

# **SOUTHWEST LIVABLE CENTERS STUDY**



**PUBLIC  
MEETING #2  
February 7, 2022**



Martha Castex-Tatum  
Vice Mayor Pro Tem  
District K



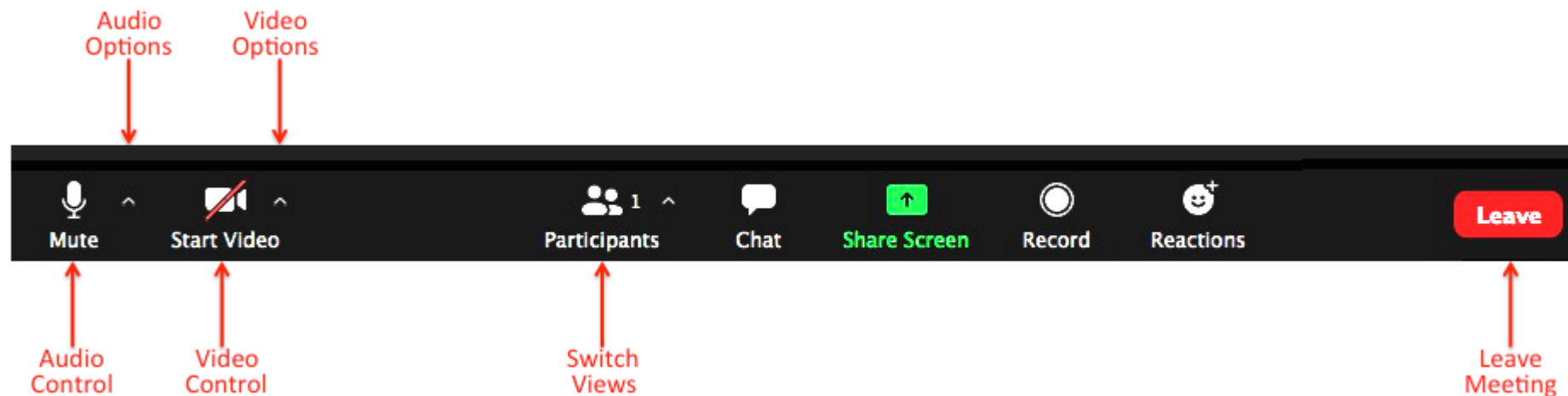
Houston-Galveston  
Area Council



PLANNING &  
DEVELOPMENT  
DEPARTMENT

# ■ GAMEPLAN

- This meeting is being recorded.
- Your microphone is muted.
- Minimize network activity to reduce disruptions.
- Chat box is enabled, and comments/questions can be left there for the Team to answer.



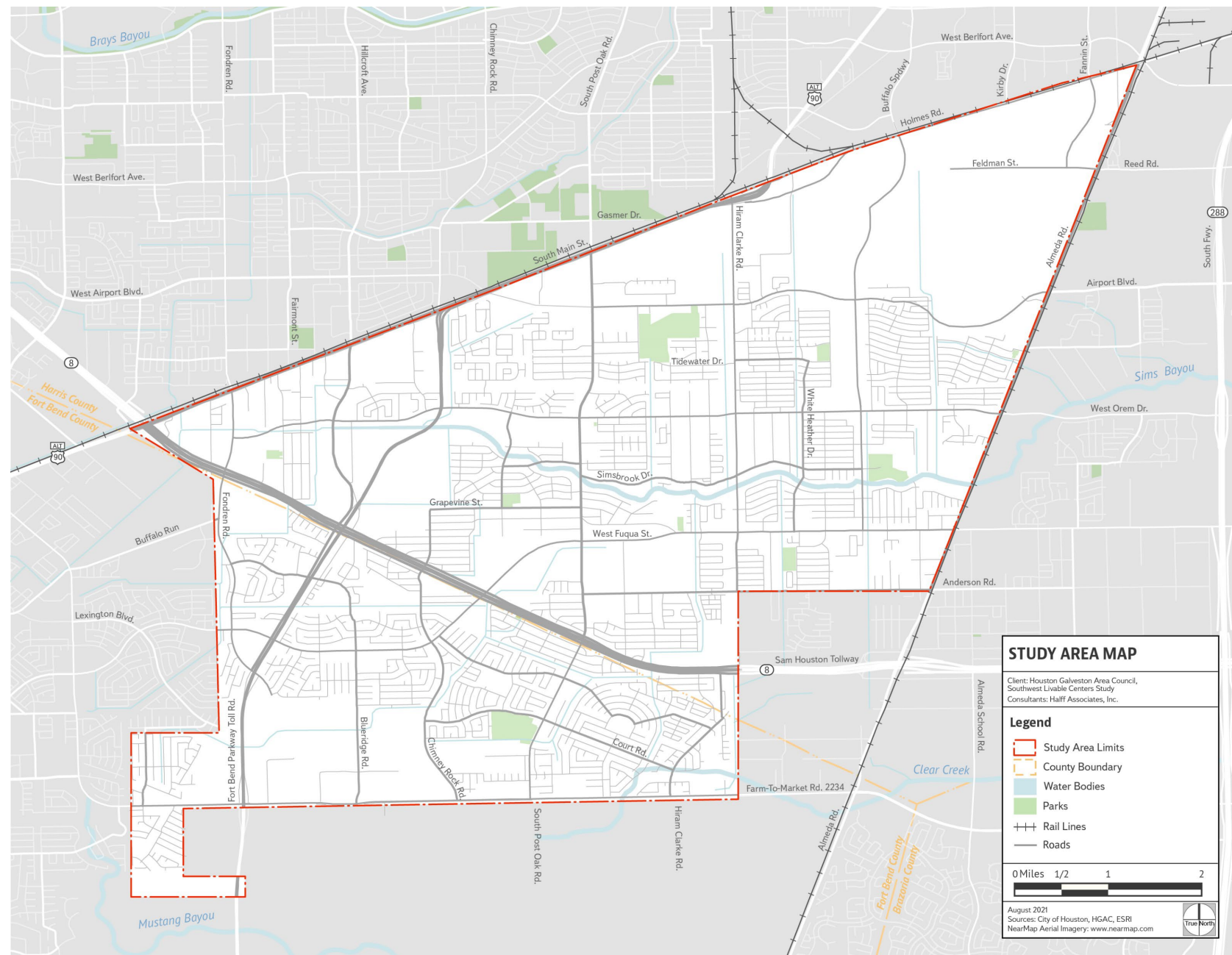
# ■ AGENDA

- Project Overview
- Public Engagement Feedback
- Goals and Objectives
- Preliminary Recommendations
  - Catalyst Sites
  - Projects
  - Policies
- Next Steps



