

URBAN LAND INSTITUTE

ULI, the Urban Land Institute, is a 501(c) (3) nonprofit research and education organization supported by its members.

Founded in 1936, with more than 34,000 ULI members worldwide, ULI represents the entire spectrum of land use and real estate development disciplines in private enterprise and public service.

A multidisciplinary real estate forum, ULI facilitates an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places.

Technical Assistance Panel

Technical Assistance Panels (TAPs) are part of the ULI Advisory Services program. TAPs were designed to be run and implemented by District Councils, the local chapters of ULI. Panelists for these one- to two-day work sessions are selected from the District Council's membership to address land use challenges that require local knowledge to resolve.

As with other Advisory Services panels, the scope of the work is defined by the sponsors. An objective team of seasoned professionals forms the panel, and its recommendations often build upon the community's existing accomplishments.

Sponsors:

- Houston City Council District J, Council Member Mike Laster
- Houston Independent School District
- METRO
- Feroze Bhandera Interests, Inc./Ardenwood Group
- Royalty 1 Properties, Ltd
- Kensinger Donnelly LLC

Technical Assistance Panel

Panel Chair

- **Daniel Brents**, Principal, Daniel Brents Consulting

Panel Members

- **John Dupuy**, Sr. Associate, Landscape Architect with TBG-Partners
- **Marlene Gafrick**, Planning Director, MetroNational (Former City of Houston Planning & Development Planning Director)
- **Edwin Friedrichs**, Infrastructure Division President, Walter P Moore
- **Jeff Weatherford**, Deputy Director, City of Houston Dept. of Public Works & Engineering
- **Steven Spillette**, President, CDS Market Research
- **Chris Reyes**, Associate, Tenant Advisory, Transwestern
- **Amay Inamdar**, Principal, Real Estate Investments, AAI Affordable Housing
- **Tyler Ford**, Associate Director, HFF
- **David Foor**, Vice President, Lovett Commercial

Design Support

- **Oliver Sanchez**, STG Design
- **Suzan Ozcelik**, Gensler

The Charge to the Panel

The ULI Panel would work with the understanding that its product, if successful, should help to create these desired outcomes:

1. The Panel should develop a plan of action, which can realistically be executed by Stakeholders in the Study Area. This plan should chart a path to achieve a vision of an improved and sustainable neighborhood.
2. The Panel's findings and presentation should highlight the opportunities for public and private investment in the Study Area.
3. The Panel should help to market the Study Area as the opportunity rich place it is today, helping to overcome its negative reputation leftover from past land use.
4. Finally, the Panel's findings should help bring Stakeholders together behind a common vision for the Study Area. With diverse property ownership in the Study Area and few large tracts of land, it's necessary for Stakeholders to collaborate on development and redevelopment.

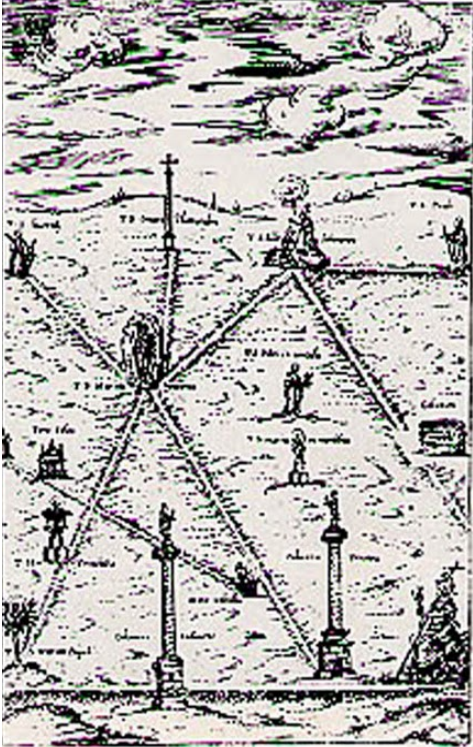
Questions for the Panel

1. *“What is an attainable vision for the study area to promote a vibrant, economically viable, and sustainable neighborhood?”*
2. *“What are the challenges to achieving our goals for the study area?”*
3. *“What changes in land use would be required or desired to fulfill the vision described above?”*
4. *“What improvements in public infrastructure are needed to fulfill the vision described above?”*
5. *“What are the specific tools and strategies in finance, regulatory process, land ownership, infrastructure and design, and public awareness that will be required to fulfill the proposed vision?”*
6. *“What is the step by step plan to implement the vision and recommendations proposed by the TAP?”*

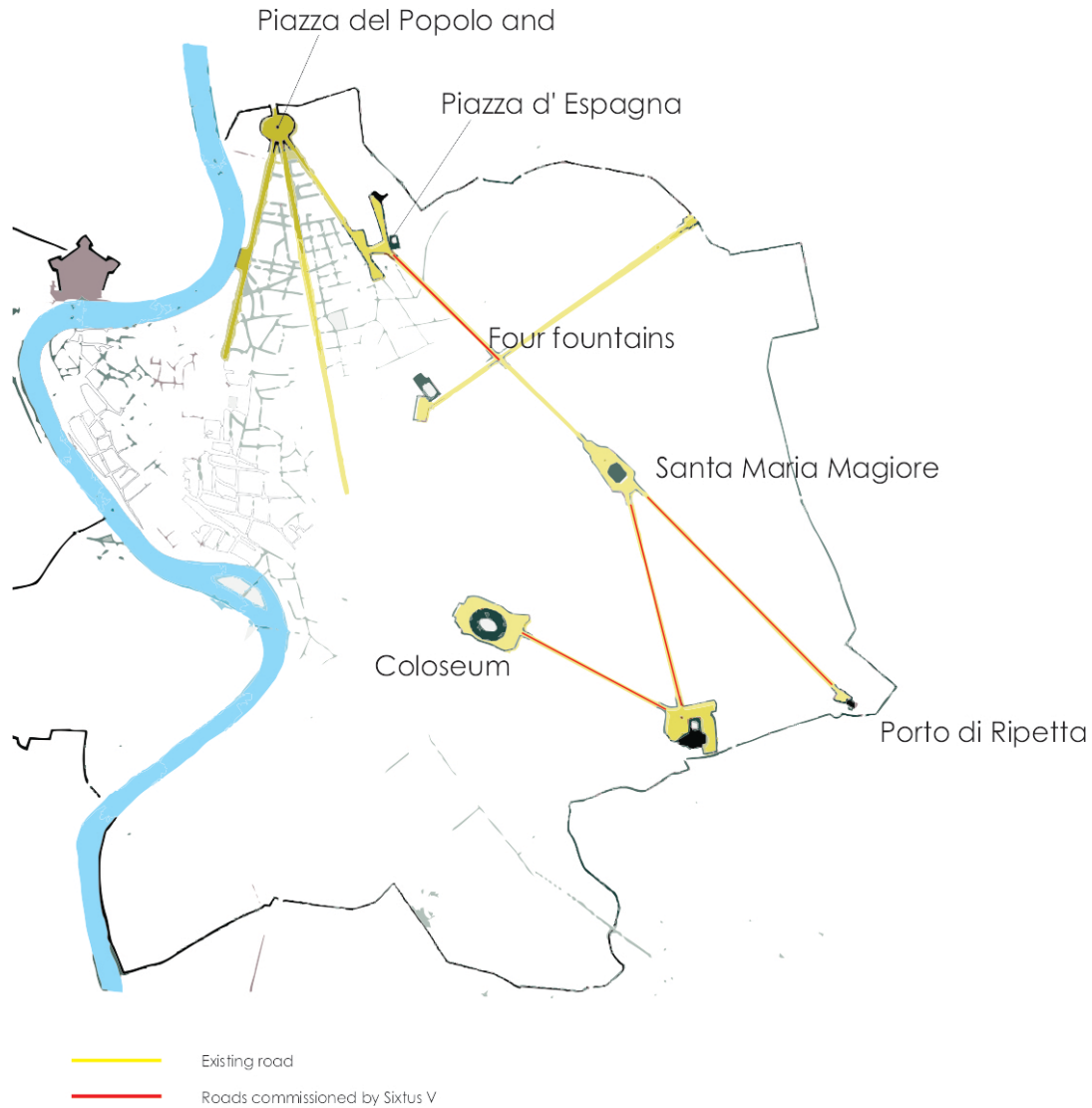
RICHMOND CORRIDOR STUDY

- **Introduction** Daniel Brents
- Vision and Land Use
- Infrastructure
- Market Fundamentals
- Financial Opportunities
- Management Challenge
- Conclusion

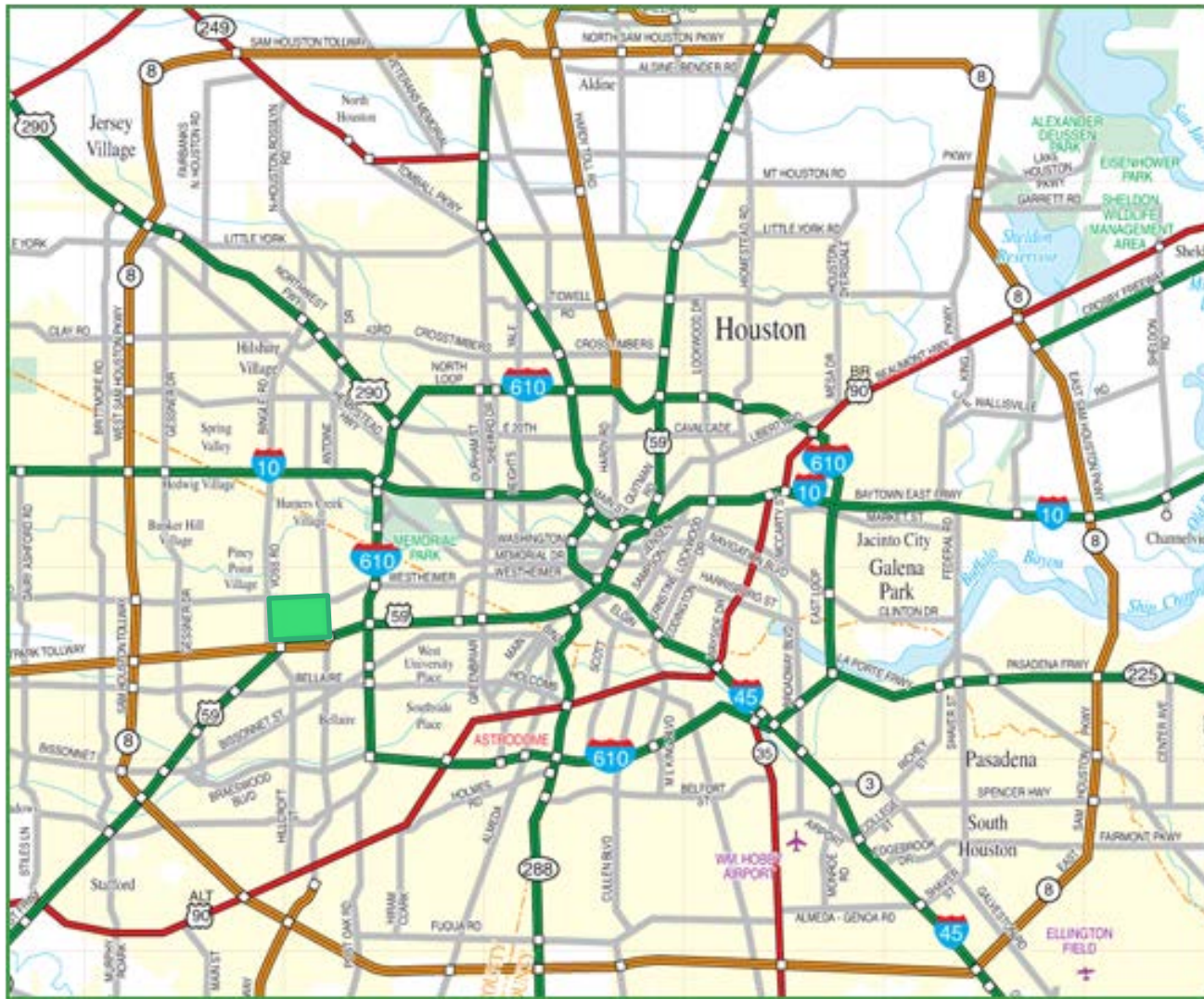
Rome – 1586 A.D.



