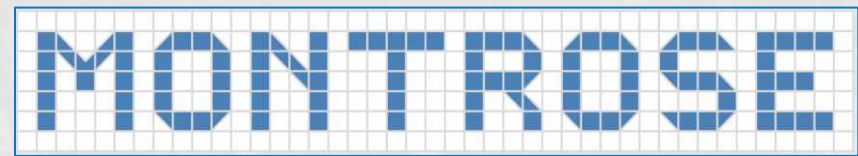




MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

South Main Alliance Briefing



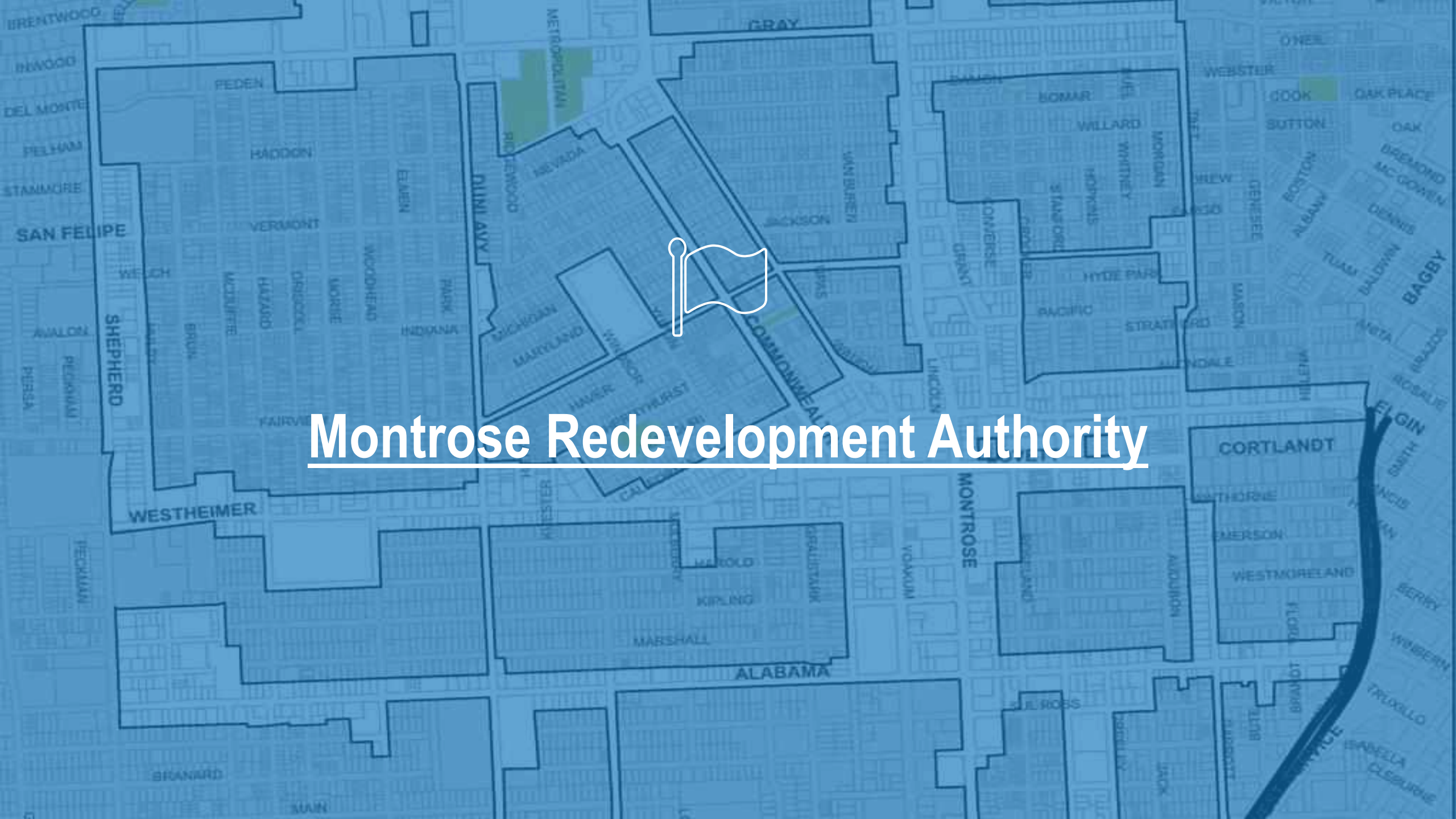
June 14, 2023



Agenda

- Montrose Redevelopment Authority/TIRZ 27
 - Overview
 - Goals/Mission
- Projects & Planning Committee
 - Completed Studies/Partners
 - Completed/Ongoing Projects
 - Upcoming Projects
 - Funding Pursuits (Grants)
- Questions/Comments





