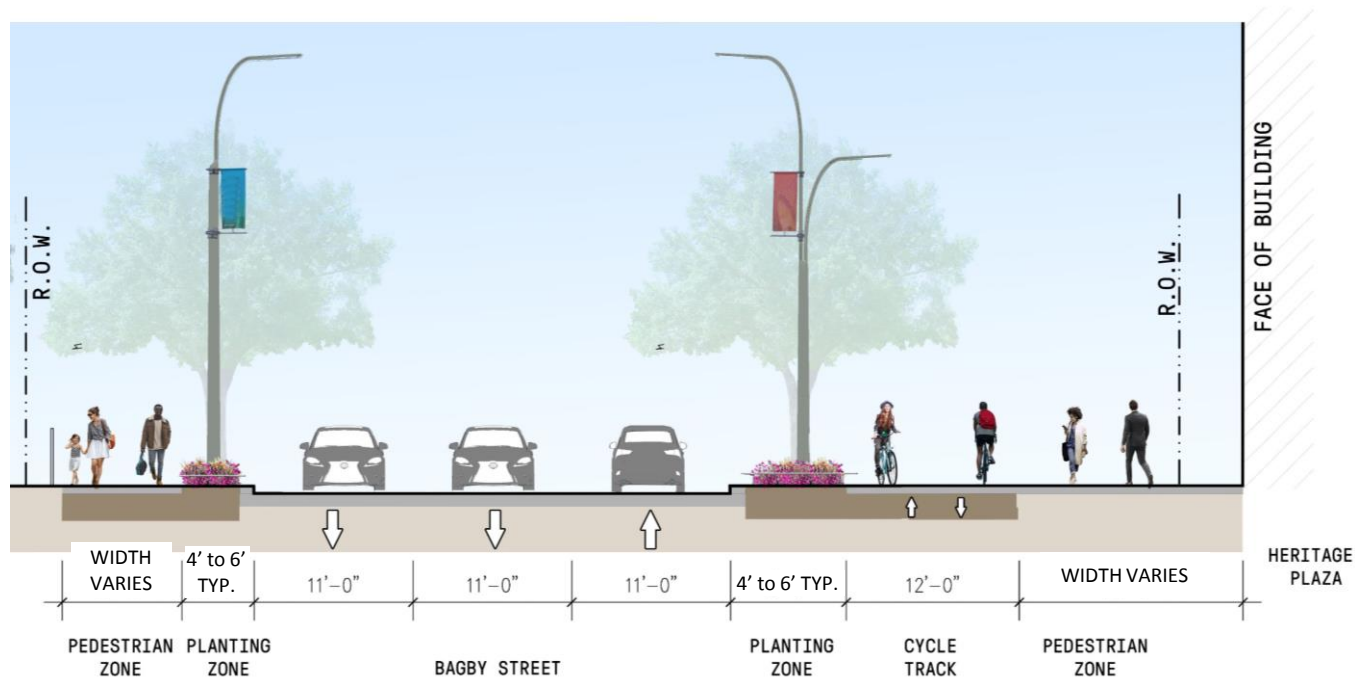
# TYPICAL STREET CORNERS



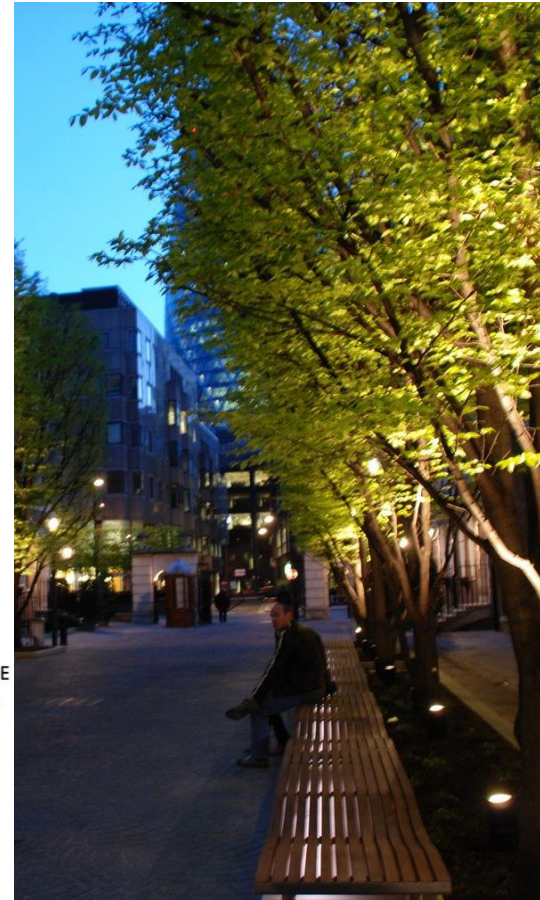
# CORRIDOR LANDSCAPING



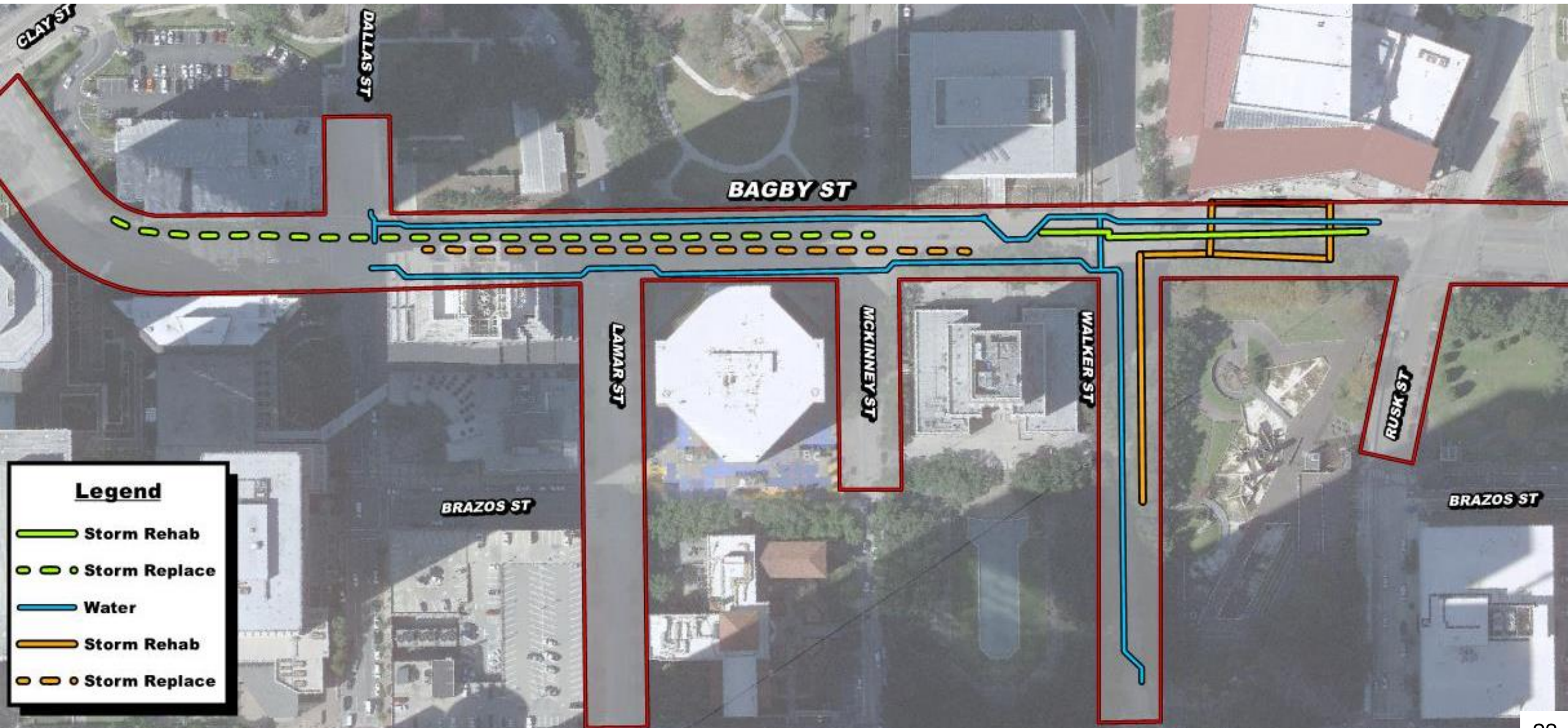
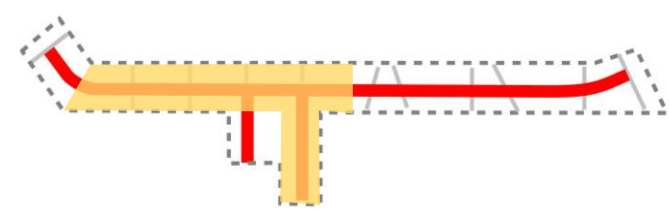
# CORRIDOR LIGHTING