## Study Area

- Located **11 miles** from Downtown Houston and **6 miles** from Texas Medical Center
- Bordered on the north by Main St., south by McHard Rd., east by Almeda Rd., and west by Fondren Rd.





# Project Overview

## PROJECT SCHEDULE

### Element 1- Needs Assessment

- Review of Existing Plans and Studies
- Demographic Analysis
- Market Trends/Market Position Analysis
- Existing Land Use, Housing, Mobility Analysis
- Infrastructure and Amenities Inventory
- Sustainability and Resiliency Analysis

Public Meeting #1

### Element 2 - Conceptual Plan

- Placemaking through Economic Development
- Infill Development and Redevelopment
- Multimodal Connectivity
- Community Sustainability and Resiliency
- Agency Package Partner Identification

Public Meeting #2

### Element 3 - Recommendations

- Conceptual Designs
- Corridor Improvements
- Multimodal Improvements
- Cost Estimates
- Agency Package Partner Feedback

### Element 4 - Implementation

- Prioritize Strategies and Actions
- Capital Improvement Program
- Identify Funding Sources
- Partnerships and Coordination
- Final Plan

Public Meeting #3

## Public Engagement

### Public Meeting #1 November 4, 2021

- Invited to participate as part of the Tri-party management district.
- Approximately 40 in-person and 20 virtual attendees learned about the project
- Simultaneous online public engagement during presentation consisted of poll and Map activity collecting feedback from virtual participants

### HPB Simon Minchen Park Pop-Up Event January 7, 2022

- Public listening session hosted by Houston Parks Board



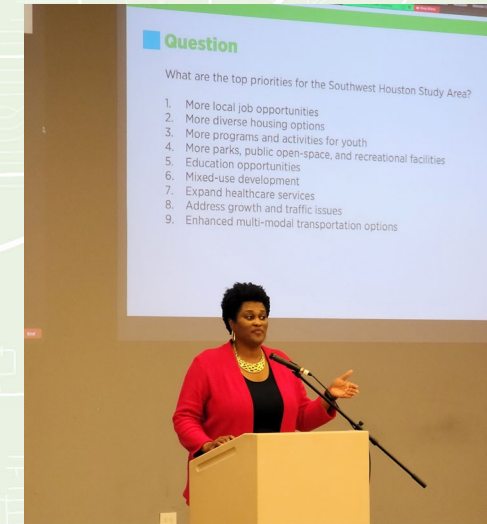


# Public Engagement

Community Survey (126 responses)  
October – November 2021

Top priorities of the Public Survey include:

- More local job opportunities
- More programs and activities for youth
- More parks, public open-space, and recreation
- Community-driven development
- More diverse housing options



## Public Engagement

Survey respondents said the main traffic issues in the Southwest Houston are congestion and progression through signals (synchronization of traffic signals).

Respondents noted that they do not feel comfortable or safe walking or biking to destinations in the Study Area.

Respondents said they would most like to see sidewalks, trails, and trails connect to schools and public parks.

Survey respondents expressed a desire for high quality grocery stores as well as sit-down restaurants.

Survey respondents expressed a desire for more general merchandise stores such as Target and Home Goods.

Survey respondents feel that Hiram Clarke, West Orem, and South Post Oak are the most unsafe streets that need improvement in the district.

Respondents said they would most like to see single-family homes and townhomes in Southwest Houston.



## ■ Goals

- Through extensive public engagement events the following goals were identified.
- Each goal has associated objectives which relate to specific project and policy recommendations as well as action steps for implementation



**1**

**Healthy and Active**

**2**

**Thriving and Learning**

**3**

**Connected and Resilient**

## Goals & Objectives

- **Healthy and Active** – Support usability of parks and open spaces through programming that improves physical, mental, and economic wellbeing.

### Objectives

- Ensure that parks and open spaces are accessible to all through universal and inclusive design
- Create an integrated and continuous system and urban greenways that build off Sims Bayou Greenway Trail system
- Support physical and mental health through increased access to grocery and healthcare services and promoting health related activities

**“To be safe we have to drive to Hermann Park to walk”**

## Goals & Objectives

- **Thriving and Learning** – Support the multigenerational livability of neighborhoods through expanding housing choice, skills and educational training opportunities, and equitable community driven development.



## Objectives

- Encourage contextually appropriate development that provides safe and interactive community gathering spaces
- Implement programs that encourage development and redevelopment of diverse housing options for current and future residents
- Empower small business and support entrepreneurship and employment through local and regional economic and educational partnerships

**“Small business pop-up markets would be fun to bring the family to on weekends”**

## Goals & Objectives

- **Connected and Resilient** – Provide enhanced multimodal transportation connectivity of residents to activity centers and destinations through coordinated infrastructure enhancements.

### Objectives

- Create safer places and infrastructure for walking and biking with close proximity to area destinations such as schools, parks, and employment centers
- Coordinate with area transit agencies to enhance transit opportunities that allow for convenient access to local and regional destinations
- Strengthen relationships with area agencies to build infrastructure systems that keep residents safe

**“I’d love to be able to SAFELY walk from my house to the Willow Waterhole...too many cars speeding”**



## GOALS DISCUSSION

**1**

### Healthy and Active

Support usability of parks and open spaces through programming that improves physical, mental, and economic wellbeing.

