BAGBY STREET RECONSTRUCTION PROJECT
OCTOBER 2, 2015

CLAIRE HEMPEL, PLA, AICP, LEED GA
Prime location is Midtown’s greatest asset

- Close proximity to major freeways
- Positioned between Houston’s two major employment centers – Downtown/Central Business District and Texas Medical Center
- Three METRORail stations along Main Street
• Midtown Redevelopment Authority / Tax Increment Reinvestment Zone (TIRZ) created in 1995

• Abandoned and blighted area with insufficient infrastructure

• TIRZ formed to foster economic development and eliminate blight

• Funding provided through incremental taxes generated in Zone

• Initially focused on multi-family developer agreements to increase number of residents

• Currently administers proactive Capital Improvements Program (CIP) to stimulate development
• Blighted areas transformed into thriving, pedestrian-friendly mixed-use neighborhoods

• Vibrant, culturally diverse community

• Active lifestyle

• Increase in Population
  • 1995 - under 1,000 residents
  • 2014 - ~ 11,000 residents

• Increase in Property Tax Base
  • 1995 - $157 million
  • 2014 - $1.55 billion
MIDTOWN: A MODEL OF URBAN DEVELOPMENT

• Strategic Plan is the guiding document
  • CIP
  • Real Estate
  • Affordable Housing
• Parks and Open Space Plan
  • Location and Program (hard and soft)
• CIP Plan implements the Strategic Plan
  • Street reconstruction and improvements
  • Entry portals
  • Parks, plazas and public realm
  • Accessibility and parking
PROJECT INTRODUCTION
BAGBY STREET

• Bagby Street - one way southbound roadway near western edge of Midtown

• Reconstruction project was a result of drainage study in 2008 to address flooding issues in area

• Existing drainage system had limited capacity and was inadequate for current developments

• Project scope included 60-inch storm sewer replacement, waterline replacement, and sanitary sewer upgrades

• Streetscape redevelopment included pavement reconstruction, landscape and hardscape upgrades, and relocation of overhead utilities

• Catalyst for sustainability
BAGBY STREET

CHALLENGE:
The tension between a “Livable Center” and a “Commuter Thoroughfare” limits reinvestment potential in Midtown.

APPROACH:
By creating quality systems along the entire stretch of the street, proving the real transportation value of the corridor AND focusing added value near key redevelopment parcels, the design will foster sustainability and advance the Midtown redevelopment trend.
SUSTAINABILITY AND METRICS

ENVIRONMENT:
- minimize excessive use and non beneficial planting
- reduce heat island effect
- reduce noise pollution
- increase green stormwater use
- reduce potable water use consumption
- improve localized air quality
- implement Green Streets Standards

COMMUNITY:
- provide community programming / interaction /function
- collaborate with community members
- foster unique neighborhood identity and character
- improve wayfinding and visitor experience
- implement interpretive plan centered on green infrastructure
- engage community at key benchmarks

ART/AESTHETIC:
- provide a distinct and unique ‘place’
- create a timeless experience
- focus on detailing
- implement public art as a long-term benefit to the new cultural art district
- create an authentic interpretive program
- provide composition of form, texture, color, pattern in all materials

ECONOMICS:
- design and construct within budget
- tie improvements to potential return on investment (public and private)
- limit impact on business during construction
- implement plan that is financially attractive for redevelopment
PROJECT ANALYSIS : GETTING THE SYSTEMS RIGHT

• Pedestrian, Automobile and Transit Circulation and Safety
• Traffic Analysis (speed, counts, etc.)
• Existing Land Use Analysis
• Overhead Utility Analysis
• Lighting (footcandle) Analysis
• Tree Analysis (health, shade, etc.)
• Existing Parking
• Walking Distance
• Heat Island Effect
• Wet Utilities Capacity and Opportunity
• Opportunity for Redevelopment/Reinvestment
• Existing Public and Private Irrigation
MASTER PLAN : NOT A ONE SIZE FITS ALL
88% of pedestrian area shaded by tree canopy at maturity

14% decrease in hardscape surface temperatures
42% increase of existing tree growth area & organic soils

276% increase in dedicated pedestrian areas

300 tons of carbon reduced from emissions due to use of 25% fly ash in the concrete mix
$40 million of investment in private redevelopment since project was announced

20% increase in rental property prices post construction
38% increase in new seating and social gathering areas

100% use of native and adapted plants
33% of local stormwater captured and treated by rain gardens before draining to Buffalo Bayou

75% bacteria removed
73% phosphorus removed
93% oil and gas removed
85% total suspended solids removed
10 individual stormwater interpretive signs placed throughout corridor

45% reduction in crosswalk distance
the typical project budget dedicated to art, interpretive and customized elements
43 new bicycle racks installed

70% increase in bicycle use since street renovation
4x increase in average night time light levels

30% reduction in crime rates along the corridor
HIGHEST
scoring project in the history of the Greenroads® rating system

SILVER CERTIFIED