TYPICAL LIGHTING SECTION



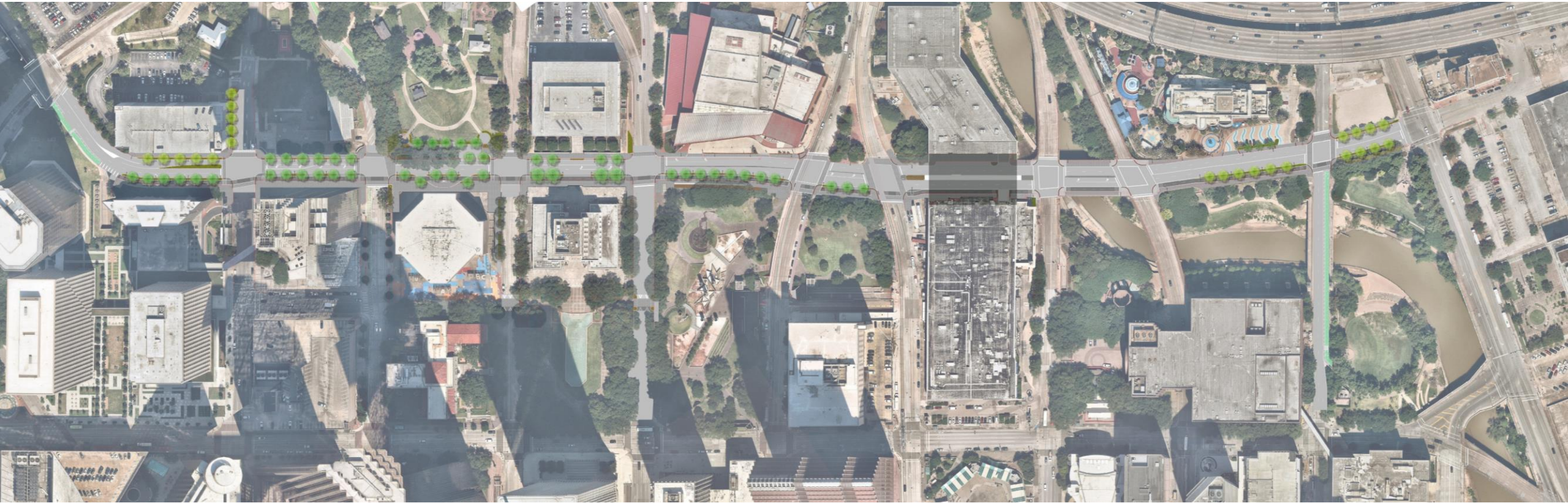
# CORRIDOR UTILITIES



**Legend**

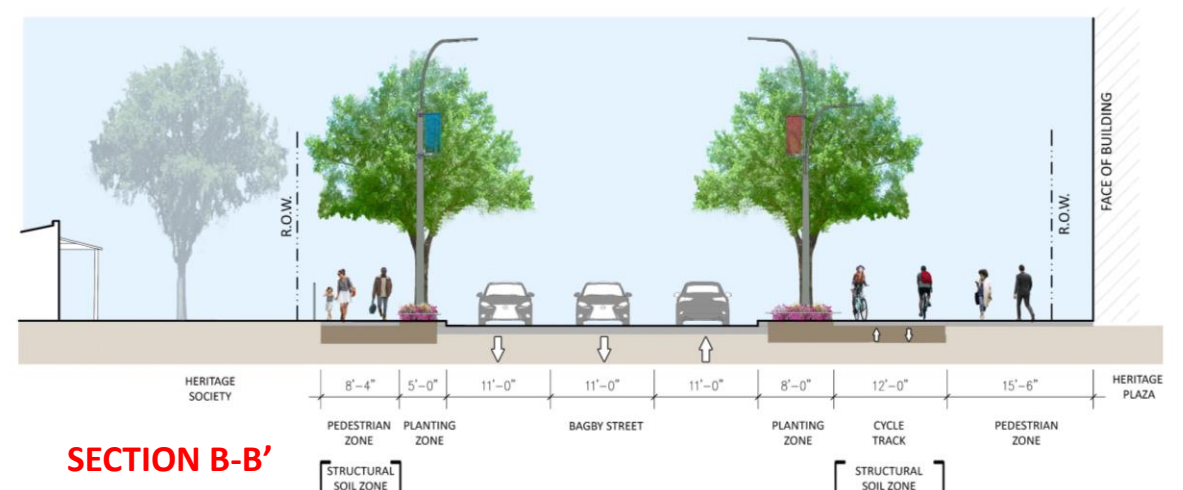
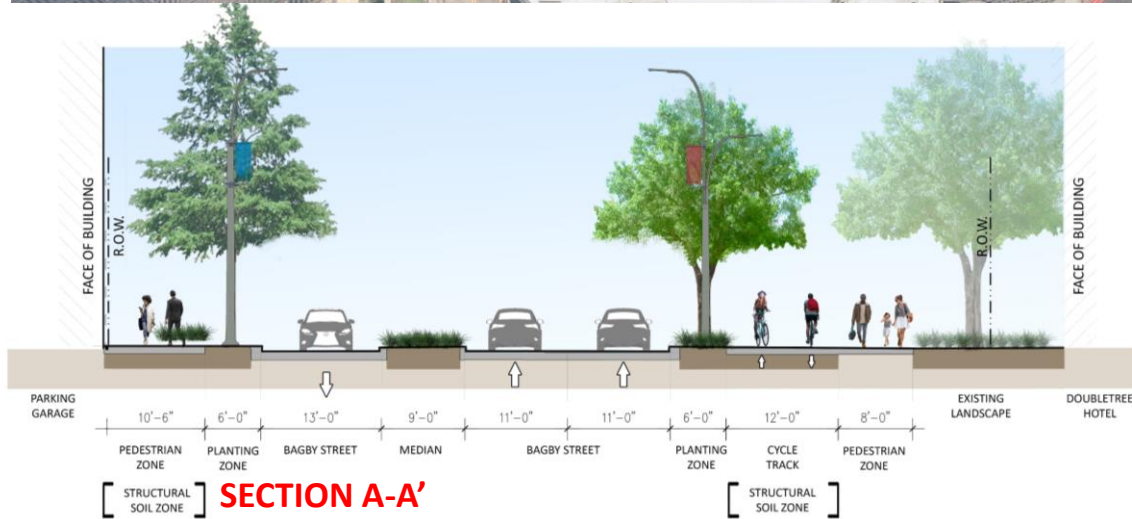