Rome – Today



Richmond Study Area

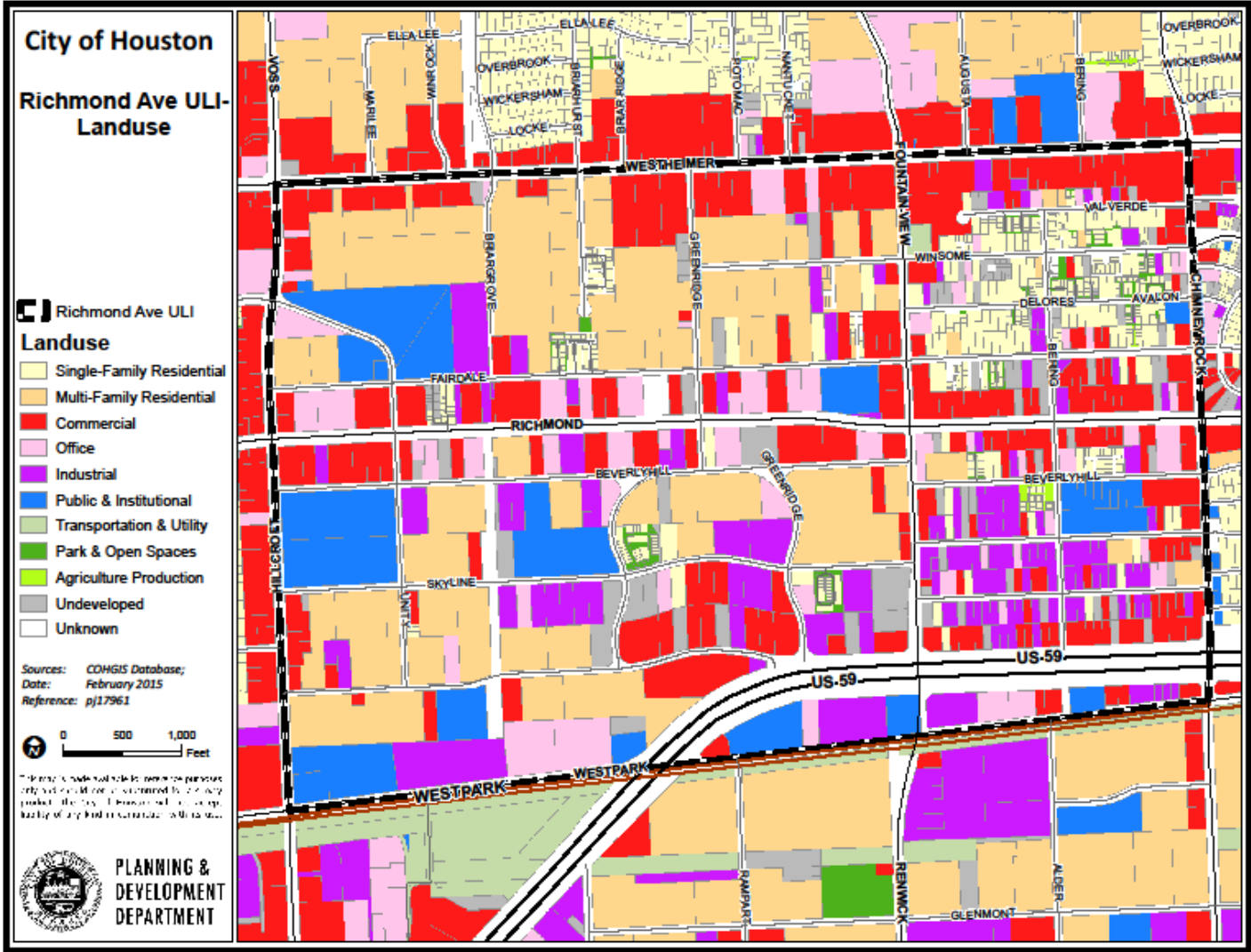


Richmond Study Area

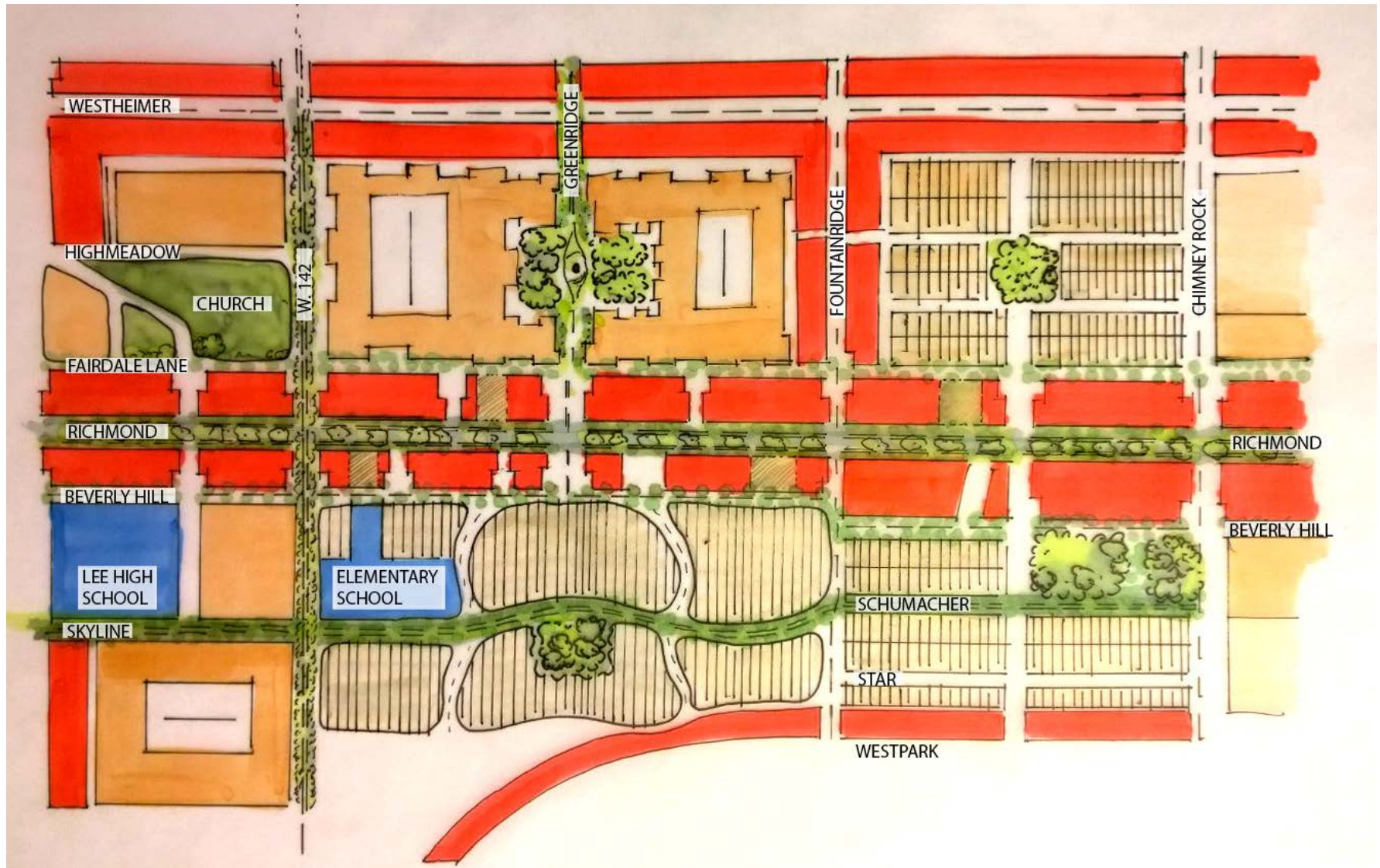


- Introduction
- **Vision and Land Use** John Dupuy
- Infrastructure
- Market Fundamentals
- Financial Opportunities
- Management Challenge
- Conclusion

