

Potential Projects
MHRA February 2025

Project	Description/Benefits	Type	MHRA/Grant/ Partnership	Notes	Cost Estimate
Complete Street Reconstruction					
Remaining Cross Streets from Durham to Shepherd (Phase 3) - including 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 28th Street, West 27th Street, West 26th Street, West 25th Street, West 23rd Street, West 22nd Street, West 21st Street, West 17th Street, West 13th Street, Laird Street	Transportation - All Modes Drainage		This would complete reconstruction of entire Shepherd Durham Corridor between 610 and I-10	\$20,000,000
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.	Transportation - All Modes Drainage		Reconstruction Between 19th and 20th intersection west is in City current work plan	\$20,000,000
20th Street Reconstruction from W 19th Street to Durham	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	Transportation - All Modes Drainage		Reconstruction Between 19th and 20th intersection west is in City current work plan	\$16,000,000
Bevis 19th to TC Jester (partnership with T12), Beall 22nd to 15th reconstruction and/or additional pedestrian access	Provide additional safety improvements to area	Transportation - all modes			\$5,000,000
17th - Bevis to Durham -reconstruction and/or safety improvements	Provide improved roadway, drainage and safety improvements to area	Transportation - all modes			
16th- Bevis to Durham - reconstruction and/or safety improvements	Provide improved roadway, drainage and safety improvements to area	Transportation - all modes		adjacent to TIRZ	
West 6th Street Construction/Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 6th Street between Shepherd Drive and east Zone boundary (include bridge over pond (ped/bike or all modes))	Transportation - All Modes Drainage		Will require extensive additional evaluation and public engagement	\$19,000,000
6th Street, MKT Lawrence Park area improvements (Project A)	This area experiences mobility challenges that impact the experience of community members as they navigate and move about on foot, bike, bus, and by car. As detailed in the Engagement Appendix, the popularity of Lawrence Park, the MKT Hike & Bike Trail, and the M-K-T Shopping Center often creates trail and street congestion for those trying to navigate these places. Project to include Roadway reconstructions, ramps, sidewalks and onstreet parkings for Waverly W6th to W8th, W 8th Dorothy to Waverly, Lawrence 8th St to Lawrence Park, Dorothy Street 8th to 7th, 71/2 st. N Shepherd to Dorothy and Ramps and sidewalks 8th to MKT for Herkimer and Nicholson	Transportation - All Modes Drainage			\$14,000,000

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6th Street, MKT Lawrence Park area improvements (Project B)	This area experiences mobility challenges that impact the experience of community members as they navigate and move about on foot, bike, bus, and by car. As detailed in the Engagement Appendix, the popularity of Lawrence Park, the MKT Hike & Bike Trail, and the M-K-T Shopping Center often creates trail and street congestion for those trying to navigate these places. Project to include roadway reconstruction, ramps, sidewalks, and on-street parking 8th street Waverly to Yale, Allston Street 8th to 5th, Rutland Street 8th to 6th and Ramps and Sidewalks for 6th street Rutland to Allston, Tulane 8th to MKT Trail, Ashland 8th to MKT Trail	Transportation - All Modes Drainage			\$14,000,000
Lawrence Street between 610 and 13th Total Reconstruction and Drainage Improvements and Lawrence Street Total Reconstruction and Drainage improvements between 12th and MKT Trail	Full reconstruction of roadway including pavement and utilities including stormwater between 610 and southern boundary			Only a small portion of Lawrence is in the zone but it is adjacent to the zone and improvements would have significant impact for the zone	
Complete Reconstruction of Nicholson	Full reconstruction of roadway including pavement and utilities including stormwater between 610 and southern boundary	Transportation - All Modes Drainage			\$8,000,000
Complete reconstruction or rehabilitation of TC Jester (within the Zone) 610-I-10	Cost depends on extent of reconstruction and if bridges are reconstructed	Transportation - All Modes Drainage			\$50,000,000
West 11th Street Reconstruction	Full reconstruction of roadway including pavement and utilities including stormwater along West 11th Street between Prince Street and TC Jester	Transportation - All Modes Drainage			\$15,000,000
Reconstruction Washington (I-10 to roundabout and Waugh to Cemetery), Wescott (I-10 to roundabout), Center (Waugh to Cemetery) This project includes reconstruction of the roundabout area.	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	Transportation - All Modes Drainage		A Washington Corridor/Center Study is currently underway - this study will look at the entire corridor including all intersections Significant portions of street are not in TIRZ 5	\$130,000,000
Heights Boulevard Reconstruction from Washington Avenue to I-10	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. 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.	Transportation - All Modes Drainage		Restriping project completed Consider reconstruction project 5 years after restriping Private redevelopment – may include Washington at Heights Intersection	\$23,000,000
Complete reconstruction or rehabilitation of Studewood/Studemont from Usener to Allen Parkway	Full reconstruction of roadway including pavement stormwater	Transportation - All Modes Drainage			\$23,000,000

