

# BAGBY STREET IMPROVEMENT PROJECT

## STAKEHOLDER ADVISORY COMMITTEE | PHASE 2 MEETING

SEPTEMBER 19, 2019



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Downtown  
Redevelopment  
Authority



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

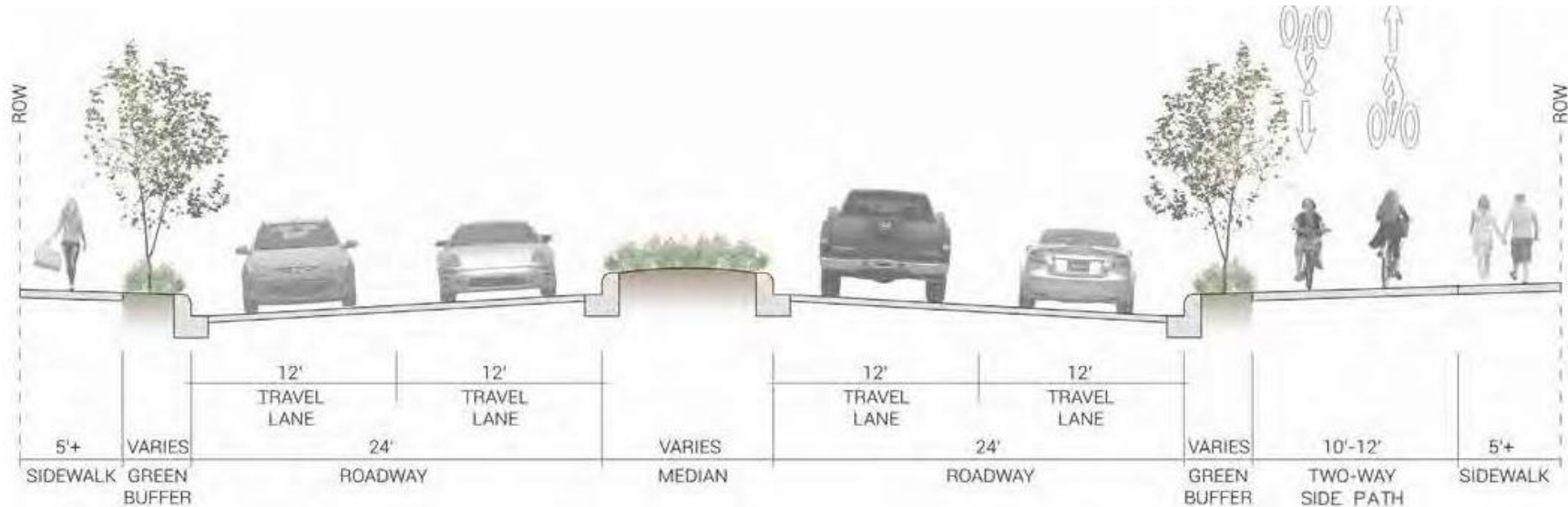
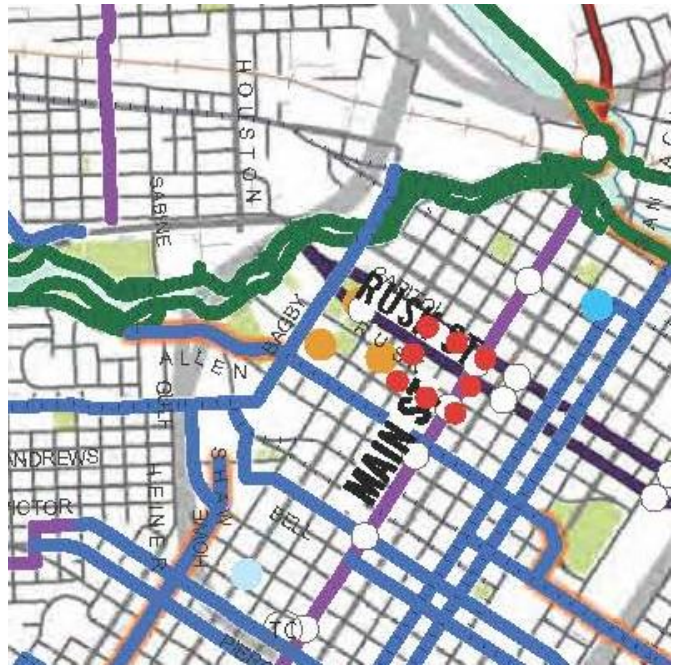




# HOUSTON BIKE PLAN

**HOUSTON  
BIKEPLAN**

City of Houston  
February 2017



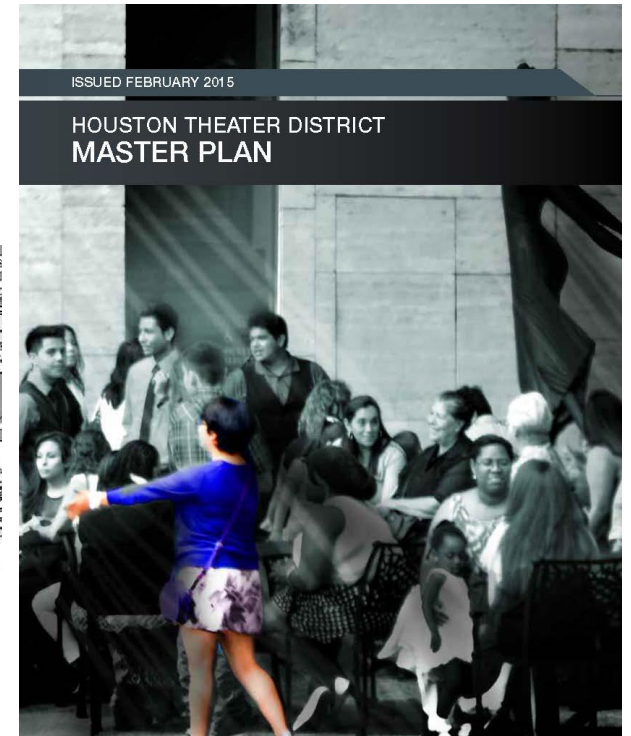
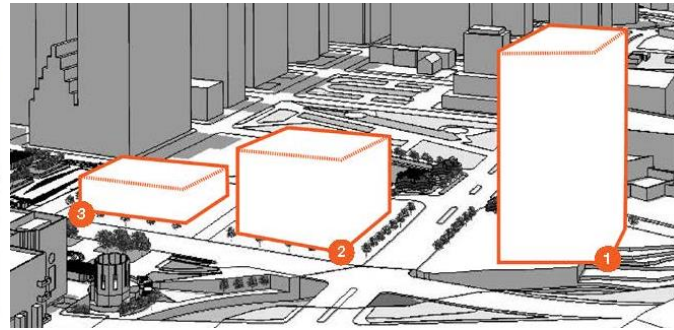


# THEATER DISTRICT MASTER PLAN

2025 MASTER PLAN

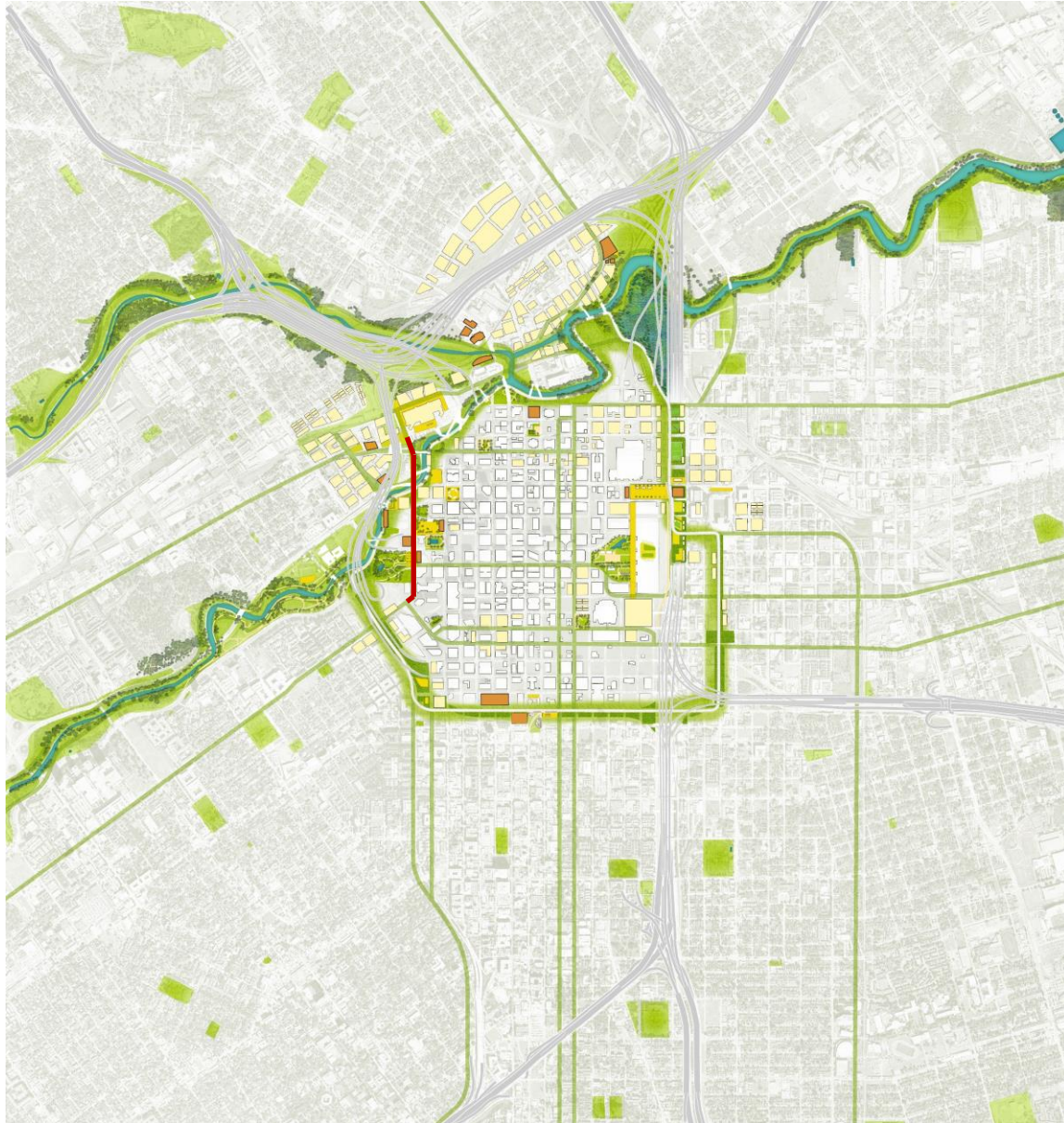


- Theater District Boundary
- Focus Area: Center Stage
- Focus Area: Bagby Boulevard
- Existing Built Form
- Proposed Built Form
- Proposed Cafe
- Open Space
- Existing Landscape
- Proposed Landscape
- Proposed Street Grid
- Pedestrian Trail
- Festival Street
- Branded Crosswalk
- Existing Pedestrian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