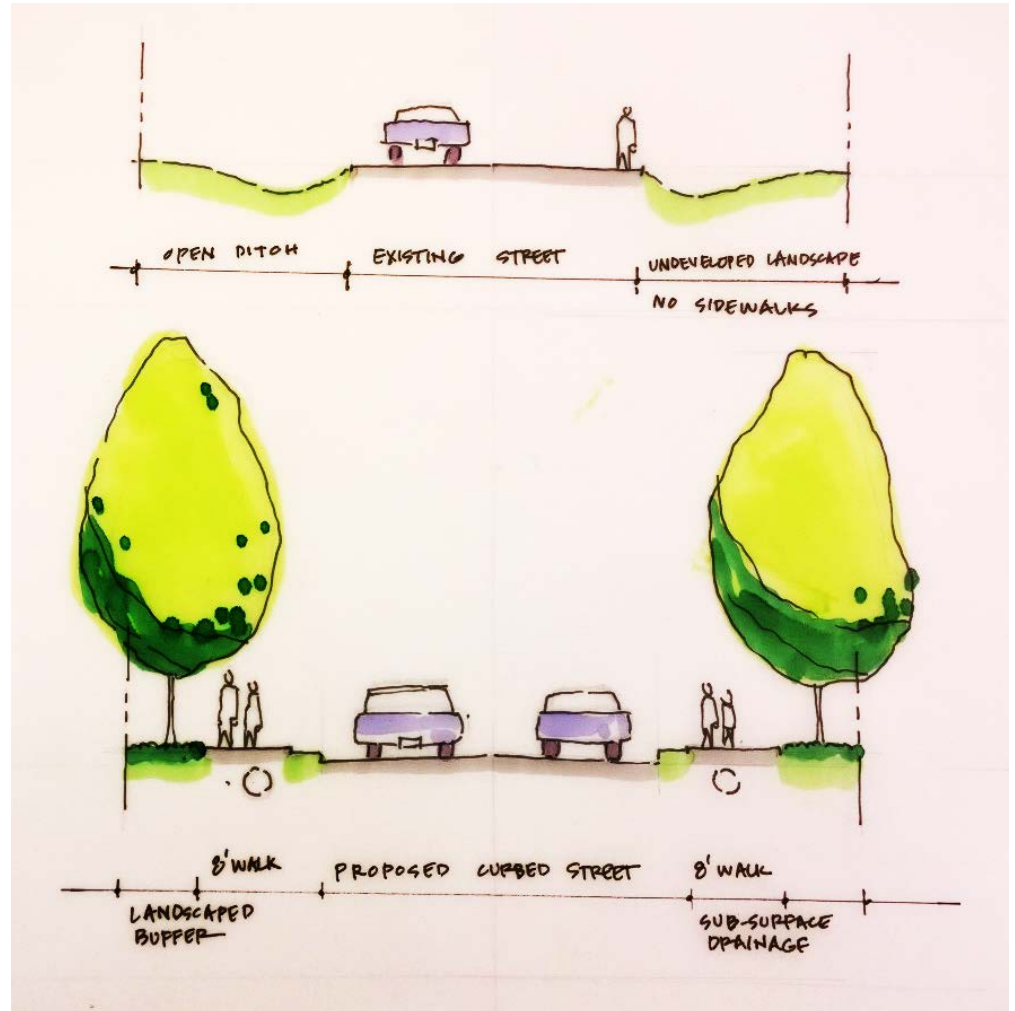
EXISTING LAND USE



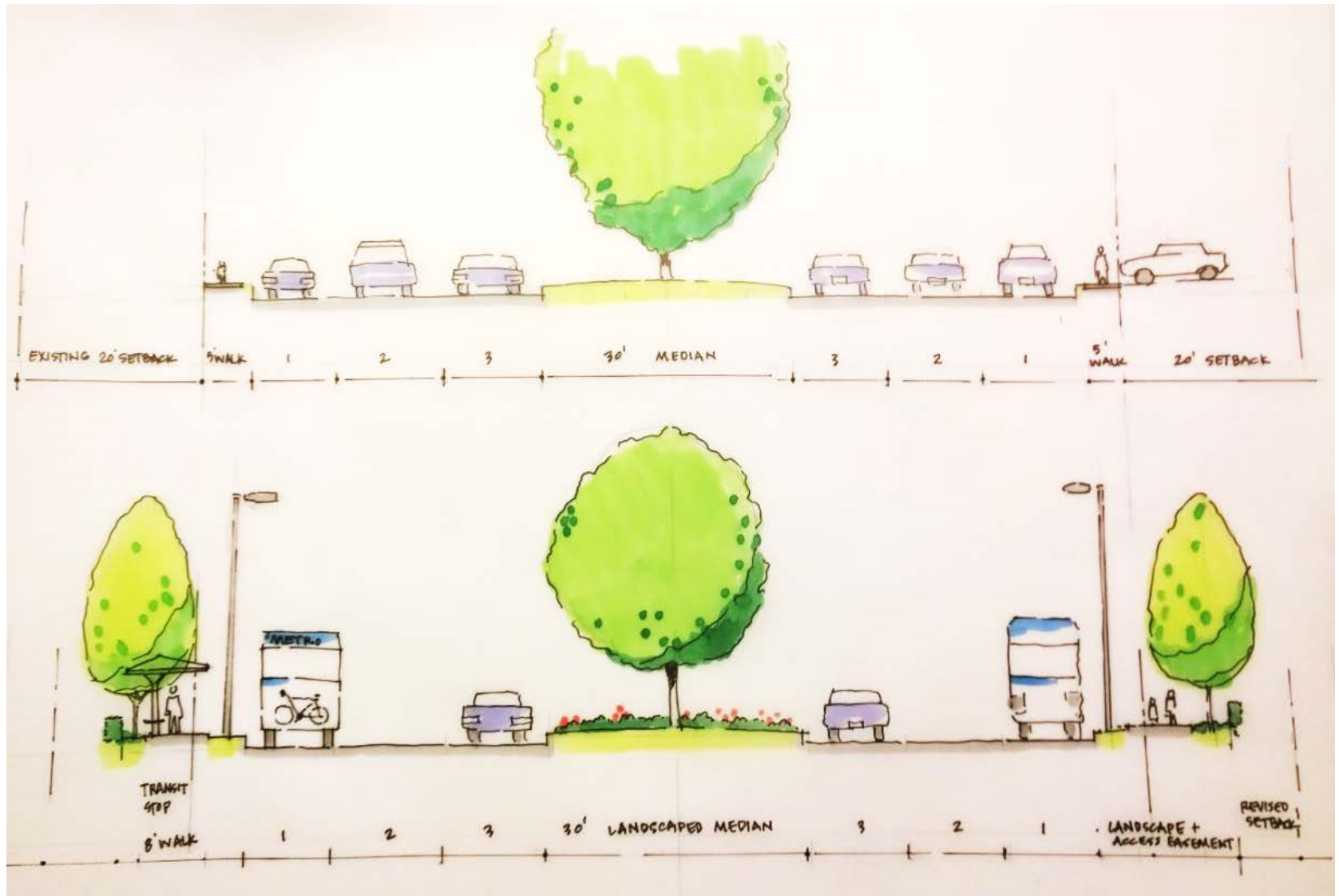
LAND USE VISION



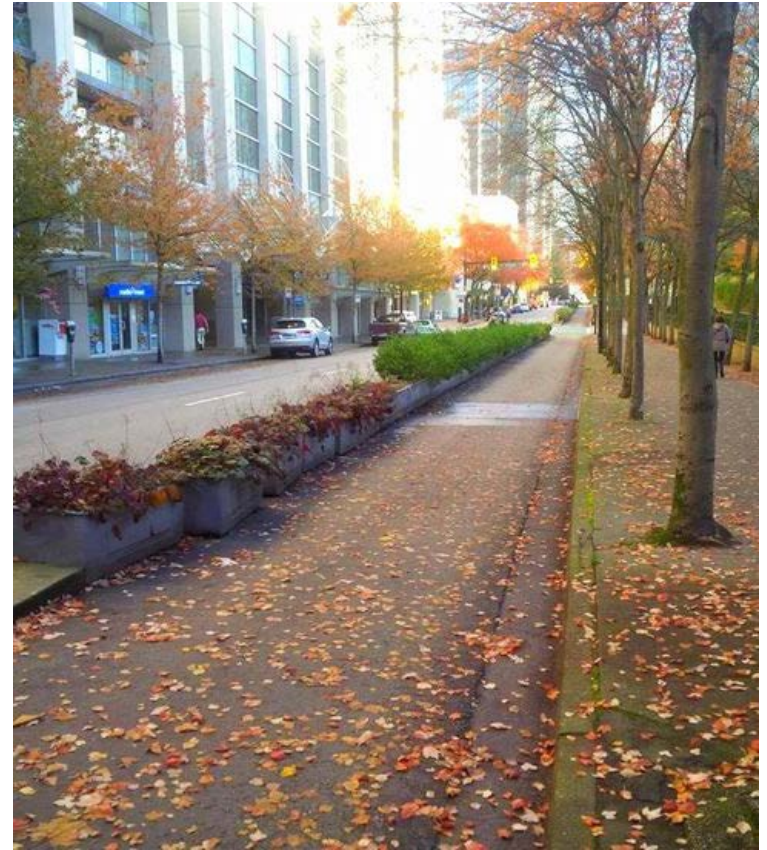
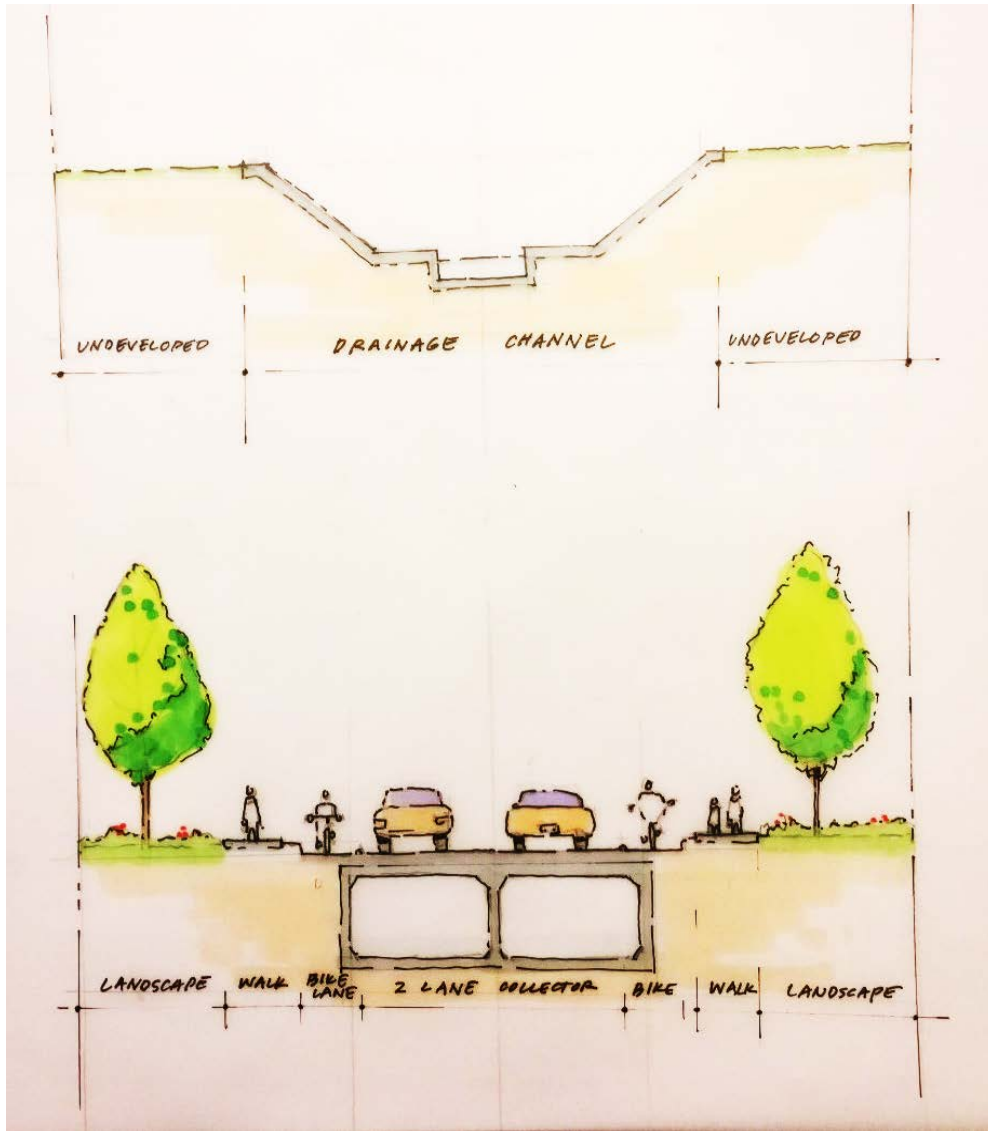
EAST DISTRICT



CENTRAL DISTRICT



WEST DISTRICT



- Introduction
- Vision and Land Use
- **Infrastructure**
- Market Fundamentals
- Financial Opportunities
- Management Challenge
- Conclusion

Edwin Friedrichs

INFRASTRUCTURE

- Drainage
- Transportation
- Water
- Wastewater
- Private Utilities
- Street Lighting and Pedestrian Lighting
- Walkability/ Bike Paths
- Streetscape
- Parking
- Enhanced Transit
- Funding



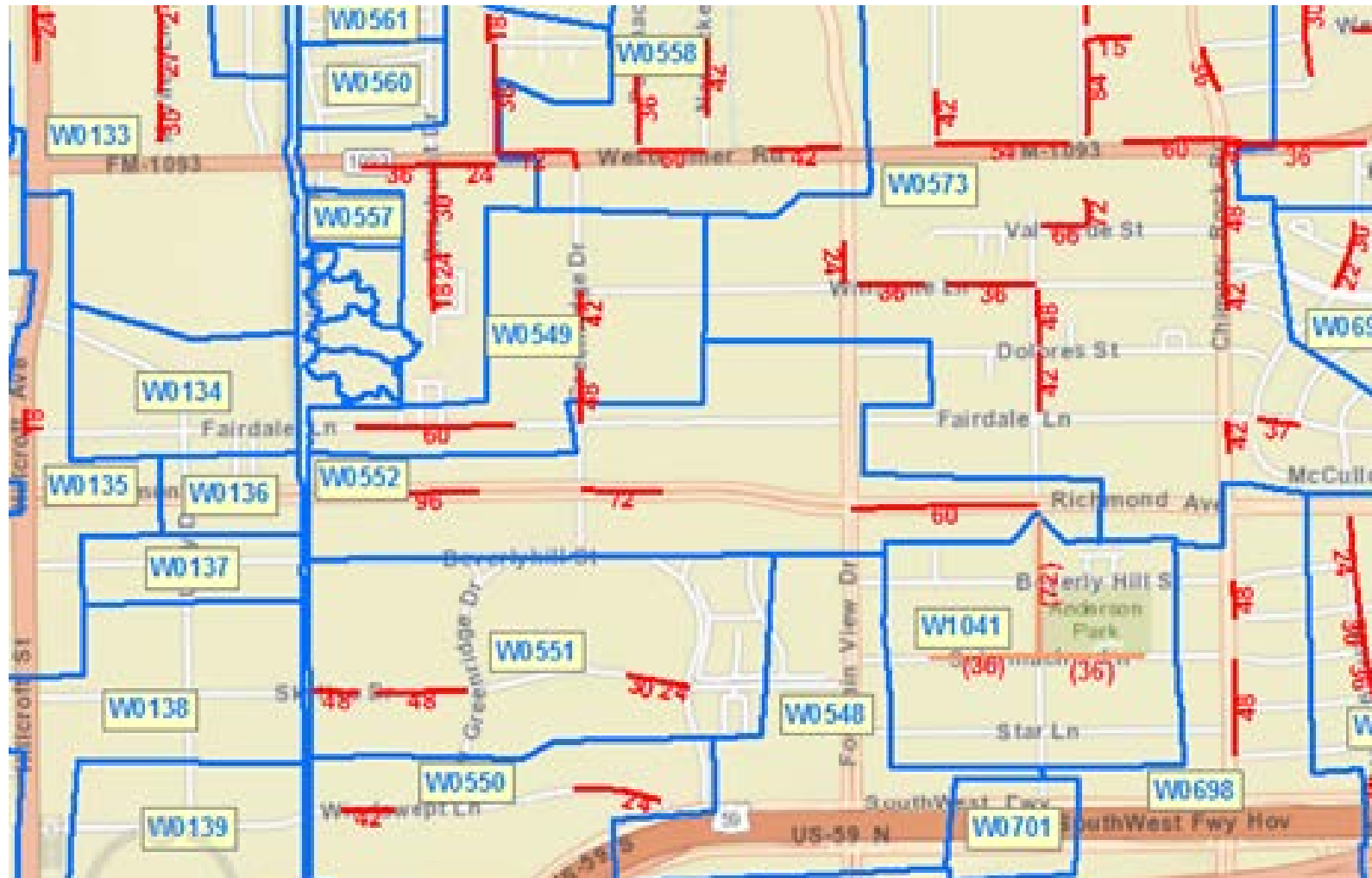
INFRASTRUCTURE

Drainage

- Storm Sewers to City of Houston Minimum 2 Yr. Drainage Criteria
- Reconstruct Open Ditch Streets as Curb & Gutter with Storm Sewers
- Construct Stormwater Detention as Part of an Anderson Park Reconstruction Project
- Increase Capacity of W142 Channel Changing Sloped Paving Section to Box Culverts

