



**MONTROSE**  
TAX INCREMENT REINVESTMENT ZONE 27

## **MONTROSE BOULEVARD IMPROVEMENTS**

From Allen Parkway to US-59

WBS No. N-T27000-0005-7

December 2022



**tei** Planning + Design



# MONTROSE BLVD - MEETING AGENDA

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Introduction

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Construction Cost

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Roadway Design

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Drainage Analysis



# INTRODUCTION





# PROJECT OVERVIEW

## ALLEN PARKWAY TO US 59



### TYPE

FULL ROADWAY RECONSTRUCTION  
2 miles



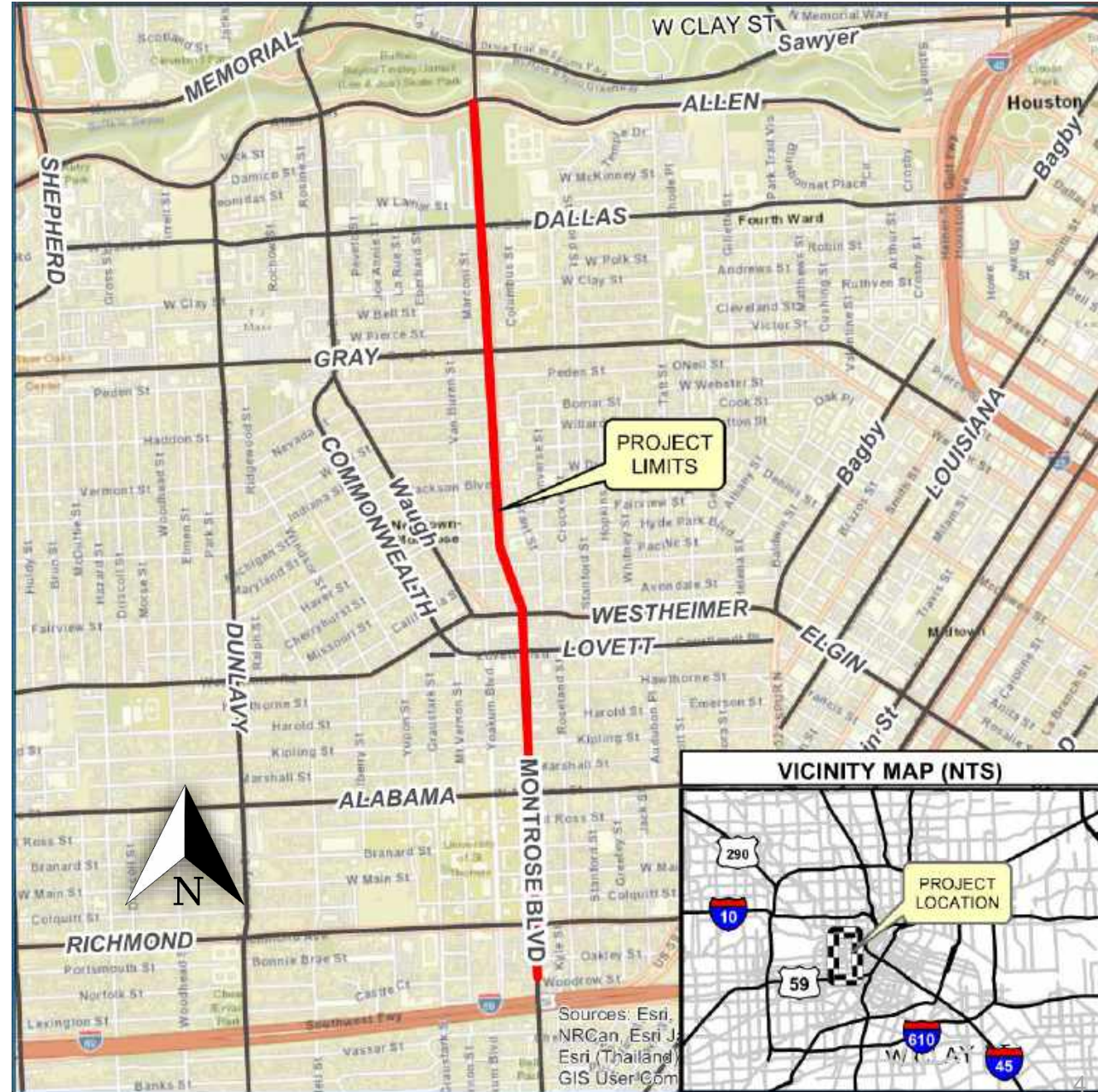
### EST. BUDGET

\$52 Million



### PHASE

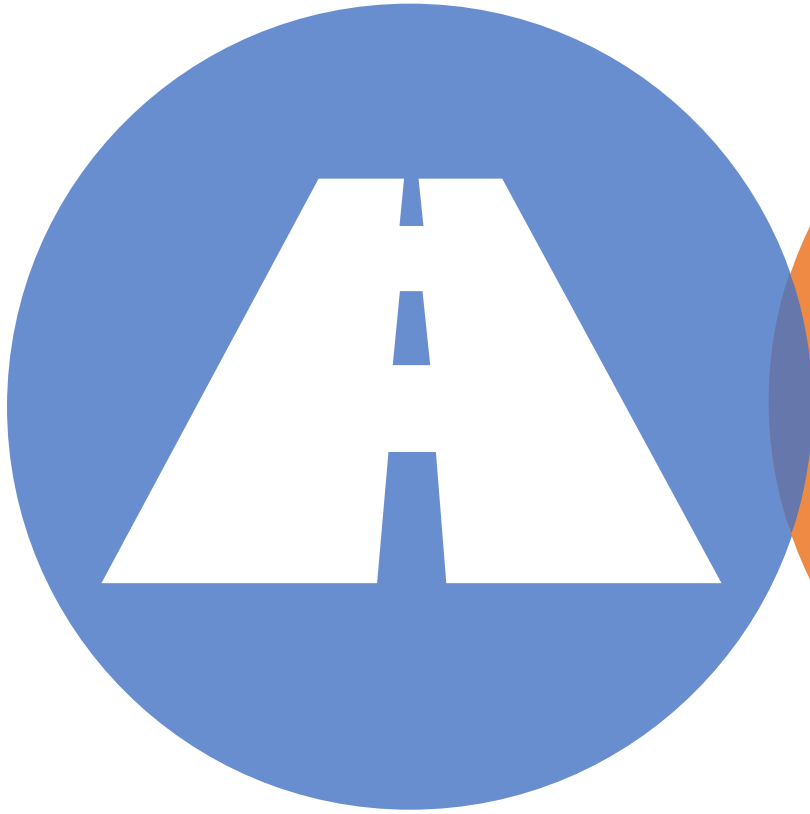
DESIGN



# PROJECT OBJECTIVES

Proposed conditions will achieve the following

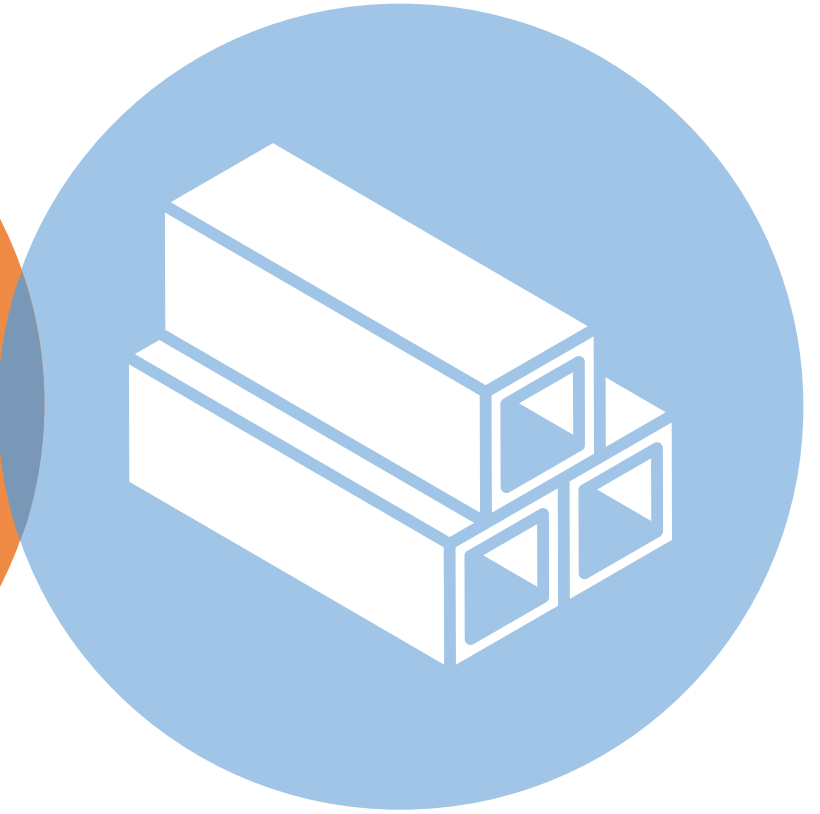
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**Improve Roadway  
Mobility & Safety for all users**