# WESTERN DOWNTOWN FACILITIES MASTER PLAN

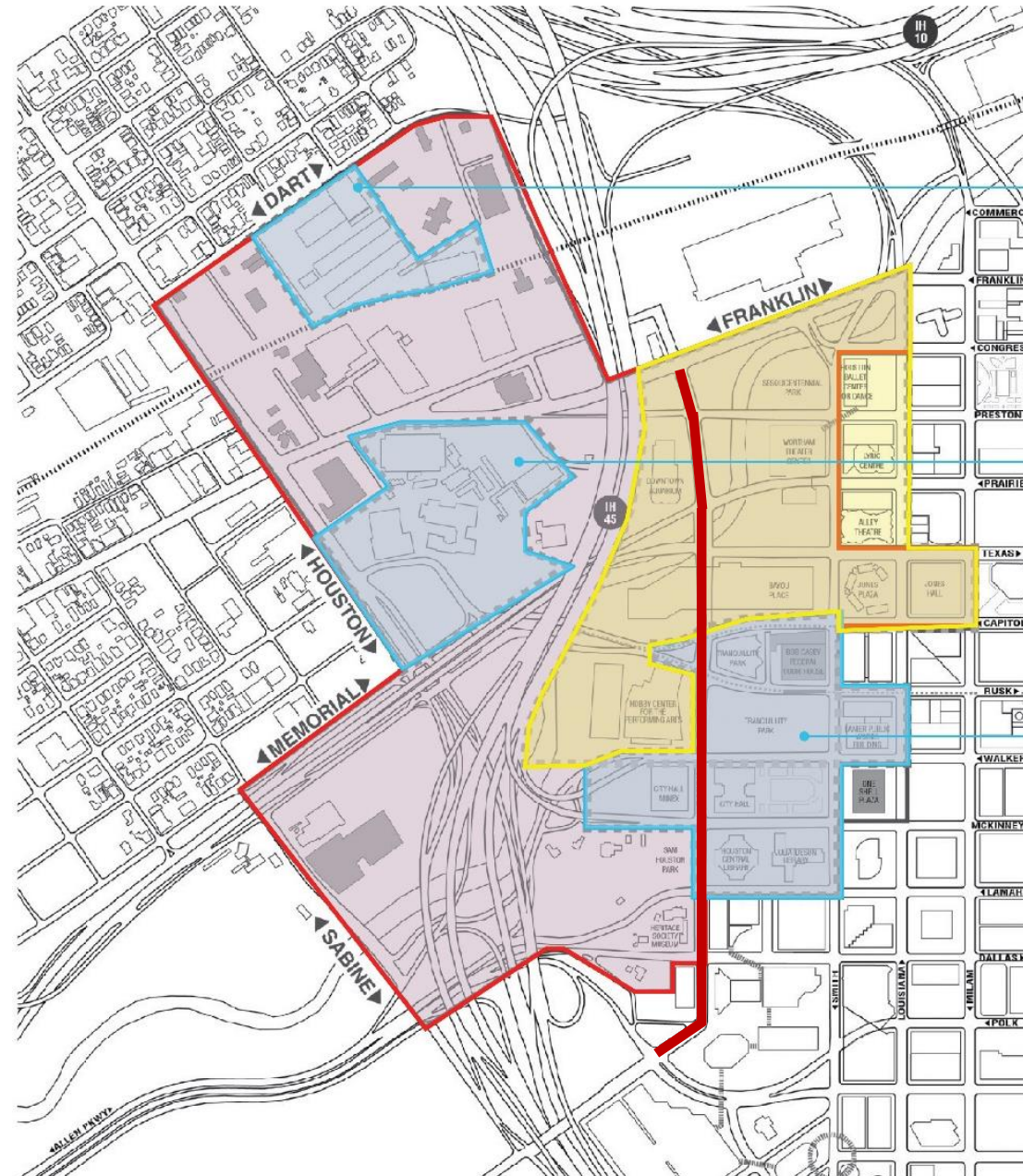
## Study Area

-  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

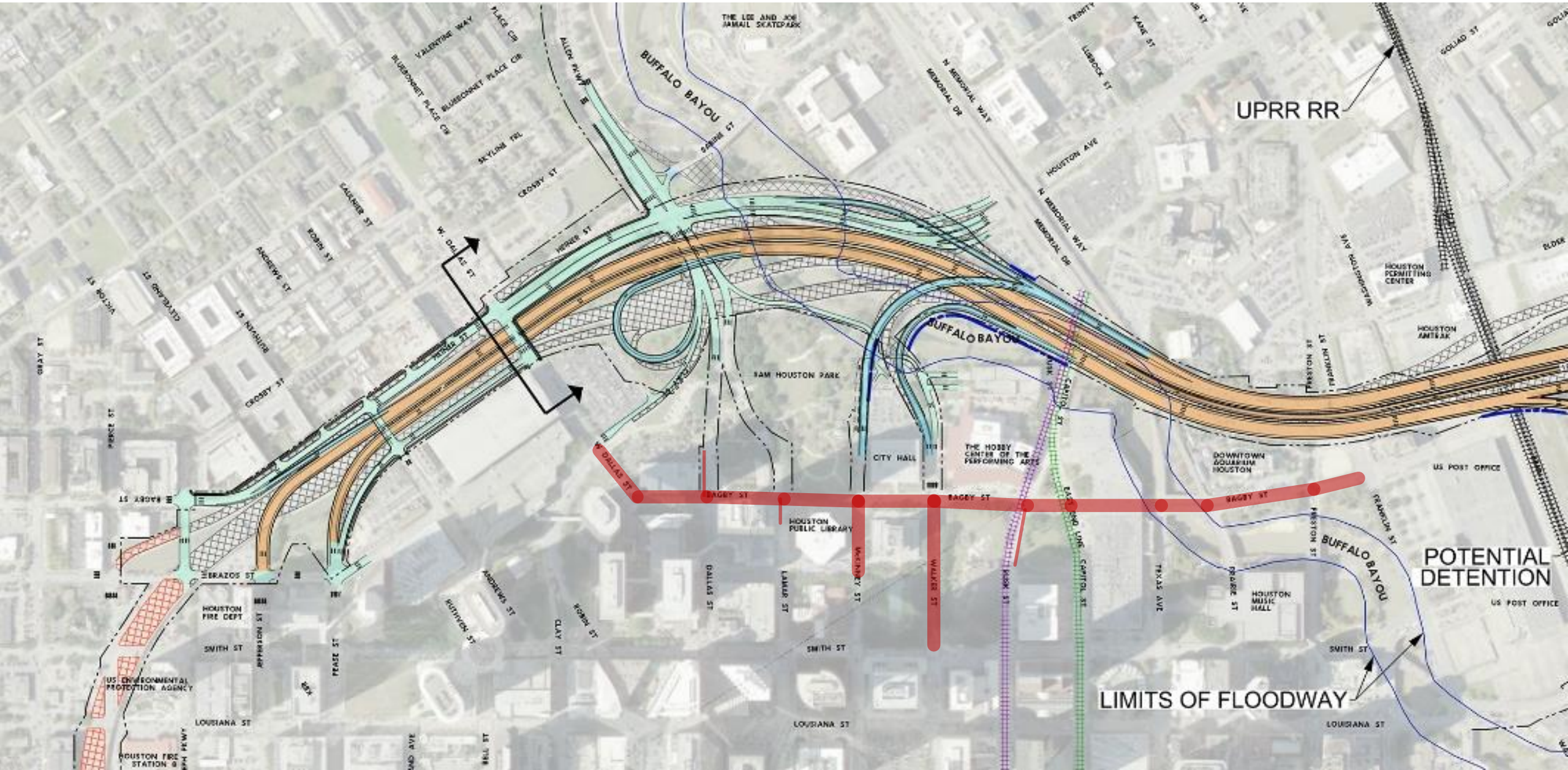


# WESTERN DOWNTOWN FACILITIES MASTER PLAN



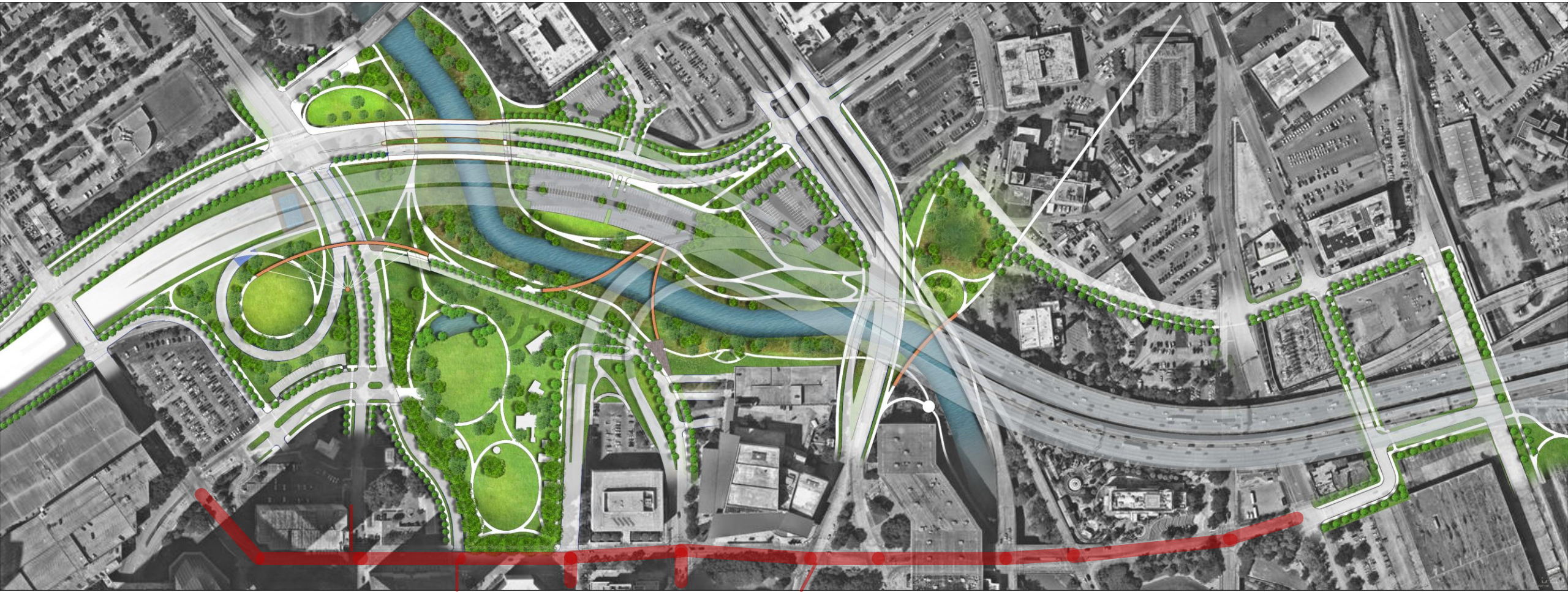


# NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT



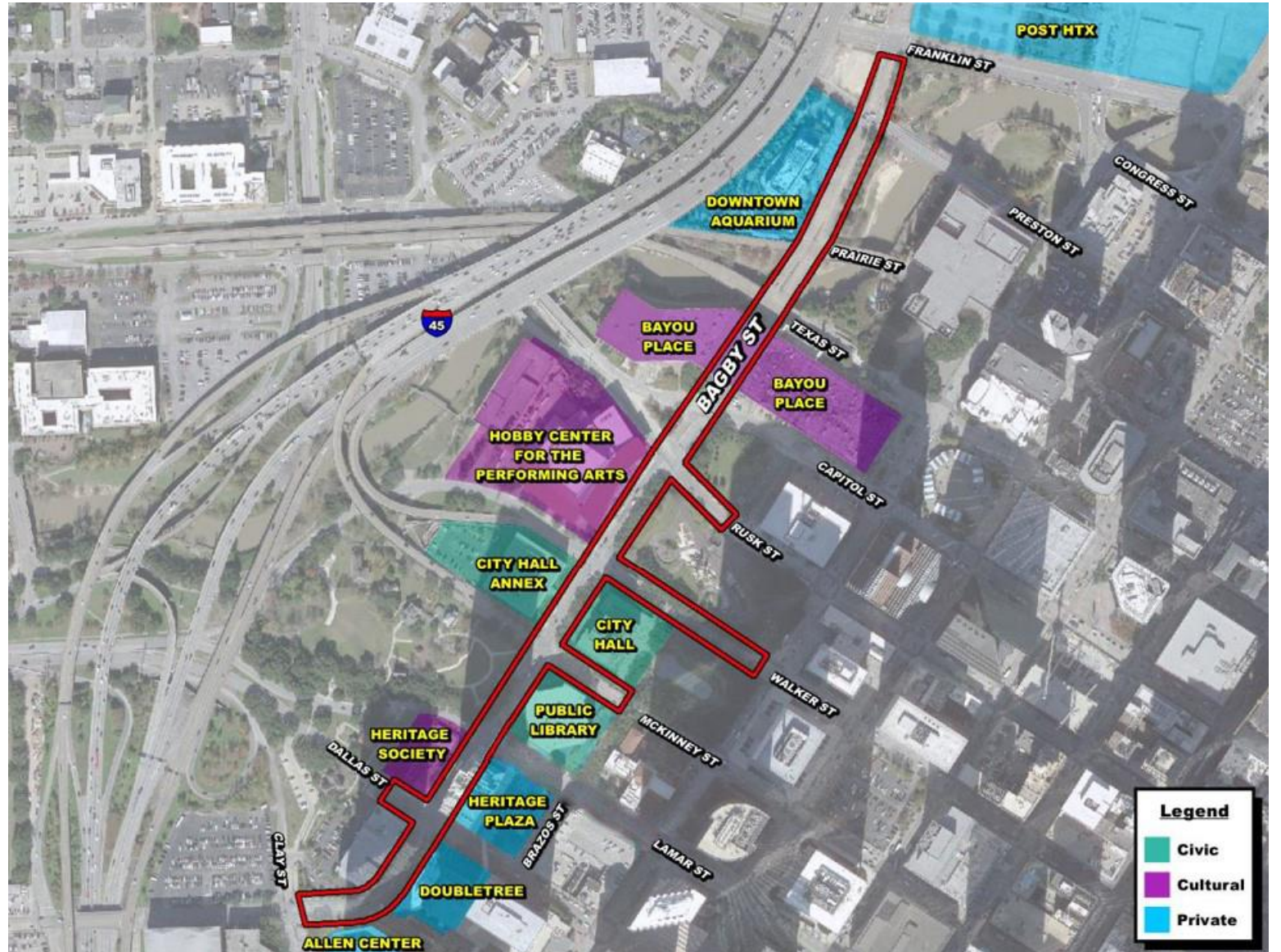


# NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT





# STREET OF CIVIC | CULTURAL FACILITIES





# STREET OF PARKS & OPEN SPACE





# PROJECT TIMELINE





# BAGBY STREET | TRAFFIC IMPACT ANALYSIS PHASE I

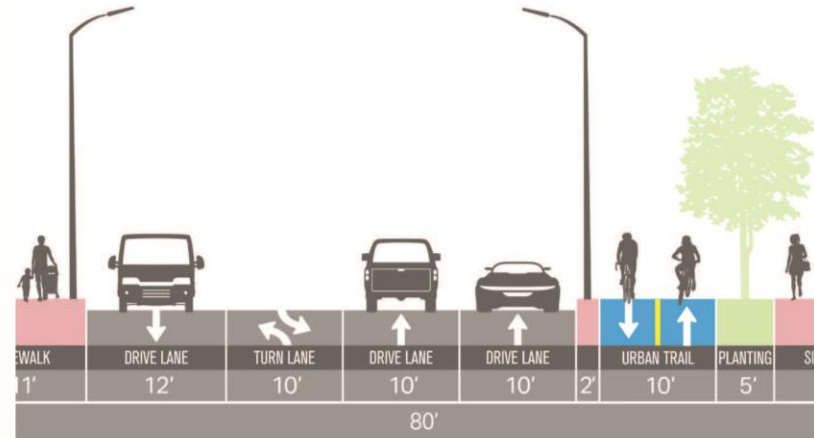
## BAGBY STREET IMPROVEMENT PLAN



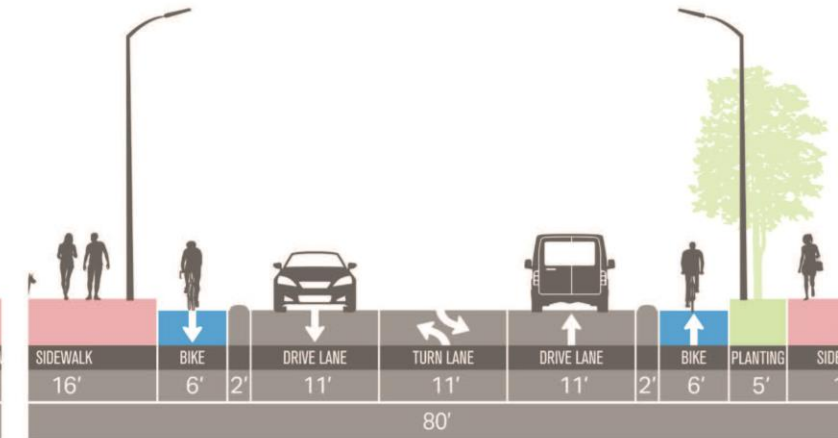
APRIL  
2018



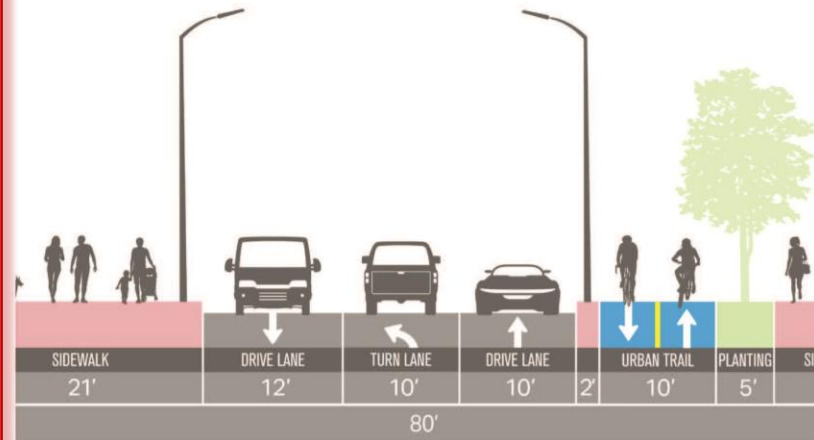
Alternative 1



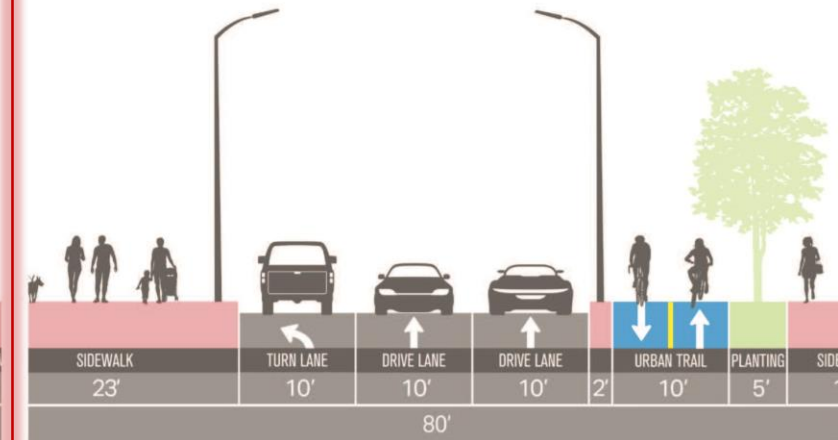
Alternative 3



Alternative 2



Alternative 4



Consultants: Phase I



Traffic Engineers, Inc.



Lockwood Andrews Newnam, Inc.



C.N. Koelh Urban Forestry, Inc.