**2**

### Thriving and Learning

Support the multigenerational livability of neighborhoods through expanding housing choice, skills and educational training opportunities, and equitable community driven development.

**3**

### Connected and Resilient

Provide enhanced multimodal transportation connectivity of residents to activity centers and destinations through coordinated infrastructure enhancements.

# Preliminary Recommendations

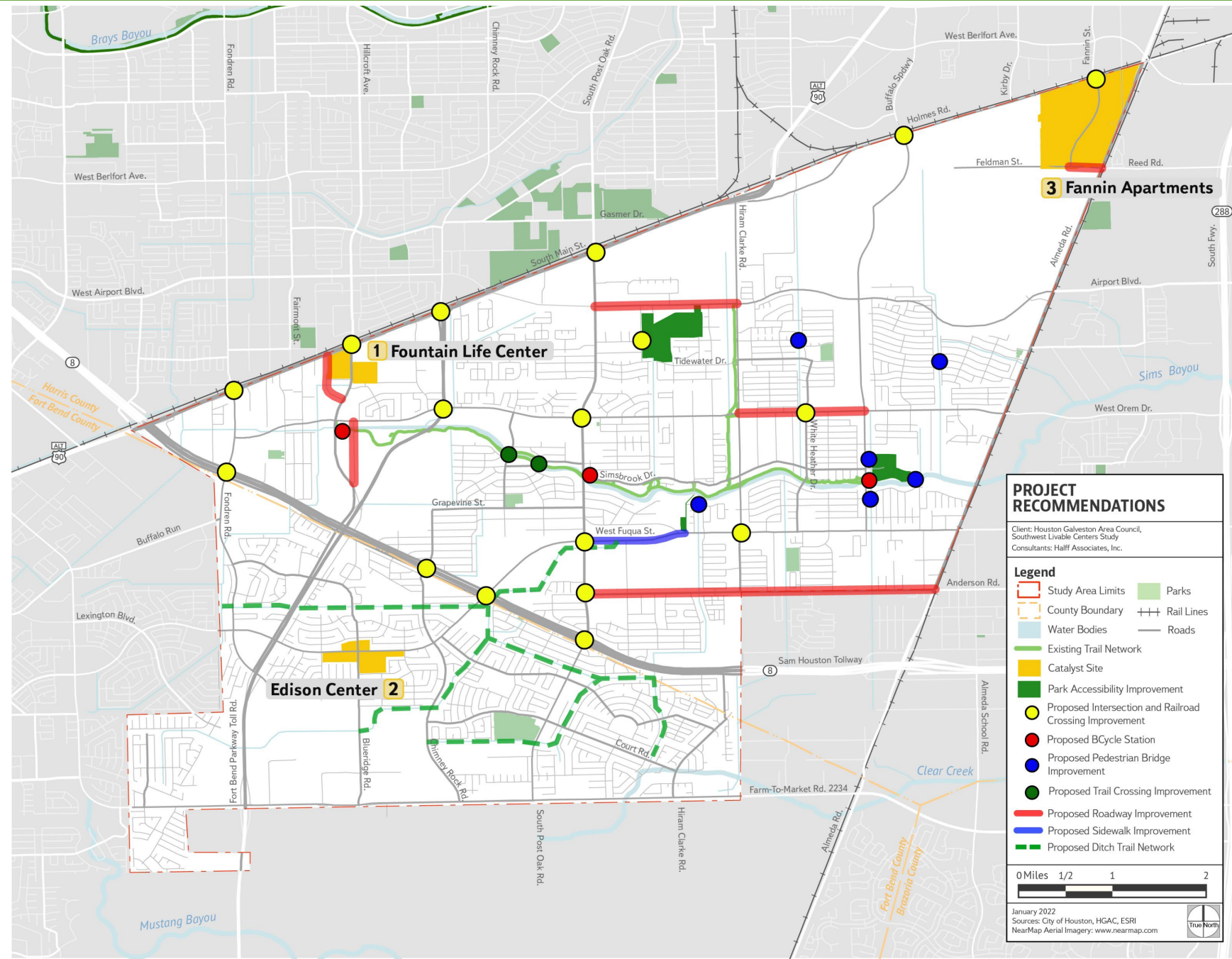
## Catalyst Sites

## Project Recommendations

- Intersection Enhancements
- Trail and Pedestrian Connectivity
- Park Improvements
- Roadway Improvements
- Median Enhancement

## Policy Recommendations

- Infill Development Program
- Sidewalk Enhancement Program
- MTFP Roadway Classification
- Skills Training and Partnerships
- Economic Development Resources
- Access Management