**Promote a Pedestrian –  
Friendly Environment**



**Drainage  
Improvements**



# PROJECT SCOPE



Full Roadway Reconstruction



Improve Pedestrian Realm



Upgrade Intersection Safety



Improve Traffic Signal



Improve Storm Sewer System



Utility Replacement, as required



METRO Improvements



Street Lighting



Tree Protection & Preservation



Improve Multimodal Transportation



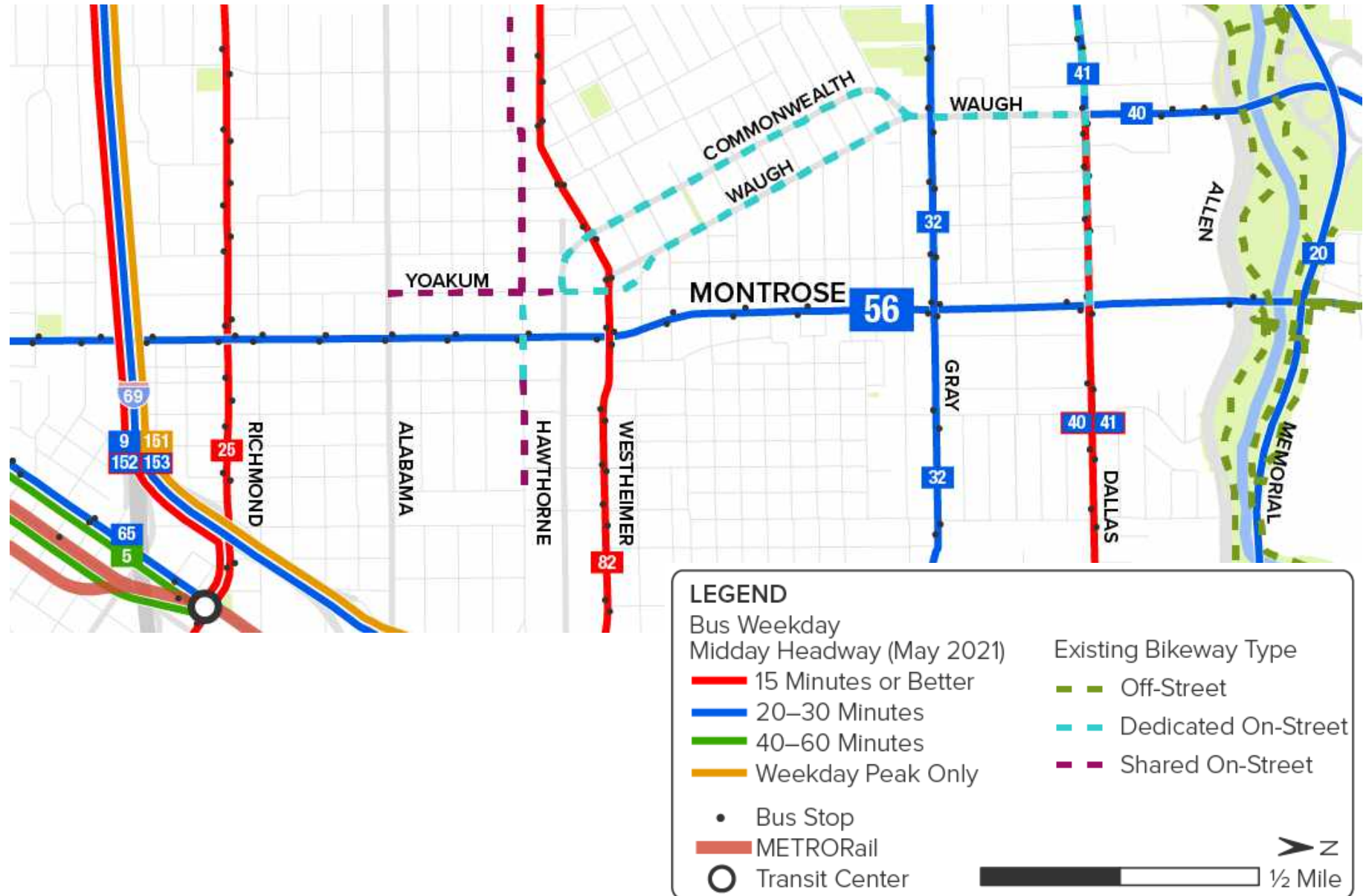
# PROJECT BACKGROUND





# KEY CORRIDOR

- North-south vehicular artery
- Transit Corridor
- Center of community activity

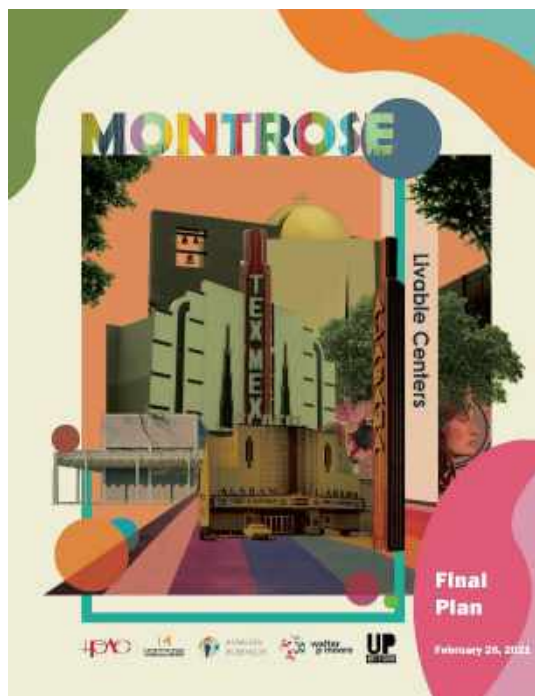




# SUPPORT FOR A GROWING MONTROSE NEIGHBORHOOD



## RECENT MONTROSE PLANS



## Livable Centers Montrose (2021)



# METRONext BOOST Corridor Plan

## Route 56: Montrose



## Walk+Bike Montrose (2020)



# WALK+BIKE MONTROSE: WALKING PRIORITY STREET

Source: *Walk+Bike Montrose*, 2020



## LEGEND

### Facility Type

- Off-Street Bikeway
- Dedicated On-Street Bikeway
- Neighborhood Safe Street
- Walking Priority Street

1/2 Mile

### Status

- Existing
- Programmed
- By Others
- Vision

> Z

- Supports dense urban development and a 20-minute neighborhood
- Parallel All Ages and Abilities bikeways
- Connecting streets with improved pedestrian and bicycle Infrastructure

# WALKING PRIORITY STREET DESIGN

- Wide, comfortable walking area
- Supports transit-riding experience
- Integrate trees and amenities into hardscape design
- Minimizes impacts of existing utilities