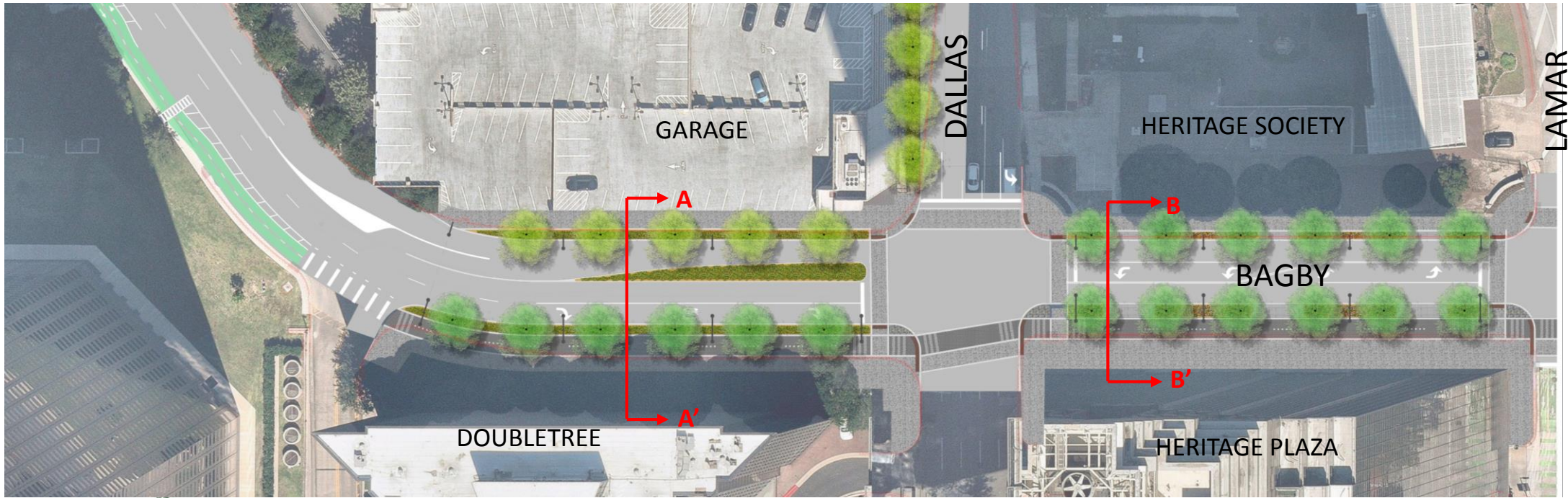
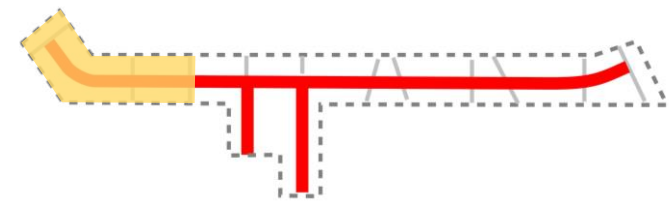
- Storm Rehab
- Storm Replace
- Water
- Storm Rehab
- Storm Replace

