



TIRZ 16 Presentation

Budget & Fiscal Affairs Committee

May 7, 2013





TIRZ 16

- **1999**
 - ❖ TIRZ 16 formed - Original project plan provided tools needed to create and support private investment along Post Oak Blvd, West Alabama, Westheimer and Richmond Corridors by addressing failing infrastructure, lack of utility capacity and traffic congestion.
- **2003**
 - ❖ Amendment 1 – clarified desired improvements including pedestrian environments, public utility improvements and added the Local Mobility Program
- **2008**
 - ❖ Amendment 2 – provided for the annexation of approximately 35.87 acres in the vicinity of Wynden Drive and provided for land acquisition and development costs related to parks.
- **2008**
 - ❖ Amendment 3 – included provisions for the purchase and subsequent development of the future Water Wall Park
- **2013**
 - ❖ Amendment 4 – Restates the goals and objectives included in the Original and Amended Plans which also included expansion provisions for further park development needed for Memorial Park, Tanglewood Park, Grady Park and upgrades to the Water Wall



TIRZ - Mobility

- TIRZ Project Plans frequently include mobility related projects
 - ❖ Midtown TIRZ – the reconstruction and storm water upgrades to Bagby, Wheeler, McGowan
 - ❖ Greenspoint TIRZ – reconstruction and new bridge at Greenspoint Drive and reconstruction and pedestrian improvements to Airline Drive
 - ❖ Upper Kirby TIRZ – right-of-way expansion, roadway reconstruction and utility system upgrades to Kirby Drive, reconstruction of Richmond Avenue
 - ❖ Southwest Houston TIRZ – reconstruction right-of-way expansion and utility upgrades to approximately 2 miles of Bellaire Blvd.
 - ❖ Uptown TIRZ – right-of-way acquisition and roadway reconstruction of San Felipe, South Post Oak, Hildago, West Alabama and Post Oak Boulevard
 - ❖ 6 other TIRZs have provisions for major mobility projects



TIRZ – Mobility Projects

TIRZ	Name	2009	2010	2011	2012	2013	Total
1	Lamar Terrace	\$ 138,795				\$ 604,598	\$ 743,393
2	Midtown Zone	\$3,556,919	\$3,009,869	\$730,987	\$3,939,533	\$11,689,500	\$22,926,808
3	Main Street Zone	\$	\$	\$ 308,901	\$ 646,366	\$ 2,233,908	\$ 3,189,175
7	Almeda/OST Zone	\$2,259,718	\$2,001,964	\$ 602,030	\$	\$ 1,785,496	\$ 6,649,208
10	Lake Houston Zone	\$	\$	\$2,450,000	\$	\$	\$ 2,450,000
11	Greenspoint Zone	\$1,360,708	\$4,370,197	\$3,760,322	\$4,314,631	\$10,029,000	\$23,834,858
14	Fourth Ward Zone	\$	\$ 345,606	\$ 283,104	\$ 456,737	\$ 3,412,500	\$ 4,497,947
16	Uptown Zone	\$18,789,464	\$12,361,950	\$1,735,194	\$3,290,576	\$1,175,000	\$37,352,184
17	Memorial City Zone	\$ 5,166,091	\$ 2,275,062	\$3,883,163	\$2,113,007	\$12,827,000	\$26,264,323
19	Upper Kirby Zone	\$17,101,753	\$ 5,036,849	\$5,689,819	\$11,381,433	\$14,830,002	\$54,039,856
20	Southwest Houston Zone	\$1,318,166	\$ 602,719	\$ 621,167	\$25,231,540	\$ 1,840,000	\$29,613,592
		\$49,691,614	\$30,004,216	\$20,064,687	\$51,373,823	\$60,427,004	\$211,561,344



TIRZ – Park Related Project

- Specific TIRZ project plans frequently include Park related projects
 - ❖ Midtown TIRZ – was the first zone to construct a park project - Baldwin Park, Midtown Park
 - ❖ Main Street TIRZ– redesigned and constructed historic Market Square Park
 - ❖ Almeda/OST TIRZ – underway with the redevelopment of historic Emancipation Park
 - ❖ Greenspoint TIRZ – Spring Skate Park is currently under construction and will be the largest skate park in the US
 - ❖ Uptown TIRZ – purchased and preserved for park use Houston’s iconic Water Wall Park
 - ❖ Other TIRZs have park plans



TIRZ – Park Projects

TIRZ #2

Midtown Zone - \$4,696,218

Balwin Park	2013	Total	\$ 450,000
Midtown Park	2012 – 2013	Total	\$1,265,171
Super Block Park	2010-2013	Total	\$2,981,047

TIRZ #3

Main Street Zone - \$7,169,751

Buffalo Bayou Riverwalk	2010-2012	Total	\$3,524,820
Market Square Park	2010-2012	Total	\$3,644,931

TIRZ #7

Almeda/OST Zone - \$8,155,592

Emancipation Park	2010-2013	Total	\$5,603,379
Park at Palm Center	2009 – 2012	Total	\$1,200,545
Peggy Park	2009-2010	Total	\$1,351,668

TIRZ #11

Greenspoint Zone - \$7,808,324

Buckboard Park	2009-2012	Total	\$ 895,584
Spring Skate Park	2010 – 2013	Total	\$6,912,740

TIRZ #16

Uptown Zone - \$9,922,974

Water Wall Park	2009-2010	Total	\$8,959,393
Woodway Outfall/Canoe Launch	2011-2013	Total	\$ 963,581



TIRZ 16

- Post Oak Transit Lane
 - ❖ Reconstruction, utility system replacement and upgrades to Post Oak Boulevard including expanding existing right-of-way from current 80' to 100' and the addition of two additional travel lanes for a total of 8 lanes
- Memorial Park Improvements
 - ❖ Funding of a Master Plan for Memorial Park to include provisions for erosion control, invasive non-native species removal, reestablishment of appropriate grasslands and forest, and other improvements supportive of park usage