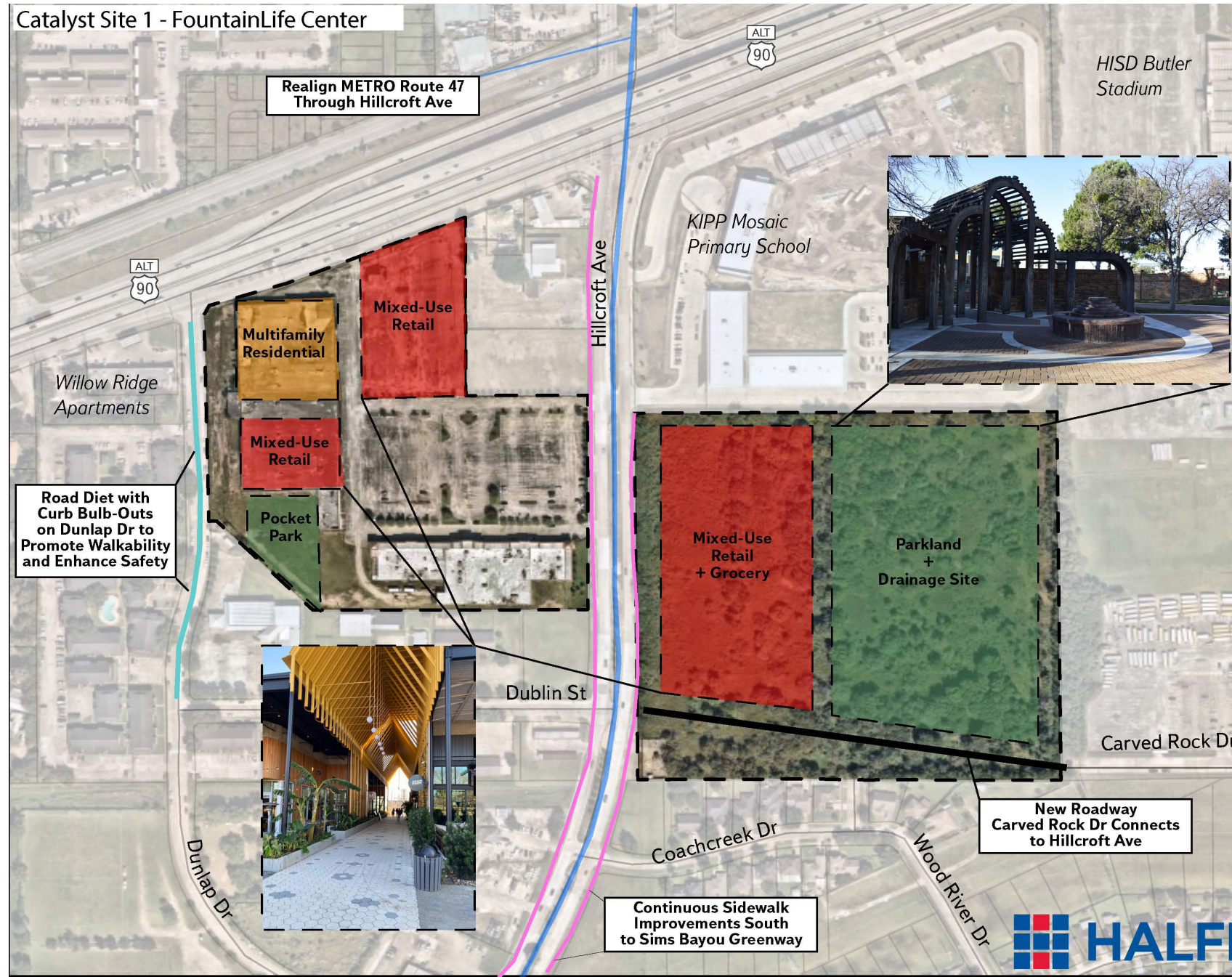


# Catalyst Site #1 FountainLife Center

- Landscaped interior courtyard – pocket park style
- Potential MFR in existing vacant warehouse footprint
  - Potential uses: food hall, retail/commercial space
- Curb bulb-outs on Dunlap Street
- Ideal location for micro-food shopping

## Harris County-owned parcel

- Retail/multi-use





# Catalyst Site #2 Edison Center

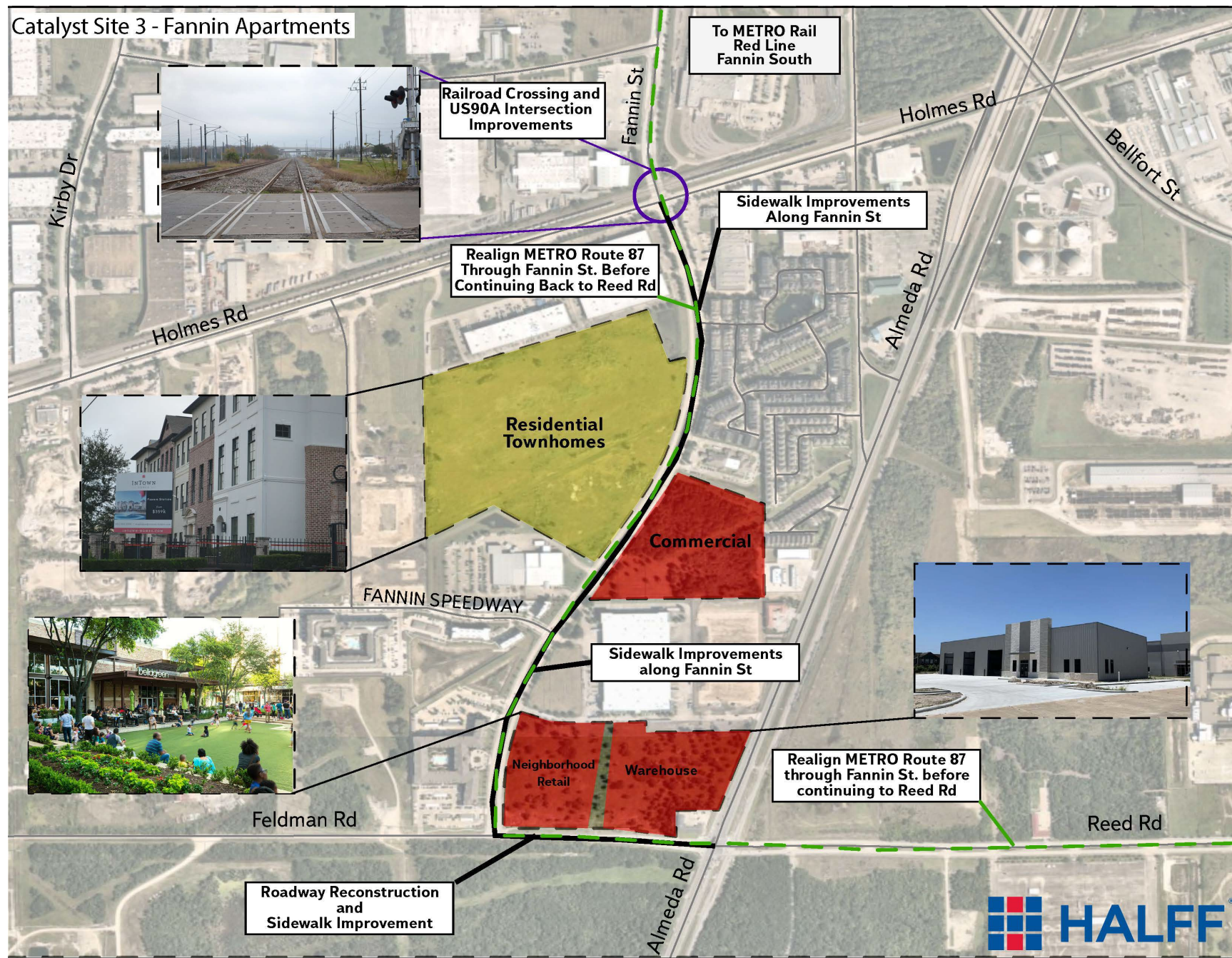
- Market rate townhomes
- Potential site for Harvest Market Grocery Store in IRS Designated Opportunity Zone
- Neighborhood commercial – local coffee/coworking space at corner of W Fuqua & Ridgerock