Montrose Redevelopment Authority

TIRZ 27/Montrose Redevelopment Authority

Creation

TIRZ 27 created 09 Dec 2015




Montrose Redevelopment Authority 2019

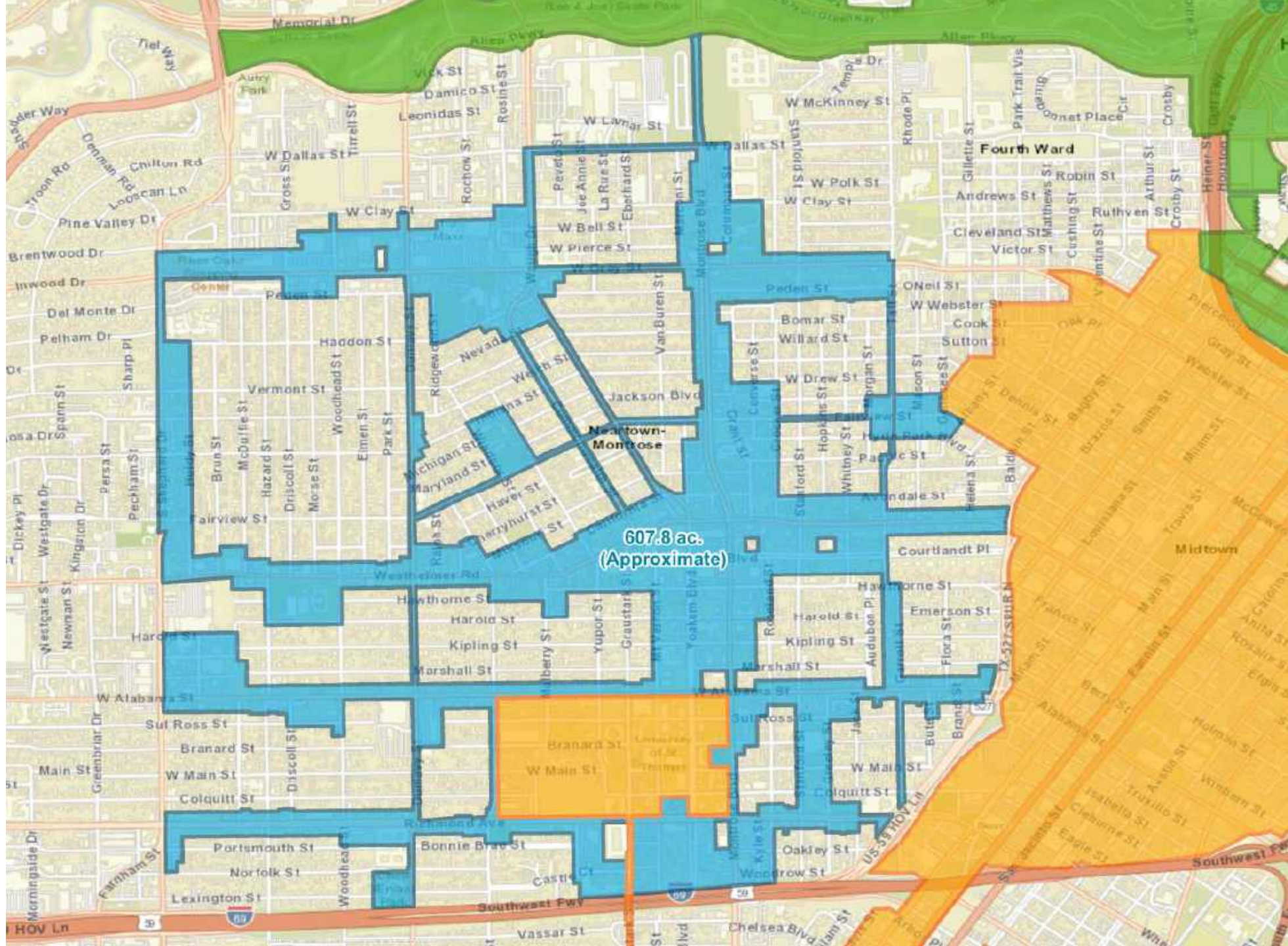
TIRZ 27 Boundaries

- Window-pane
approach

Legend

Existing
Boundaries

-  TIRZ 2
-  TIRZ 3
-  TIRZ 27



Montrose Redevelopment Authority

Mission

The purpose of Montrose Redevelopment Authority and City of Houston TIRZ No. 27 is to **finance construction of public facilities and infrastructure necessary** to catalyze residential and commercial development and redevelopment within the Zone boundaries.

Montrose Redevelopment Authority

Sources of Funds:

- Increment.
 - Value at beginning \$1,000,000,088 (Yr 2015)
 - Current projected value \$2,244,000,000 (Yr 2023)

TIRZ 27 Goals and facts

1. Enhance public infrastructure.
2. Enhance local parking opportunities and associated pedestrian-friendly environments.
3. Stimulate economic development and growth through the development of vacant sites and redevelopment of older ones.
4. Develop and enhance open space, parks, plazas, recreational amenities, cultural facilities, and other similar improvements.
5. Facilitate affordable housing in the Zone.



Partners

- **Walk/Bike Improvement Projects**
 - Harris County Precinct 1 (\$4.5 Million)
 - City of Houston – Council District C
 - Public Works
- **Capital Projects/Funding Opportunities**
 - METRO – 5310 Program (FTA)
 - Transportation Improvement Plan (TIP)



Board of Directors: Seven Board members

Planning & Projects Committee Members



Joe Webb - Chair



Ray Valdez – Vice Chair



Abby Noebels

Other Committees:

- Finance Committee
- Affordable Living Committee
- Public Engagement Committee

Accomplishments

Completed Studies

- Livable Centers Study
- Walk/Bike Montrose Study
- Drainage Study
- Affordable Housing Report

Infrastructure Projects:

Construction - Completed:

- Waugh Dr/Commonwealth - Completed

Construction – Ongoing:

- Woodhead/Hawthorne – Substantially Completed
- West Gray Sidewalk Improvements – June 2023

Design:

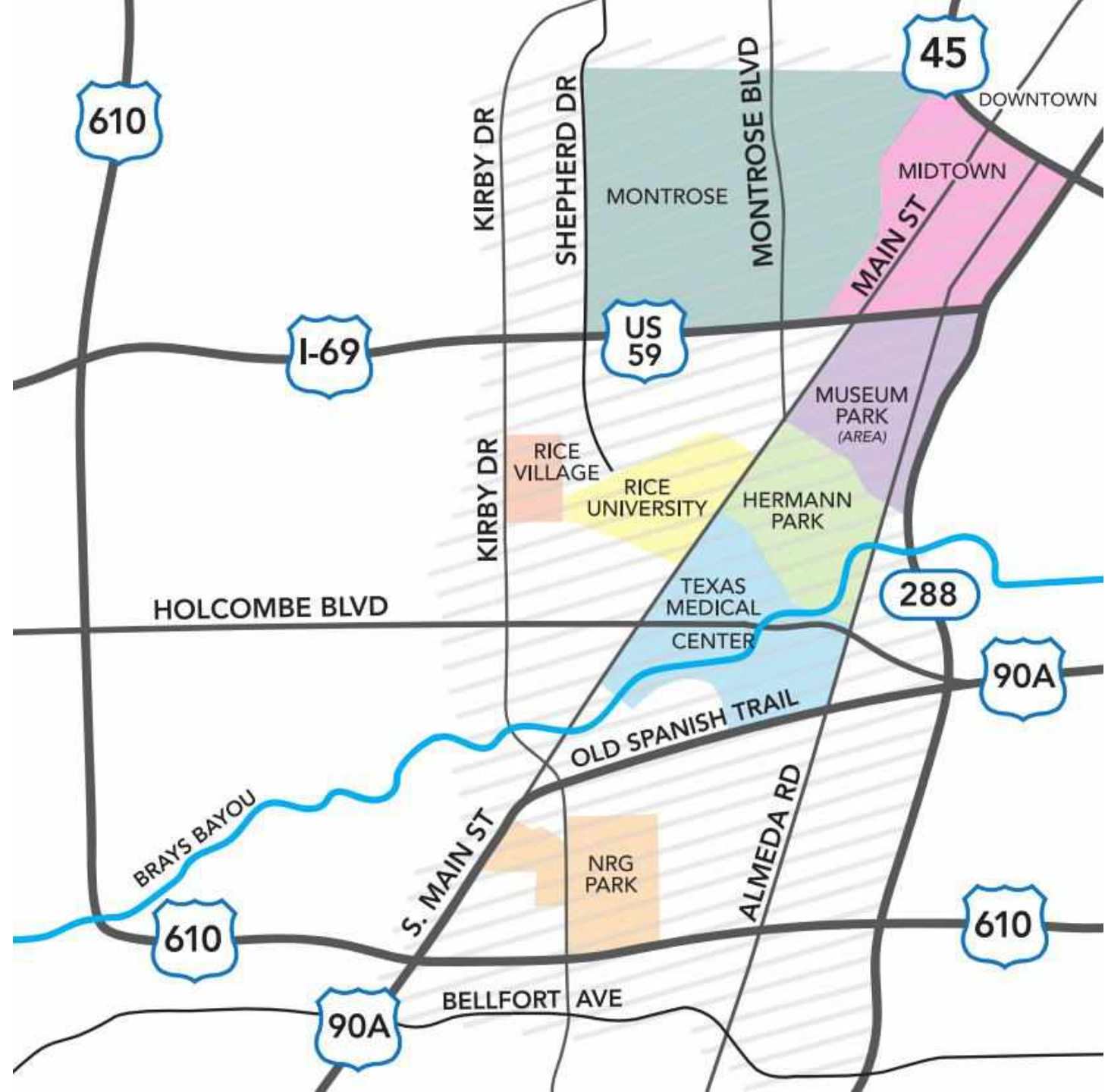
- Montrose Blvd – PH I – Under Design
- Dallas/Mandell – 90% Completed

Projects:

- Montrose Collective – Streetscape Enhancements & Public Parking
- Spark Park – Arabic Immersion Magnet School
- B-Cycle – Westheimer Rd and Dunlavy St.



