

## Memorial Heights Redevelopment Authority Potential Projects List

November 2022

Note: Projects are listed in no particular order and are for discussion only. Projects may be added or deleted in the future

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<b>Potential Projects</b>					
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1	Hike and Bike Trail Segments to Improve Connectivity	Potential hike and bike trail connections - to be identified. Justification: There are a number of small gaps in the hike and bike trail in this area. Closing these gaps will improve the safety of residents and visitors and extend the hike and bike system within the city. These projects may be programed as they are identified.	\$200,000	<=\$1M M	Multiple potential projects - combination of all projects may be greater than \$1,000,000 - each individual project is not.
2	Yale Street at Center Street Signal Replacement	Replace signal at Yale Street at Center Street. Justification: This intersection has experienced over 40 reported vehicle crashes between 2015 and 2017. The crash count for Yale at Center demonstrates the need for intersection improvements through enhanced and more visible signalization. The frequency of accidents for vehicle collision at the intersection are evident with over half of the accidents overlooking the existing stop control measures.	\$1,000,000	<=\$1M M	in 2023-2027 CIP HSIP Grant with City 90% design – TxDOT will construct

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3	19 <sup>th</sup> and 20 <sup>th</sup> @ Beall St sidewalks a four- way stop and other crossing improvements	These intersections have a large volume of pedestrian crossings with a number of near misses.	Unknown	<=\$1M M	In 2023-2027 CIP – HSIP Grant application submitted
4	18th Street Bicycle/Pedestrian and Streetscape Improvements	Construct pedestrian improvements to include sidewalks, pedestrian ramps, landscaping, and mid-block crossings to create an overall safer pedestrian environment. Justification: Existing conditions include discontinuous sidewalks segments, open ditch, non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of bicyclists and pedestrians. This project will improve quality of life and enhance economic development in the area.	\$2,500,000	>\$1MM	Potential fill in project

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5	19th Street Reconstruction from 20th Street to Durham Drive	Full reconstruction of roadway including removal of roadside ditches and asphalt pavement. Reconstruct sub surface drainage, pavement, sidewalks, and utilities. Justification: Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, and non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. This project will improve resiliency by improving storm water management, improve the quality of life for local residents and enhance economic development in the area.	\$14,800,000	>\$1M M	Intersection at TC Jester to be reconstructed by HPW  Time project to follow Shepherd Durham and HPW TC Jester project

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6	20th Street Reconstruction from W 19th Street to N Shepherd Drive	Full reconstruction of roadway including drainage, pavement, sidewalks, and utilities. Reconstruct sub surface drainage, pavement, sidewalks, and utilities. Justification: Existing conditions include poor roadway, discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. This project will improve resiliency by improving stormwater management, improve the quality of life for residents and enhance economic development in the area.	\$19,440,000	>\$1M M	HPW plans to make this a wider street. Defer to HPW for implementation later.

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7	Remaining Cross Streets from Durham Street to Shepherd Street (Phase 3) – Including Lawrence Street Drainage Improvements	Full reconstruction of roadway including pavement and utilities including stormwater. Justification: East/West connectors between Shepherd and Durham with poor to non-existent drainage system, no sidewalks, no curb, unsafe for pedestrians and bicyclists. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. Include West 28 <sup>th</sup> Street, West 27 <sup>th</sup> Street, West 26 <sup>th</sup> Street, West 25 <sup>th</sup> Street, West 23 <sup>rd</sup> Street, West 22 <sup>nd</sup> Street, West 21 <sup>st</sup> Street, West 17 <sup>th</sup> Street, West 13 <sup>th</sup> Street, Lawrence Street, Laird Street	\$21,400,000	>\$1M M	

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8	Heights Boulevard Reconstruction from Washington Avenue to I-10.	<p>Heights Boulevard Roadway improvements, Utilities including stormwater facilities and expand the pedestrian realm from Railroad to Washington Avenue. Includes plaza development and removal of channelized southbound right turn lane.</p> <p>Justification: This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians. The stormwater facilities do not meet current code. This project will improve resiliency, quality of life and enhance economic development in the area. (Cost estimate from City)</p>	\$14,580,000	>\$1MM	<p>Restriping project in 2022-2027 CIP</p> <p>Consider reconstruction project 5 years after restriping</p> <p>Consider Gordy property redevelopment – intersection should be part of Gordy project</p>