INFRASTRUCTURE

Drainage – 2 Year



INFRASTRUCTURE

Drainage

Open Ditch Street to Curb & Gutter and Storm Sewers

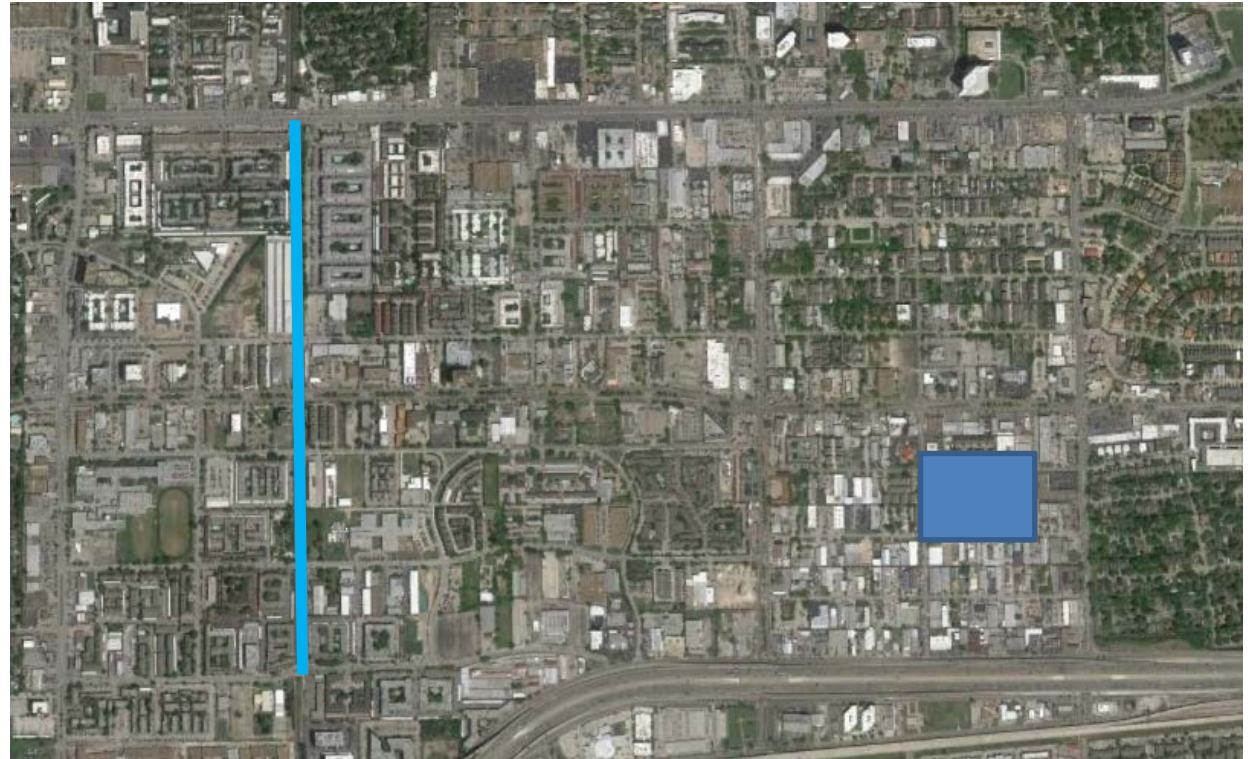


INFRASTRUCTURE

Drainage

Potential Stormwater Detention Facilities

- W142 Channel
- Anderson Park



INFRASTRUCTURE

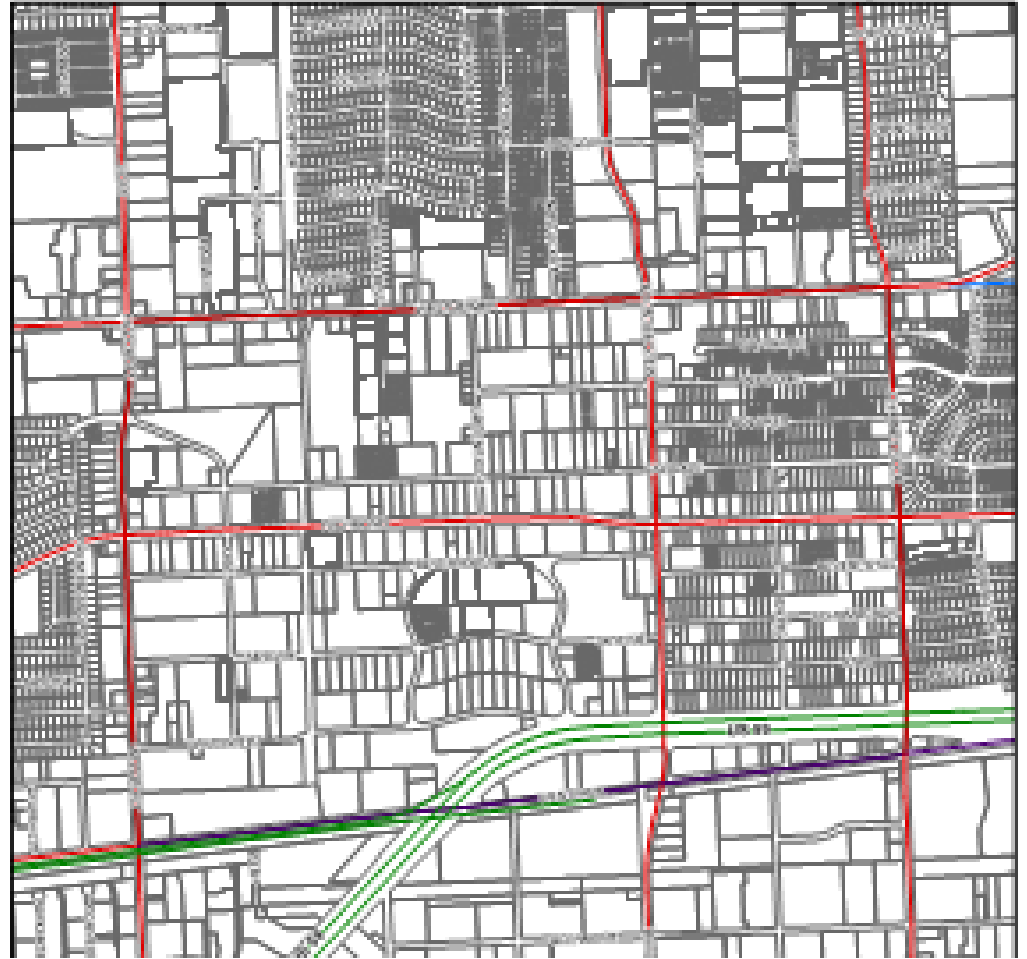
Transportation

- a) Major Thoroughfares
- b) Roadway Connectivity Improvements
- c) Narrow Two Lane Open Ditch Roadways
- d) Richmond Capacity
- e) Poor Road Conditions

INFRASTRUCTURE

Transportation

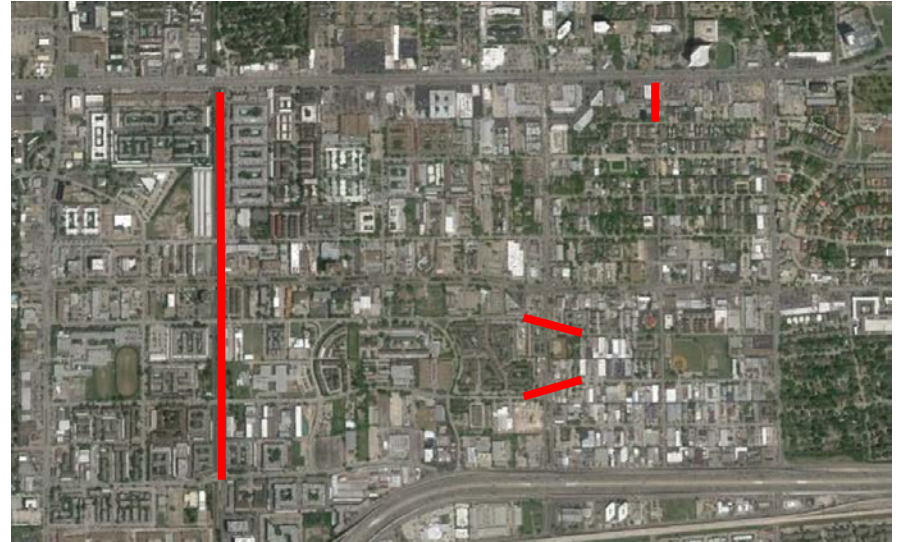
a) Major Thoroughfares



INFRASTRUCTURE

Transportation

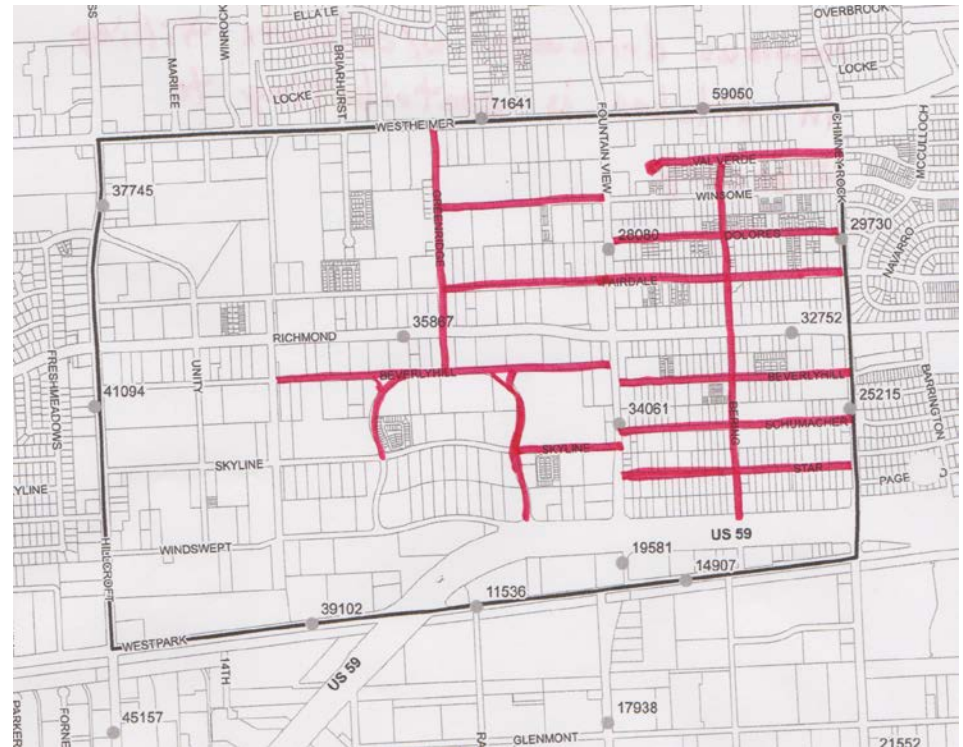
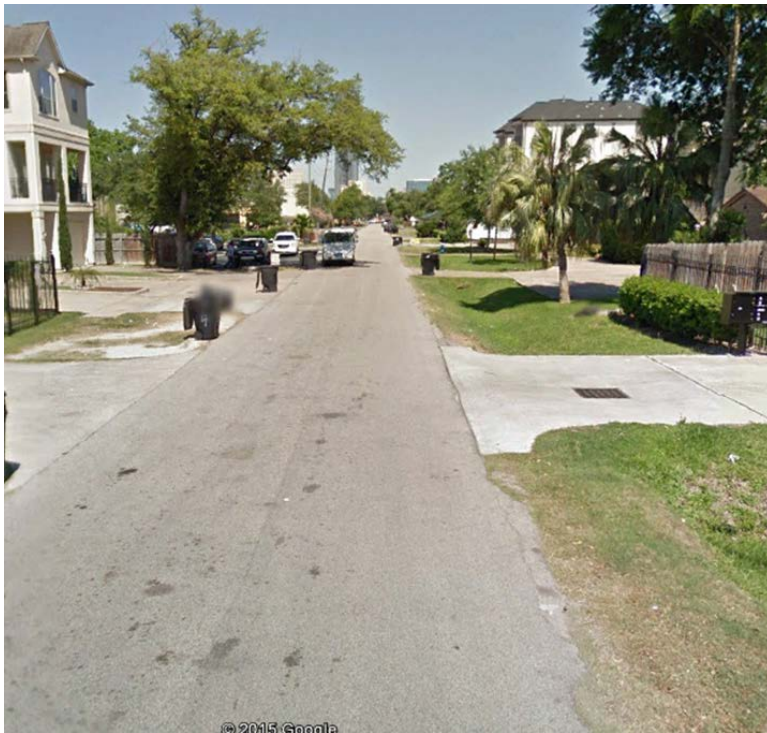
- a) Roadway Connectivity Improvements
 - a) W142 Channel
 - b) Bering Extension
 - c) East/West Alignment
- Across Fountain View