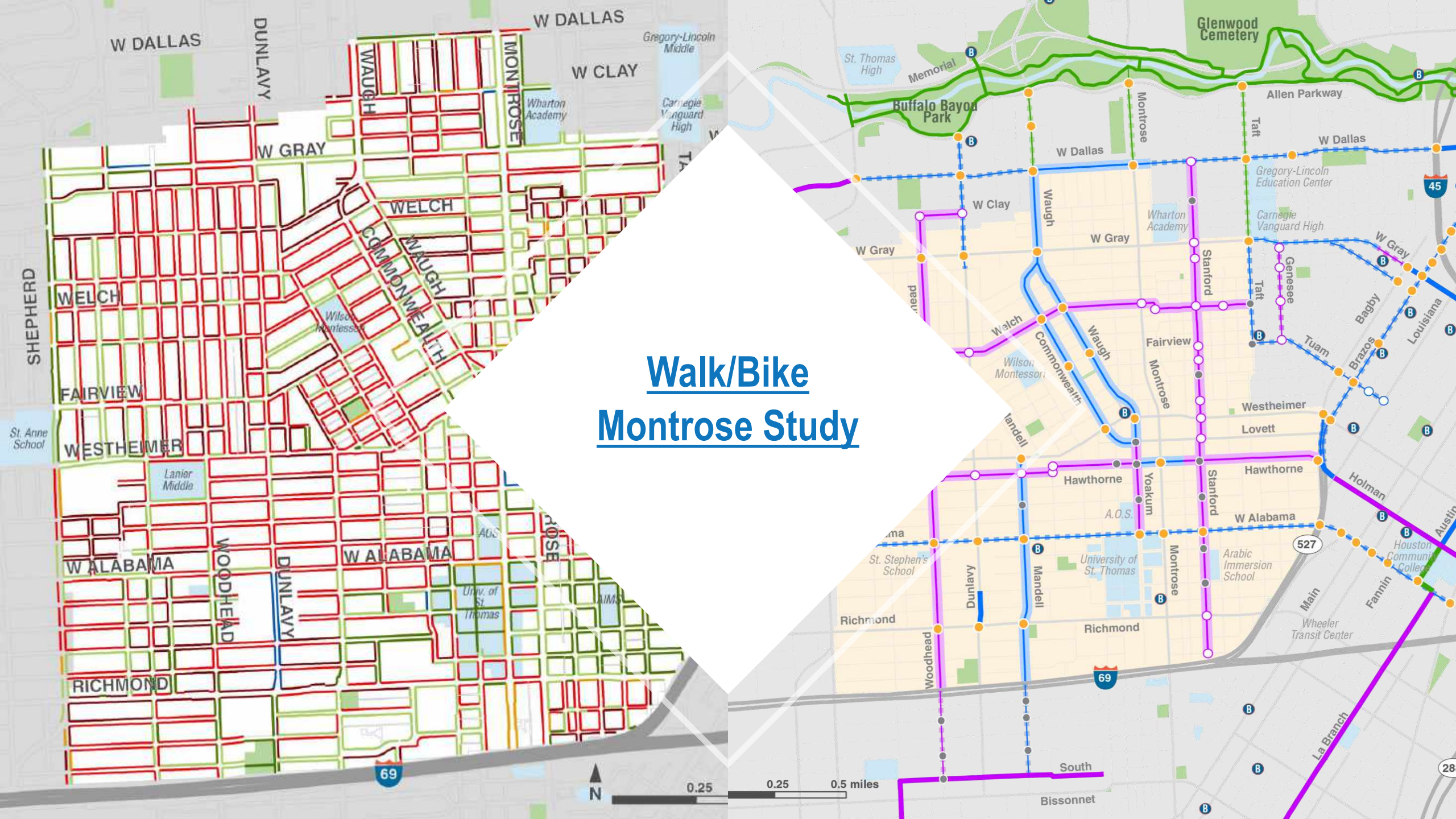
South Main Alliance



Completed Studies



Walk/Bike Montrose Study



W DALLAS

DUNLAVY

W DALLAS

W CLAY

W GRAY

WELCH

SHEPHERD

WELCH

FAIRVIEW

WESTHEIMER

W ALABAMA

RICHMOND

WOODHEAD

DUNLAVY

W ALABAMA

ROSE

Walk/Bike

Montrose Study

0.25 0.25 0.5 miles



South

Bissonnet

Glenwood Cemetery

St. Thomas High

Buffalo Bayou Park

Allen Parkway

W Dallas

W Gray

W Clay

W Gray

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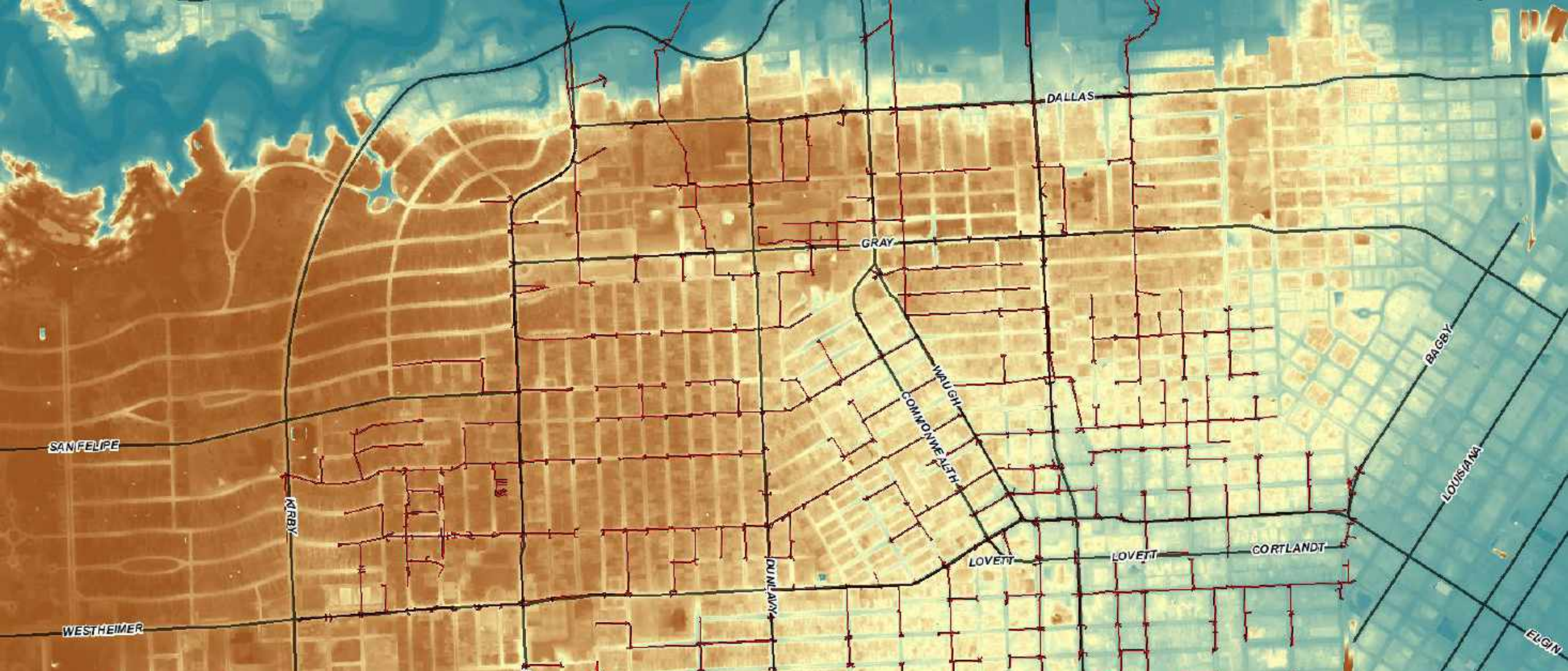
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MONTROSE