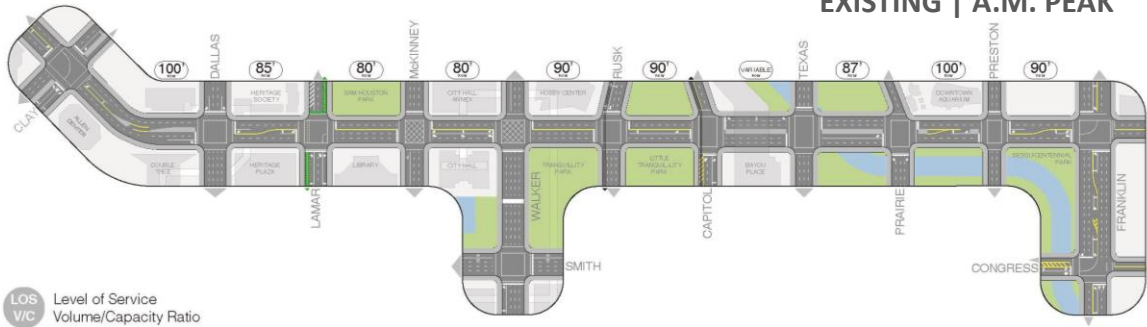


CJ Hensch & Associates, Inc.



# TRAFFIC OPERATIONS | SELECTED ALTERNATIVE

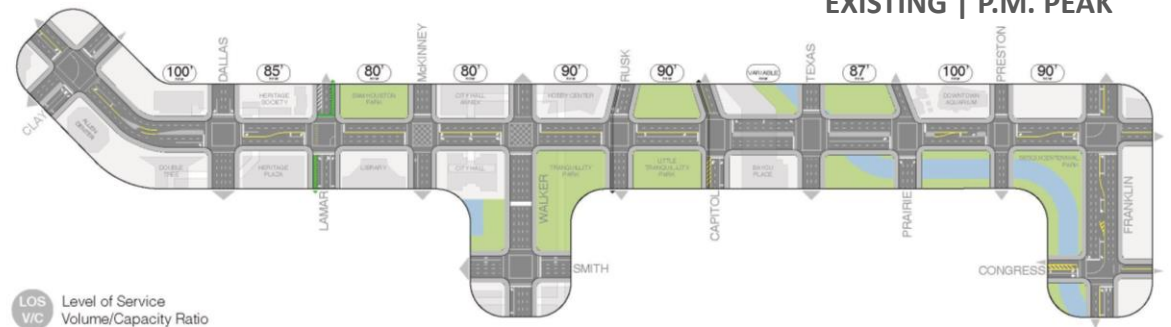
EXISTING | A.M. PEAK



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

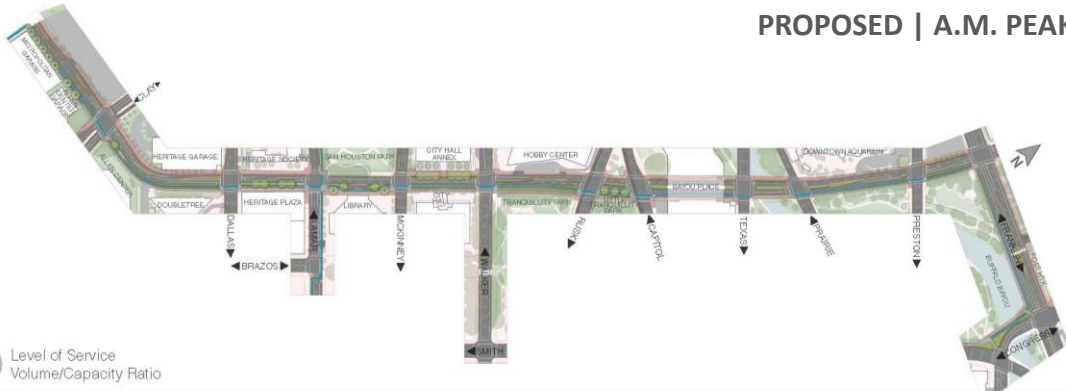
EXISTING | P.M. PEAK



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

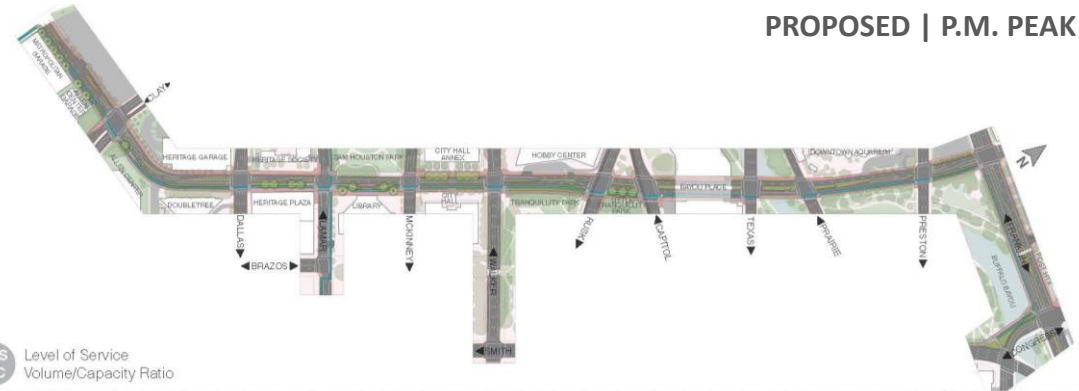
PROPOSED | A.M. PEAK



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

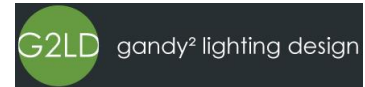


# PHASE 2 DESIGN TEAM

27% MWSDBE



swa



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)

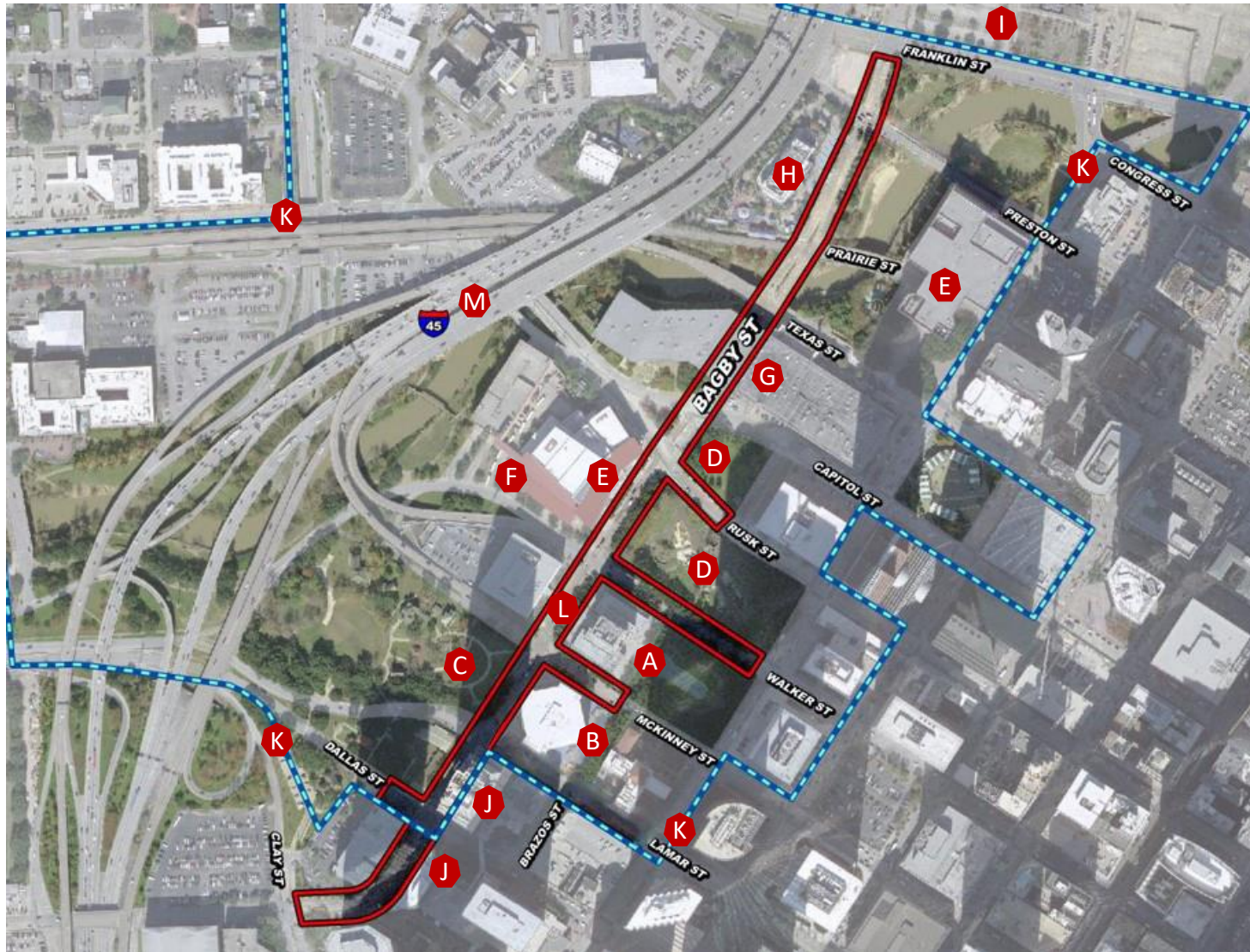
Geotechnical Investigation  
(MBE/DBE)

TAS Review & Inspection  
(WBE/DBE)

CCTV Inspection  
(MBE/SBE/DBE)



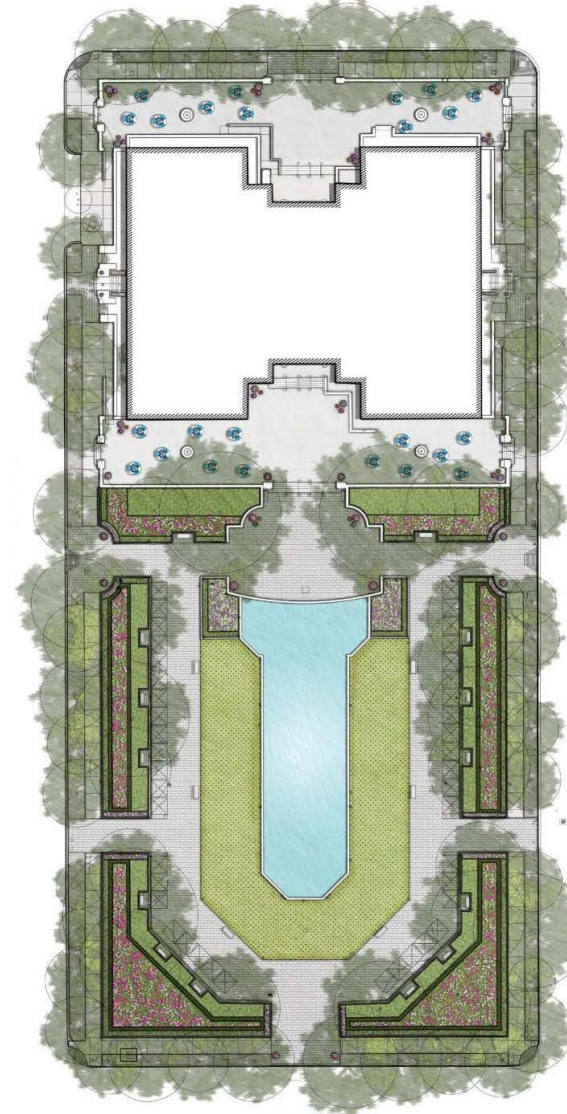
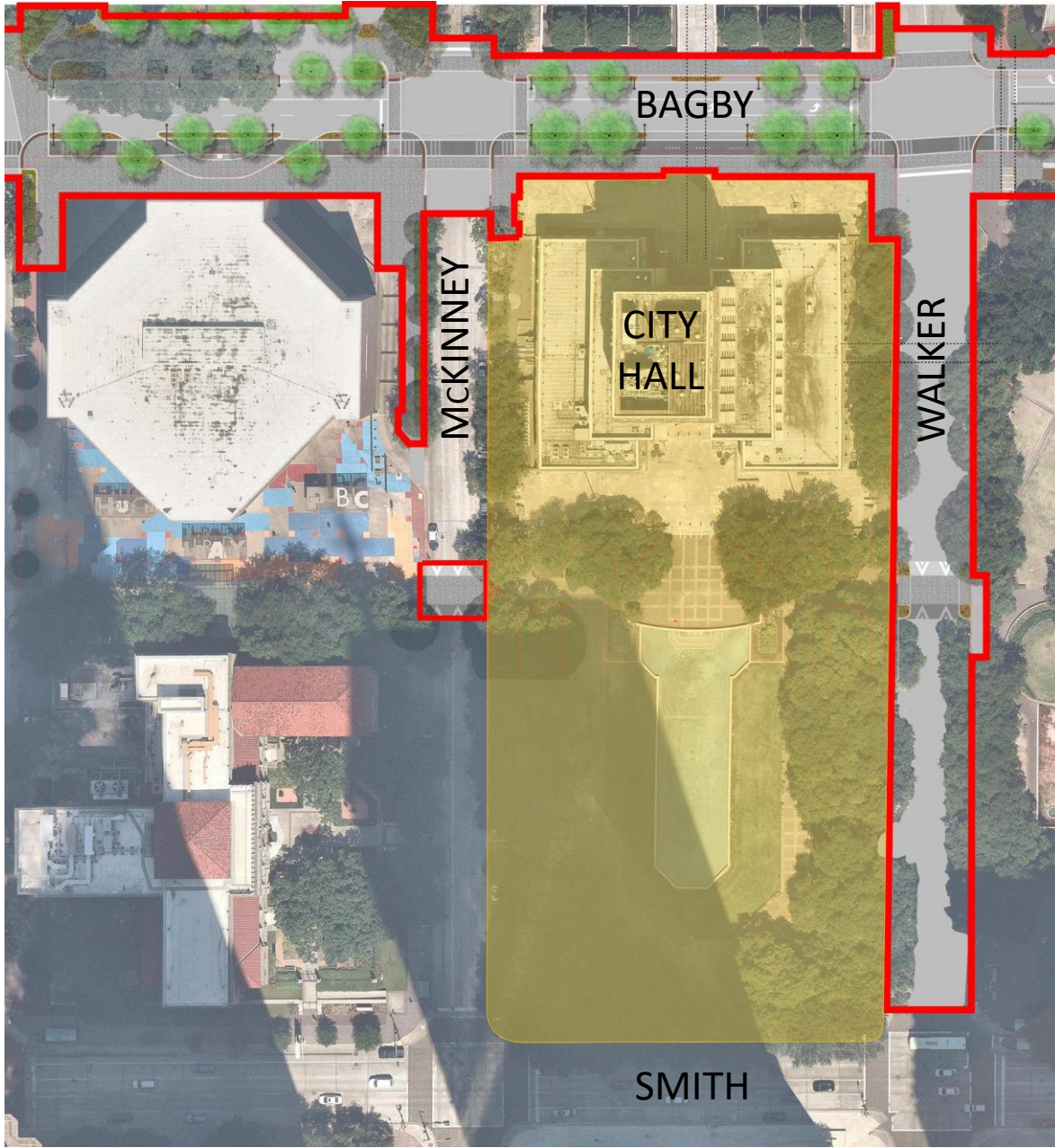
# STAKEHOLDER COORDINATION



- 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 (LBJ Memorial)**  
[HFC, GSD, HPARD, Mayor's Office]
- E. **Hobby Center & Wortham Theater**  
[Hobby Center Foundation, Broadway at Hobby Center, HFC, Houston Ballet, Houston Grand Opera, Theater District Houston]
- F. **Margaret Alkek Educational Building**  
[TUTS]
- G. **Bayou Place**  
[The Cordish Companies, Revention, Hard Rock Café, The Ballroom]
- H. **Downtown Aquarium**  
[Landry's]
- I. **Post Houston**  
[Lovett Commercial]
- J. **Heritage Plaza & C.Baldwin Hotel**  
[Brookfield]
- K. **Western Downtown Facilities Master Plan**  
[GSD]
- L. **City Hall & City Hall Tunnel Waterproofing**  
[GSD]
- M. **North Houston Highway Improvement Project**  
[TxDOT, COH]



# COORDINATION AT CITY HALL & HERMANN SQUARE





# THEATER DISTRICT EVENT TRAFFIC COORDINATION STAKEHOLDER CONCERNS

1. Phase I traffic impact analysis does not reflect Theater District peak traffic congestion, particularly when concurrent performances or events are held.
2. Reduction of Bagby lanes will impact theater venue access.
3. METRO light rail impacts traffic circulation and valet operations pre- and post-performance.
4. Pedestrian crossings at intersections are difficult during performance arrival and departure, particularly at Rusk and Capitol.
5. Street lighting and pedestrian lighting levels are low, resulting in unsafe environment perceptions.