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Improvements or Changes to the Waugh Bridge over Memorial and reconfiguration of the cloverleaf including reconstruction of Heights Waugh from Allen Parkway to Washington	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.	Transportation - all Modes	Partnership with City		>\$50,000,000
Reconstruction of the additional streets in the zone (only portions of these streets are in the zone) - South, Henry, W Heights Hollow, Houston, Spring, Stude, Forester, Usener, White Oak, W Clay, Dunlavy, W Dallas, Shepherd (memorial to W Dallas, 7th street, Yale (7th street south to Washington), Arnot, Cohn, Memorial Drive, Worthshire, Feagan, Willia, Dickson, Jackon Hill, Scotland, 5th, 6th, 10-29th	Full reconstruction of roadway including drainage, pavement, sidewalks, and utilities. Reconstruct sub surface drainage, pavement, sidewalks, and utilities.	Transportation - all modes drainage			\$21,00,000 per mile (depends on footprint and stormwater requirements)
Safety					
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	Transportation - all modes Safety		Many projects included in this category - each projects less than \$1,000,000. There are 47 signalized intersections within the Zone Footprint	\$100,00-\$200,00 for crossing with pedestrian refuge \$650,000 for intersection improvement
Zone wide sidewalk Replacement/Improvement	Improve, replace, add sidewalks within and adjacent to the zone to improve mobility	Transportation - all modes Safety		both within and adjacent to TIRZ boundaries - this will require multiple	\$500,00 -\$6,000,000
Improvements to 7th, 7 ½ , 8th and Dorothy	Pedestrian safety, drainage, roadway geometry, and parking improvements	Transportation - all modes Safety - Drainage			\$20,000,000
TC Jester Safe Crossings	Additional Crossings on TC Jester into the WOB trail System	Transportation - all modes Safety			\$1000,00-\$200,000 for crossing with pedestrian refuge \$650,000 for intersection improvement
Safety Improvements at South Heights and Waugh	This area experiences more than 1 crash per month. Redesign of the merge and addition of traffic lights at Willia and Feagn is contemplated	Transportation - All Modes - Safety		HSIP Grant Awarded	\$1,500,000
Pedestrian Connection at W 16th and 14 1/2 St across the gully west of Dian, located here: https://goo.gl/maps/61F6x7nuwhSF9EkT7	Add pedestrian connection across Turkey Gully on 16th	Transportation - all modes Safety		Close to TIRZ but not within boundaries	
Pedestrian connection between W 13th St and Wynnwood Ln / Dian St located here: https://goo.gl/maps/MfFgArpfjKGjs2w96	Add pedestrian connection between W 13th and Wynnwood Ln	Transportation - all modes Safety		Close to TIRZ but not within boundaries	
Nicholson Trail Improvements MKT to 610	Crossing improvements - completion of the off street trail in the 2 gap areas	Transportation - all modes - Safety			
6th Street Pedestrian Improvements - Shepherd to Yale	Ramps, Sidewalks, On-Street Parking	Transportation - all modes - Safety			\$1,100,000

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Various Small Projects - small trail segment improvement on the Moy to Kansas trail extension, desire path at White Oak and the Yale Street Bridge, 11th and TC Jester intersection improvements, Marked pedestrian crossing along W 22th at Ella, Shirkmere, Shelterwood, Connectivity from both east and west of the 2 TC Jesters across the bayou, Replace/restrip all crosswalks along Washington Avenue, install high visibility crosswalks at mid-block metro bus stops along Washington Avenue, Shared use path on east and west side of Shepherd Dickson to Memorial, MKT trail crossings, trail on North side of White Oak Bayou, pedestrian/bicycle facilities at Taylor Bridge over White Oak, SUP on Studemont, improve crossings at rail lines	Projects suggested by the public to improve access and safety	Transportation - Safety			
Multi-Modal Access					
Patterson Street Bridge	Add Pedestrian bridge across White Oak Bayou at Patterson	Transportation - all modes			\$2,500,000
Hike and Bike 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 system in this area. Closing these gaps will improve the safety of residents and visitors and extend the hike and bike system within the City.	Transportation - All Modes		Multiple potential Projects	\$200,000+(multiple projects)
18th Street Improvements	Construct pedestrian improvements to include sidewalks, pedestrian ramps, landscaping and mid-block crossings to create an overall safer environment. Justification: Existing conditions include discontinuous sidewalk segments, open ditch, non-ADA compliance pedestrian environment. This is a rapidly densifying area. This project will improve quality of life and enhance economic development in the area.	Transportation - All Modes		HGAC grant for this project has been awarded	\$2,500
Pedestrian and recreational enhancements to the MKT/7th Street right of way "MKT Promenade"		Transportation - all modes Greenspace			\$2,000,000
Jackson Hill Bridge over Memorial Drive	Provide improved access by replacing aging and narrow bridge	Transportation - Alternative Modes			
Sidewalk/Trail along Memorial Shepherd to Edge of TIRZ	Provide improved pedestrian/bicycle access along trail	Transportation - Alternative Modes			
MKT 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.	Transportation - All Modes		Repair of bridge is now complete and will extend the useful life of the bridge. Full reconstruction dependent upon North Canal project	
Connection to MKT at Durham	Connection at Shepherd part of Shepherd/Durham project. Durham is not currently possible due to COH lift station that is being replaced. The connection will be possible after the lift station work is completed.	Transportation - All Modes			\$500,000
Storm Water					