Livable Centers Study



Drainage Study





Completed/Ongoing Projects



Waugh Drive and Commonwealth St.
Pedestrian & Bike Improvements

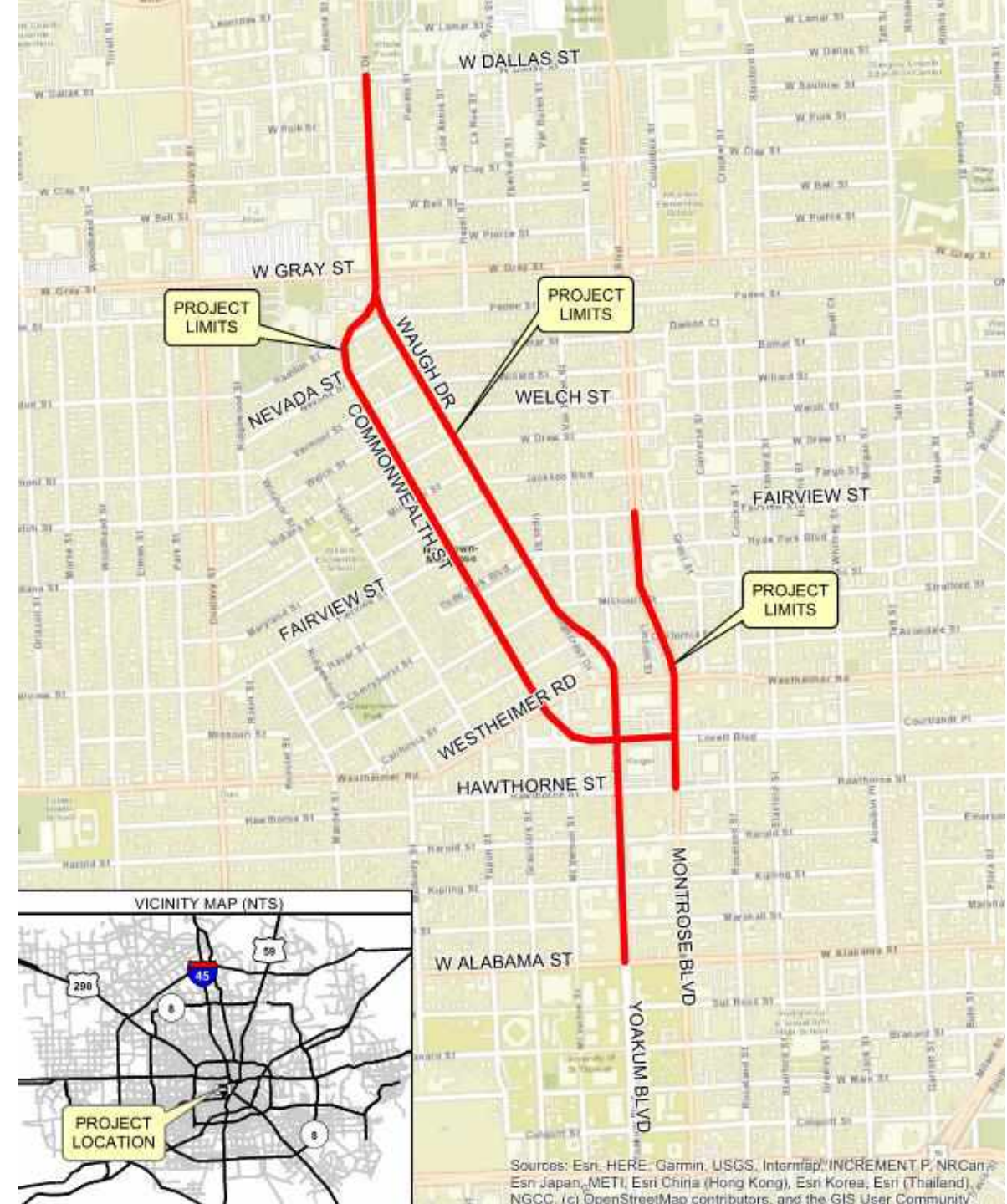
Project Location

Limits:

- **Yoakum Blvd:** W Alabama to Westheimer Rd
- **Waugh Dr:** Westheimer Rd to W Dallas St
- **Commonwealth St:** Haddon St to Yoakum Blvd
- **Montrose Blvd:** Hawthorne St to Fairview St

Project Length:

- Over 2.2 miles of improvements



Before/After Pics



Before Construction

Intersection of Haddon St and Commonwealth St



After Construction

Intersection of Haddon St and Commonwealth St



Before Construction
Commonwealth St South of Vermont St



After Construction
Commonwealth St South of Vermont St



Before Construction



After Construction



Before Construction
Commonwealth. South of Welch St



After Construction
Commonwealth. South of Welch St



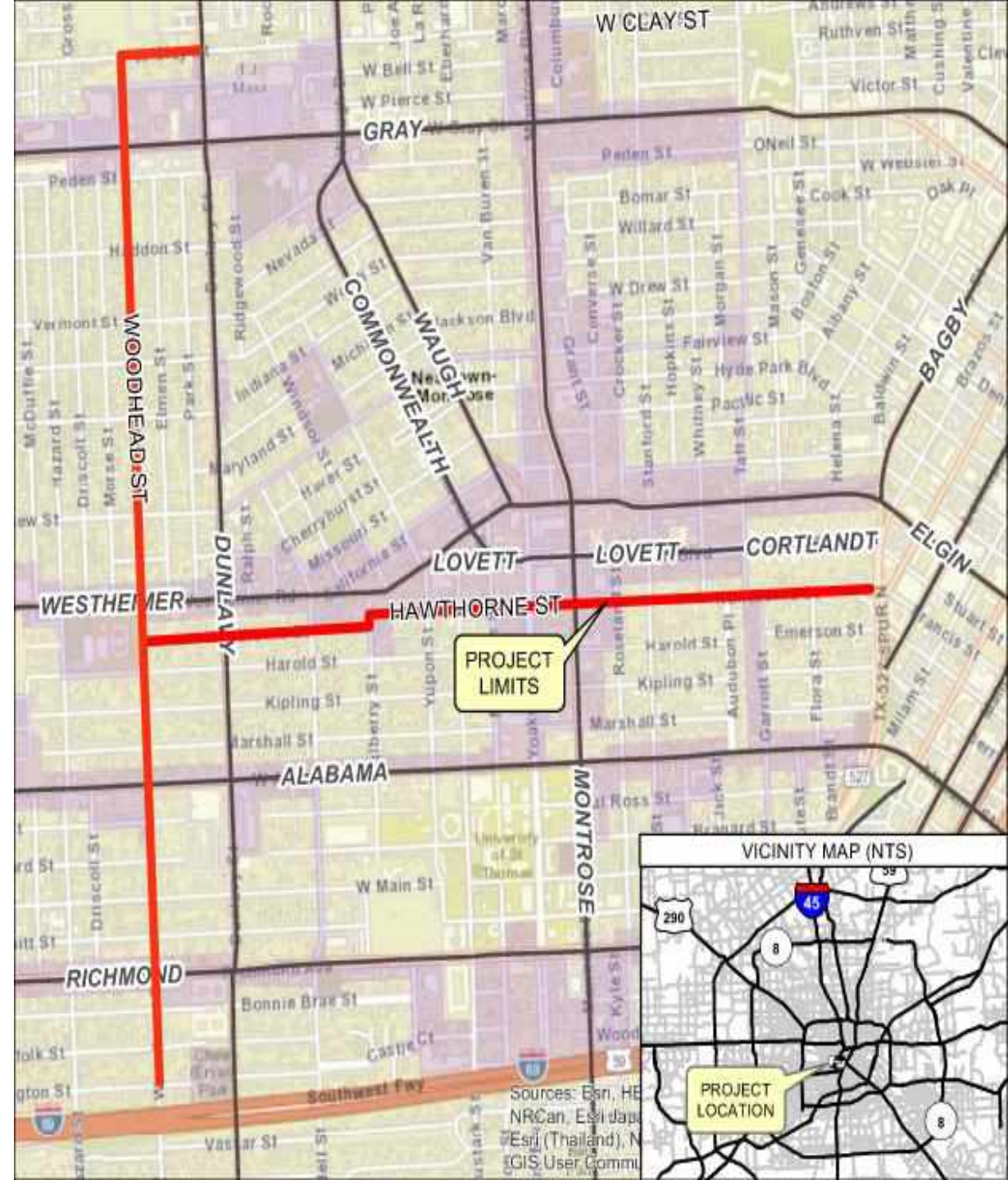
Project Location

Limits:

- **Hawthorne St.:** Woodhead St to Burlington St.
- **Woodhead St.:** US 59 to W Clay St.
- **W Clay St.:** Woodhead St. to Dunlavy St.