# MONTROSE BOULEVARD ASPIRATIONS



**Wide sidewalk supporting active commercial corridor**



**Mature oak trees (old and new) to shade sidewalk**



**Safe pedestrian + bicycle crossings every 2–3 blocks**



**First- and last-mile bicycle infrastructure**



**METRO BOOST bus stops and signal priority for faster more reliable transit service**



**Maintain vehicular capacity within existing ROW**

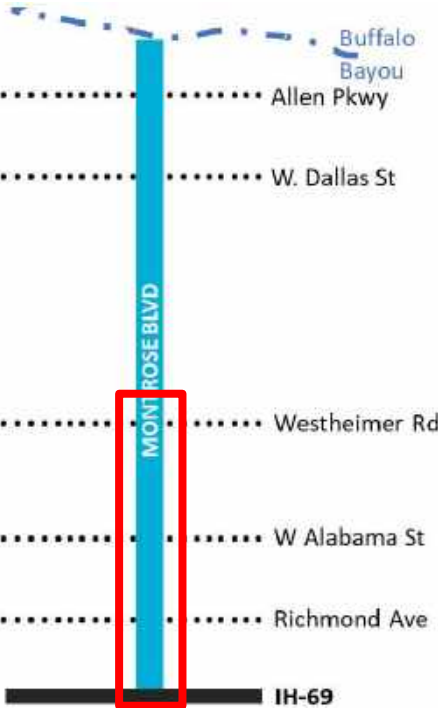
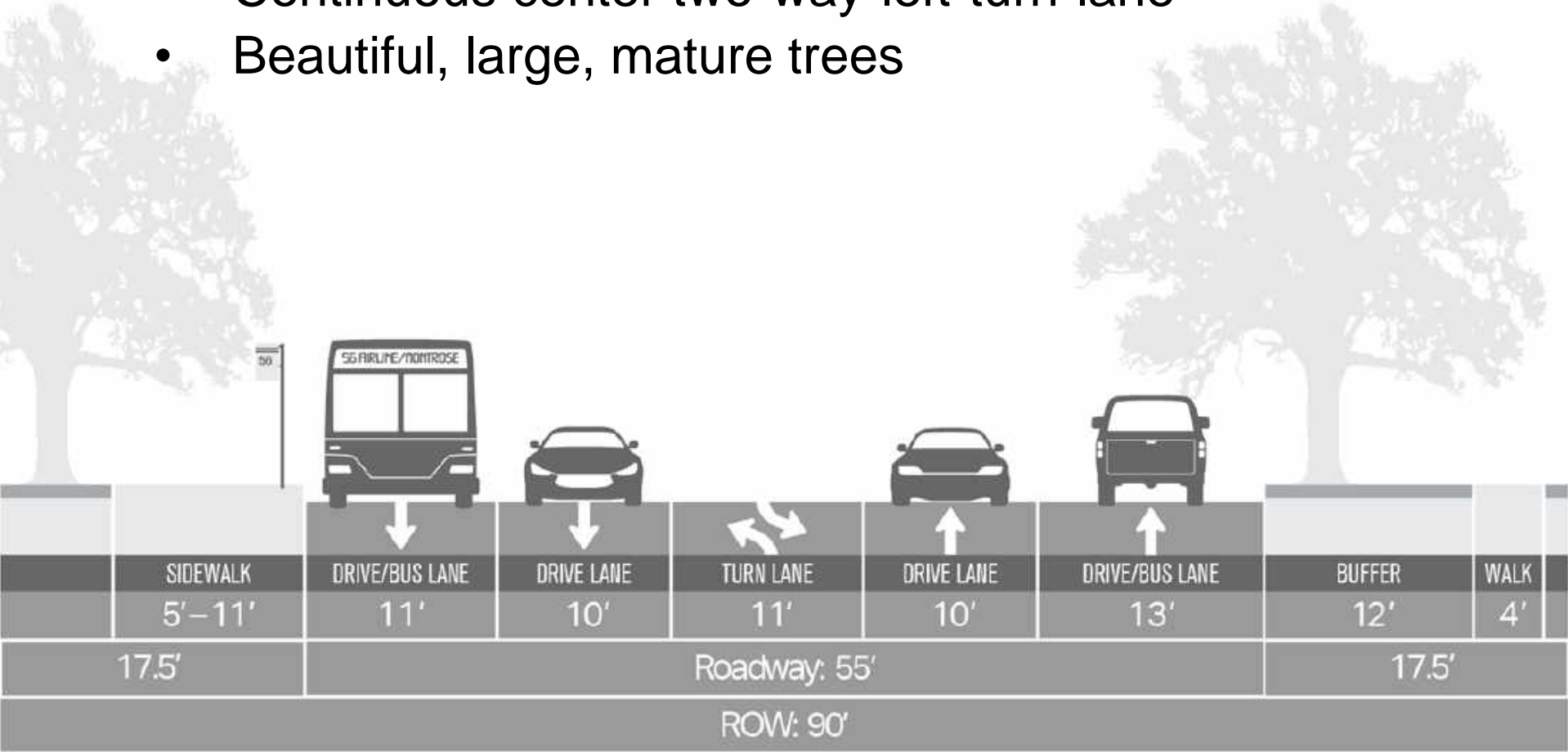
# EXISTING/PROPOSED ROADWAY CONDITIONS





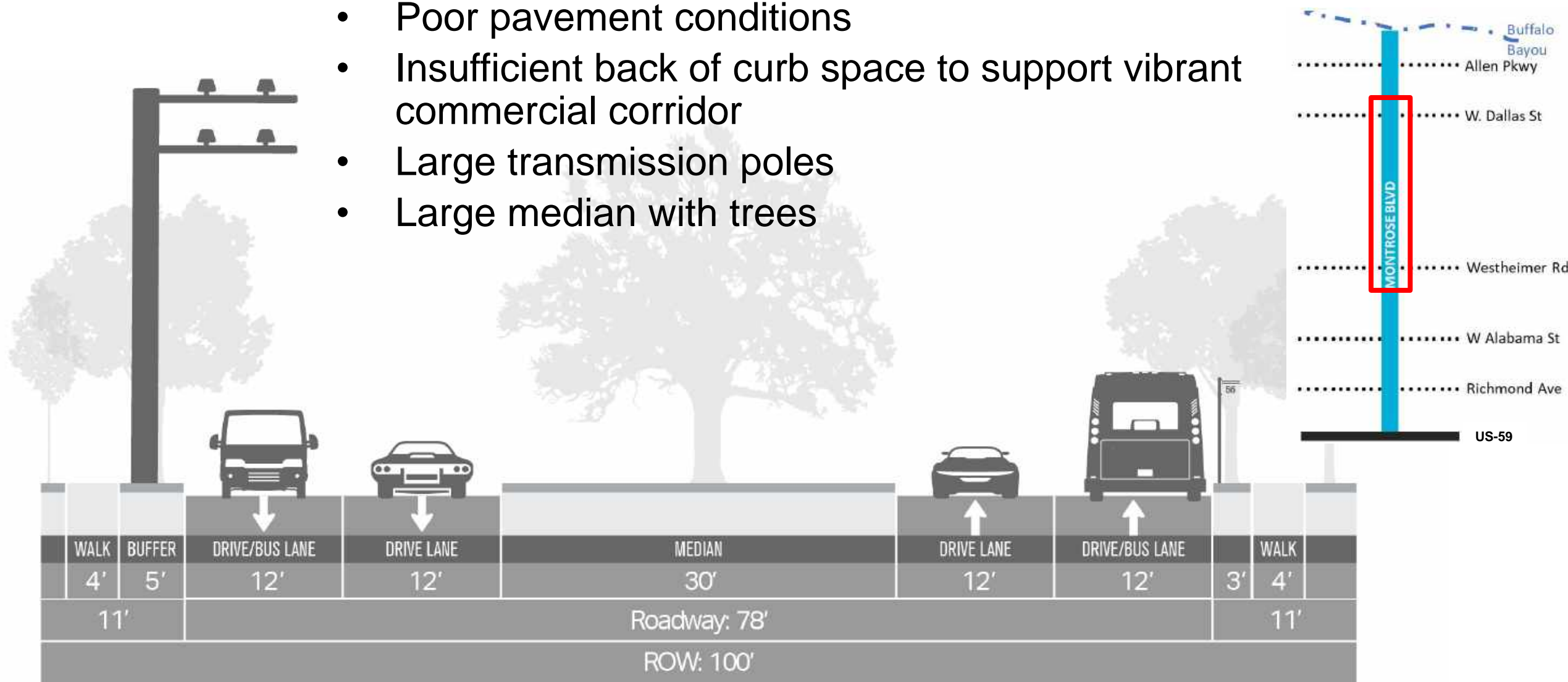
# EXISTING CONDITIONS – US 59 TO WESTHEIMER

- Poor pavement conditions
- Untapped back of curb potential
- Continuous center two-way-left-turn-lane
- Beautiful, large, mature trees