# Catalyst Site #3 Fannin Street Apartments

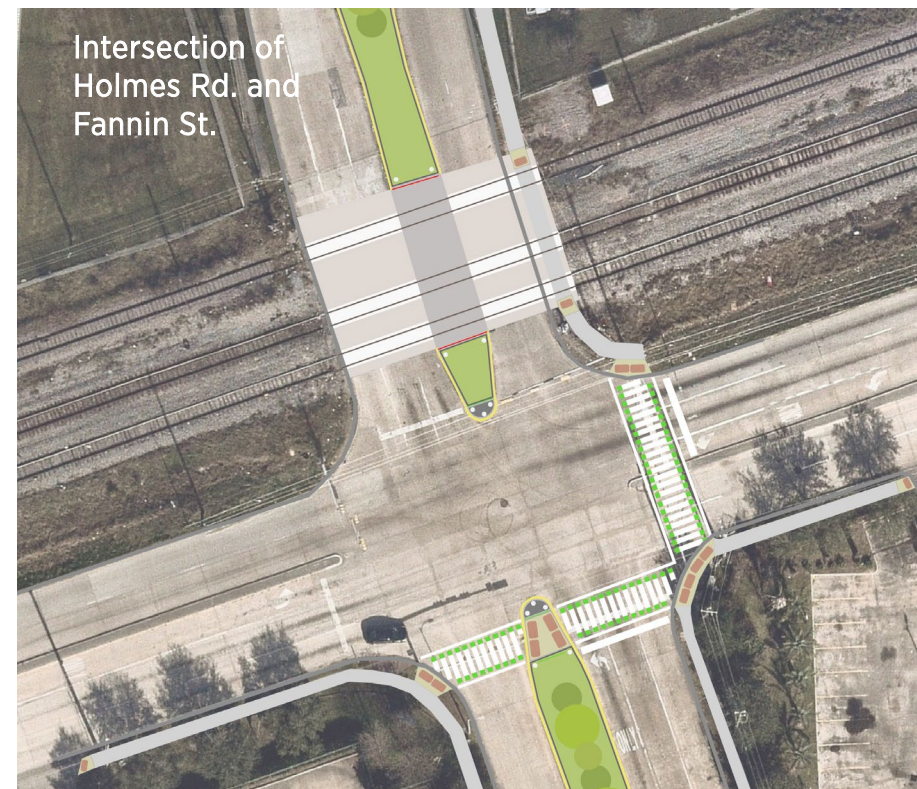
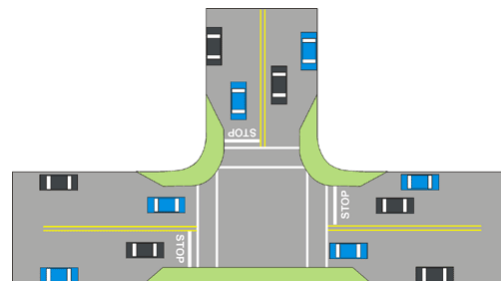
- Minimal improvement needed to the Focus Area while also providing enhanced transit connectivity to residents in a dense area
- Transit connectivity for residents in nearby apartments to Fannin Station to the north
- Railroad crossing and Holmes Rd/Fannin St intersection improvements
- Neighborhood retail and warehouse





## Intersection Improvements

- Railroad crossings along US 90 and high-speed intersections create challenges for safe pedestrian travel in the study area.
- Enhancements such as curb extensions and pedestrian refuge islands slow turning traffic and create safer crosswalks for pedestrians
  - S Post Oak Rd & Heatherbrook Dr
  - S Post Oak Rd & W Fuqua St
  - Hiram Clarke Rd & W Fuqua St
  - Ridgerock Rd & W Fuqua St