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9	MKT Trail Railroad Bridge at White Oak Bayou Reconstruction	Reconstruction of deteriorated MKT Trail bridge over White Oak Bayou north of I-10. Justification: This pedestrian bridge is nearing the end of its useful life and it impacts water flow during flooding events. Replacement will improve resiliency and quality of life in the region. (Cost estimate from City)	\$3,402,000	>\$1MM	Repair of bridge is now complete.  Full reconstruction dependent upon North Canal project
10	Spotts Park to Jackson Hill Bridge Pedestrian Crossing at Waugh	Improve crossing over Waugh Street between Spotts Park and Jackson Hill Street Bridge. Partnership Project with COH and DRA. Justification: Buffalo Bayou and Spotts parks are heavily used City facilities. Many people need to cross Waugh to reach the parks. Significant traffic at this location with limited visibility due to elevation changes and traveling at thoroughfare speeds create unsafe conditions for park users including a large number of children.		>\$1MM	Long-term project that could be tied to reconstruction of the cloverleaf at Waugh and Memorial

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11	TC Jester at W 19 <sup>th</sup> /20th Street Intersection Reconstruction & White Oak Bayou Detention Ponds	Partnership project (not fully in boundary) (COH and TIRZ 12). Full reconstruction of roadway including drainage, pavement, sidewalks, and utilities. Property purchase and construction of detention facilities along White Oak Bayou. Justification: Reconstruction of this intersection and additional detention facilities will improve resiliency, quality of life and enhance economic development not only for the immediate area but also for surrounding areas. (Cost from COH)	\$500,000*	>\$1MM	Flood Control/City Project –  *Potential recreational/landscaping participation from MHRA
12	Washington Avenue at Wescott Drive Roundabout	Full reconstruction of the roundabout at this location. Justification: This intersection is in very poor condition. This is a rapidly densifying area and there is an increased number of automobiles, bicyclists, and pedestrians.	\$4,860,000	>\$1MM	City Mill and Overlay Project – In planning phase – potential landscape and other improvements MHRA ~ \$100,000 Pending study completion



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13	White Oak Bayou Remediation/ Channel Reclamation	Concrete removal from Taylor Street to end of concrete. Partnership Project (TxDOT, COH, HCFCD). (Cost from HCFCD Study). Justification: The concrete in White Oak Bayou is nearing the end of its useful life and currently requires significant annual maintenance. This project includes water quality improvement, additional recreational space, reduction in flood discharge velocities, aquatic habitat, and riparian habitat, 495 acre-feet increased channel capacity for improved resiliency, quality of life and economic development.	\$60,000,000	>\$1M M	Request for MHRA participation would be an unknown percentage of this project

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14	Turkey Gully Detention/Flood Management Improvements	Diversion of urban drainage from Turkey Gully to White Oak Bayou including mitigating detention. This project has been identified during post Harvey Analysis to reduce flooding in the White Oak Bayou area. MHRA has the potential to partner with the city or other entities using flood mitigation funds or other resources to increase detention, improve resiliency, quality of life and spur economic development in the area. Partnership Project (COH)	\$30,000,000	>\$1MM	Flood Control/City of Houston Project  Waiting on HPW
15	Small Flood /Stormwater management projects to address neighborhood/area flooding	Projects identified by COH in post Harvey and rain event evaluation. These are smaller projects to reduce flooding in defined areas. The projects will be identified by COH based on engineering analysis after Harvey or other rain related events. Mitigating neighborhood/area flooding events, improves resiliency, improves quality of life, and reduces repetitive flood related damage.	Unknown	>\$1MM	Many projects included in this category - some projects less than \$1,000,000 and potentially some projects more than \$1,000,000

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16	Intersection Improvements	Intersection Improvements to bring intersections within the TIRZ 5 footprint up to COH standard (additional turn signals, pedestrian signals, ADA compliant, crosswalks, traffic lights) Does not include pavement or stormwater replacement	Unknown	>\$1MM	Many projects included in this category - each projects less than \$1,000,000. There are 47 signalized intersections withing the Zone Footprint
17	Improvements to Woodland Park	Various Improvements identified by the Parks Department	Unknown		Implement the Framework Plan. Playground needs to be addressed – full redevelopment \$700 and up. The park circulation trail and additional detention are also on the list.
18	Improvements to Little Thicket Park	Various Improvements identified by the Parks Department	Unknown (est. \$1MM)		Implement the master plan by Clark Condon (currently underway)  Funds already allocated to fund Survey/Geotech to support HPARD
19	Improvements to Stude Park	Various Improvements identified by the Parks Department	Unknown (est. \$350k-400k replacement or >\$750k redevelopment)		Potential Playground Replacement or Redevelopment