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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.	Storm Water			>\$12,000,000
West 7th and Yale area drainage improvements may include street reconstruction	Street drainage improvements along Yale Street between Center and 7th and along West 7th between Lawrence and Tulane	Storm Water			\$5,000,000
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.	Storm Water	Partnership with City and/or County	Requires completion of North and South Canal and development of detention/retention storage analysis	
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.	Storm Water	Partnership	Request for MHRA participation would be an unknown percentage of this project	>\$60,000,000
Turkey Gully Detention/Flood Management Improvements	Diversion of urban drainage from Turkey Gully to White Oak Bayou including mitigating detention. This project was identified dury post Harvey Analysis to reduce flooding in the area. This is a COH/Flood Control Project	Storm Water	By Others	MHRA could be asked to partner on parts of the project	
Clay/Scott Area Drainage	Street drainage improvements along Dunlavy between West Bell Street and West Clay Street, along West Clay Street. This would be a COH project	Storm Water	By Others	MHRA could be asked to partner on parts of the project	
Small Drainage issues as identified by COH or Neighborhood	Street drainage improvement in the zone	Storm Water			Unknown
Parks					
Improvements to Stude Park	Various Improvements identified by the Parks Department	Greenspace	Partnership with Houston Parks Department	Current request is to replace the playground which is nearing the end of its useful life. The department has suggested full redevelopment is needed - Partnership project \$500,000 each TIRZ and Parks Department - current plan - framework planning in process	\$500K-\$4,000,000+ - \$1,000,000 currently allocated for evaluation and Playground

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Improvements to Woodland Park	Various Improvements identified by the Parks Department	Greenspace		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.	Unknown
Improvements at Hogg Park	Various Improvements identified by the Parks Department	Greenspace			Unknown
Improvements at Cherry Loraine	Various Improvements identified by the Parks Department	Greenspace		Parks not in Zone but nearby	Unknown
Improvements at Love Park	Various Improvements identified by the Parks Department	Greenspace		Parks not in Zone but nearby	Unknown
Improvements at Lawrence Park	Various Improvements Identified by Parks Department	Greenspace		Adjacent to TIRZ 5	\$2,000,000
Improvements at Milby Park	Various Improvements Identified by Parks Department	Greenspace		In close proximity to TIRZ	\$1,000,000
Additional Improvements at Little Thicket Park	Current improvement project underway - additional improvements as identified by the Parks Department	Greenspace		Construction ready to start	\$1,300,000
Bridge over Bayou at Little Thicket Park	To Provide access to Park from White Oak Bayou	Greenspace			\$2,500,000
Other Greenspace Projects					
Recreational Improvements at TXDOT detention facility between Patterson and Rutland	Add recreational facilities at TXDOT facilitiy	Greenspace			Unknown
Recreational Improvements at White Oak Bayou	To Provide additional reeational space and amenities	Greenspace			Unknown
Trail Improvements - White Oak Bayou - Trail on North Bank	To Provide additional access and transportation on White Oak Bayou	Greenspace			\$10,000,000
Recreational Improvements to MKT	To Provide additional recreational space and amenities	Greenspace			
Neighborhood Connections to White Oak and MKT trails	To provide additional access to bayou trails	Greenspace			
TC Jester at W 19th/20th Street Intersection including detention area recreational improvements and Landscaping	Full reconstruction of this intersection and creation of detention facilities is in the joint work plan of the City and County. MHRA could provide recreation and landscape amenities in the detention facilites of the completed project. This would provide additional greenspace and recreational facilities in the rapidly densifying area	Greenspace			Unknown
MKT improvements Yale to Shepherd	Highly used trail section - space is available for expansion and additional amenities	Greenspace			\$10,000,000
City Facilities					
Community/Multi-Service Center Improvements - Stude	Various Improvements identified by the Parks Department and GSD	City Facilities		Improvements and Rehabilitation as identified by GSD, Parks, and Resiliency Departments	Unknown
Community/Multi-Service Center Improvements - Woodland	Various Improvements identified by the Parks Department and GSD	City Facilities		Improvements and Rehabilitation as identified by GSD, Parks, and Resiliency Departments	Unknown
Community/Multi-Service Center Improvements - West End	Various Improvements identified by the Parks Department and GSD	City Facilities		Improvements and Rehabilitation as identified by GSD, and Resiliency Departments	Unknown

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Firestation Improvements Stations 6	Various Improvements identified by the Fire Department and GSD	City Facilities		Improvements and Rehabilitation as identified by GSD	Unknown
Firestation Improvements Stations 11	Various Improvements identified by the Fire Department and GSD	City Facilities		Improvements and Rehabilitation as identified by GSD	Unknown