# THEATER DISTRICT EVENT TRAFFIC COORDINATION STAKEHOLDER CONCERNS

6. Curb space adjacent to theater venues is at a premium, often used by patrons for drop-off prior to garage parking or for large group buses.
7. Need to incorporate ride share pick-up and drop-off zones for Theater District patrons.
8. Hobby Center event traffic on Walker overlaps with Humphreys School driveway student pick up.
9. Level of physical separation between bicycle and pedestrian zones.
10. Proposed Preston dedicated bike lane from Babgy to Smith impacts Wortham Theater loading dock operations.

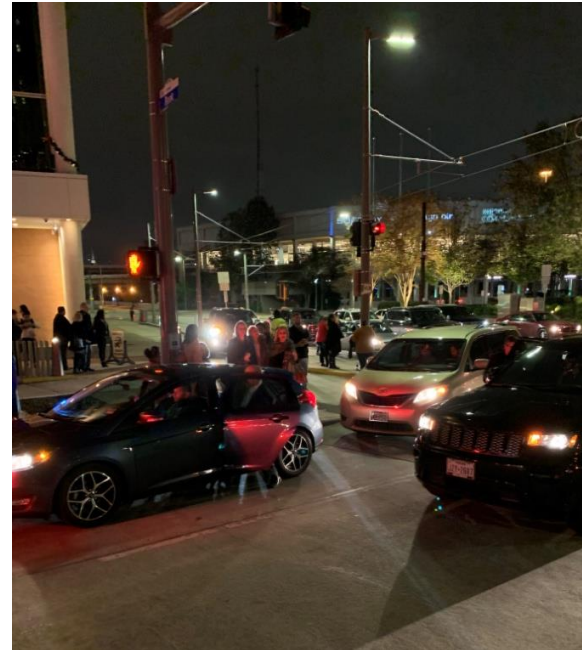


# EVENT TRAFFIC OBSERVATIONS

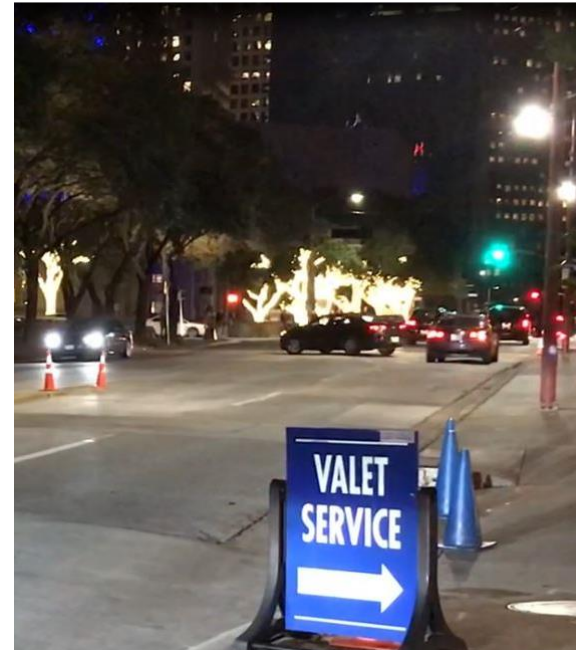
- DRA and J|C observed traffic on Dec 14<sup>th</sup> & 15<sup>th</sup> during evening and matinee performances in the Theater District, with a focus on Bagby Street
- Dates chosen based on the high number of scheduled events, as outlined by Theater District holiday performance calendar.



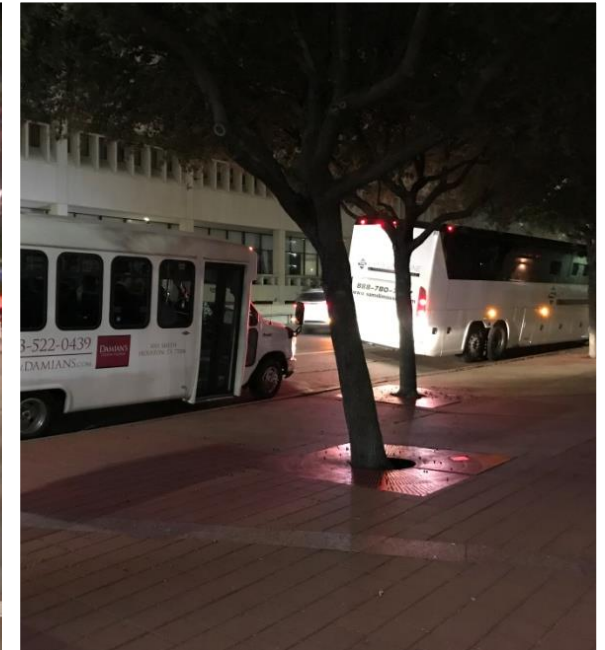
U-turn at Capitol



Patron unloading on Bagby



Valet closed / Bagby U-turn

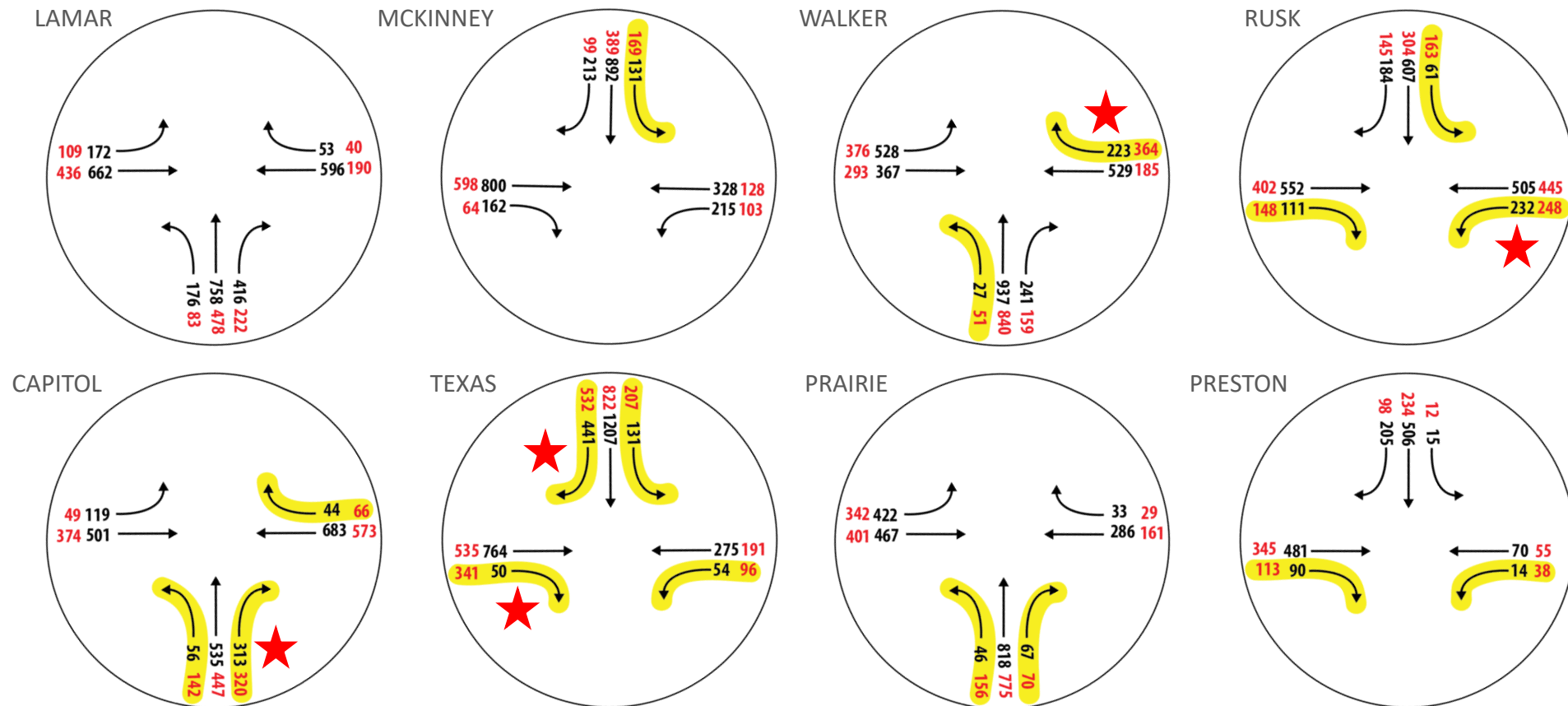


Bus staging



# SUMMARY OBSERVATIONS

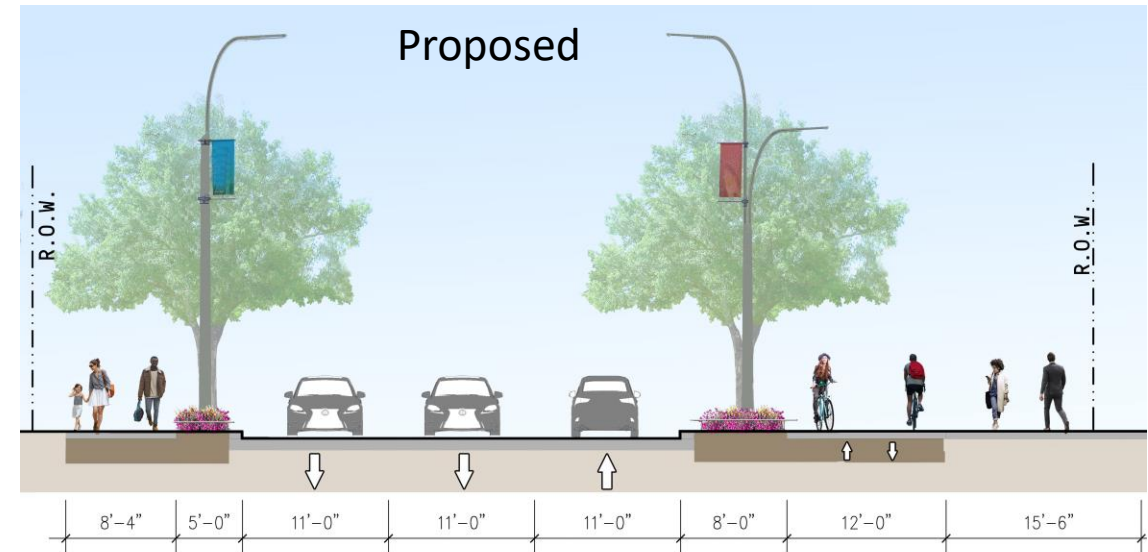
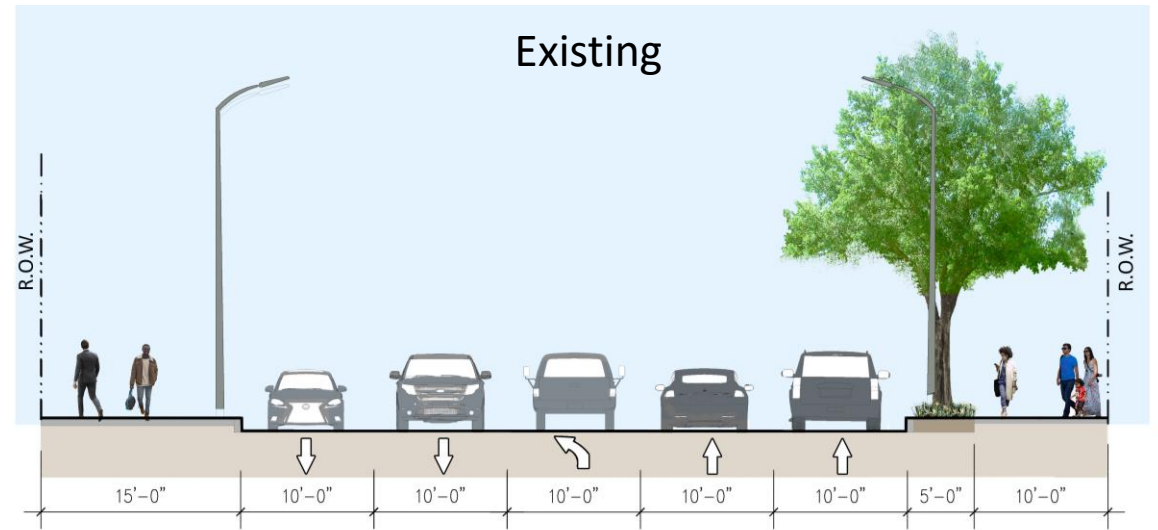
- Event through traffic on Bagby Street did not exceed daily peak volumes.
- Event turn traffic movements onto and from Bagby Street were higher than daily peak volumes but generally within lane capacity design limits.
- Bagby Street recommended lane configurations accommodate peak daily and peak event traffic volumes.