# BAGBY STREET IMPROVEMENT PROJECT

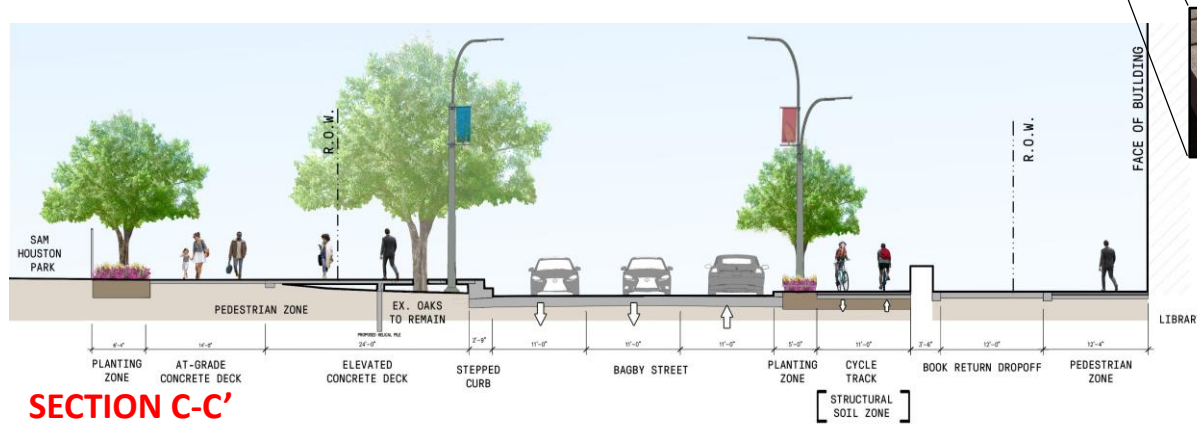
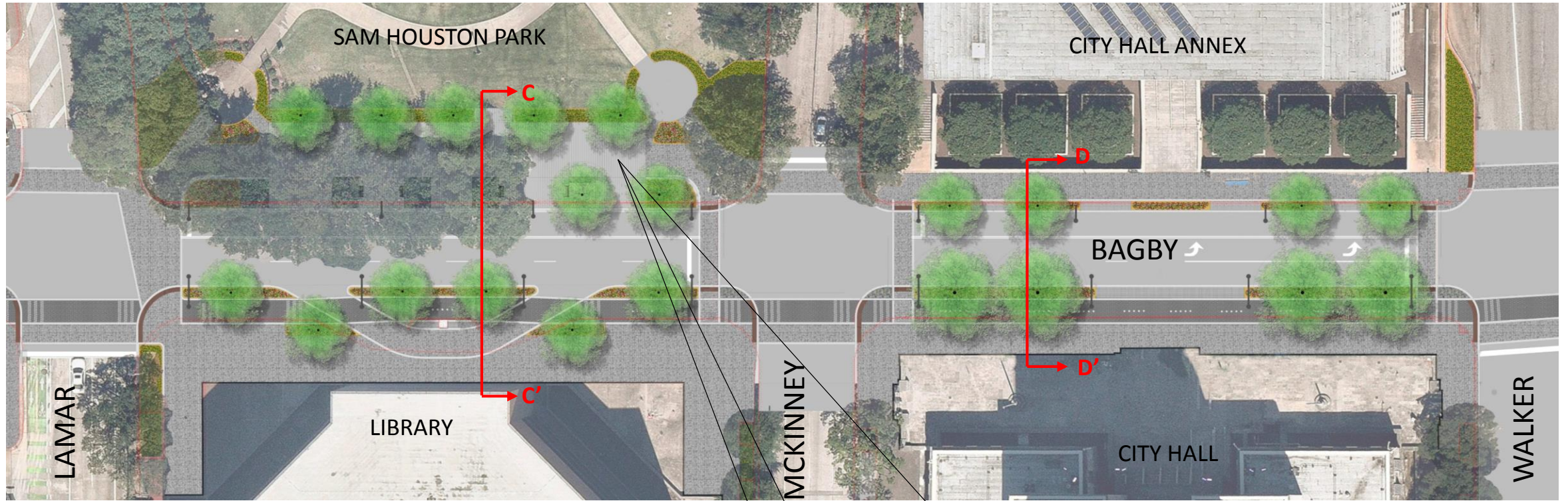
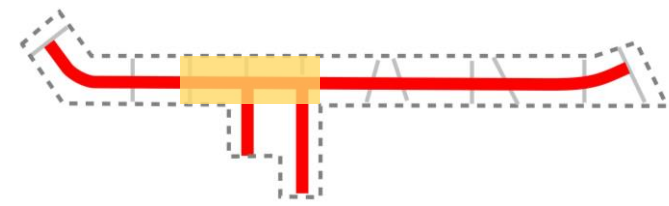