# EXISTING CONDITIONS – WESTHEIMER TO DALLAS

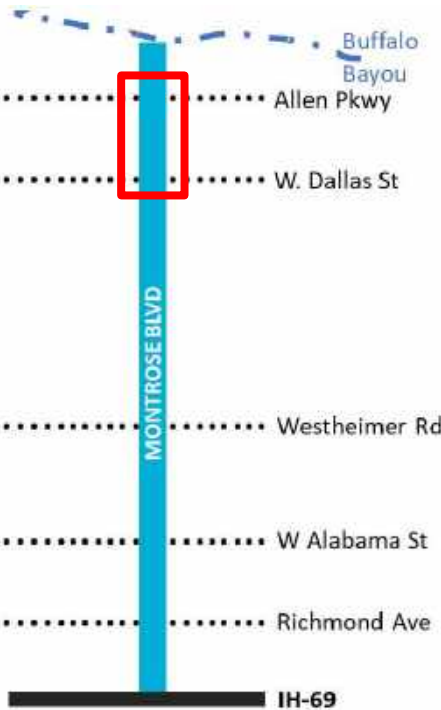
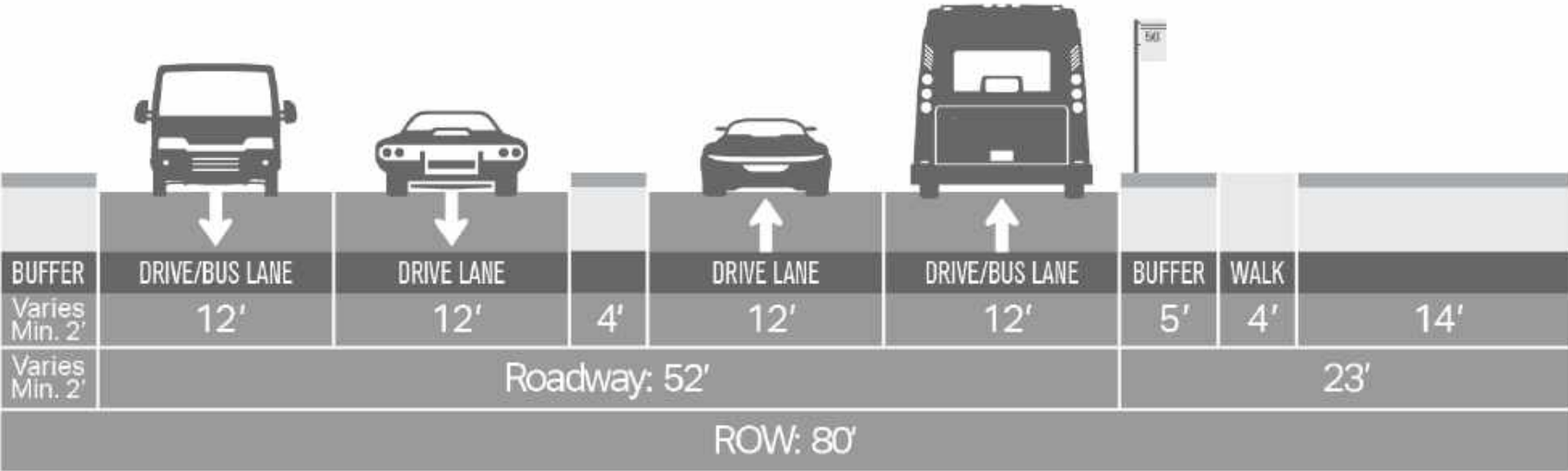
- Poor pavement conditions
- Insufficient back of curb space to support vibrant commercial corridor
- Large transmission poles
- Large median with trees





# EXISTING CONDITIONS – DALLAS TO ALLEN PKWY

- Insufficient sidewalks to support the connection to Buffalo Bayou Park; no sidewalk on west side of street.
- Median present only at intersection approaches
- Few existing trees
- Borders new Ismaili Center development along the east



# DESIGN CONSIDERATIONS

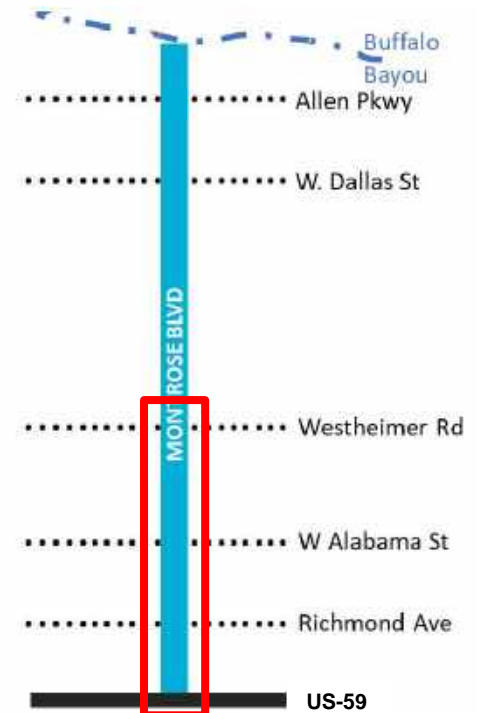
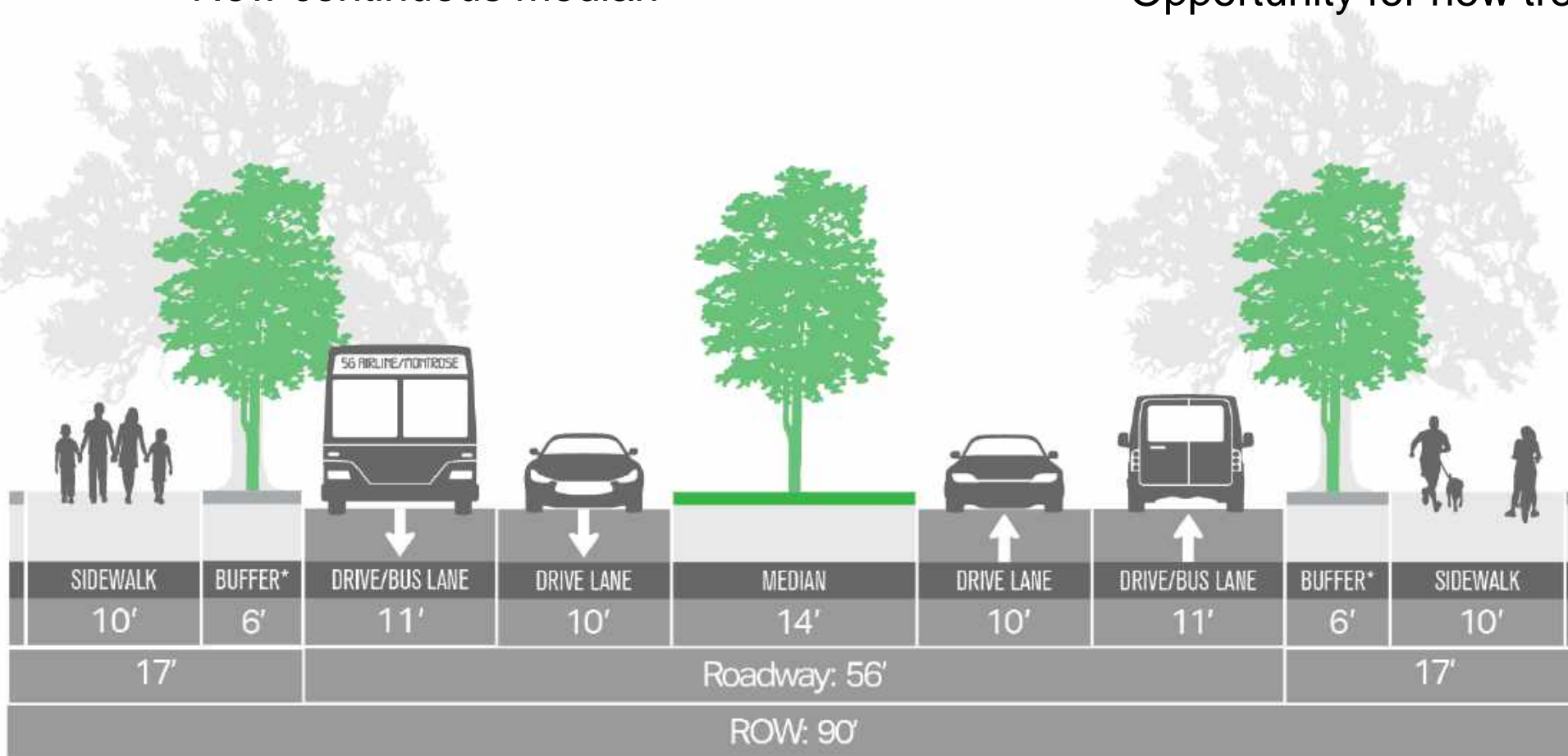
- Right-of-way limitations (80-ft to 100-ft)
- Existing mature trees
- Transmission poles
- Connecting Montrose neighborhood networks
  - Sidewalks
  - Bikeways
  - Transit