Project Length:

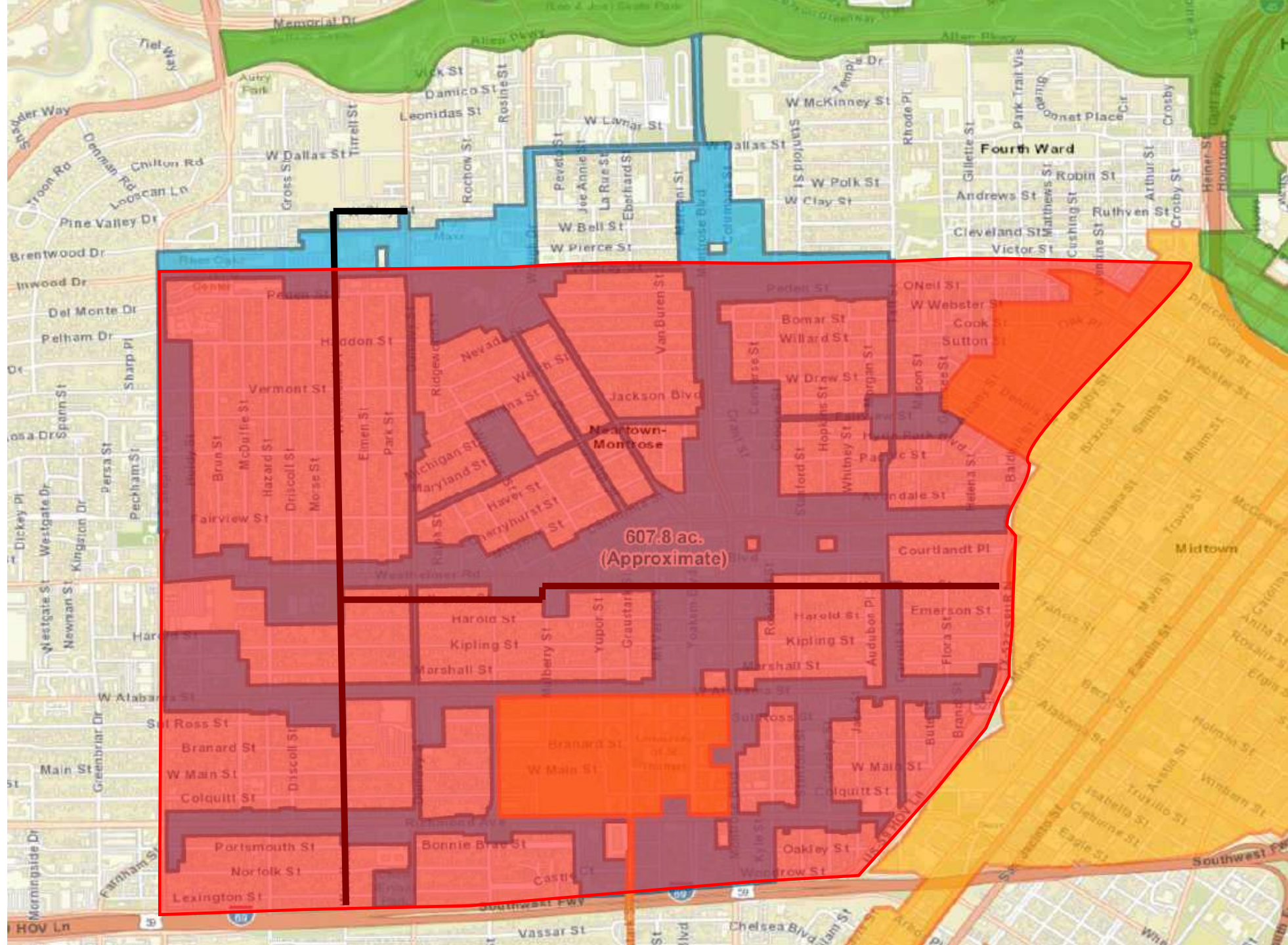
- Over 3.2 miles of improvements



Boundary

Legend

 Approximate SMA Boundary



Project Objectives

- **Improve Safety & Mobility:**
 - Mill and Overlay Existing Deteriorated Asphalt Pavement and Re-stripe Roadway
 - Convert to Neighborhood Safe Street Corridors
 - Intersection modifications focused on safe pedestrian and bicycle crossings and safe vehicle speeds
- **Improve Pedestrian Facilities:**
 - Continuous, Uninterrupted & Wider Sidewalks



Safe Neighborhood Streets

Definition:

A Neighborhood Safe Street is a corridor designed so that roadway users of **All Ages and Abilities**, no matter their mode of travel, will feel safe and comfortable traveling along that corridor.

Why these Corridors?

- Support a larger bikeway network
- Both Corridors is currently signed as bicycle routes.