INFRASTRUCTURE

Transportation

a) Narrow Two Lane Open Ditch Roadways



INFRASTRUCTURE

Transportation

- a) Richmond Capacity
 - 1. ROW 110', 6 lanes today
 - 2. ROW 110', 8 lanes planned
 - 3. Pre-engineering in progress



INFRASTRUCTURE

Transportation

a) Poor Road Conditions



INFRASTRUCTURE

Water

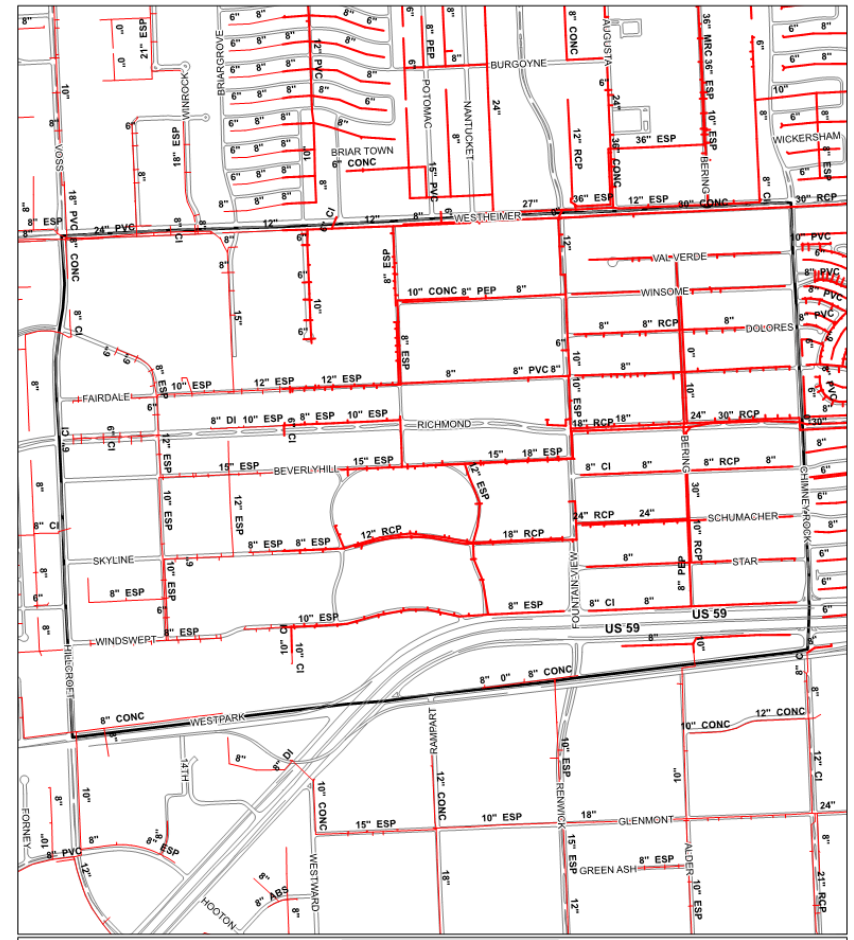
- a) 8"-20" Water Lines
- b) May be adequate for development



INFRASTRUCTURE

Water

- a) Extra Strength Concrete Pipe
 - i. Short Life
 - ii. City of Houston Rehab Project



INFRASTRUCTURE

Private Utilities

- a) Front Lot versus Back Lot Location
- b) Meet and Plan Locations with Private Utility Companies



INFRASTRUCTURE

Street Lighting

- a) Safety
- b) Street Lights
- c) Pedestrian Lights



INFRASTRUCTURE

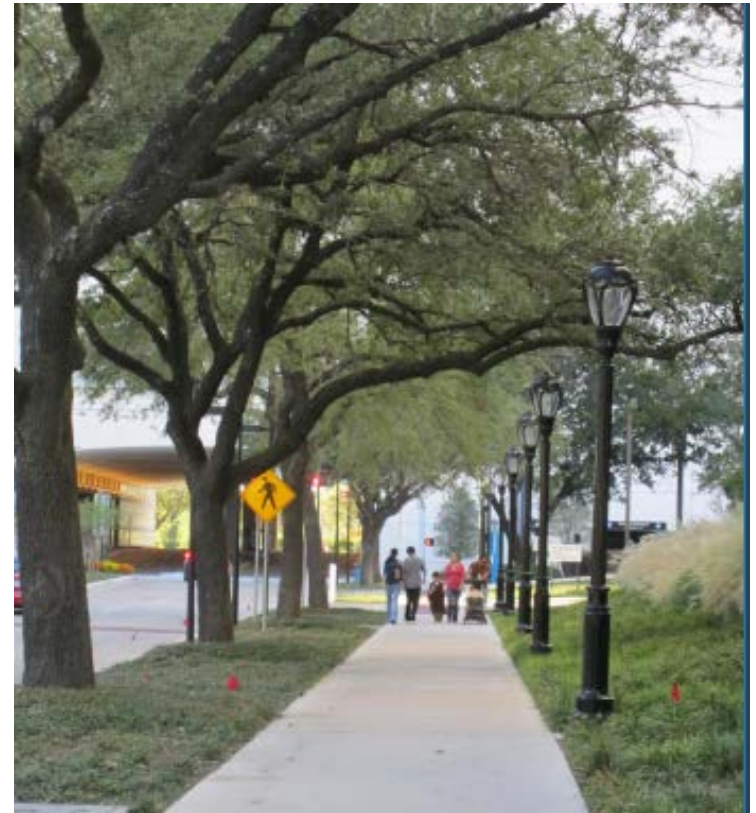
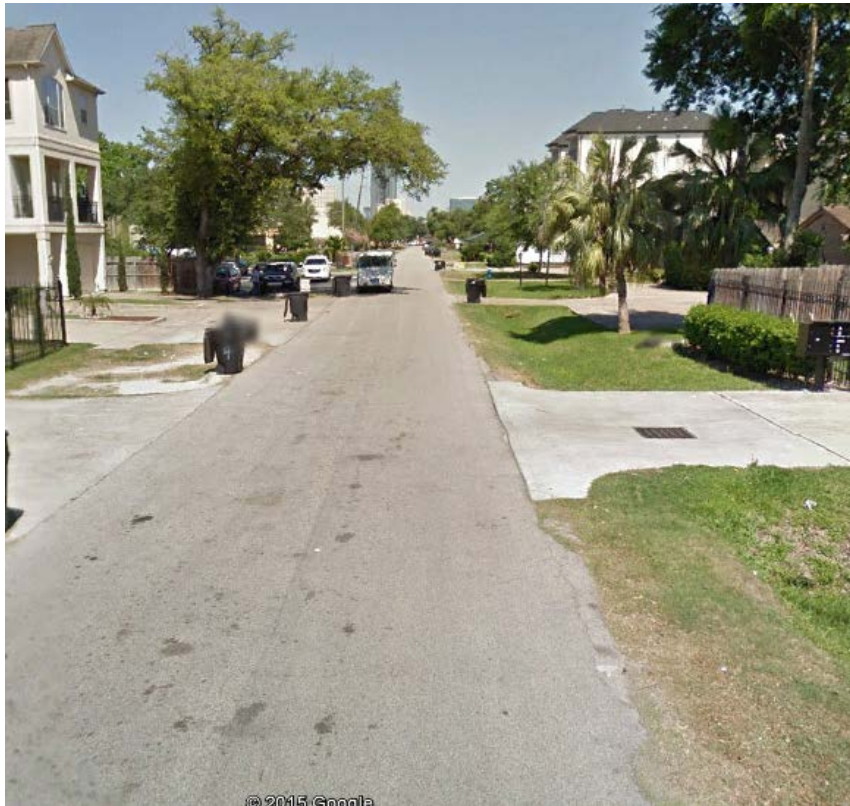
Walkability / Bike Paths

- i. Open Ditch Streets
- ii. Existing Bikeways
- iii. Potential Bikeways



INFRASTRUCTURE

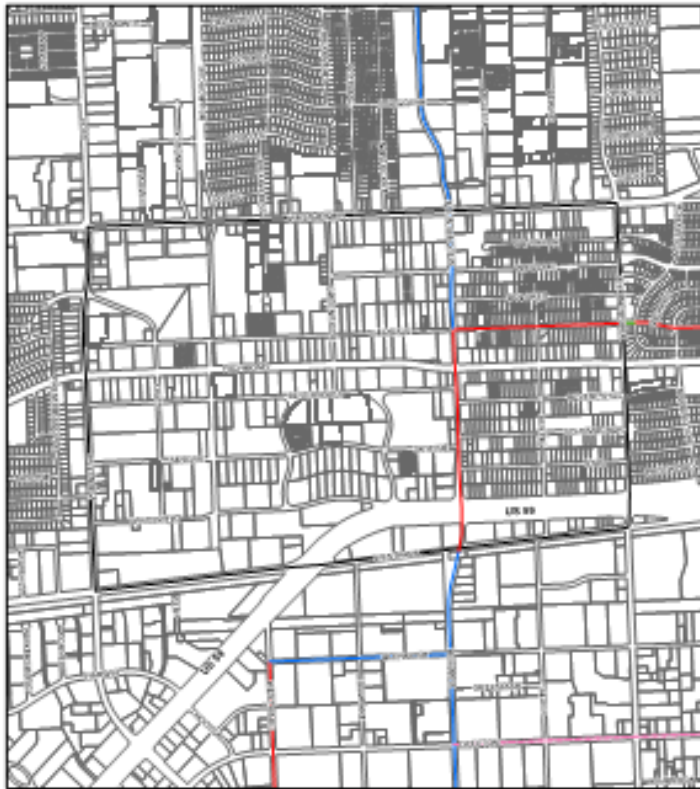
Open Ditch Streets



INFRASTRUCTURE

Walkability / Bike Paths

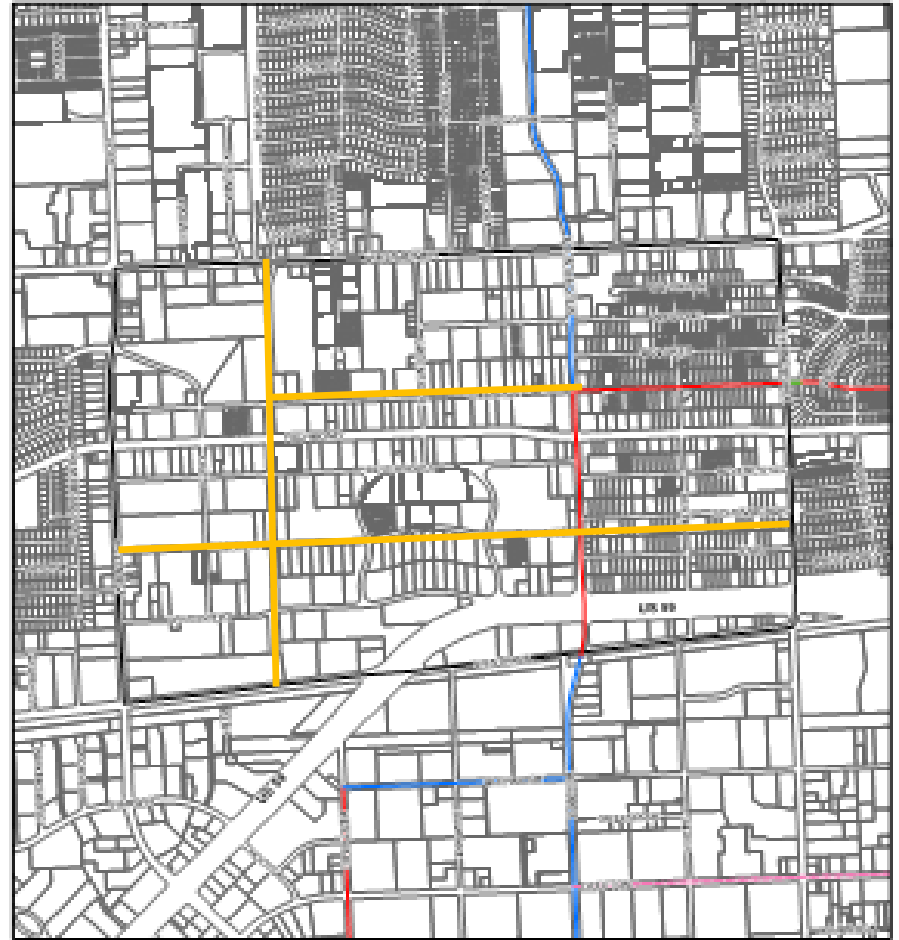
i. Existing Bikeways



INFRASTRUCTURE

Walkability / Bike Paths

- i. Potential Bikeway
 - i. W142 Drainage ROW
 - ii. Skyline/Schumacher
 - iii. Fairdale