# PROPOSED CONDITIONS – US 59 TO WESTHEIMER

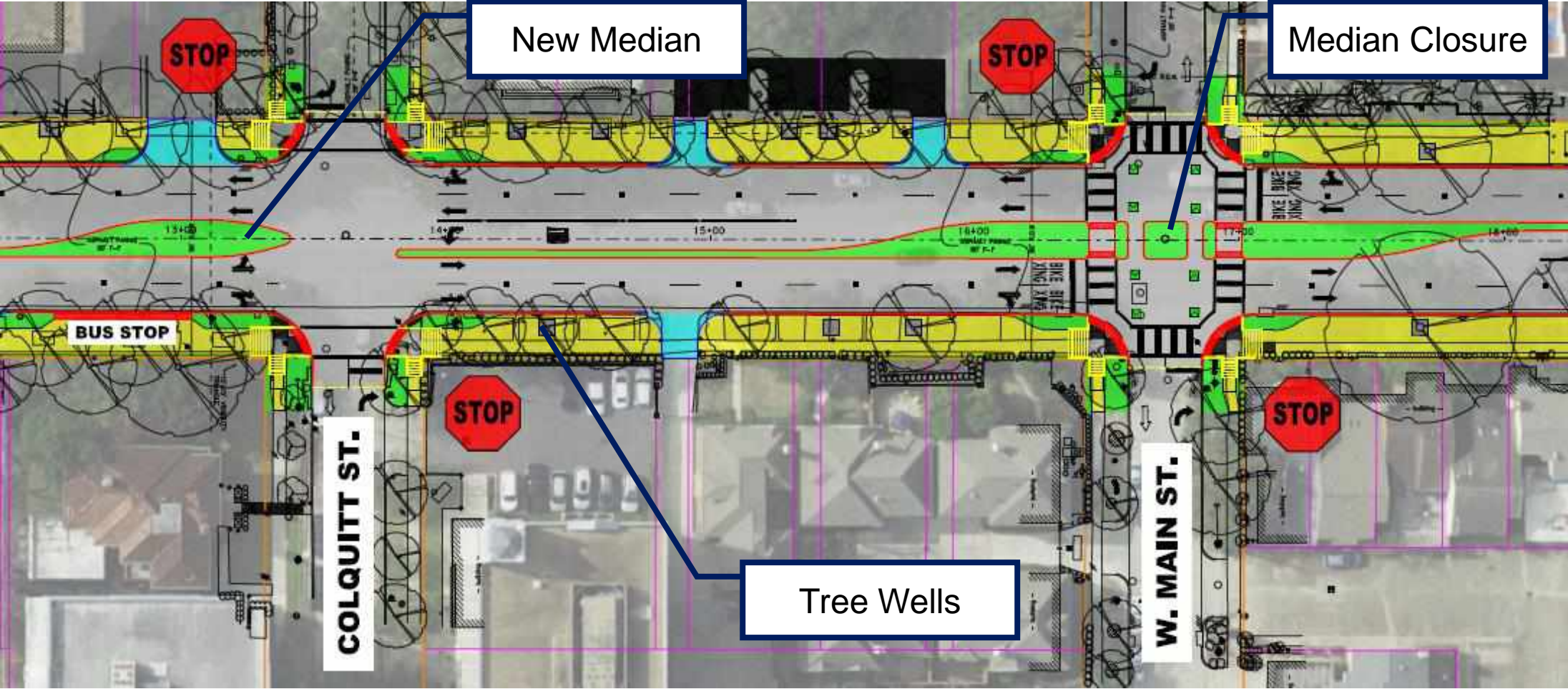
- 4 travel lanes with new pavement
- Left turn lanes at key cross streets
- New continuous median
- New signals with bus priority technology
- 10-ft sidewalk on the both sides of the street
- Opportunity for new trees



Green indicates opportunities for new trees/landscaping

\* Buffer may be used as flex space, alternating between tree and sidewalk space

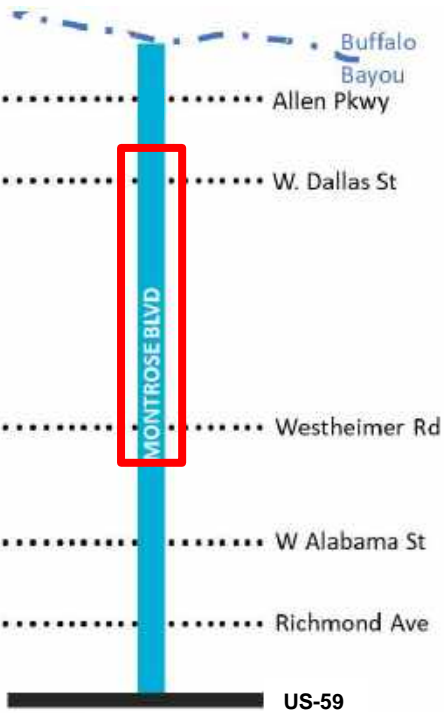
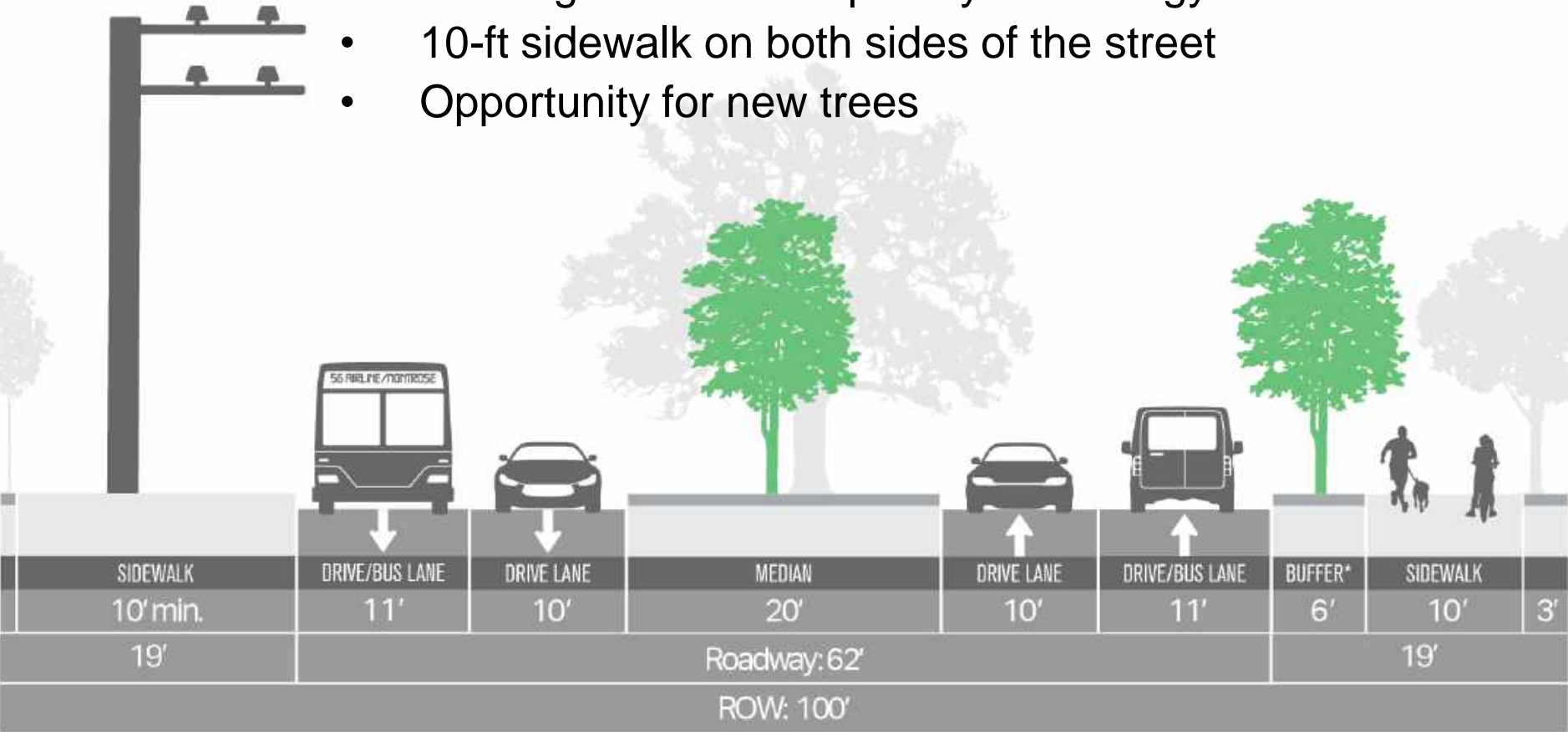
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# PROPOSED CONDITIONS – WESTHEIMER TO DALLAS