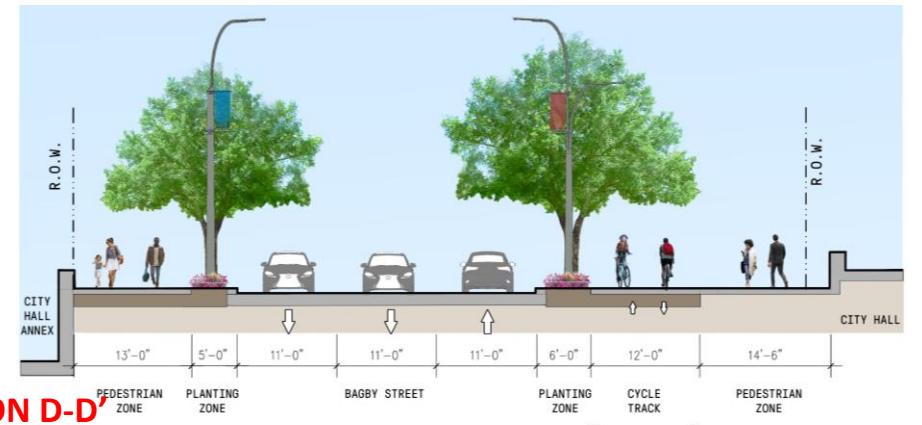
# BAGBY | CLAY TO LAMAR



# BAGBY | LAMAR TO WALKER



ELEVATED CONCRETE BOARDWALK





CENTRAL LIBRARY LOOKING NORTH  
EXISTING



CENTRAL LIBRARY LOOKING NORTH  
PROPOSED



SAM HOUSTON PARK LOOKING NORTH  
EXISTING



SAM HOUSTON PARK LOOKING NORTH  
PROPOSED



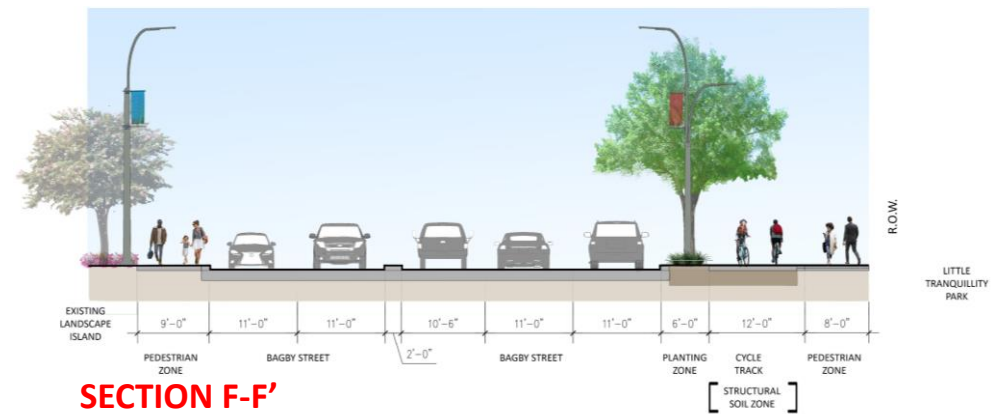
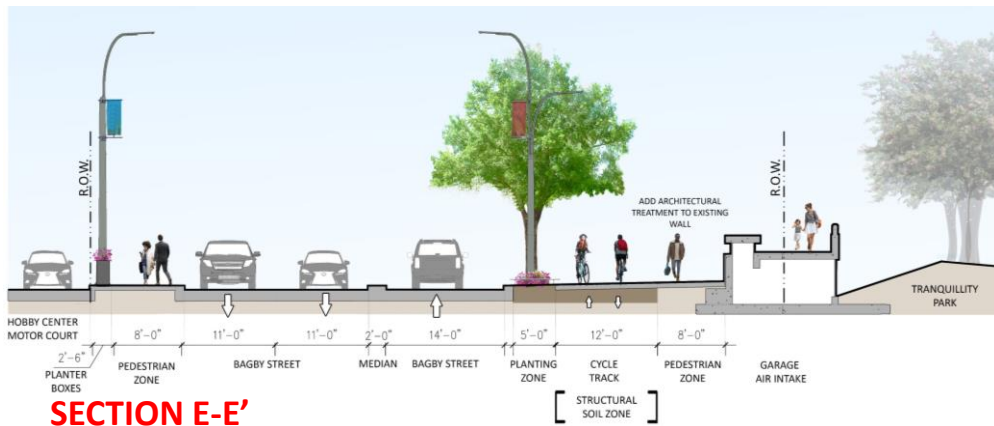
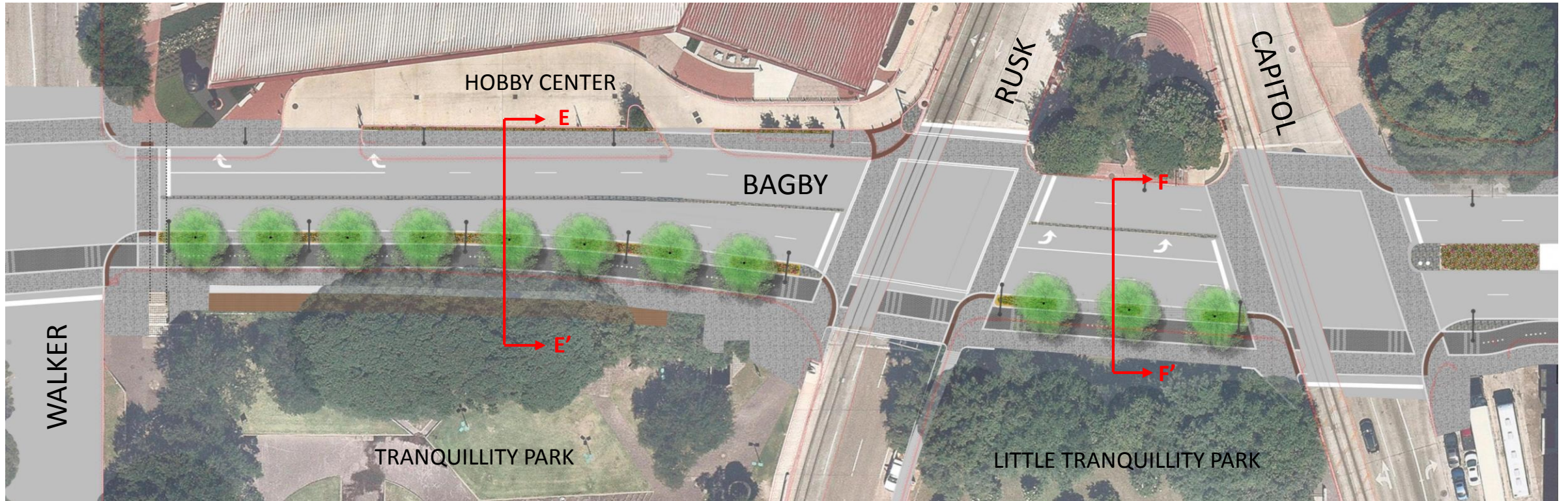
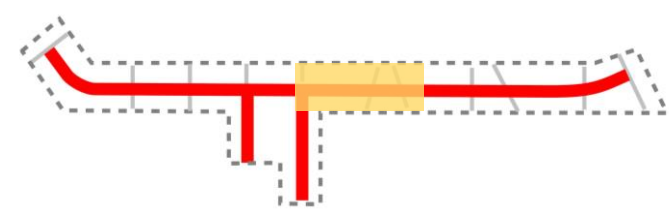
CITY HALL ANNEX & CITY HALL LOOKING NORTH  
EXISTING