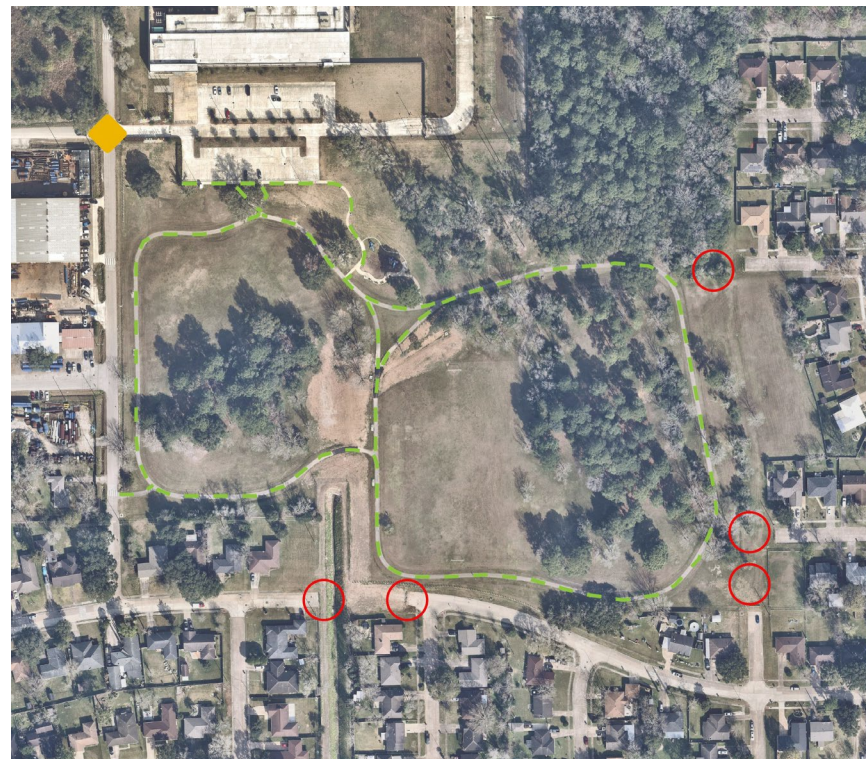




# Park Improvements



Townwood Park



Cambridge Village Park



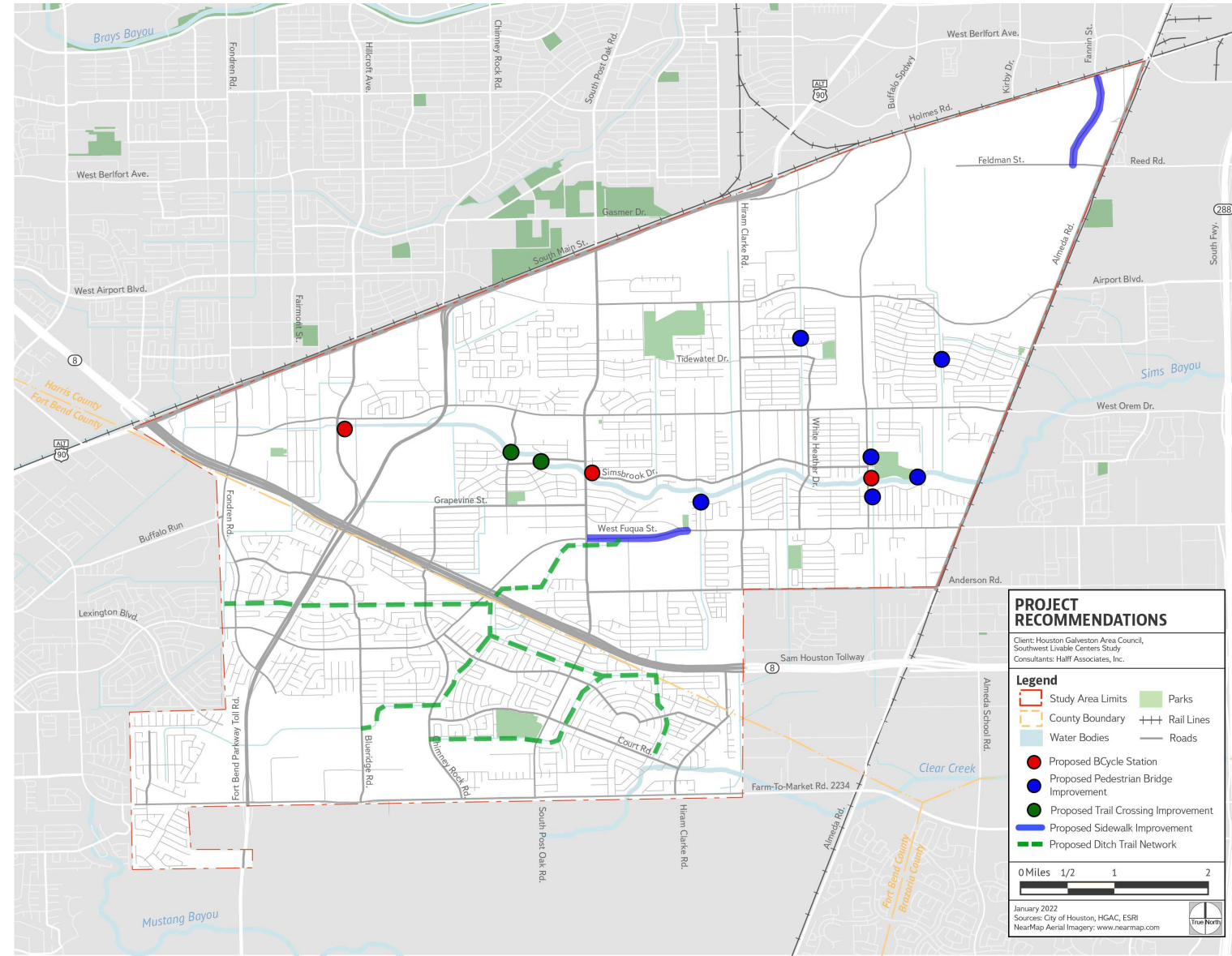
Simon Minchen Park

- Existing Trail
- Trail Opportunity
- Trail Connectivity Opportunity
- Signage and Amenity Improvement
- Intersection Improvement
- Pedestrian Bridge Opportunity
- Sports Field Improvement