Neighborhood Safe Streets





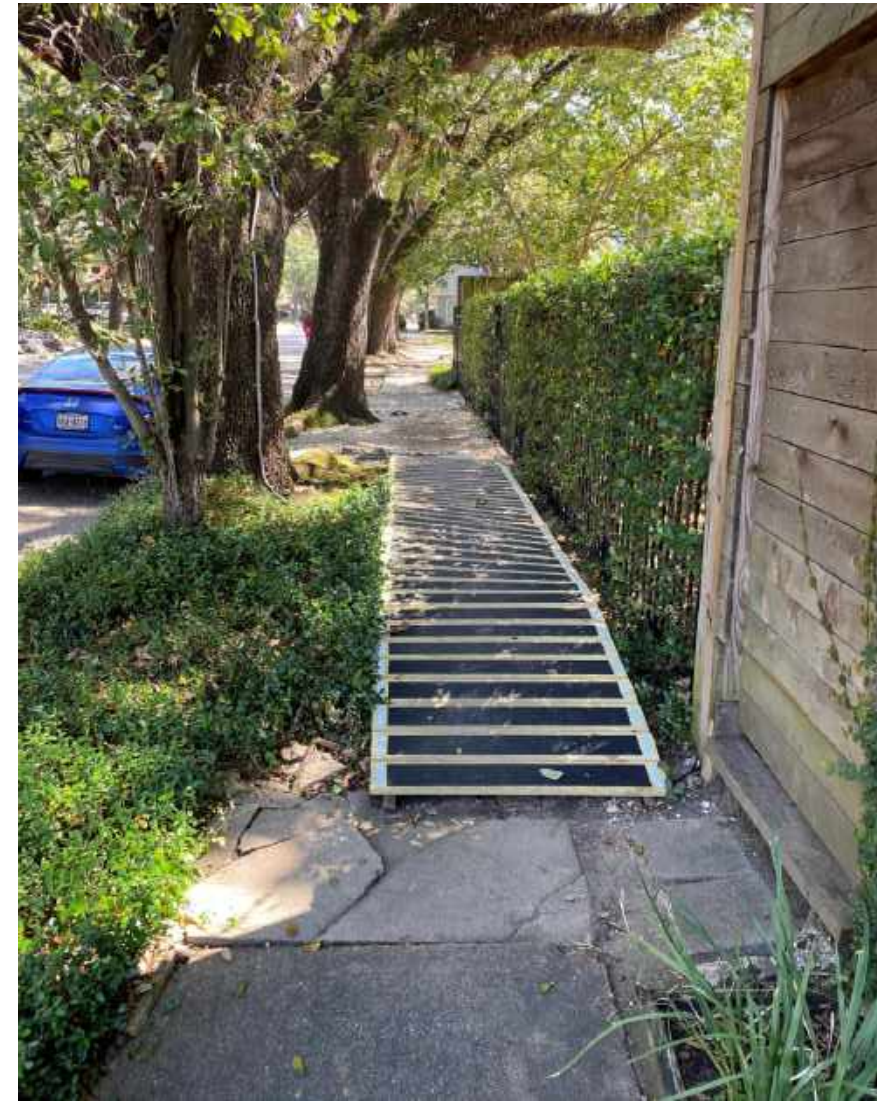
Existing Conditions

Existing Conditions

- Asphalt Pavement:
 - Deteriorated/Poor Condition
- Existing Sidewalks
 - Poor Condition
 - Inadequate (not City Compliant)
 - Settled
- Ramps
 - Poor Condition
 - Does Not Exist at Some Locations
 - Not ADA & City Compliant



Existing Conditions

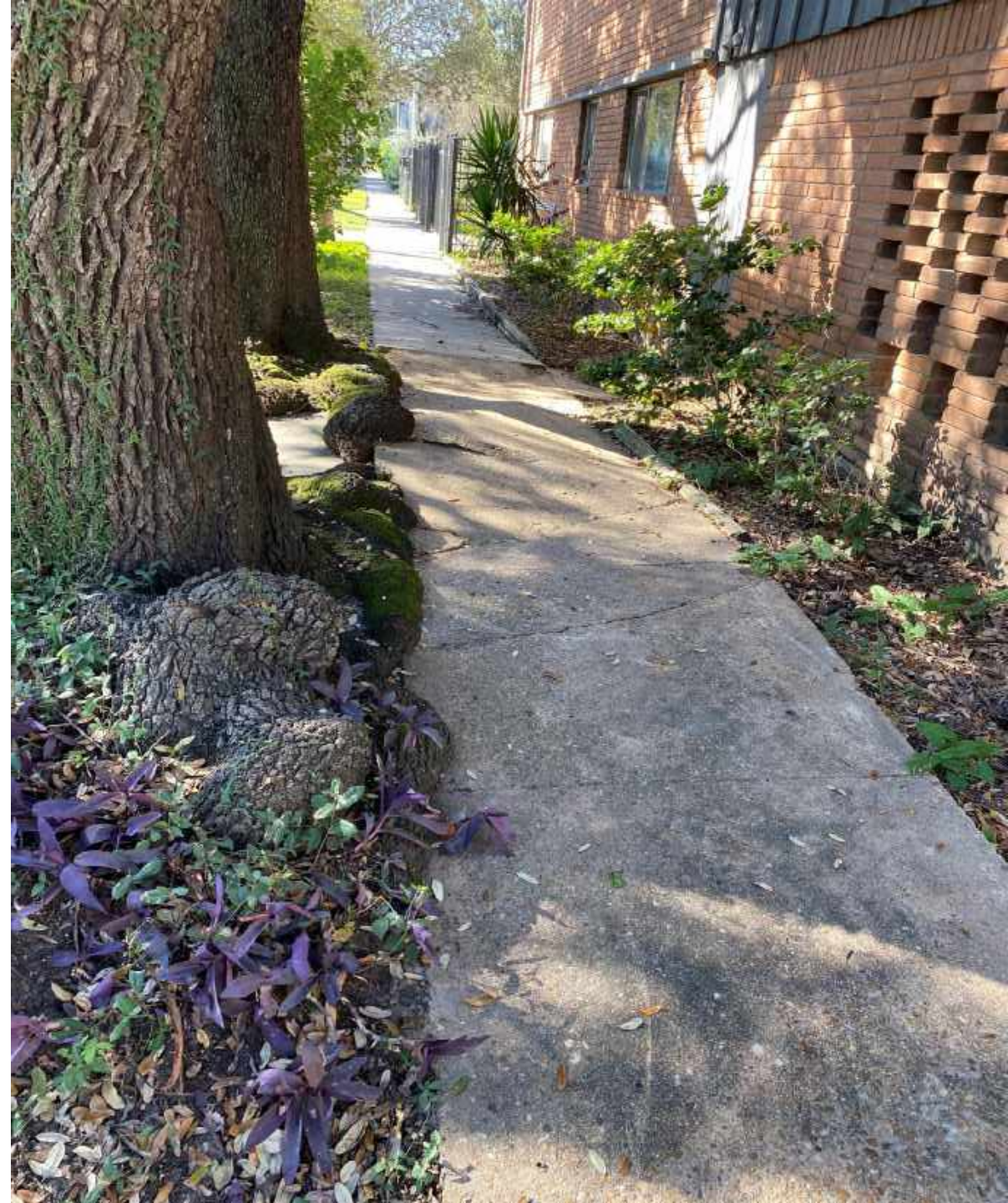


A photograph of a street intersection. In the background, there is a building with a blue fire hydrant and a tree. The text "Proposed Improvements" is overlaid on the image.