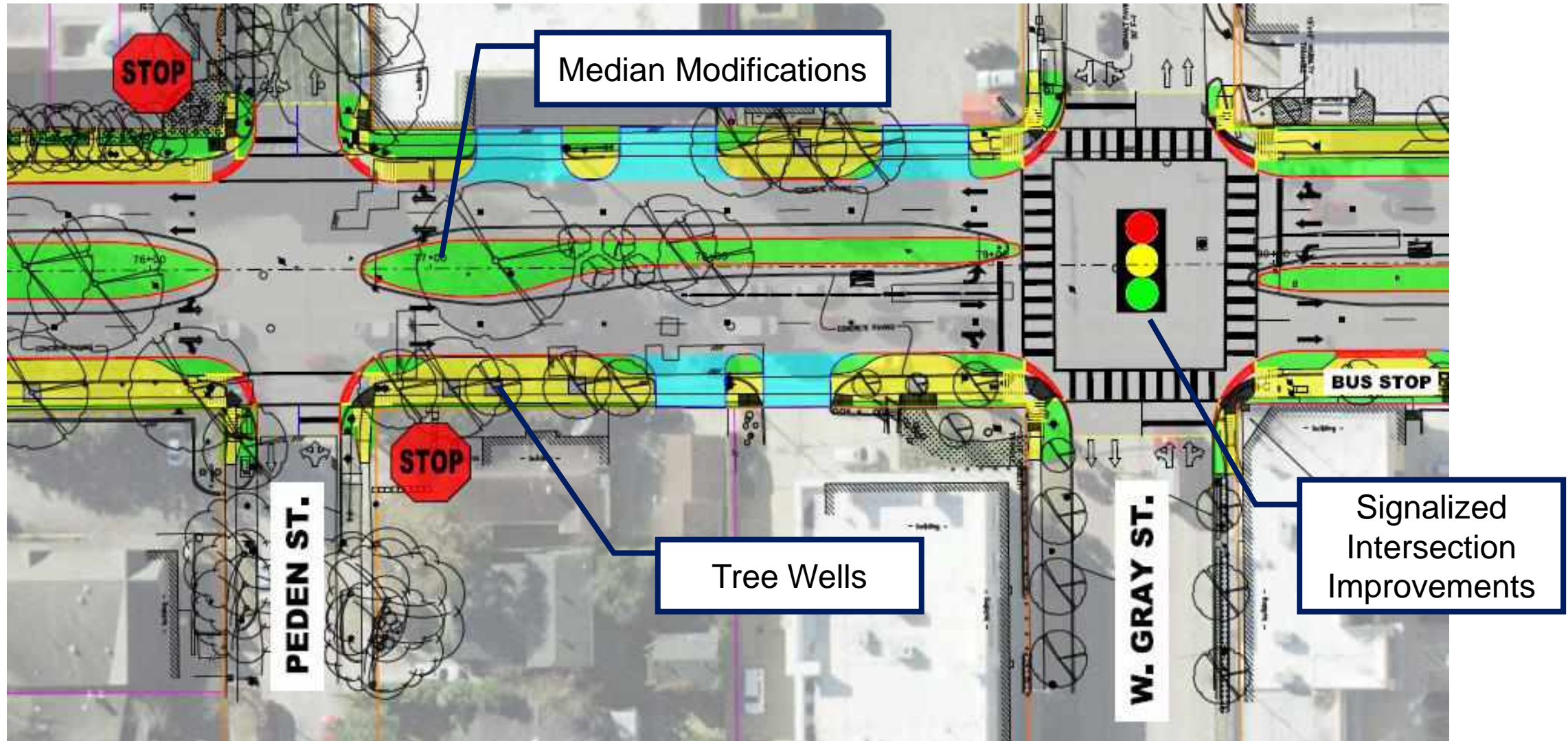
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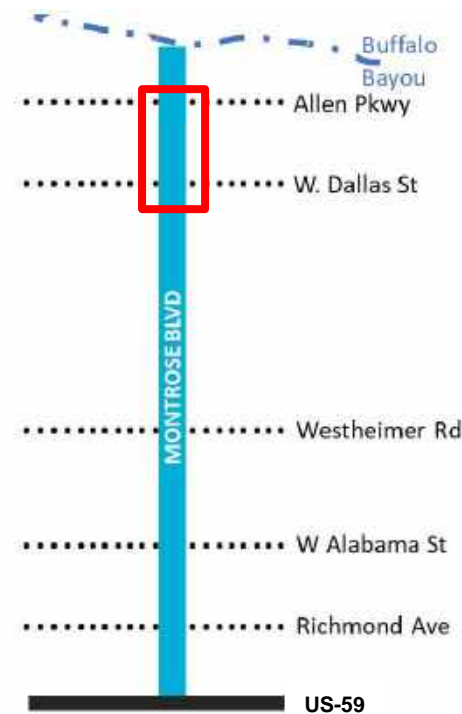
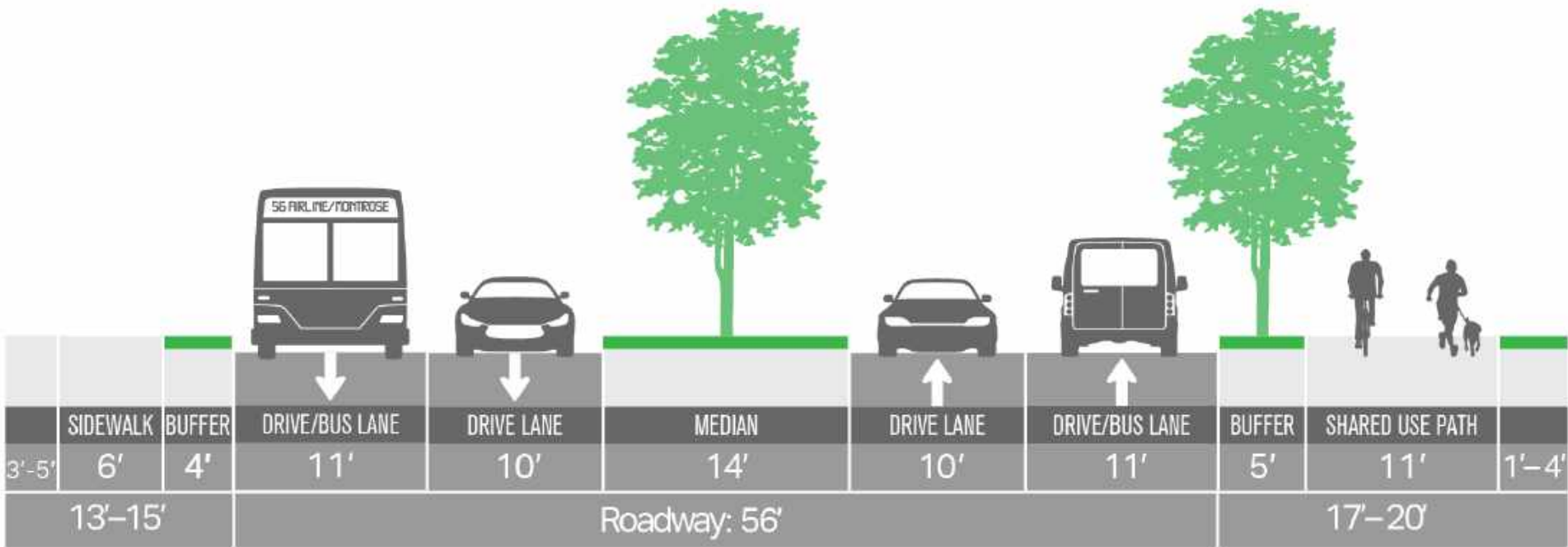
# PROPOSED CONDITIONS – WESTHEIMER TO DALLAS