# Trail Connectivity and Enhancements

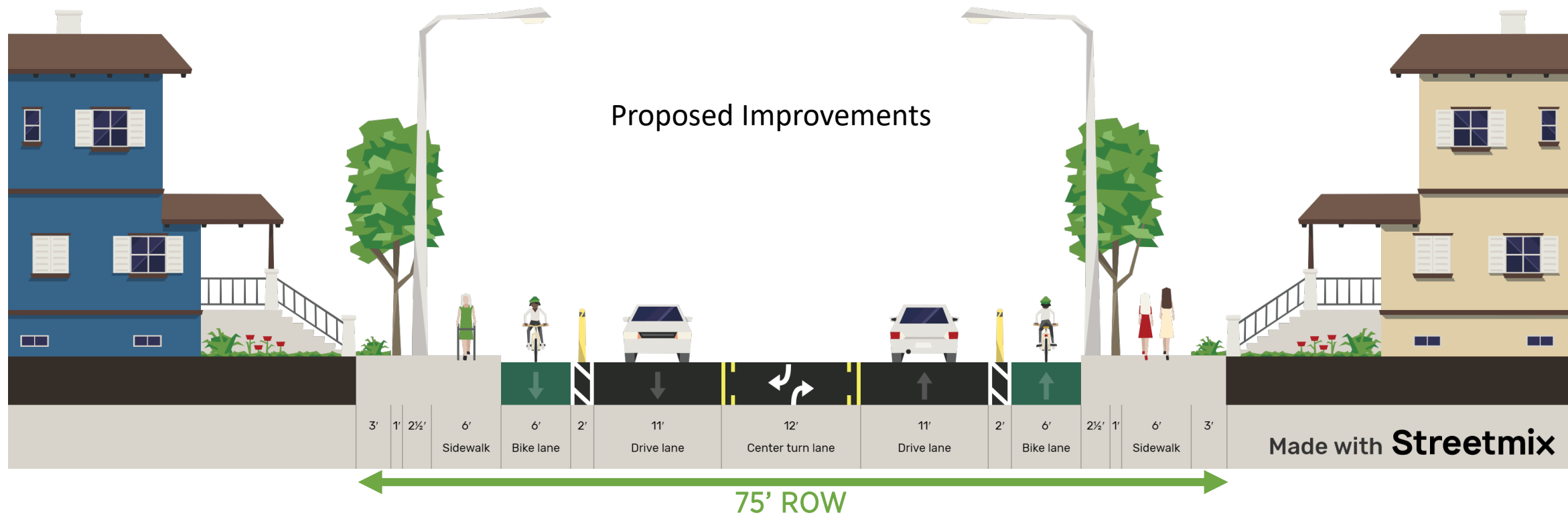
- Existing pedestrian bridges in Study Area are uninviting and dangerous to cross
- Proposed ditch trail network to connect Fort Bend County to Sims Bayou Greenway Trail





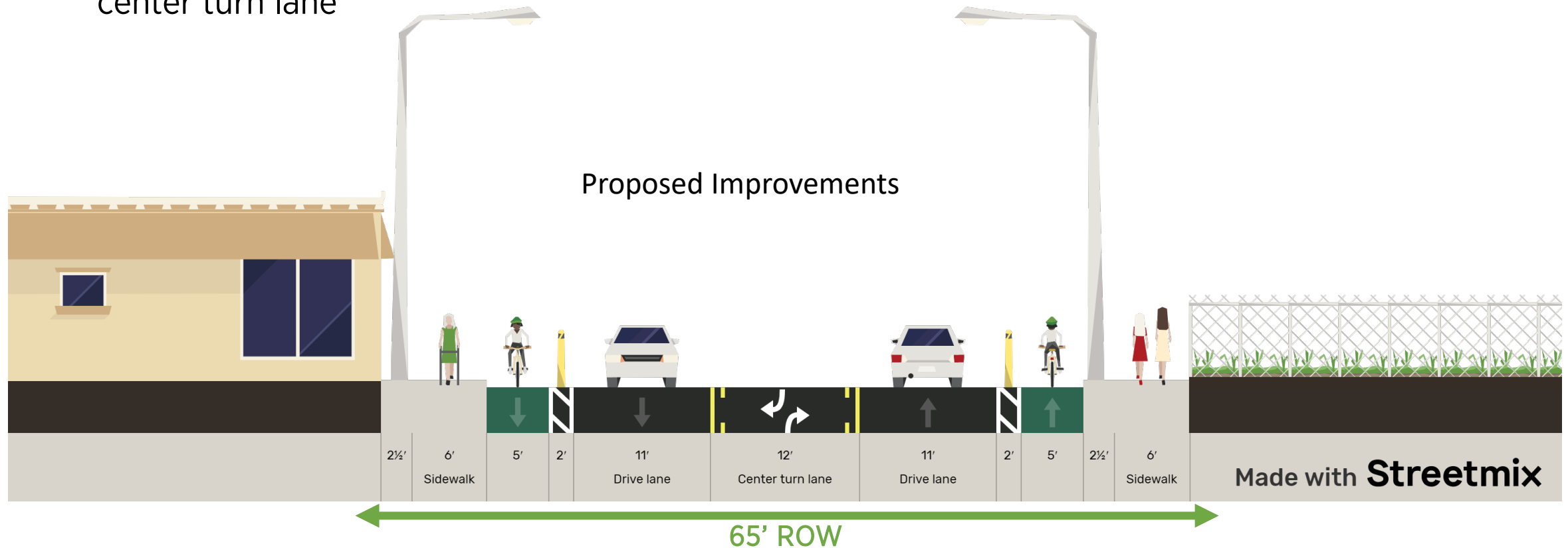
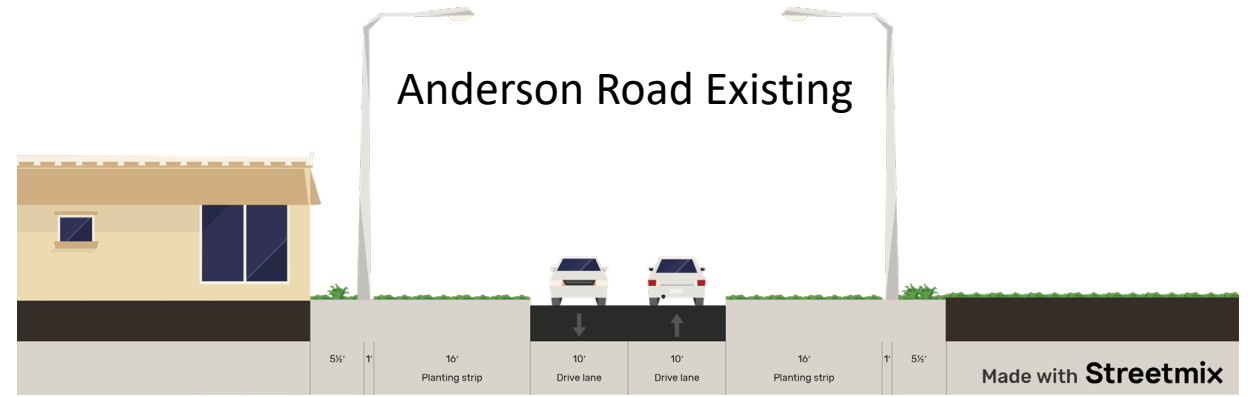
# Roadway Improvements