# 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

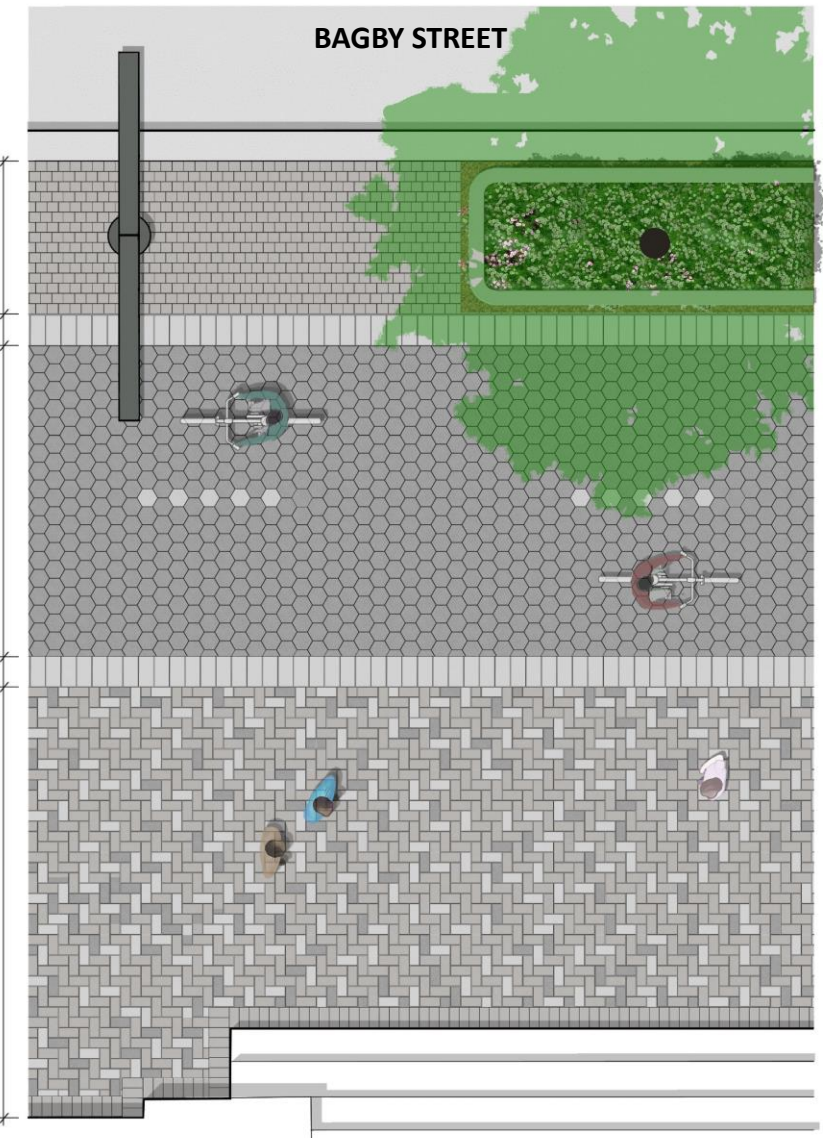
**CURB**

**STREET BUFFER/  
PLANTING ZONE**  
6"x6" RUNNING BOND,  
MEDIUM GRAY

**CYCLE TRACK**  
8" HEX., BLACK FIELDS,  
WHITE LANE MARKERS

**ACCENT BAND**  
6"x12" SOLIDER COURSE,  
WHITE  
"RUMBLE STRIP"

**PEDESTRIAN ZONE**  
6"x12" HERRINGBONE,  
MED., LT., & DK. GRAY MIX





# PAVING MOCK-UP



## **BUFFER ZONE**

6"X6" Med. Gray  
+ Street Trees  
+ Street Lighting

## **CYCLE TRACK**

8" Black Hex  
8" White Hex Lane Markers

## **ACCENT BAND**

6"x12" White "Rumble Strip"

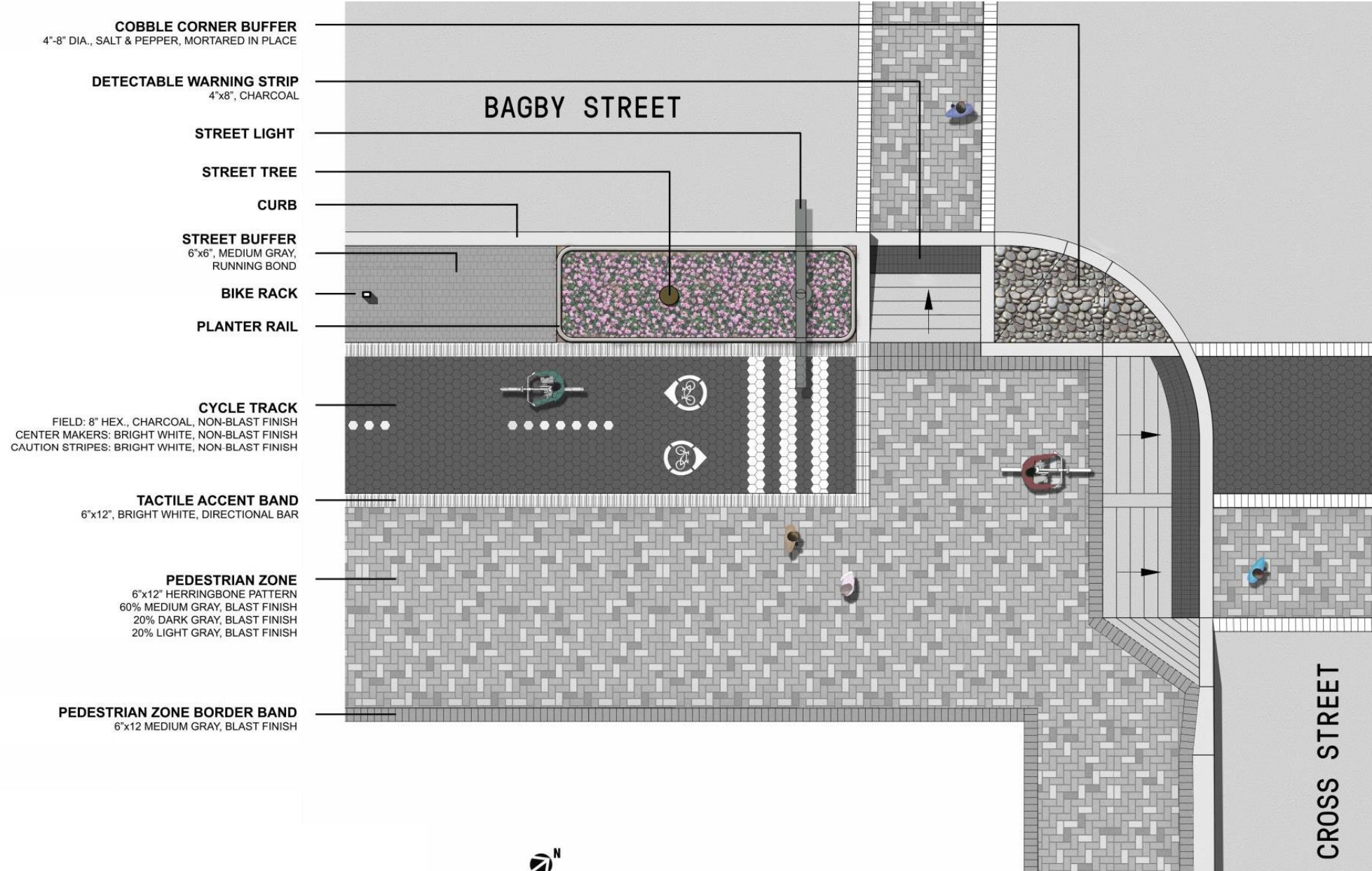
## **PEDESTRIAN ZONE**

6x12" 3-color  
Herringbone Mix



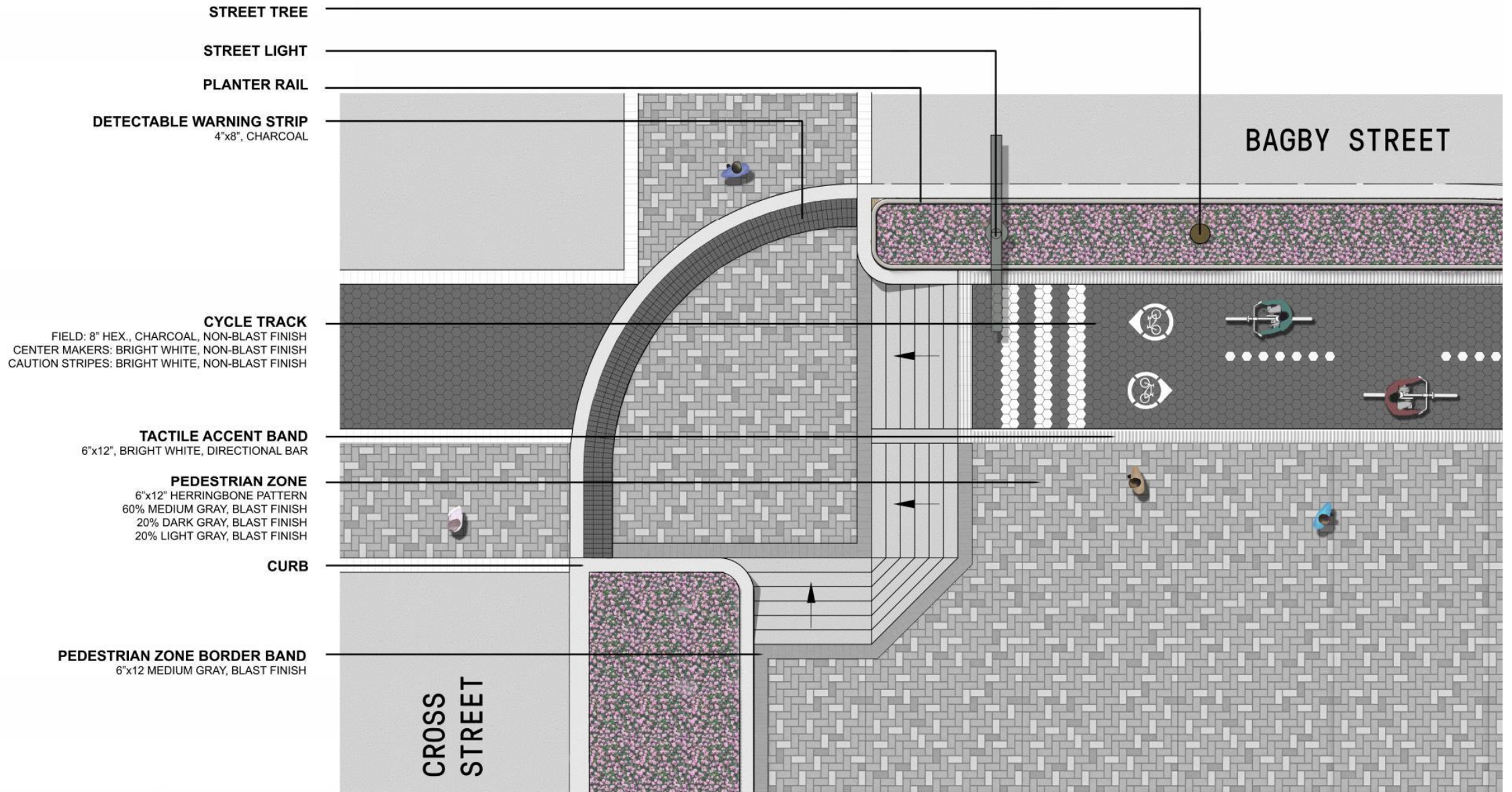


# TYPICAL STREET CORNER



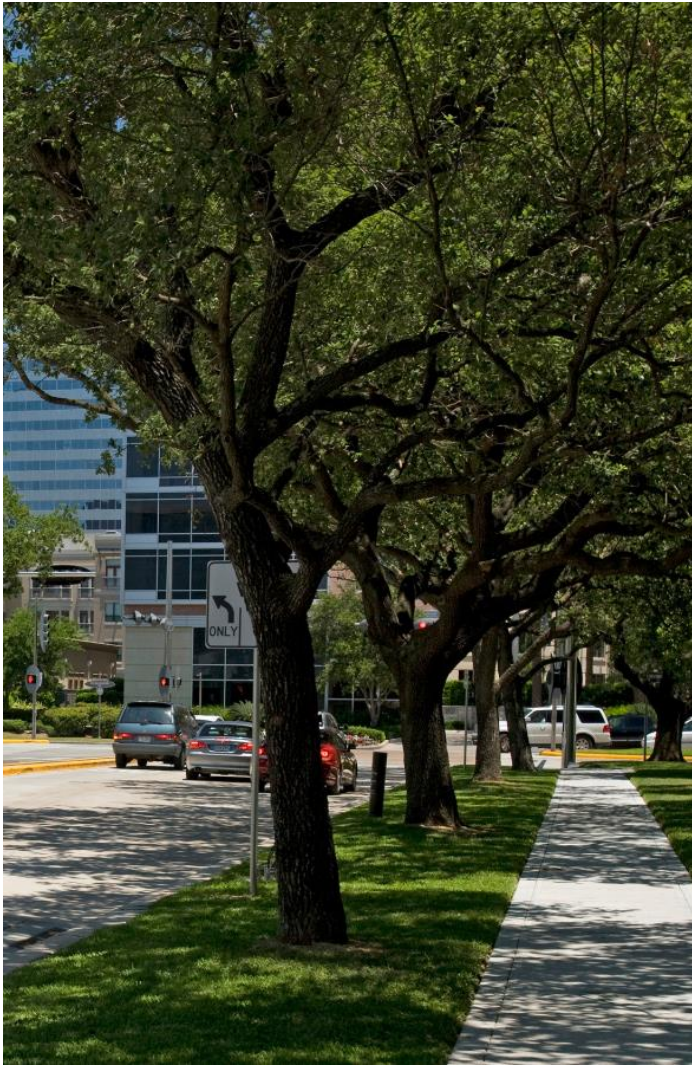


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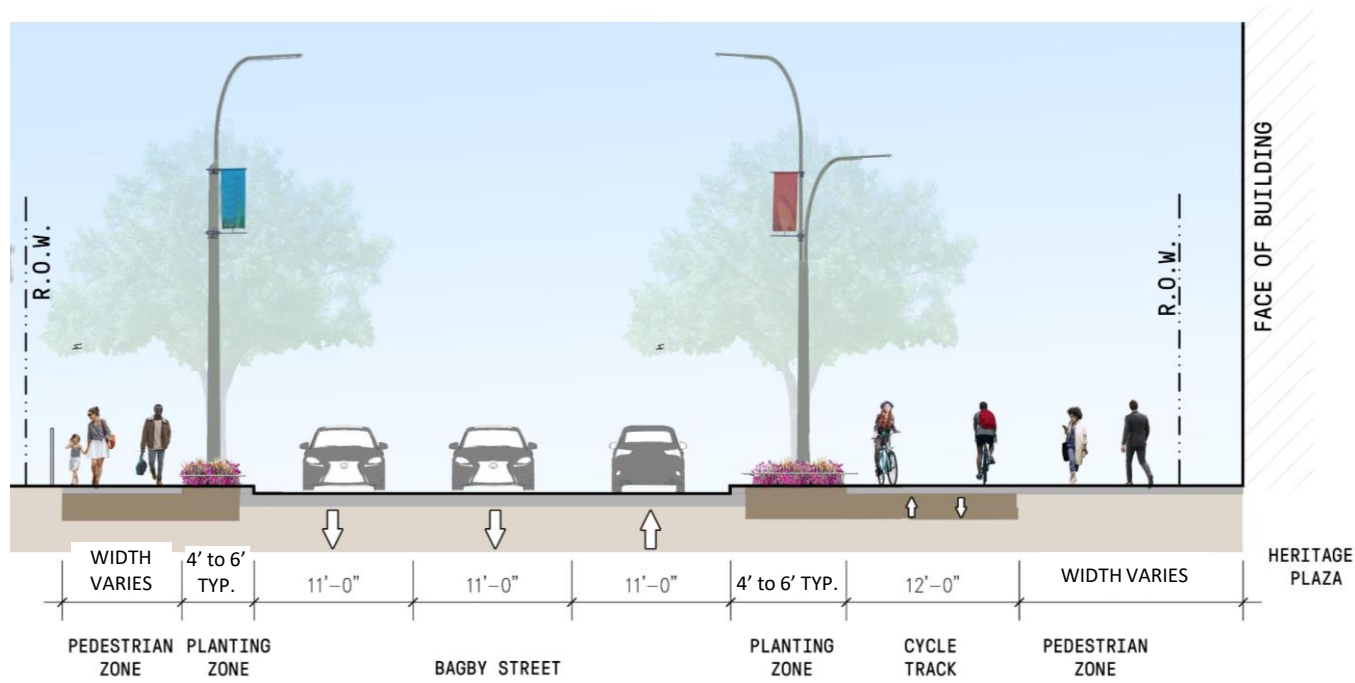