# PROPOSED CONDITIONS – DALLAS TO ALLEN PKWY

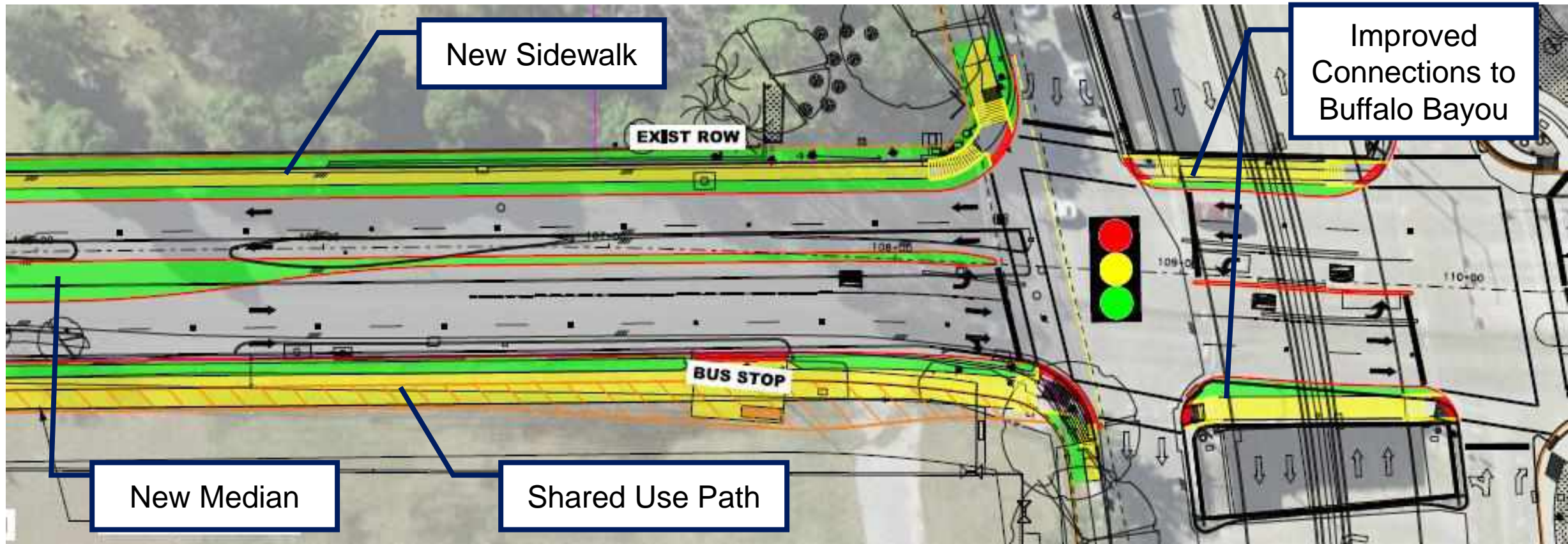
- 4 travel lanes with new pavement; new access point for Ismaili Center
- 11-ft shared use path on the east side and 6-ft sidewalk on the west side
- Connections to Buffalo Bayou Park
- Improved, continuous median
- New signals with bus priority technology
- Opportunities for new trees and landscaping