CITY HALL ANNEX & CITY HALL LOOKING NORTH  
PROPOSED



# BAGBY | WALKER TO CAPITOL





HOBBY CENTER & TRANQUILLITY PARK LOOKING NORTH  
EXISTING



HOBBY CENTER & TRANQUILLITY PARK LOOKING NORTH  
PROPOSED



LITTLE TRANQUILLITY PARK LOOKING SOUTH  
EXISTING



LITTLE TRANQUILLITY PARK LOOKING SOUTH  
PROPOSED

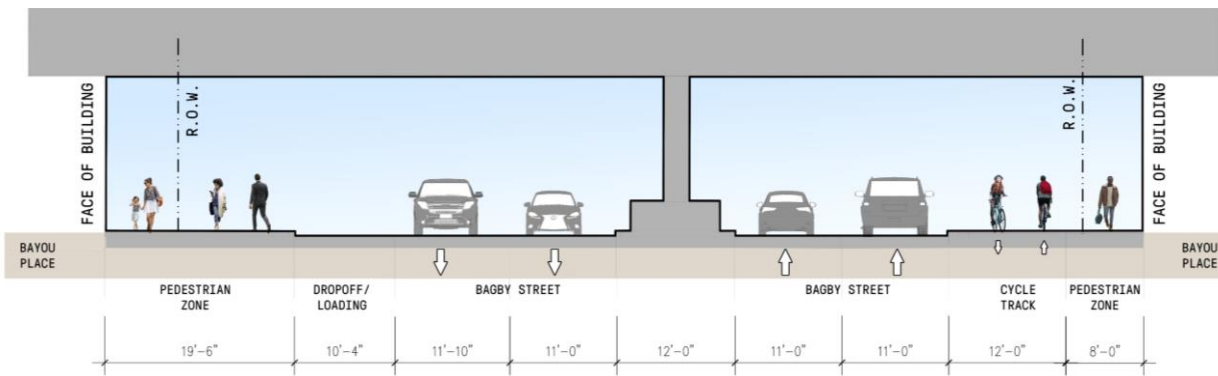
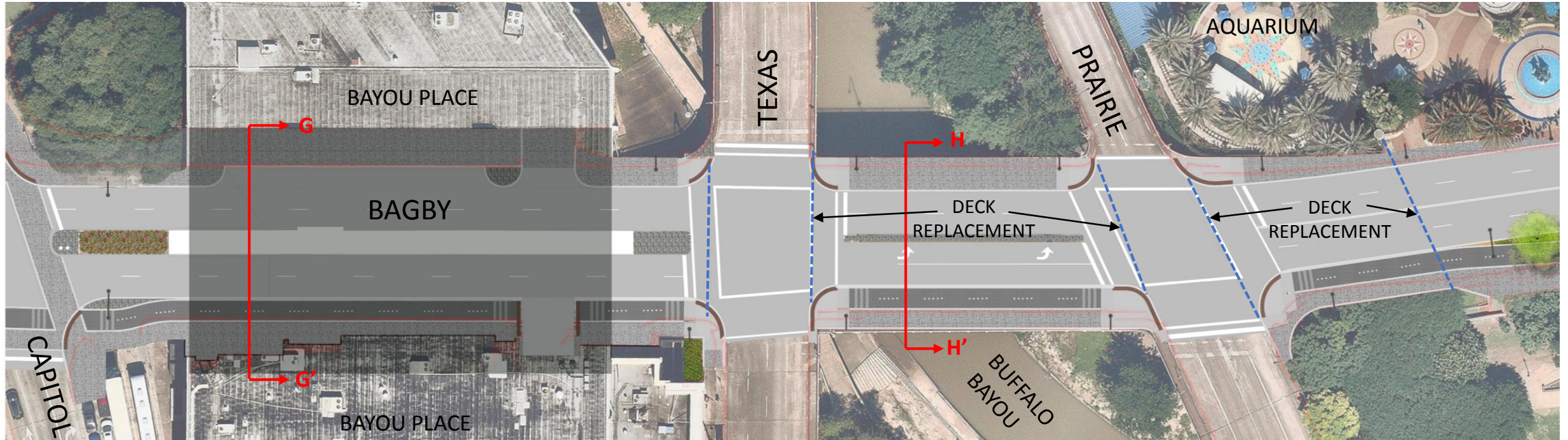
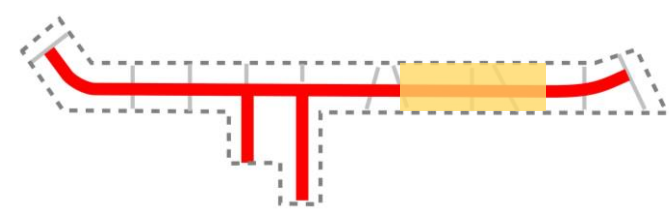