# CORRIDOR LANDSCAPE

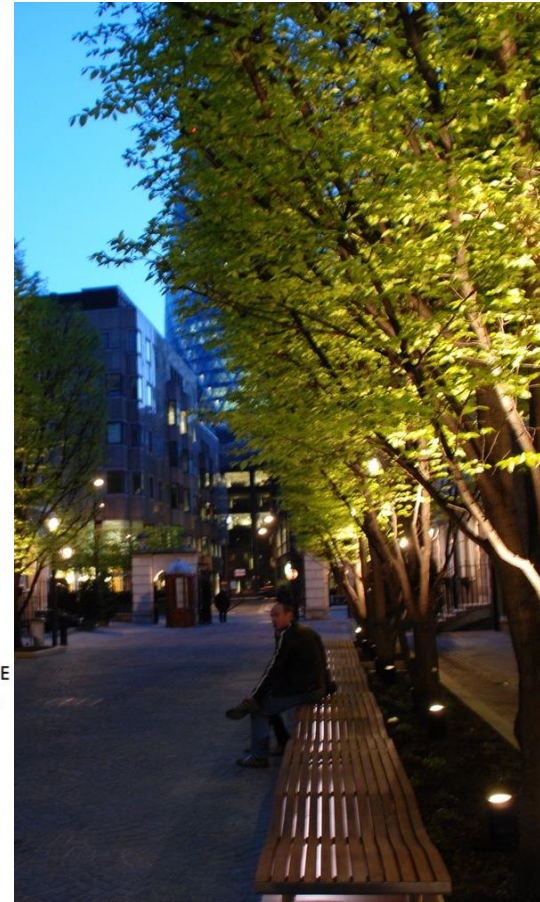




# CORRIDOR LIGHTING

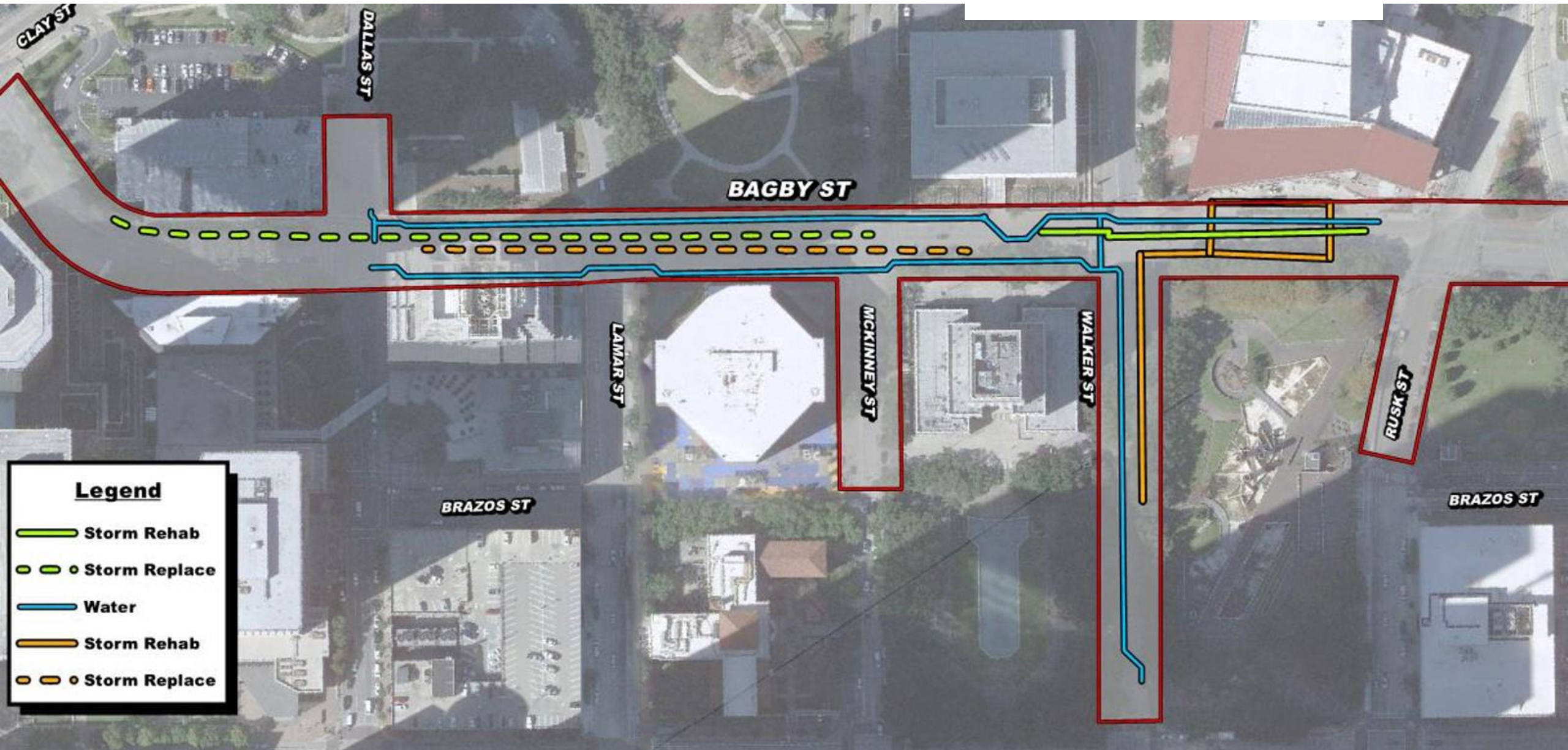
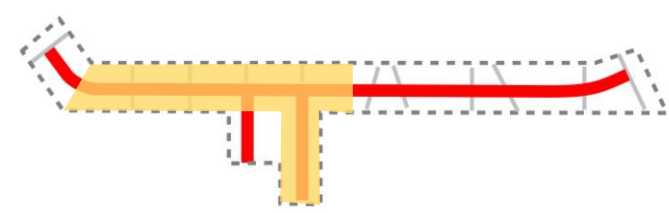


TYPICAL LIGHTING SECTION





# CORRIDOR UTILITIES



**Legend**

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



# BAGBY STREET IMPROVEMENT PROJECT



DALLAS

LAMAR

MCKINNEY

WALKER

RUSK

CAPITOL

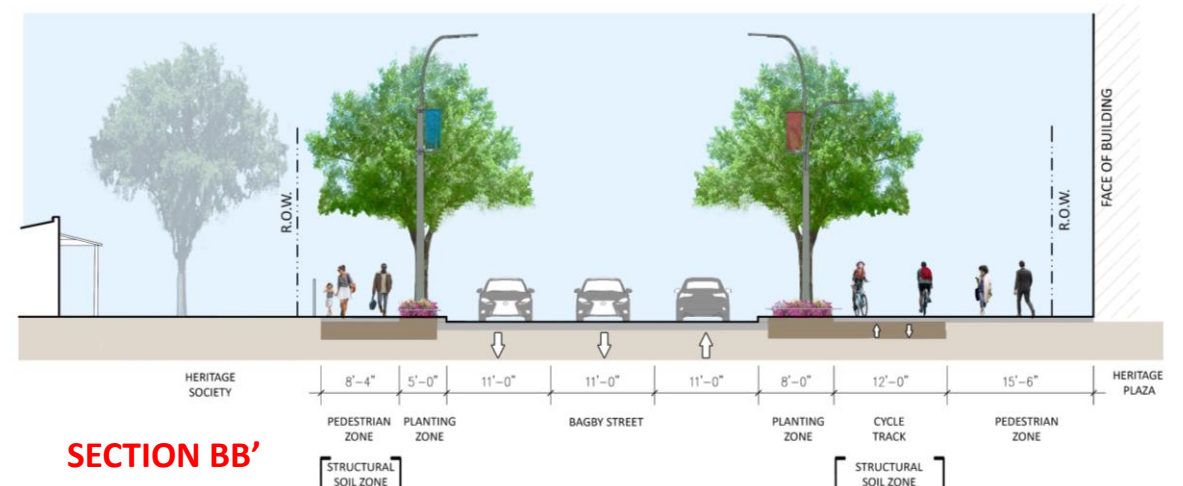
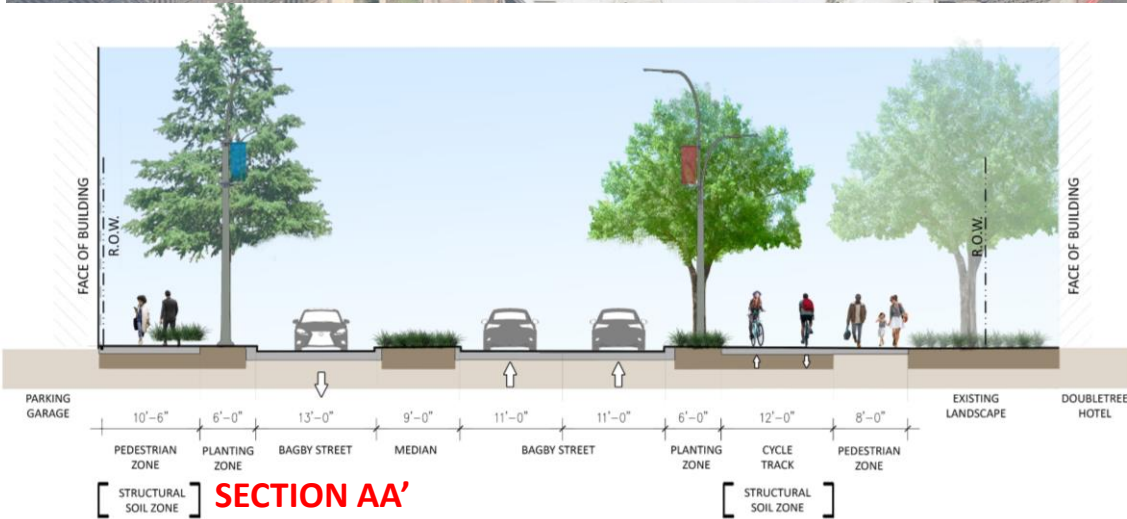
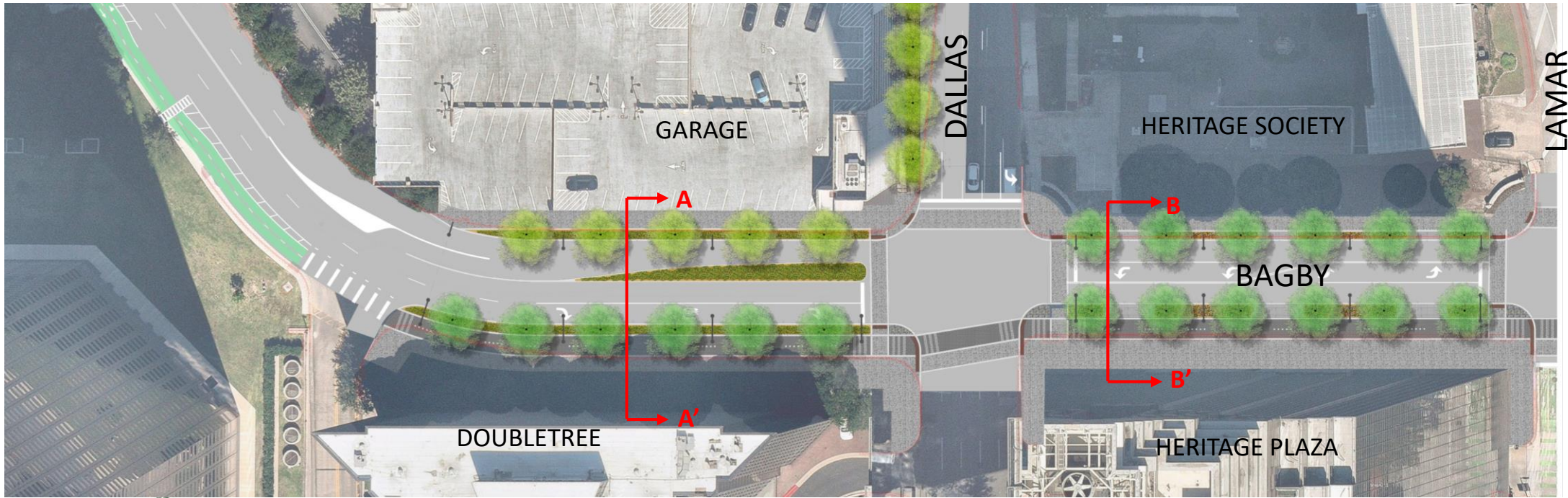
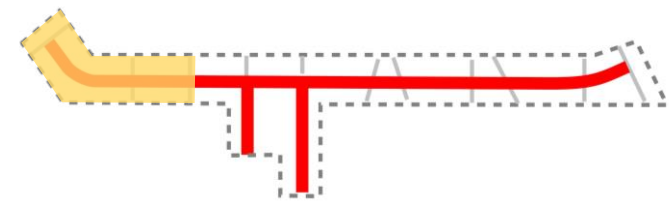
TEXAS

PRAIRIE

PRESTON

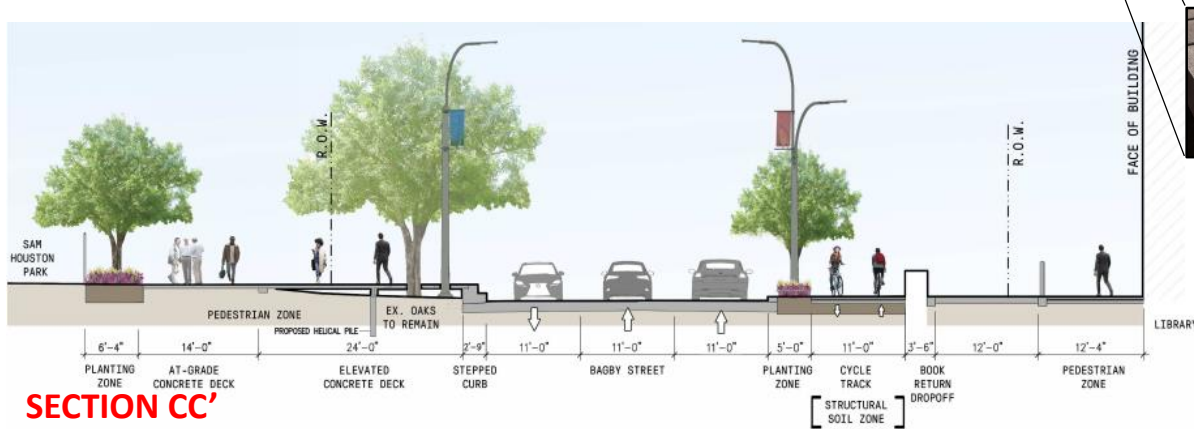
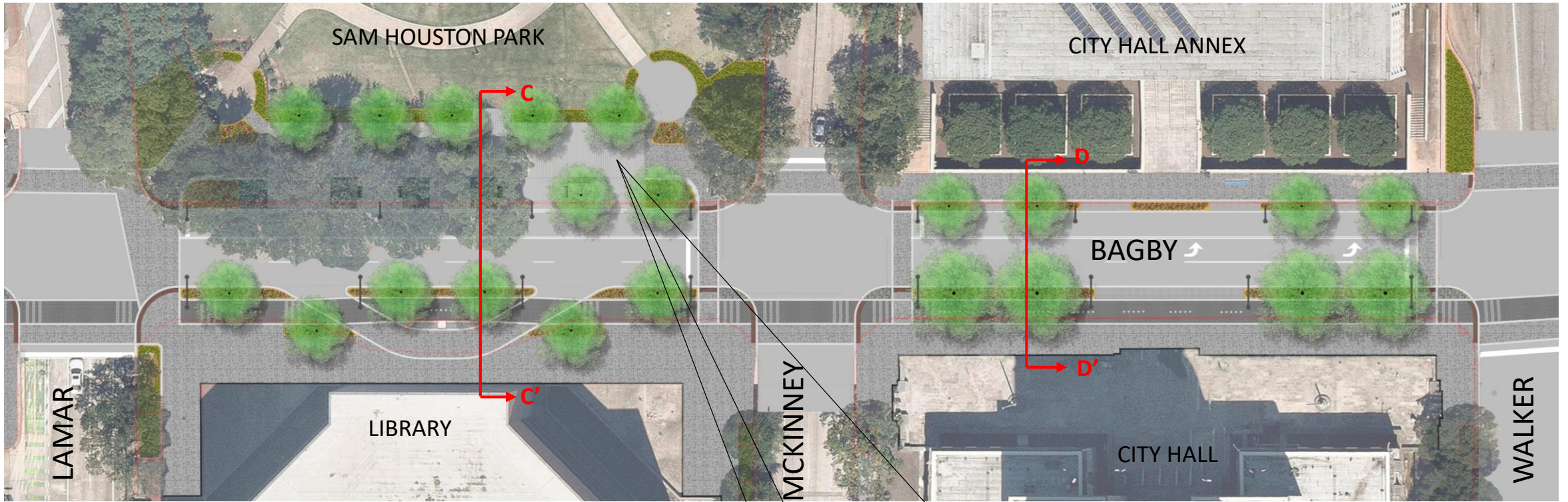
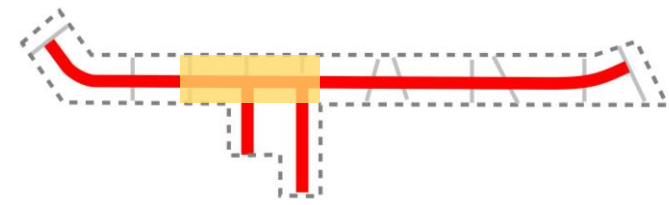