INFRASTRUCTURE

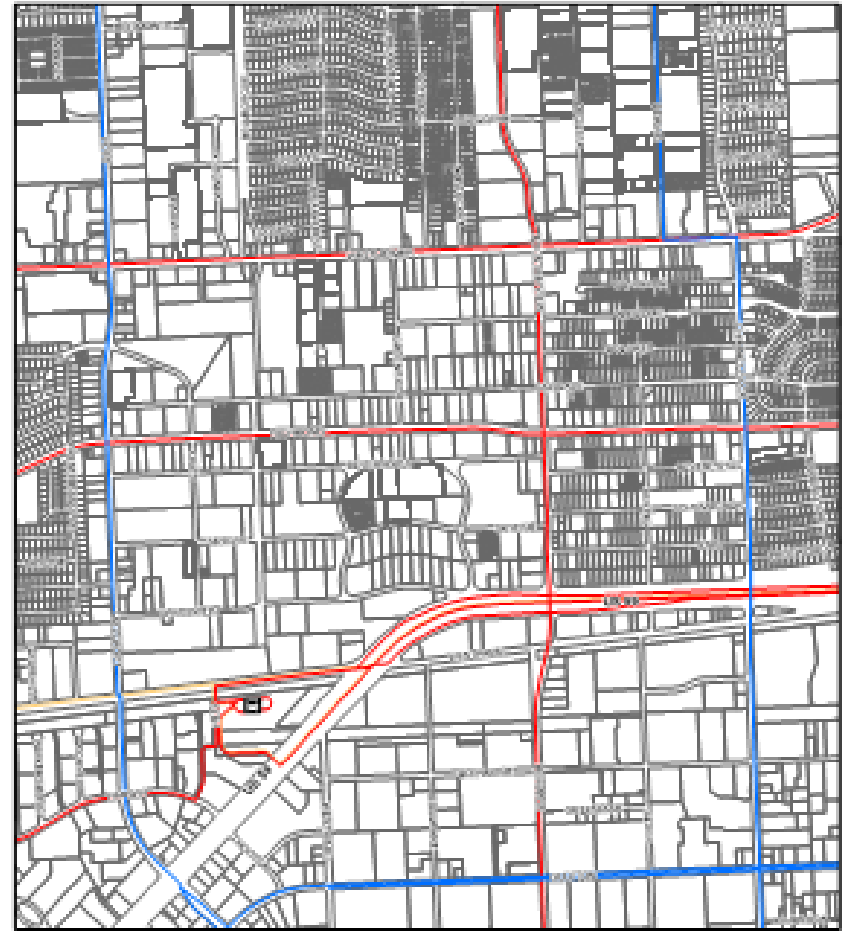
Parking

- a) Prepare a comprehensive parking plan for the Richmond area
- b) Consider Shared Parking
- c) Consider Joint Parking Facilities
- d) Consider Residential Parking Permits

INFRASTRUCTURE

Enhanced Transit

- a) METRO Reimagined Network
- b) Richmond Enhanced Transit
- c) Hillcroft Transit Center Access



INFRASTRUCTURE

Funding

- a) ReBuild Houston
- b) Annexation into an Existing TIRZ
 - i. All in one TIRZ
 - ii. Divide area into multiple TIRZs
- c) 380 Agreements
 - i. Ad Valorem or Sales Tax Abatement



- Introduction
- Vision and Land Use
- Infrastructure
- **Market Fundamentals** Chris Reyes
- Financial Opportunities
- Management Challenge
- Conclusion

MARKET TRENDS

Residential

Existing Conditions

- A few remaining original single family
- Aging but well-occupied Class B/C apartments
- Increase in townhome development
- Class A multifamily on fringes of the study area

MARKET TRENDS

Residential

Key Opportunities

- Continued Townhome growth
 - Smaller parcels east of Fountainview
 - Eventually move south of Richmond
- New multifamily
 - Eventual redevelopment of aging apartments
 - Continued development of new Class A product



MARKET TRENDS

Retail

Existing Conditions

- High vacancy leading to below market rents
- Fragmented retail uses throughout the study area

MARKET TRENDS

Retail

Key Opportunities

- Capturing the existing energy from Westheimer
- New retail/restaurants along Richmond Ave.
- Development of new mixed-use development on Westheimer
- Creating separate retail area in southern area



MARKET TRENDS

Retail

**One of the keys to a vibrant retail marketplace
is sustainable residential growth.**

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- **Financial Opportunities** Tyler Ford
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FINANCIAL OPPORTUNITIES

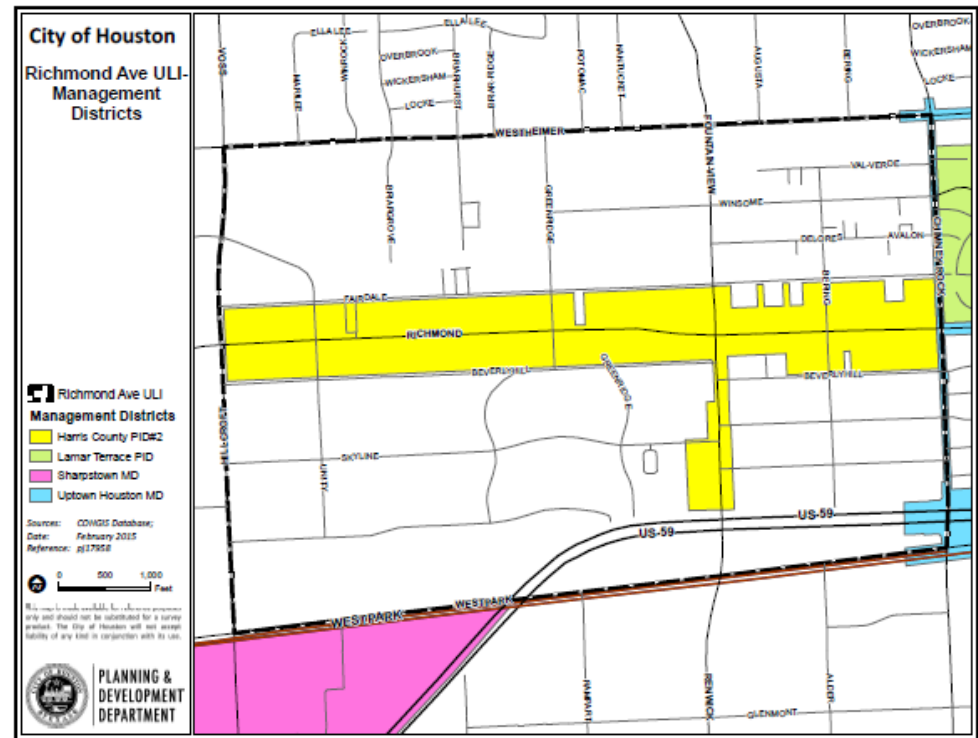
Financing Alternatives

- Management District Revitalization and Expansion
- TIRZ Funding
- 380 Agreements
- Public / Private Joint Ventures

FINANCIAL OPPORTUNITIES

Management District Revitalization and Expansion

- Assessment (tax) to landowners within the boundaries (\$0.10 to \$0.14 per \$100 value)
- Funds used for beautification, projects, code enforcement, graffiti removal etc.
- Opportunity to greatly expand the existing Management District within the study area
- Limited Impact.....“These fund will only go so far”



FINANCIAL OPPORTUNITIES

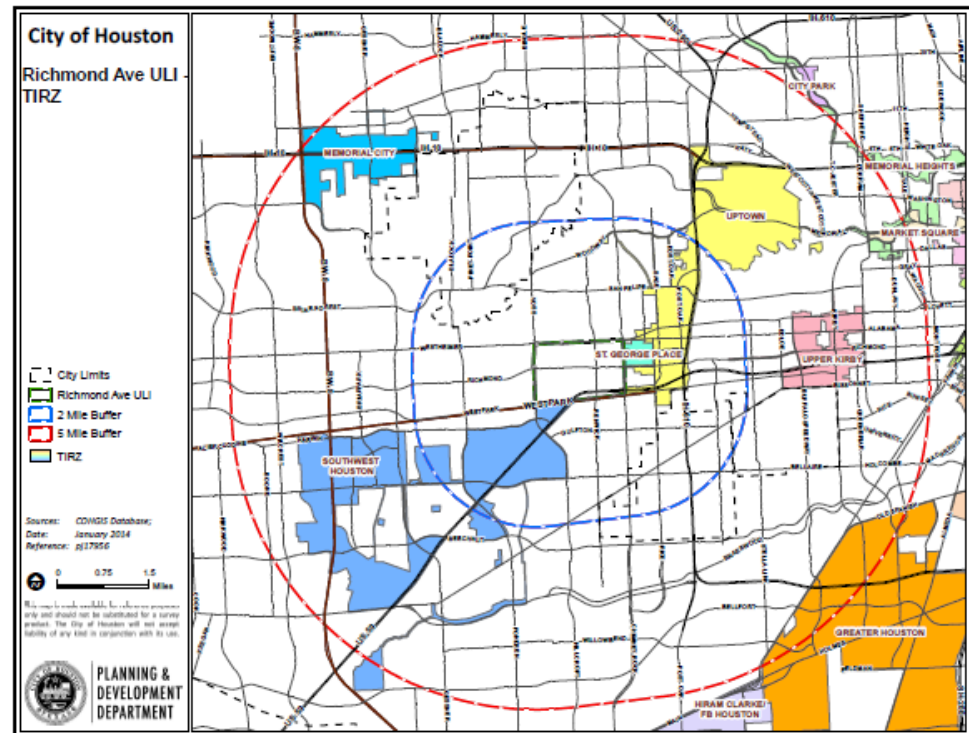
Creation/Annexation of a TIRZ

- Create a new TIRZ to take advantage of low assessed values today that will grow as infrastructure improves values
- Increases in future property values fund infrastructure that will be needed for future growth
- Marginal Capital Investment today to existing stakeholders that yields infinite sources of funds as values increase
- Attractive to developers and investment capital
- Major long term impacts

FINANCIAL OPPORTUNITIES

Creation/Annexation of a TIRZ

- Secondary Option to be partially annexed into St. George's, SW Houston or Uptown Existing TIRZ's
- Existing entities with capital today
- Would have incentive to “have an impact or vested interest” on portions of the study area due to locational proximity
- Independence challenges for Richmond stakeholders associated with annexation of exiting entity



FINANCIAL OPPORTUNITIES

380 Agreements

- Individual developer funds the capital necessary for public utility infrastructure and in return receives incentives in return for capital investment
- Accomplishes the goals of municipality and developer as infrastructure is implemented
- Approved at local government level; no state involvement required