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20	Reconstruct Additional Streets within the TIRZ 5 Footprint	Partial or full reconstruction of roadways as identified by COH, Residents and Business Owners	Unknown	>\$1MM	
21	Reconstruction or modification of one or more additional bridges north of I- 10	Reconstruction or modifications of additional bridges over White Oak Bayou north of I-10 in the effort to help reduce local water surface elevations in White Oak Bayou. Potentially - Shepherd, Durham, TC Jester, 11th, 20th, Ella. Justification These bridges have been identified during post Harvey Analysis as impacting water levels on White Oak Bayou.	\$15,000,000 - \$20,000000	>\$1MM	Partnership project with COH and County Flood Control – North Canal Project
22	Improvements to Heights/ Waugh & Washington Intersection and potential intersection or pedestrian crossing at Feagan and Wilia	Reconfiguration of the Heights/Waugh & Washington Intersection and reconfiguration of the Waugh & Feagan/Wilia intersection to include traffic control or pedestrian improvements. Justification - development in this area has created a need for changing traffic patterns.	Unknown	>\$1MM	Mid-Term project has been identified. Approximately \$2.3million.  Application for 2023 Appropriations submitted  Check HPW appropriation

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23	Improvements or Changes to the Waugh Bridge over Memorial and reconfiguration of the cloverleaf	Reconfiguration of the Waugh Bridge & cloverleaf to include traffic control or pedestrian improvements. Justification - development in this area has created a need for changing traffic patterns.	Unknown	>\$1MM	This would be a partnership project.
24	West 7 <sup>th</sup> & Yale Area Drainage Improvements	Street drainage improvements along Yale Street between Center Street and Eli Street and along West 7 <sup>th</sup> Street between Lawrence Street and Tulane Street.	\$5,000,000	>\$1MM	
25	Studemont Area Drainage Improvements	Street drainage improvements along Studemont Street between IH-10 and Washington Avenue, along Memorial Heights between Washington Avenue and Memorial Court, and within the area bounded by Washington Avenue, Studemont Street, Willia Street, and Heights Boulevard.	\$12,000,000	>\$1MM	
26	Clay/Scotland Area Drainage Improvements	Street drainage improvements along Dunlavy Street between West Bell Street and West Clay Street, along West Clay Street between West Bell and Woodhead Street, along West Dallas between Marston Street and Cross Street, and along Scotland Street between Jackson Hill and Memorial Drive.	\$8,200,000	>\$1MM	

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27	Westcott Area Drainage Improvements	Street drainage improvements in the area along Westcott Street between IH-10 and Blossom Street.	\$6,400,000	>\$1MM	
28	Waugh – W. Dallas to Allen Parkway	Mill and Overlay, Bike Facility and Sidewalk improvement	\$1,600,000	<\$1MM	Partnership project with Precinct 1, TIRZ 27, and COH – in 2023-2027 Budget
29	TC Jester Safe Crossings	Additional Crossings on TC Jester into WOB trail system			
30	West 6 <sup>th</sup> Street Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 6 <sup>th</sup> Street between Shepherd Drive and east Zone boundary (include bridge over pond)			Partnership project with County Flood Control District
31	West 11 <sup>th</sup> Street Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 11 <sup>th</sup> Street between Prince Street and TC Jester			
31	Patterson Street Bridge	Add pedestrian bridge across White Oak Bayou at Patterson			
32	Recreational improvements at TXDOT detention facility between Patterson and Rutland	Add recreational facilities at TXDOT facility			
33	Pedestrian Connection at W 16th St across the gully west of Dian, located here: <a href="https://goo.gl/maps/61F6x7nuwhSF9EkT7">https://goo.gl/maps/61F6x7nuwhSF9EkT7</a>	Add pedestrian connection across Turkey Gully on 16th			Close to TIRZ but not within boundaries

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34	Pedestrian connection between W 13th St and Wynnwood Ln / Dian St located here: <a href="https://goo.gl/maps/MfFgArpfjKGjs2w96">https://goo.gl/maps/MfFgArpfjKGjs2w96</a>	Add pedestrian connection between W 13 <sup>th</sup> and Wynnwood Ln			Close to TIRZ but not within boundaries
35	Zone wide sidewalk Replacement/Improvement	Improve, replace, add sidewalks within and adjacent to the zone to improve mobility			Both within and outside TIRZ boundaries
36	Improvements at Hogg Park	Various Improvements identified by the Parks Department			
37	Improvements to the crossing at White Oak and Greenleaf	Improve the crossing – this is a difficult crossing for pedestrians			
38	Improvements to the crossing at Memorial and Shepherd	Improve the crossing – this is a difficult crossing for pedestrians			
39	Improvements to 7 <sup>th</sup> , 7 ½, 8 <sup>th</sup> and Dorothy	Pedestrian safety, drainage, roadway geometry, and parking improvements			