BAYOU PLACE LOOKING SOUTH  
EXISTING

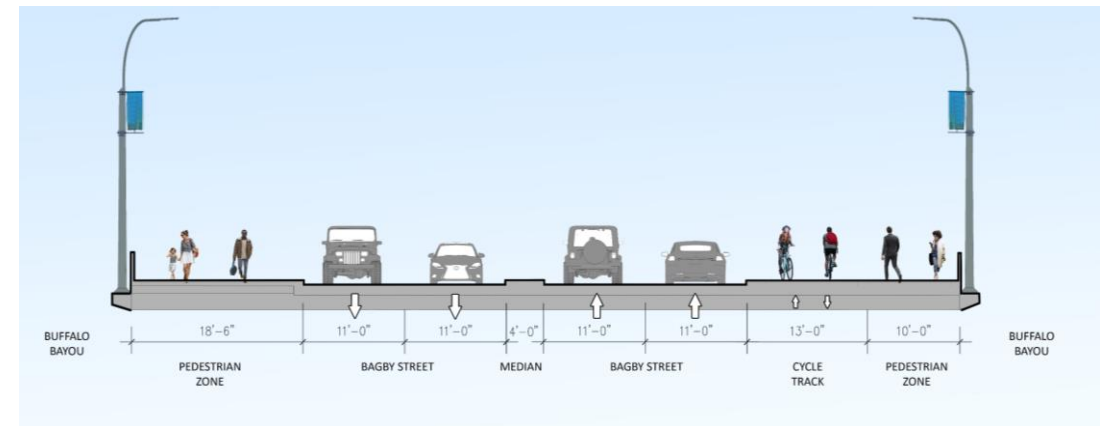


BAYOU PLACE LOOKING SOUTH  
PROPOSED

# BAGBY | CAPITOL TO PRAIRIE



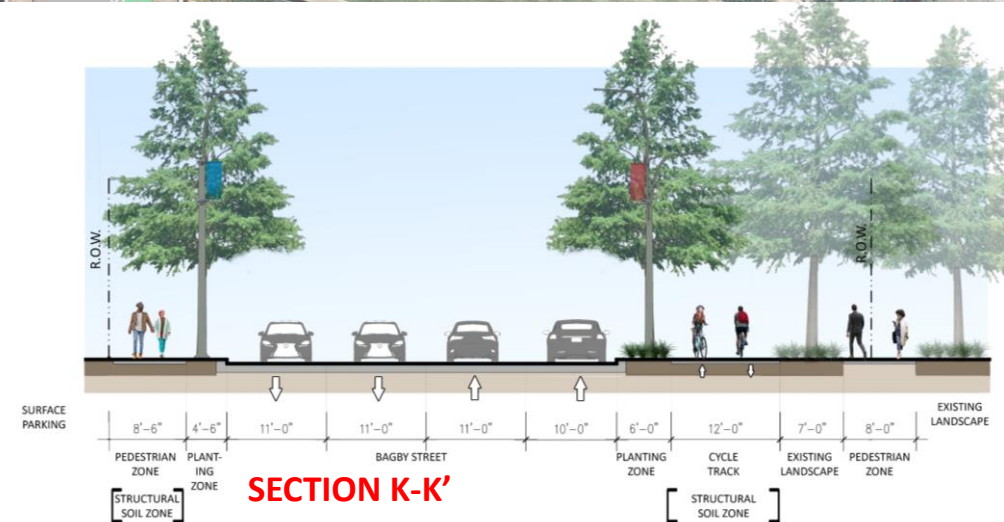
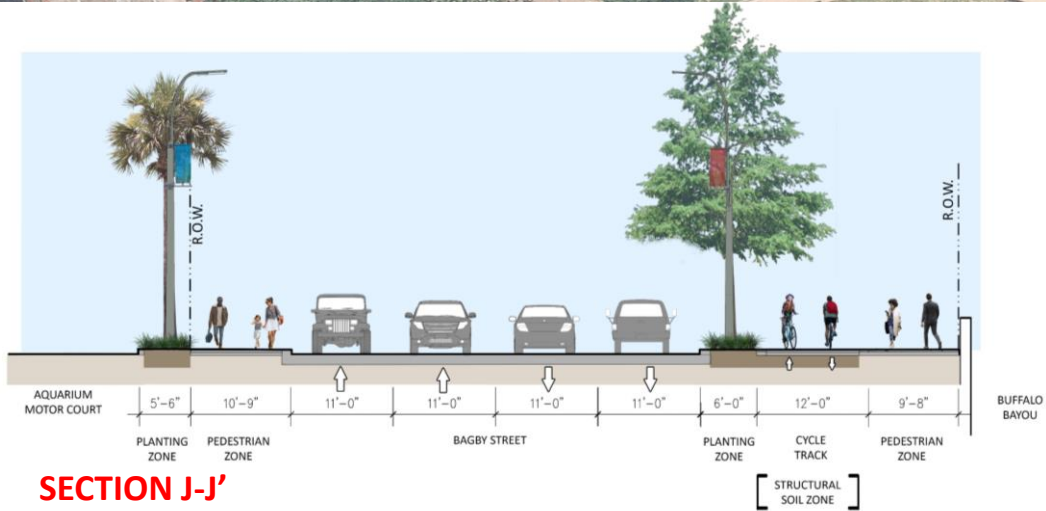
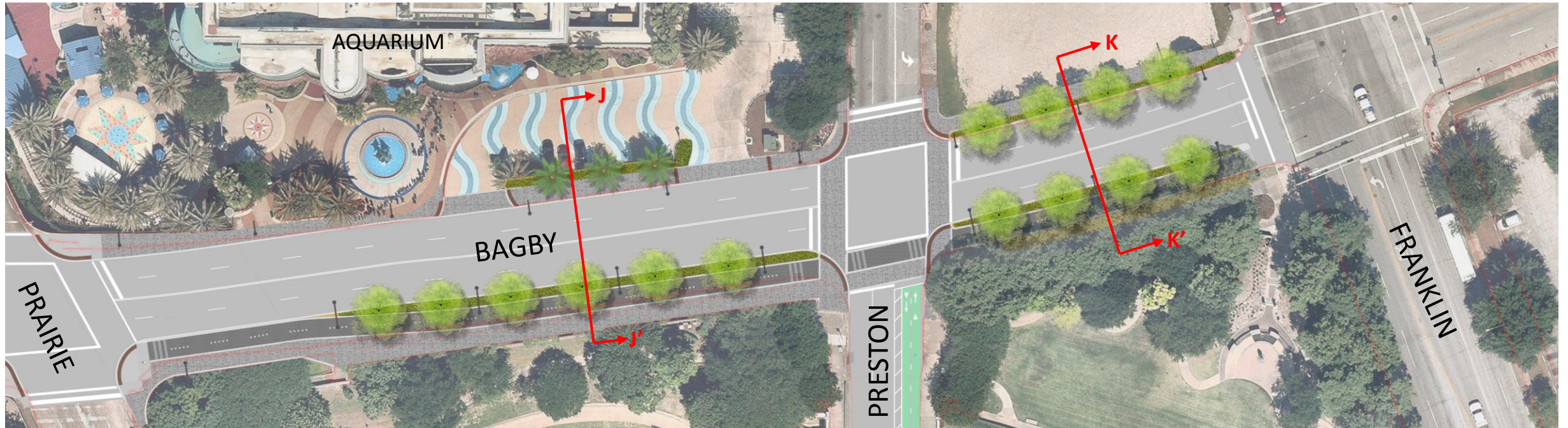
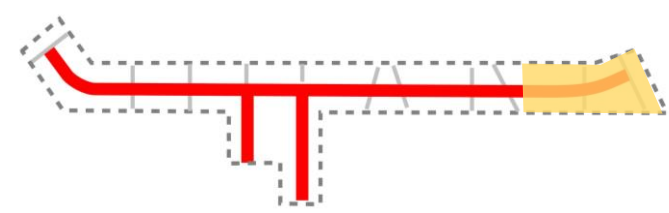
**SECTION G-G'**