FINANCIAL OPPORTUNITIES

Public/Private Joint Ventures

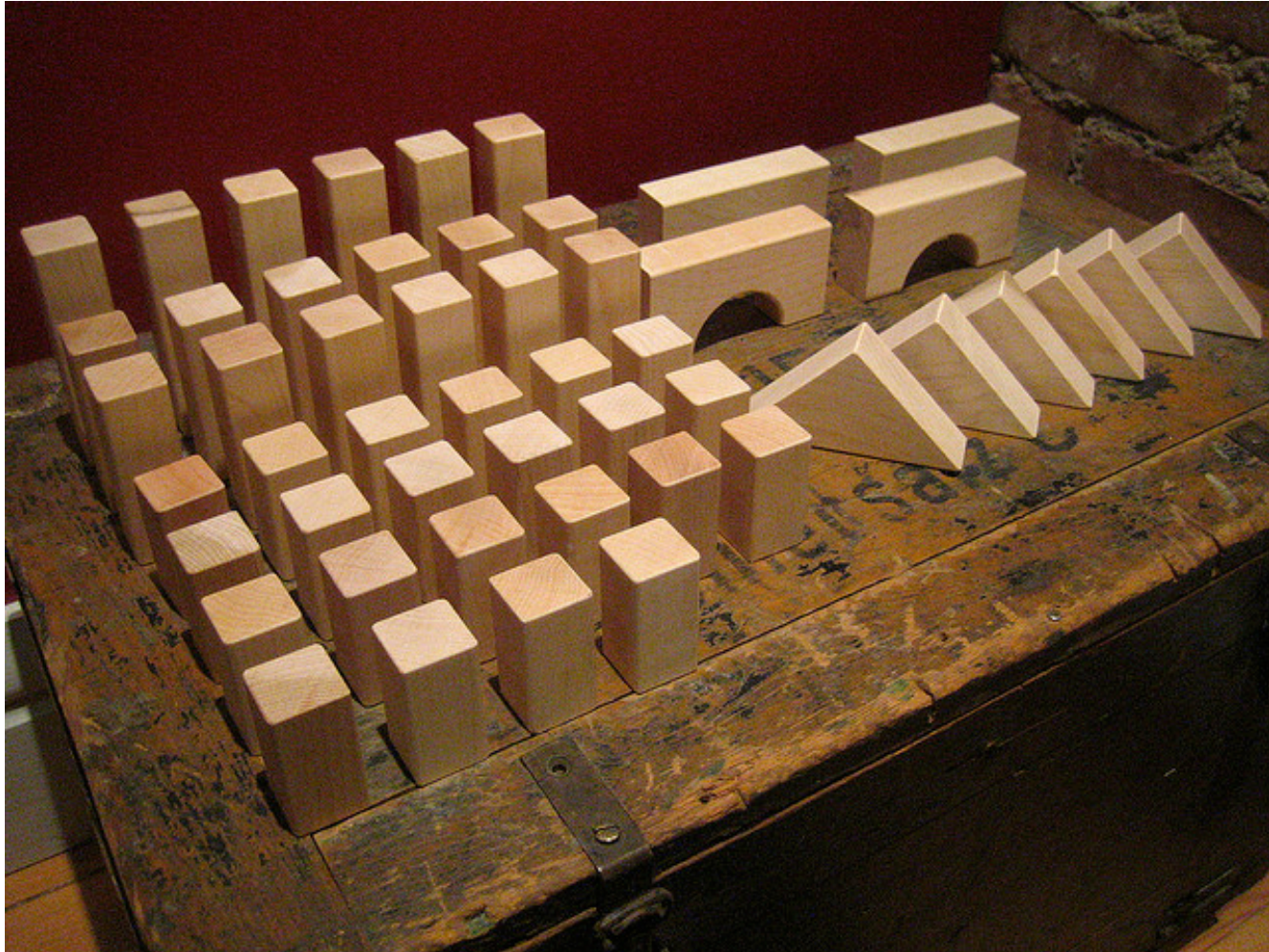
- Donation of land parcels from private entity to accomplish civic or infrastructure improvements
- Amenitize the study area with additional parks, green space, bike and walking trails, etc.
- Stakeholders can be creative with their assets to promote long term benefits to the immediate area
- Two way street in which stakeholders and municipalities can accomplish goals ex: Dynamo Stadium



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- **Management Challenge** Marlene Gafrick
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MANAGEMENT / LEADERSHIP