# BAGBY | CLAY TO LAMAR

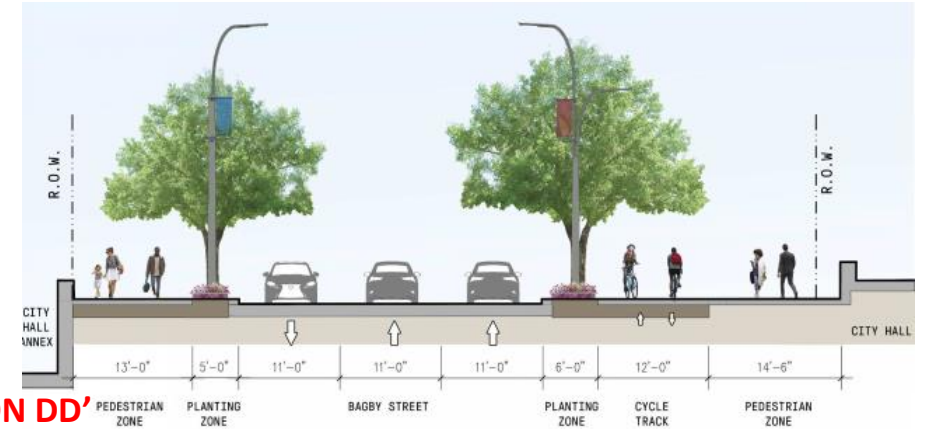




# BAGBY | LAMAR TO WALKER



ELEVATED CONCRETE BOARDWALK





# SAM HOUSTON PARK & CENTRAL LIBRARY | LOOKING NORTH



EXISTING



PROPOSED



# SAM HOUSTON PARK | LOOKING NORTH



EXISTING



PROPOSED



# CITY HALL ANNEX & CITY HALL | LOOKING NORTH



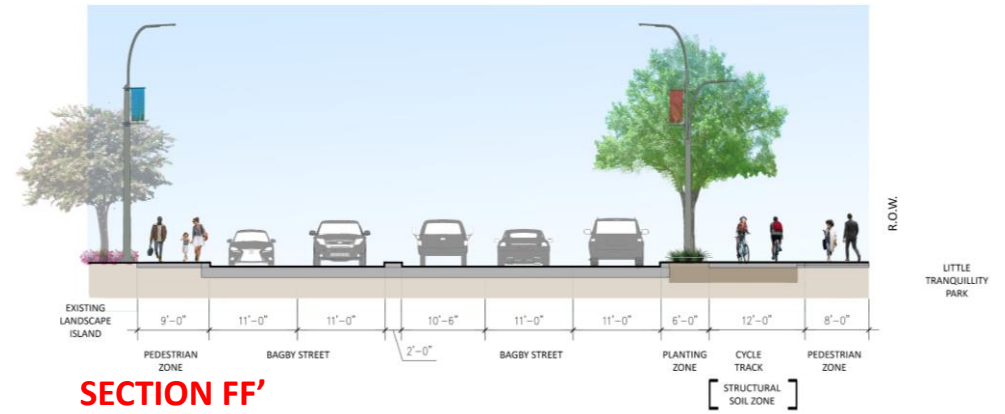
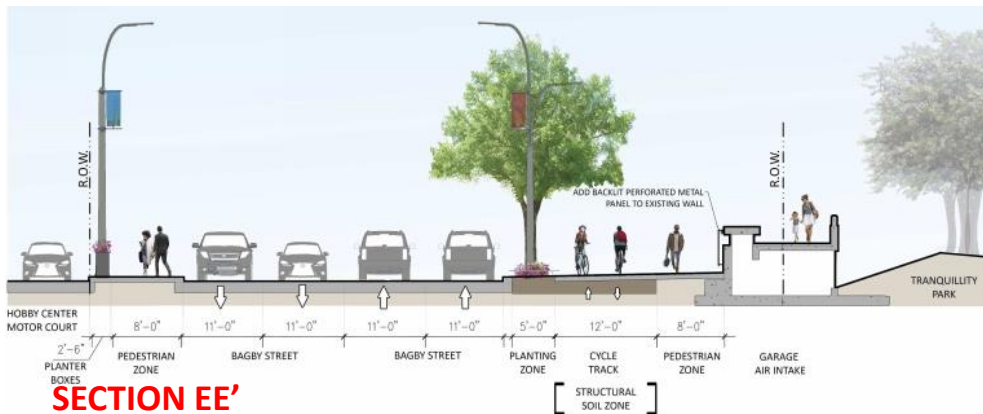
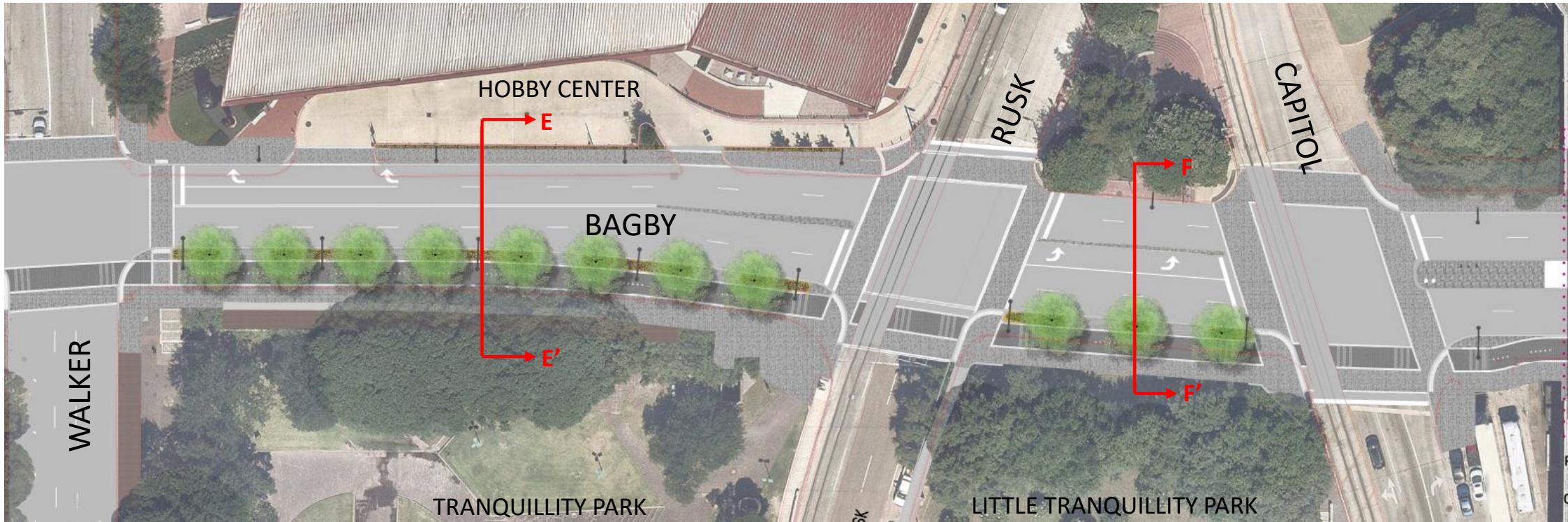
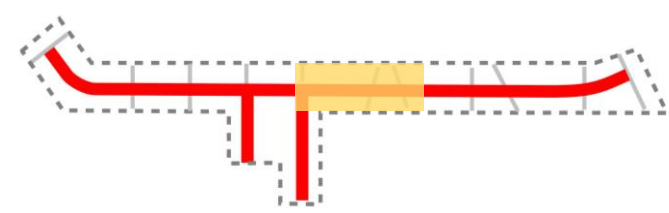
EXISTING



PROPOSED



# BAGBY | WALKER TO CAPITOL





# HOBBY CENTER & TRANQUILLITY PARK | LOOKING NORTH



EXISTING



PROPOSED



# LITTLE TRANQUILLITY & HOBBY CENTER | LOOKING SOUTH



EXISTING



PROPOSED

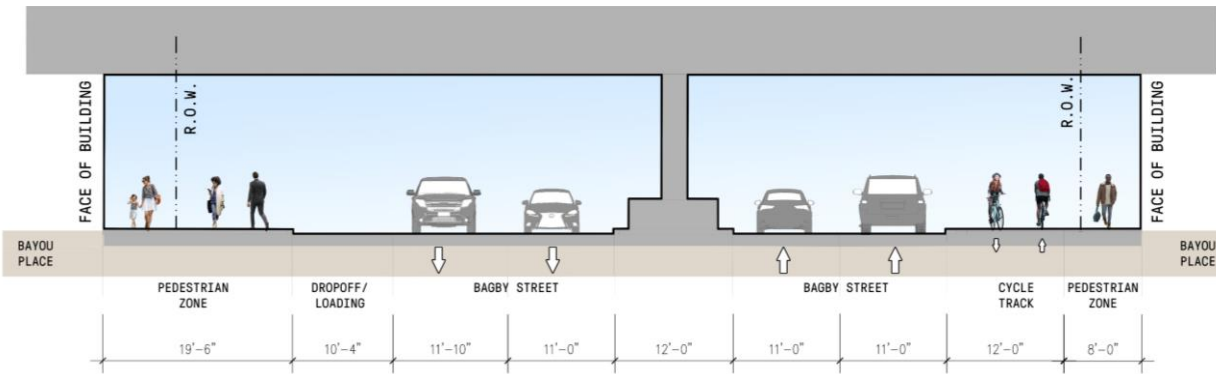
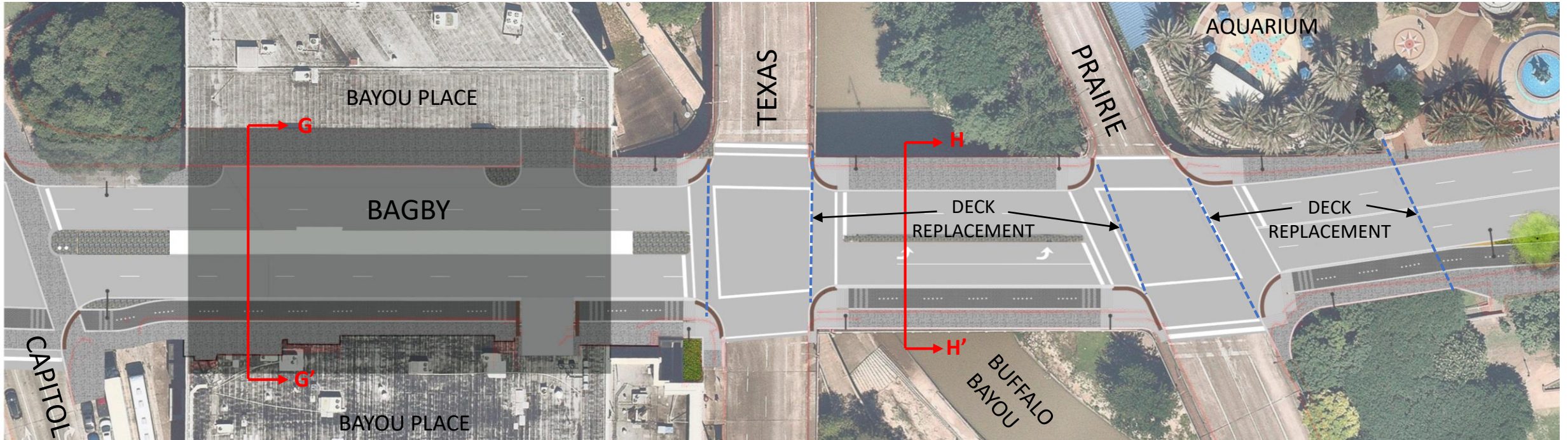
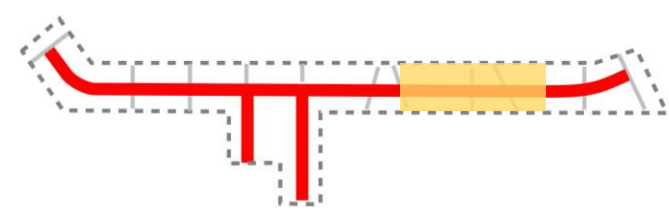