**SECTION H-H'**



# BAGBY | PRAIRIE TO FRANKLIN

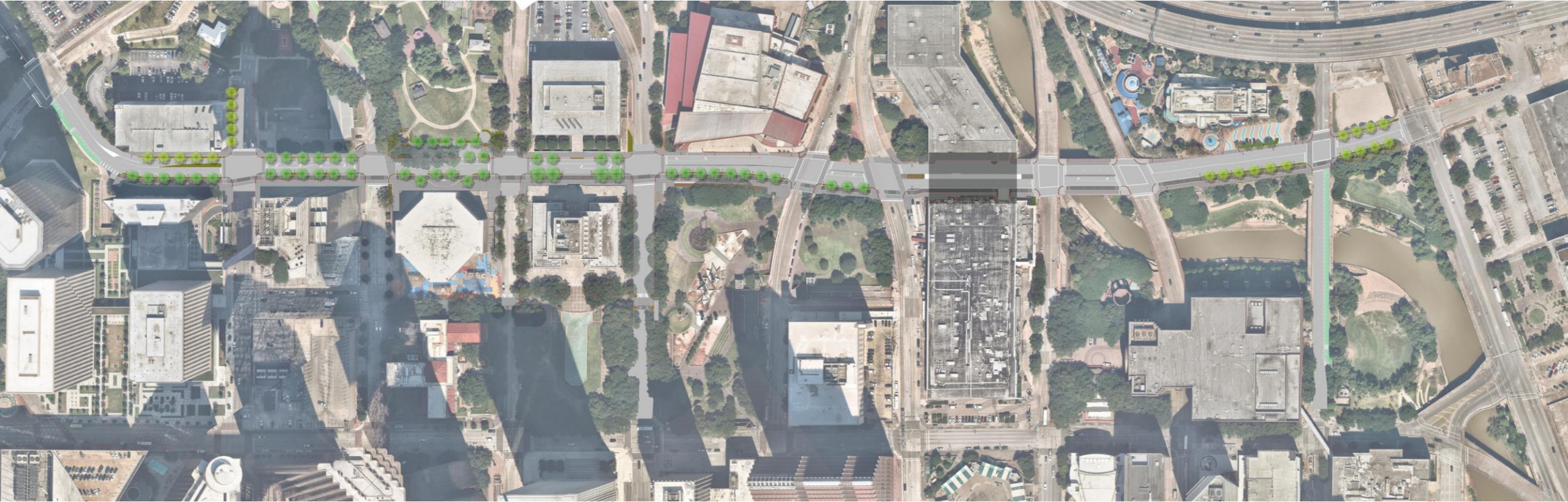


# NEXT STEPS

- December 6, 2018 \_ Public Meeting
- February 2019 \_ 90% Plan Submission
- April 2019 \_ 100% Plan Submission, Final Plan Approvals, Permitting
- May 2019 \_ Contractor Procurement
- June 2019 - June 2021 \_ Construction



# BAGBY STREET IMPROVEMENT PROJECT



## PROJECT CONTACT:

**LONNIE HOOGEBOOM, Director of Planning & Design**

**[lonnie@downtowntirz.com](mailto:lonnie@downtowntirz.com)**



**Downtown  
Redevelopment  
Authority**