- Improvements to Allum Road (Hiram Clarke to S Post Oak) include 6' sidewalks, protected bike lanes, and a 12' center turn lane ROW



# Roadway Improvements

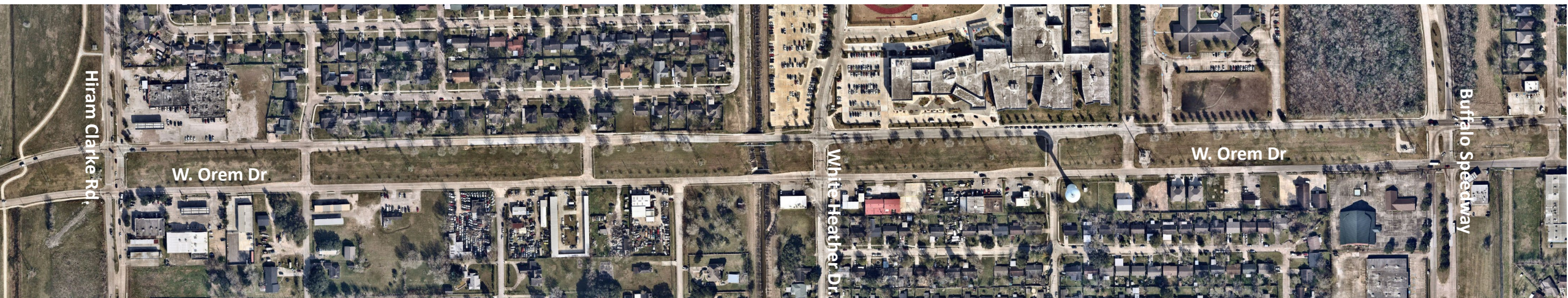
- Improvements to Anderson Rd (Hiram Clarke Rd to Alameda Rd) include installation 6' sidewalks, protected bike lanes, and a center turn lane





# Median Enhancements

- W Orem between Hiram Clarke Rd and Buffalo Speedway
  - 120' median





# Policy Recommendations



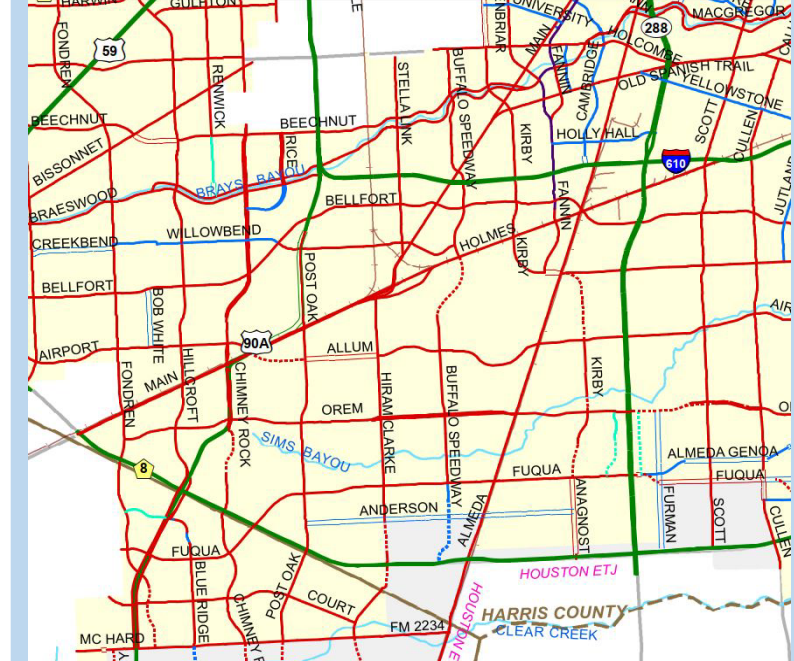
## Infill Development Program

- Diversify housing types
- Encourage affordable housing
- Ensure housing adjusts with changing demographics and households



## Sidewalk Enhancement Program

- Construct sidewalks where they do not exist
- Reconstruct damaged or aged sidewalks
- Connect major destinations
- Ensure pedestrian safety along major thoroughfares



## Major Thoroughfare and Freeway Plan

- Recommend classification of roadways on COH MTF
- Ensure right-of-way and promote convenient and efficient mobility



# Policy Recommendations



## Skills Training and Partnerships

- Provide economic independence for residents
- Build entrepreneurship and financial responsibility
- Provide opportunities for continued job and skills growth for all ages



## Economic Development Resources

- Collaborate with local, regional, and state agencies to ensure economic resources are available to community businesses
- Nutrition and health advocacy



## Access Management

- Mitigate turning vehicle conflicts
- Ensure access to public roads is efficient
- Increase safety for pedestrians along thoroughfares

## Next Steps

- Locations for Public Meeting Boards:
  - Hiram Clarke Multi-Service Center
  - FountainLife Center
  - Edison Lofts
  - Power Center

### Next Public Meeting:

- April / May 2022
- Council District K Website - <https://www.houstontx.gov/council/k/livable-centers-study.html>

Provide input on  
recommendations!







# QUESTIONS?

Thank you for your valuable feedback!