# LITTLE TRANQUILLITY | LOOKING SOUTH FROM BAYOU PLACE

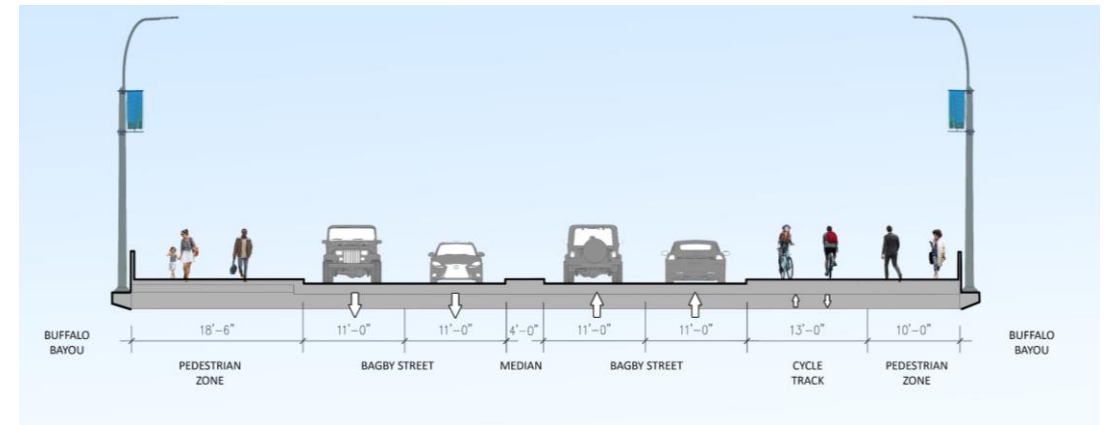




# BAGBY | CAPITOL TO PRAIRIE



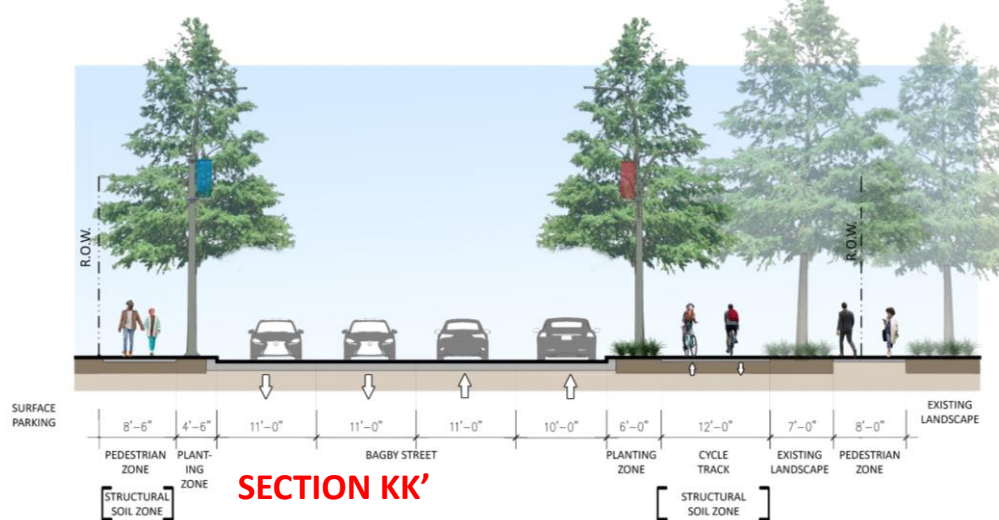
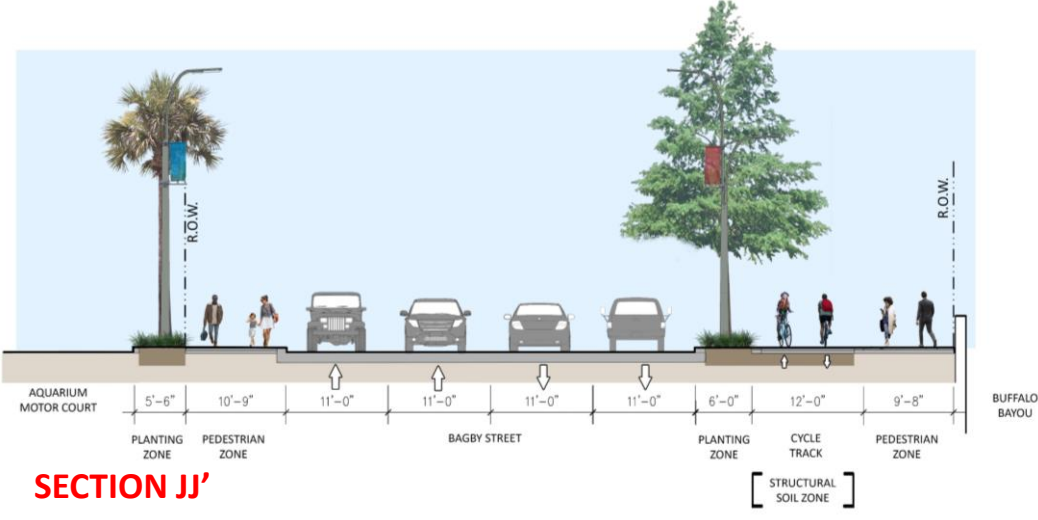
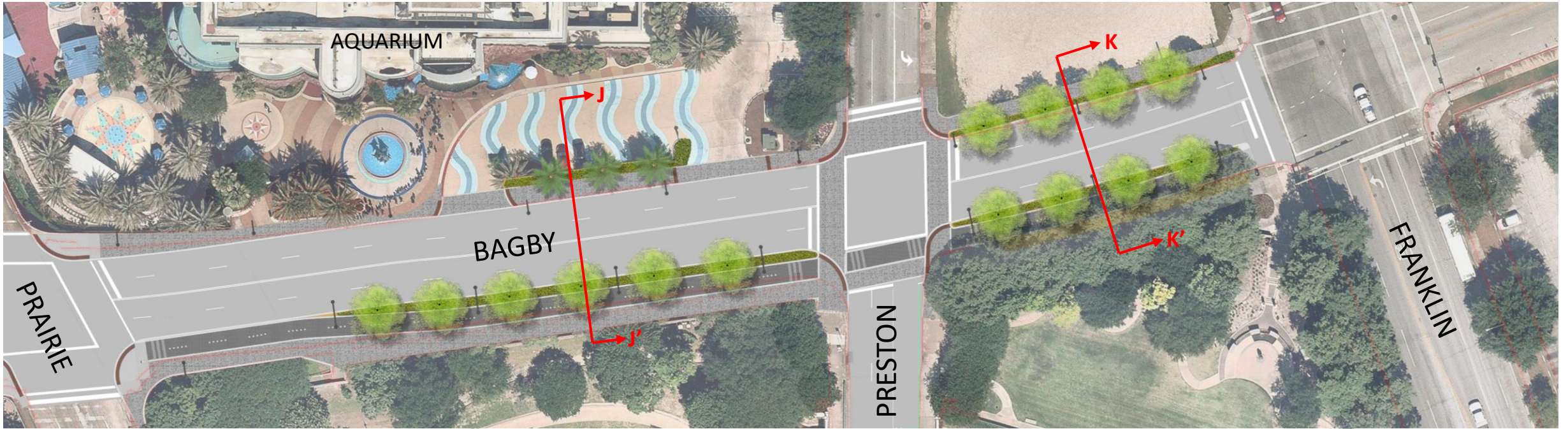
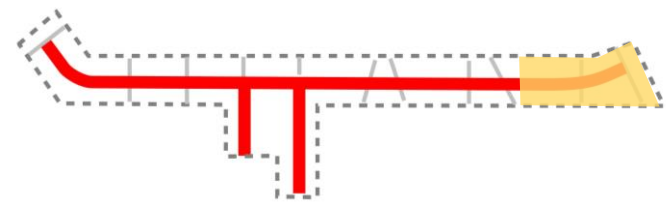
**SECTION GG'**



**SECTION HH'**

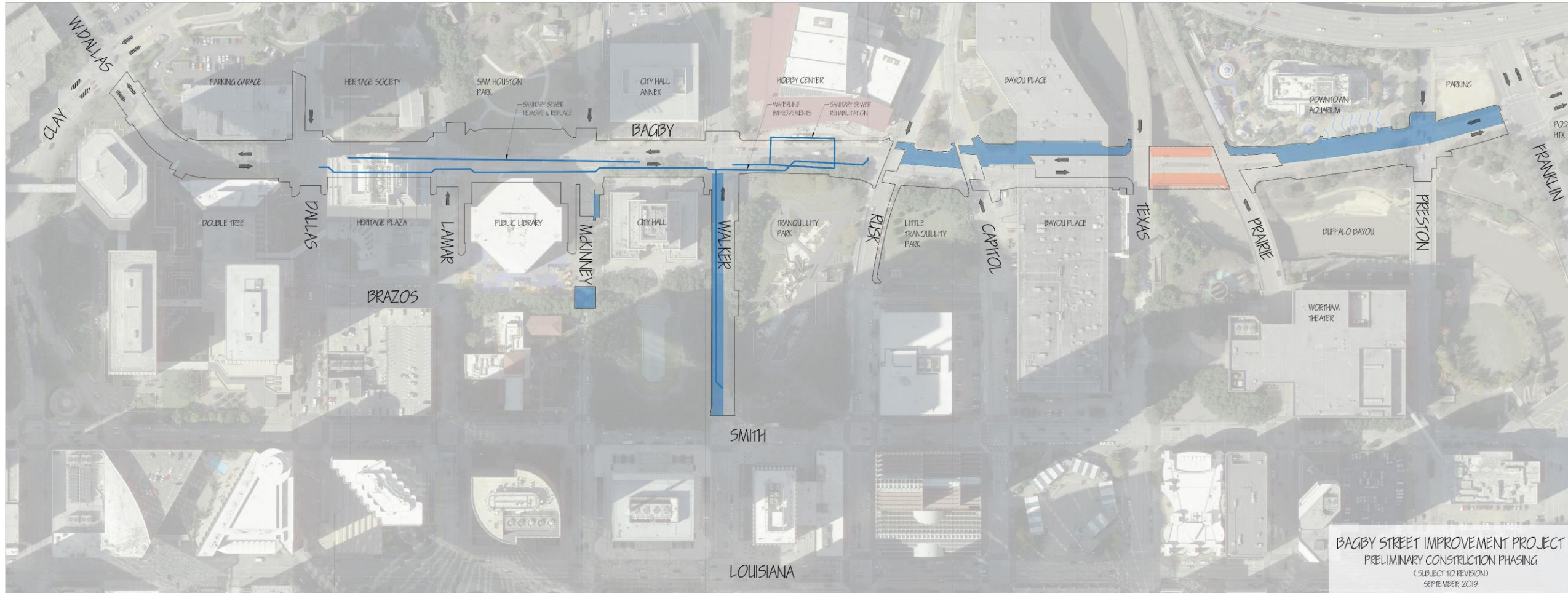


# BAGBY | PRAIRIE TO FRANKLIN





# BAGBY CONSTRUCTION | PHASE 1



JANUARY – JUNE 2020: BAGBY NORTH END, WEST FACE + WALKER, SOUTH FACE



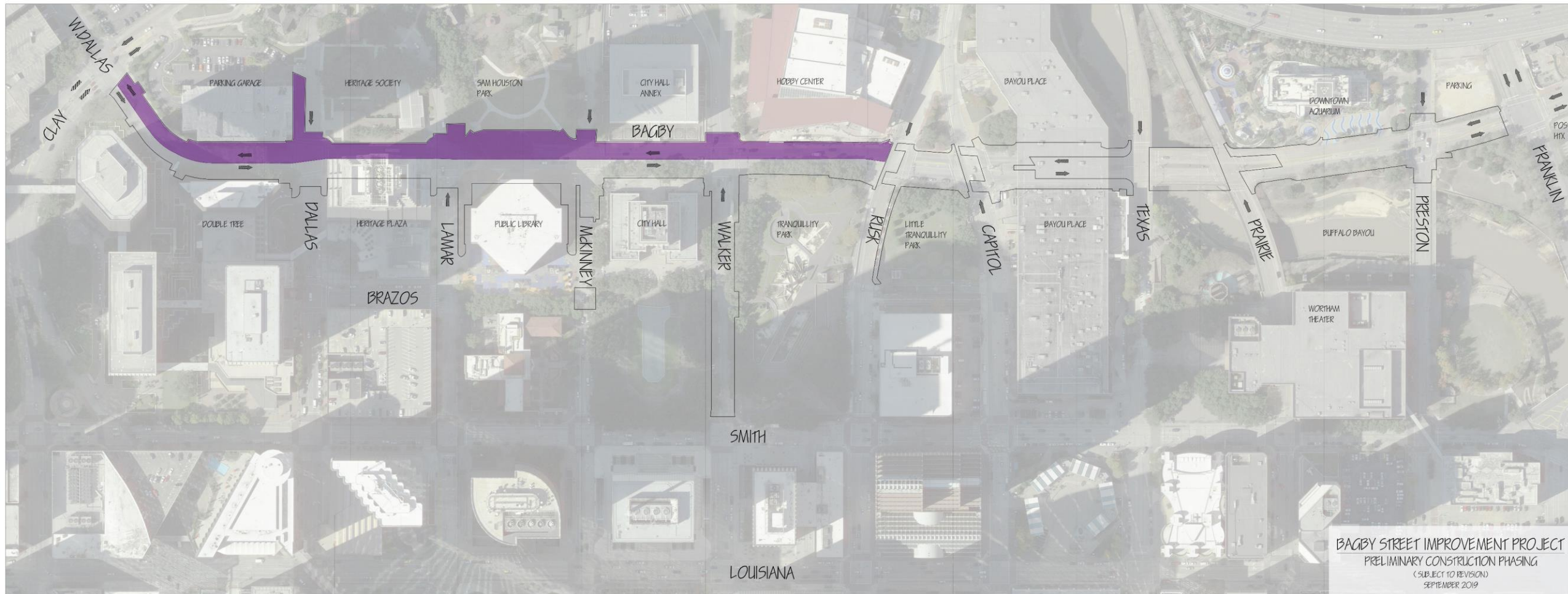
# BAGBY CONSTRUCTION | PHASE 2



JUNE – DECEMBER 2020: BAGBY NORTH END, EAST FACE + WALKER, NORTH FACE



# BAGBY CONSTRUCTION | PHASE 3



JANUARY – JUNE 2021: BAGBY SOUTH END, WEST FACE



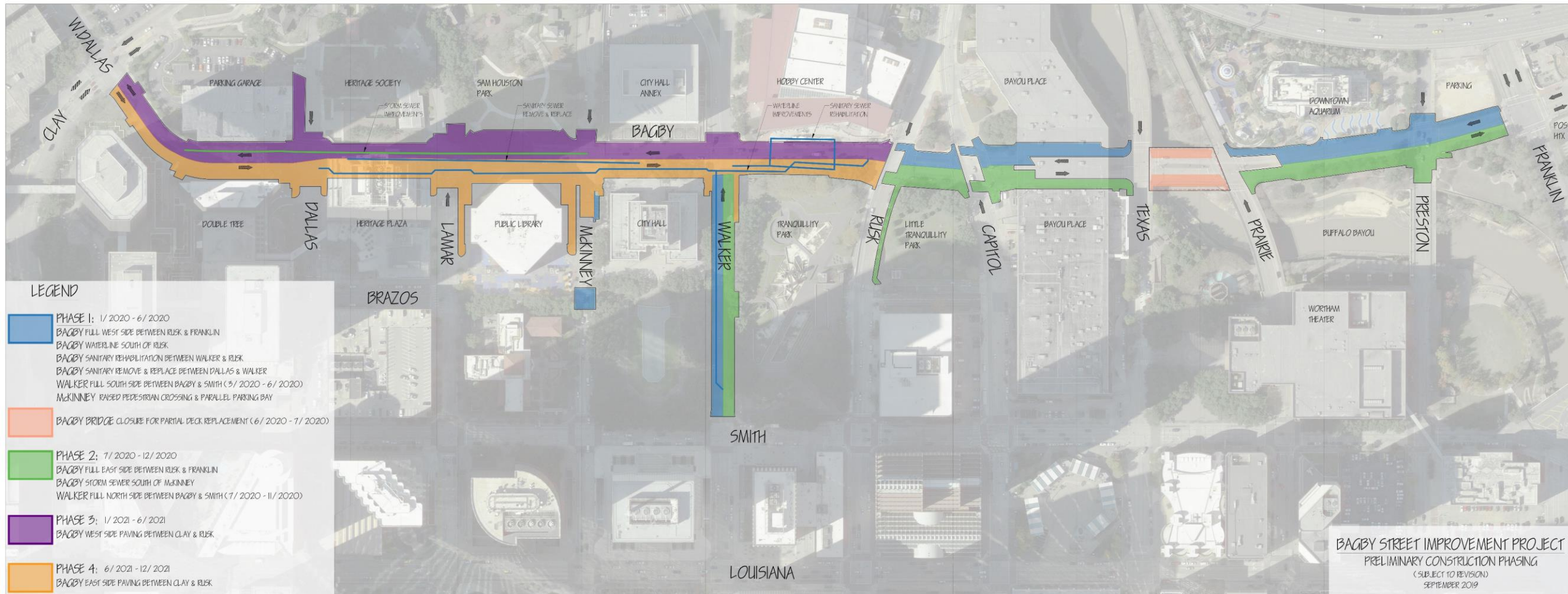
# BAGBY CONSTRUCTION | PHASE 4



JUNE – DECEMBER 2021: BAGBY SOUTH END, EAST FACE



# BAGBY CONSTRUCTION | PHASING OVERLAY



JANUARY 2020 – DECEMBER 2021



# NEXT STEPS

- July 26, 2019 \_ 90% Plan Submission
- September 19, 2019 \_ Stakeholder Advisory Committee
- September 26, 2019 \_ 100% Plan Submission, Final Plan Approvals, Permitting
- September 26 – November 19, 2019 \_ Contractor Procurement
- January 6, 2020 Start - December 2021 Substantial Completion \_ Construction





# BAGBY STREET IMPROVEMENT PROJECT

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Downtown  
Redevelopment  
Authority