Moving Forward



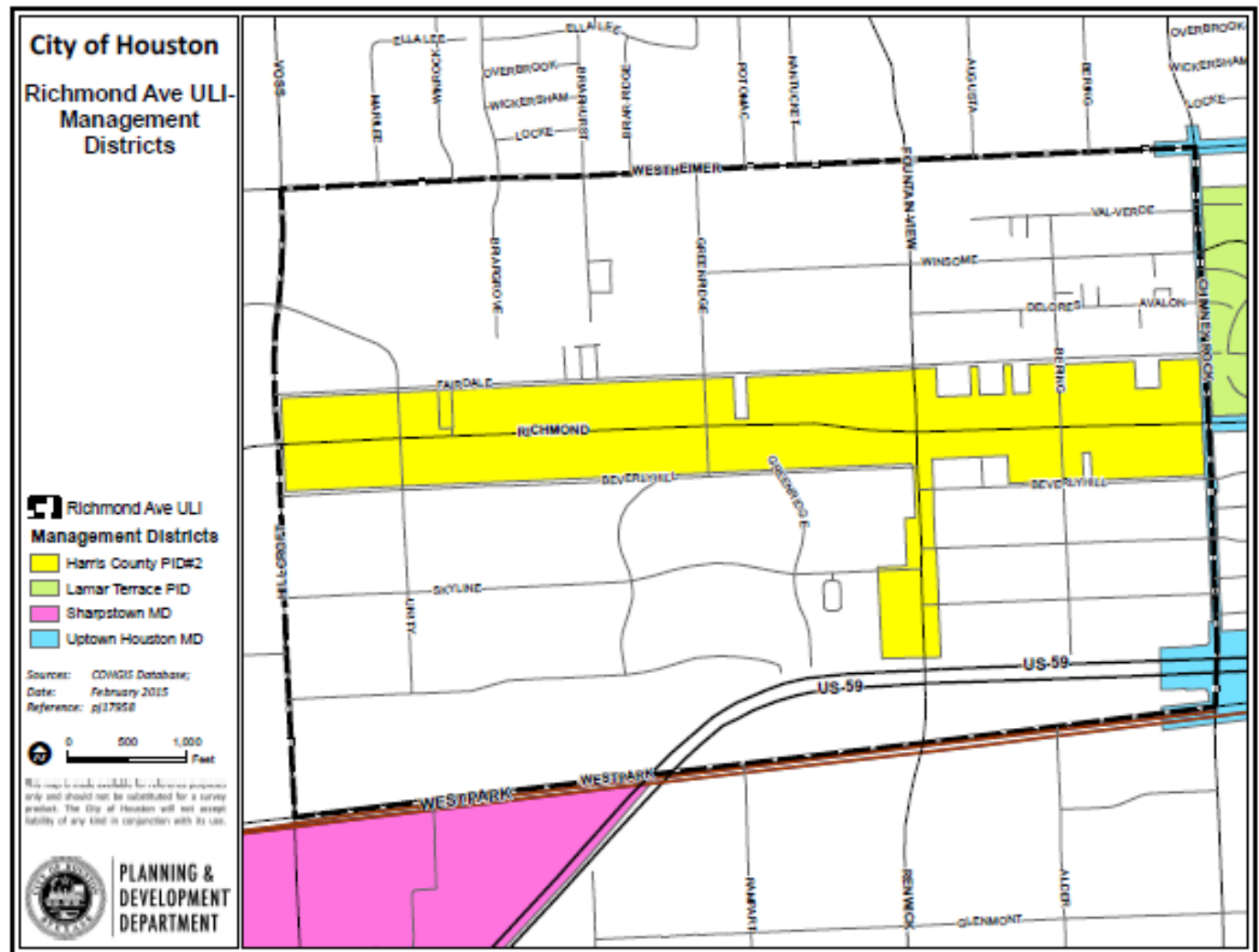
MANAGEMENT / LEADERSHIP

Moving Forward

- Short Term – less than two years
- Mid-Term – 2-4 years
- Long Term – 4 +years

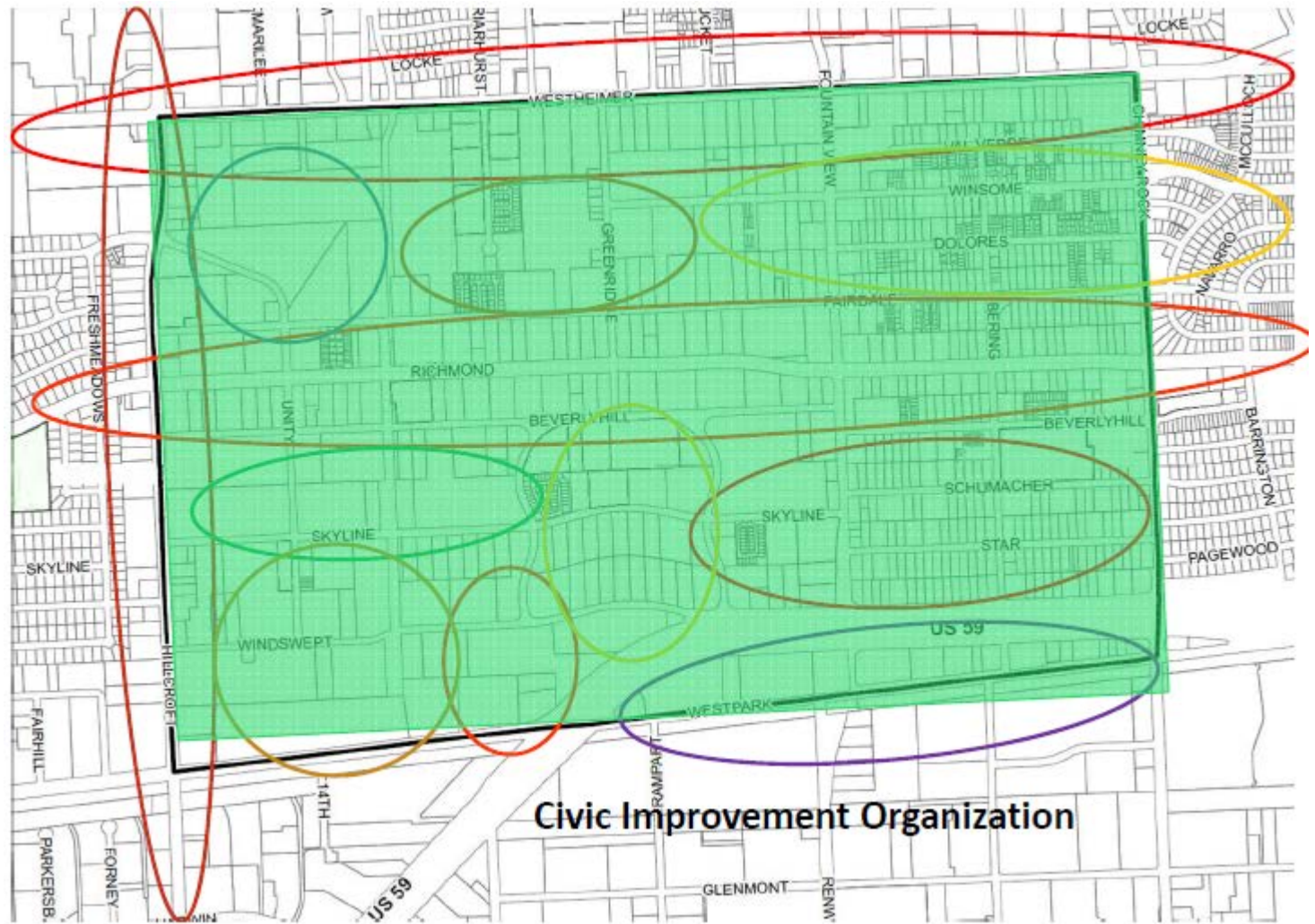
MANAGEMENT / LEADERSHIP

Moving Forward – Short Term



MANAGEMENT / LEADERSHIP

Moving Forward – Mid Term



MANAGEMENT / LEADERSHIP

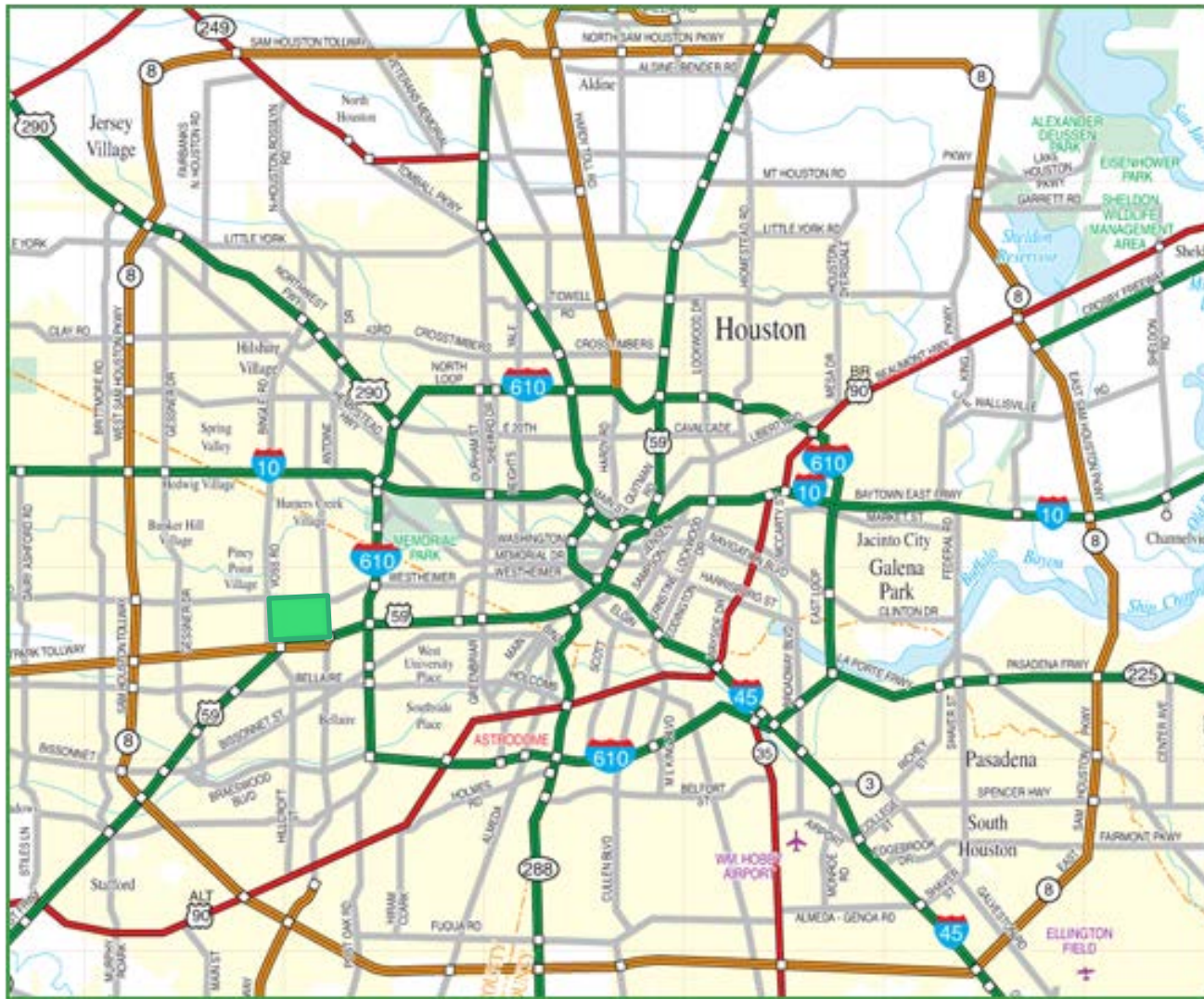
Moving Forward – Long Term



- Introduction
- Vision and Land Use
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- Market Fundamentals
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- **Conclusion**

Daniel Brents

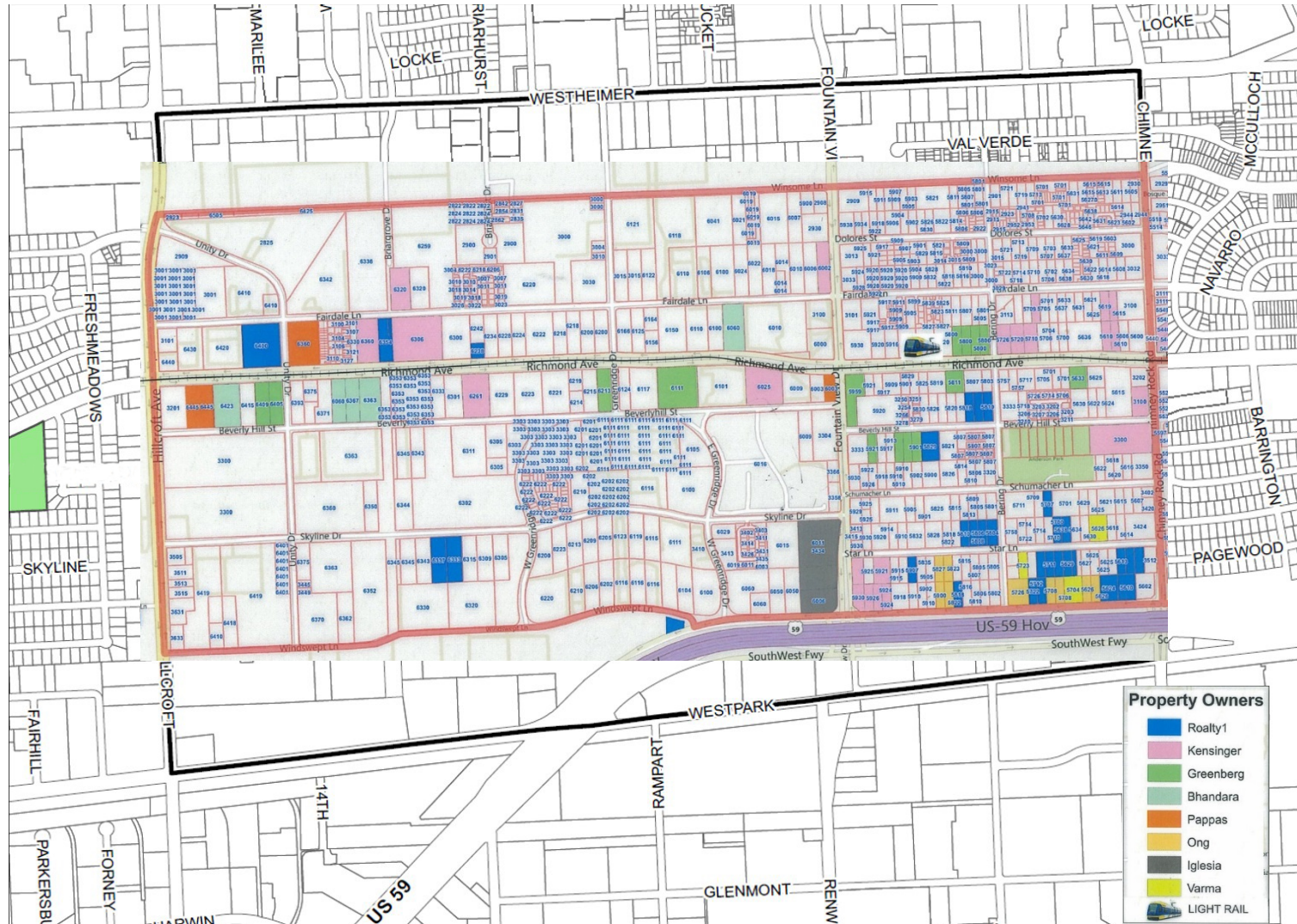
Richmond Study Area



Richmond Study Area



Multiple Ownerships & Uses



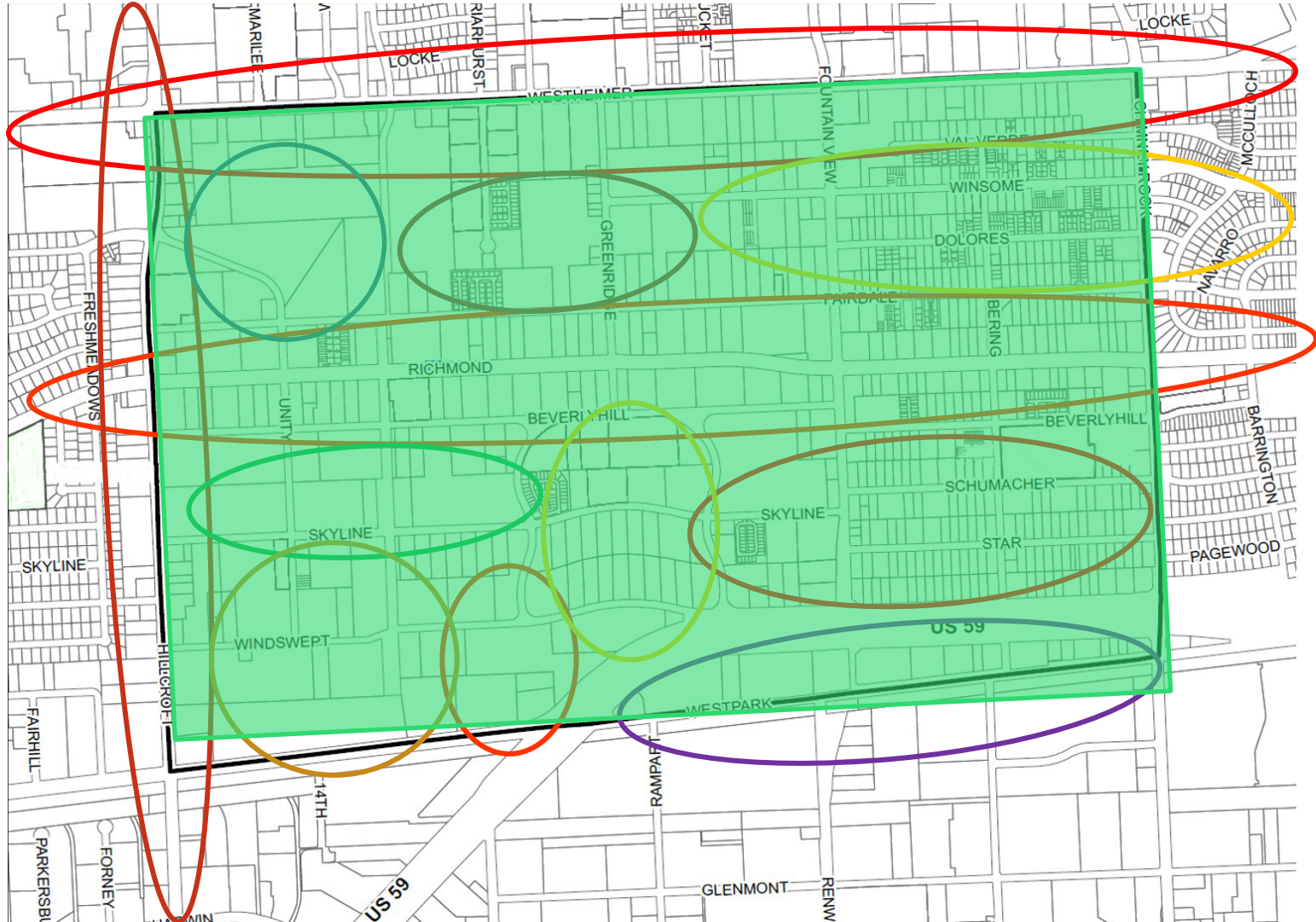
Property Owners

- Realty1
- Kensinger
- Greenberg
- Bhandara
- Pappas
- Ong
- Iglesia
- Varma
- LIGHT RAIL

A Collection of Evolving Communities



Civic Improvement Organization





Civic Improvement Organization

- Area-wide Leadership
- Area-wide Planning
- Area-wide Advocacy
- Area-wide Solutions
- Area-wide Improvements



Civic Improvement Organization

- Long Range Planning
- Advocacy/Petitioning
- Short Term Funding
- TIRZ Annexation/Long Range Funding
- Branding & Identity
- Infrastructure Improvements
- Repairs & Maintenance
- Legal Remedies
- Civic Programs



In Conclusion

- Long Range Visioning
- Area-wide Improvements
- Plan for Action

Thank you, study participants

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