Green indicates opportunities for new trees/landscaping

\* Buffer may be used as flex space, alternating between tree and sidewalk space

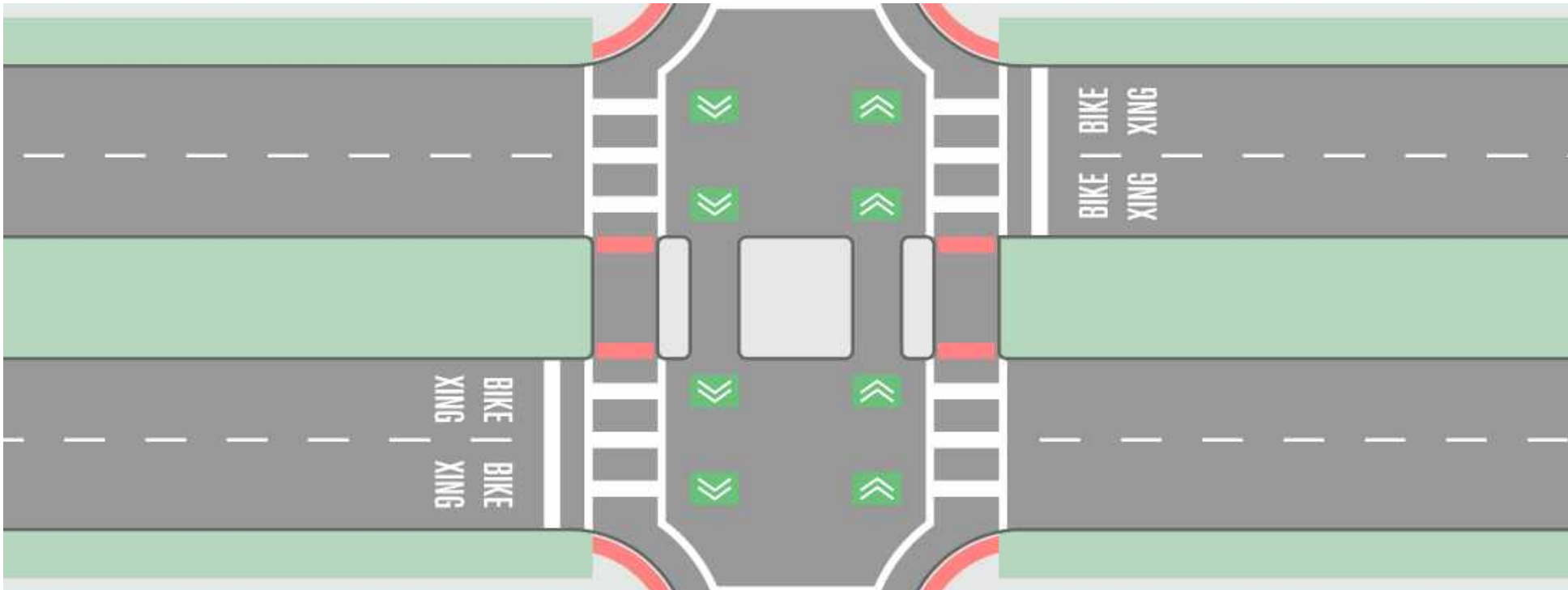
# PROPOSED CONDITIONS – DALLAS TO ALLEN PKWY





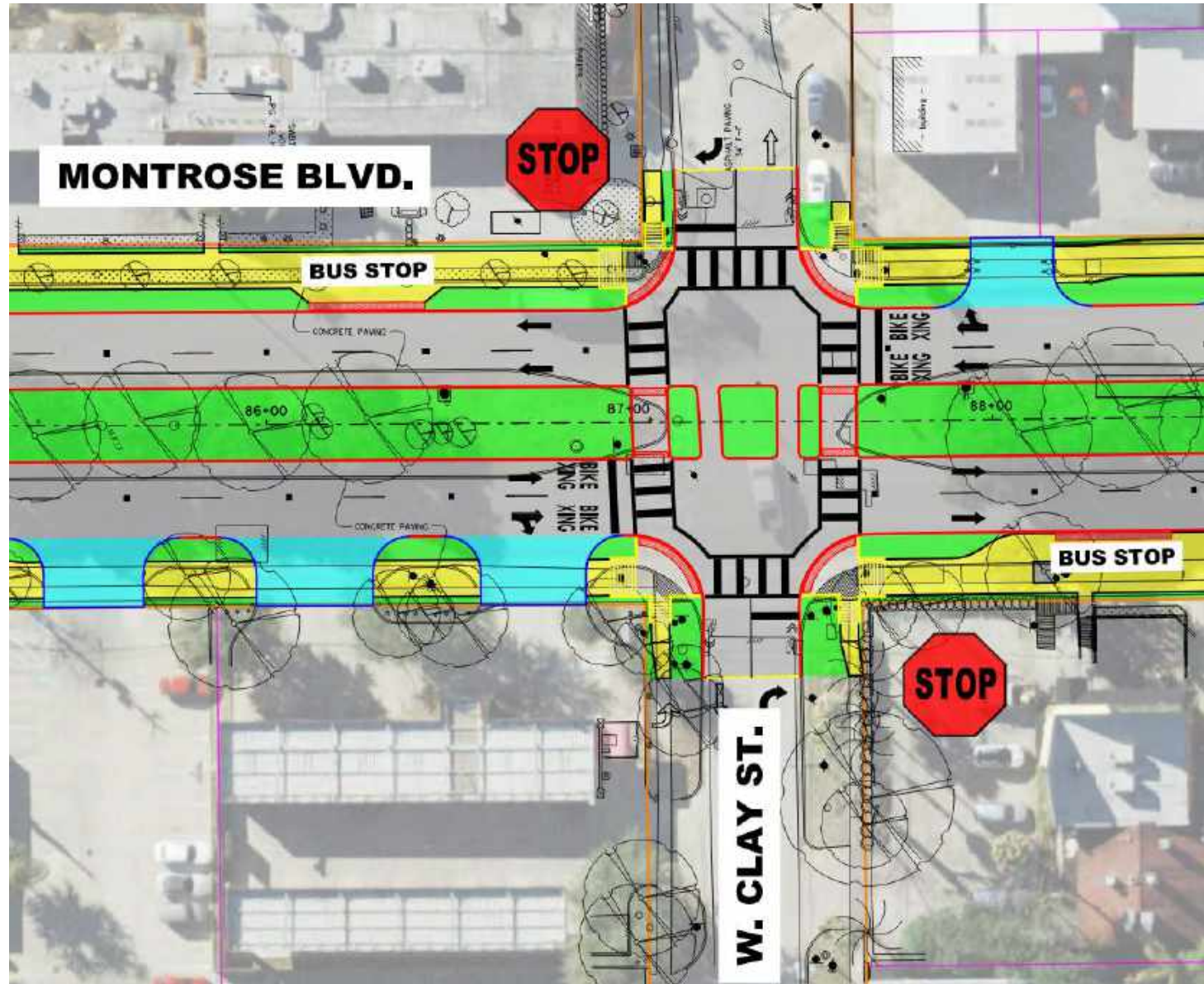
# SAFE CORRIDOR CROSSINGS

- Corridor crossings every 2–3 blocks
- Median closures to accommodate safe crossings
  - Rectangular Rapid Flashing Beacons (RRFBs) to aid crossing



RRFB

# SAFE CORRIDOR CROSSING





# OTHER IMPROVEMENTS

## Traffic Signal Improvements

All traffic signals to be replaced along project limits

## Public Utilities Improvements

Replacing aging sanitary and water lines that exceed 30-year useful service life.



# DRAINAGE ANALYSIS



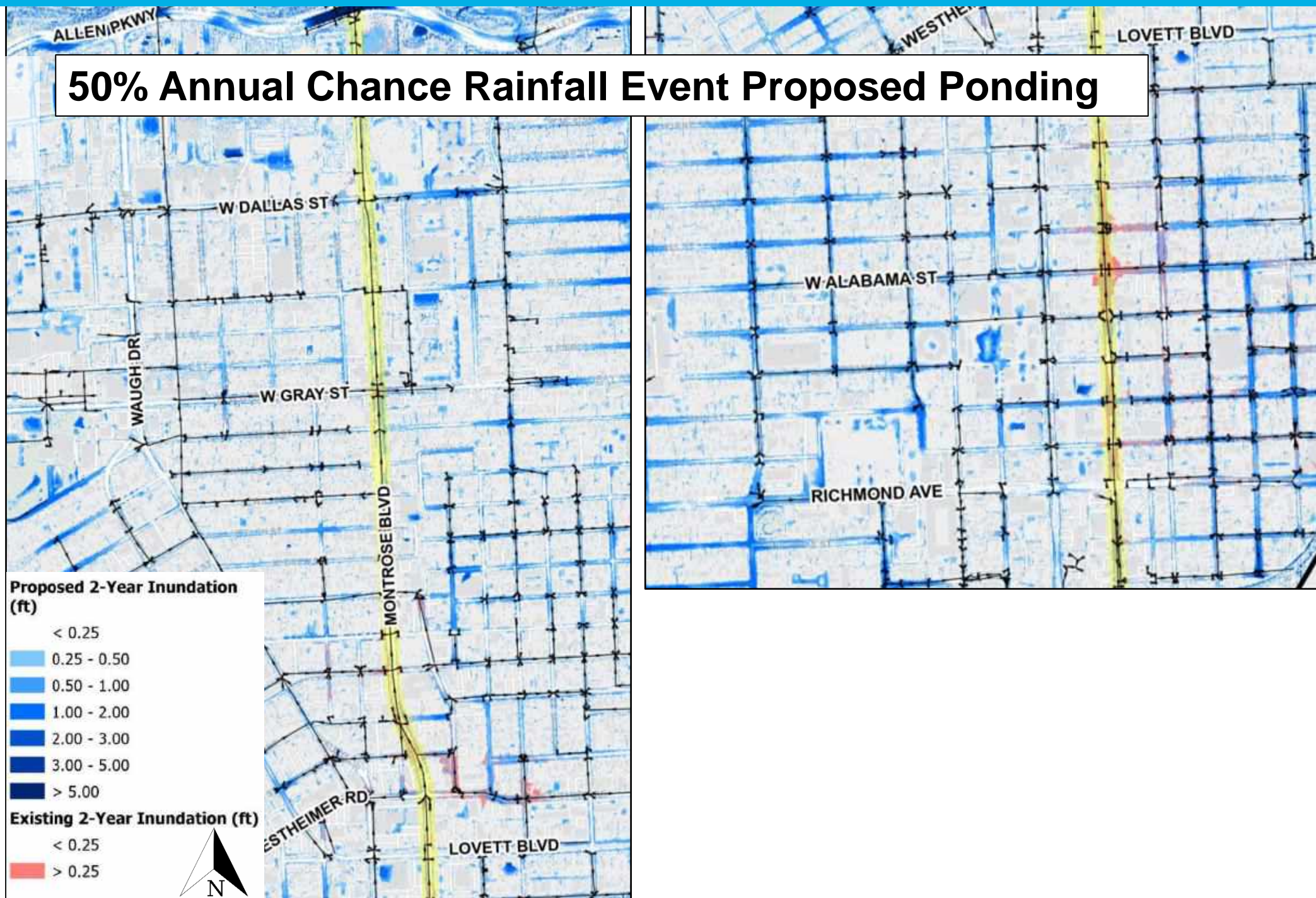


# PROPOSED DRAINAGE SYSTEM

## 50% Rainfall Event

## Criteria Evaluation

- Water level stays below gutter
- Most benefit near W Alabama St





# PROPOSED DRAINAGE SYSTEM





# CONSTRUCTION COST



# CONSTRUCTION COST

General Items	\$3,737,963
Demolition Items	\$997,447
Traffic Control Items	\$2,450,000
Roadway Items	\$9,913,641
Drainage Items	\$20,760,700
Water Line Items	\$1,021,950
Sanitary Sewer Items	\$272,660
Landscaping Items	\$2,000,000
<b>CONSTRUCTION SUBTOTAL</b>	<b>\$41,154,361</b>
<b>CONTINGENCY (25%)</b>	<b>\$10,288,591</b>
<b>CONSTRUCTION TOTAL</b>	<b>\$51,442,952</b>

## Funding Sources

- Montrose TIRZ 27
- Federal grants will also be pursued





# NEXT STEPS



# PROJECT SCHEDULE



**Segment I:** West Clay St to Allen Parkway



**Segment II:** US-59 to West Clay St  
To Be Determined



*Timeline subject to change based on funding*



# PROJECT PAGE ON **MONTROSEHTX.ORG/PROJECTS/**

Projects - Montrose TIRZ 27

https://montrosehtx.org/projects/

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News

Potential Projects

Below is a list of the Long and Short Term Potential Projects for the Montrose area. If you have any comments or questions, send them to [info@montrosehtx.org](mailto:info@montrosehtx.org).

Project Name	Location	Status
Waugh Dr./Commonwealth <td>Waugh Dr./Commonwealth<td>Long Term</td></td>	Waugh Dr./Commonwealth <td>Long Term</td>	Long Term
Hawthorne & Woodhead Street <td>Hawthorne &amp; Woodhead Street<td>Short Term</td></td>	Hawthorne & Woodhead Street <td>Short Term</td>	Short Term
Mandell and W. Dallas Street <td>Mandell and W. Dallas Street<td>Short Term</td></td>	Mandell and W. Dallas Street <td>Short Term</td>	Short Term

(click the image to download the PDF version)

Current Projects

Click the project title to see related information for each project.

- + Waugh Dr./Commonwealth
- + Hawthorne & Woodhead Street
- + Mandell and W. Dallas Street

# thank you!

## **Contact Us**

- **info@montrosehtx.org**
- **montrosehtx.org**

## **Next Public Meeting**

**January 23rd, 2023**