Proposed Improvements

Proposed Improvements

- Mill and overlay of existing asphalt pavement.
- Pavement Markings
- Streetlights
- Intersection Improvements
- Bicycle Safety Improvements
- Construct Sidewalks with City compliant Ramps





Project Update

Project Update

- **Construction:**
 - Substantially Completed
- **Duration:** 13 months





Upcoming Projects

W. Gray Street

Grant:

METRO 5310 Program

Limits:

Woodhead St. to Montrose Blvd

Proposed Improvements:

- \$814 K (\$500K Federal Funds)
- Accessible sidewalks and ADA compliant corner Ramps

Current Status:

- Construction commences June 2023
- 7-month duration



W. Dallas & Mandell Streets

Limits:

- **W. Dallas St:** Waugh Dr. to just east of Montrose Blvd (2,200 LF)
- **Mandell St:** US 69 to Fairview (4,120 LF)

Proposed Improvements:

- > \$2.2 Million
- Mill and overlay of existing deteriorated asphalt pavement
- Intersection safety improvements
- Accessible sidewalks and ADA compliant corner ramps
- Dedicated Bikeway Facilities
- Signal modifications, Signing & Restriping
- City is doing rehab work

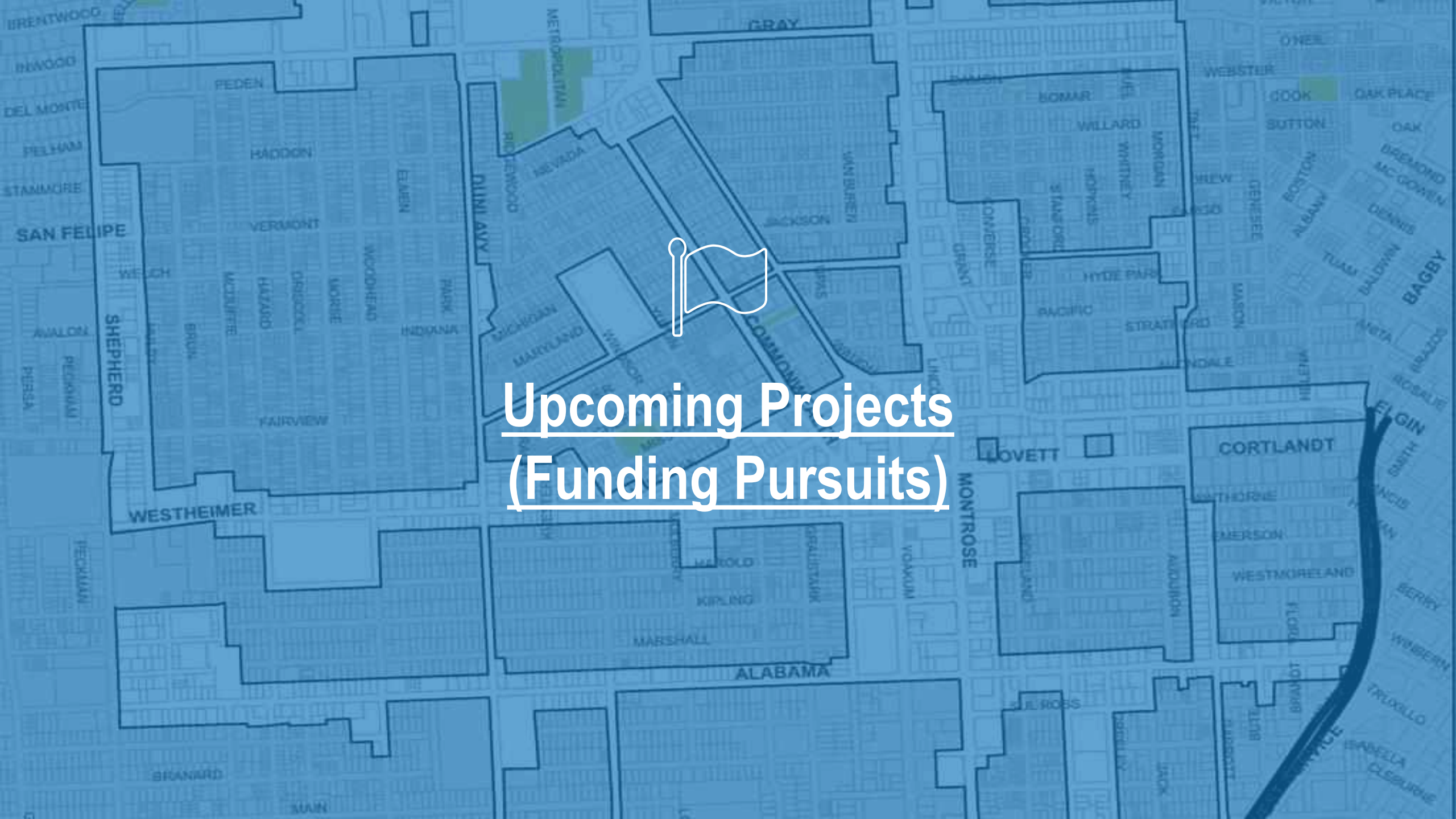
Current Status:

- 90% Completed
- Delayed due to City WL project along Fairview





Upcoming Projects (Funding Pursuits)



Montrose Boulevard

Purpose:

- Create a signature corridor
- Improve drainage, mobility and quality of life.

Limits and Cost:

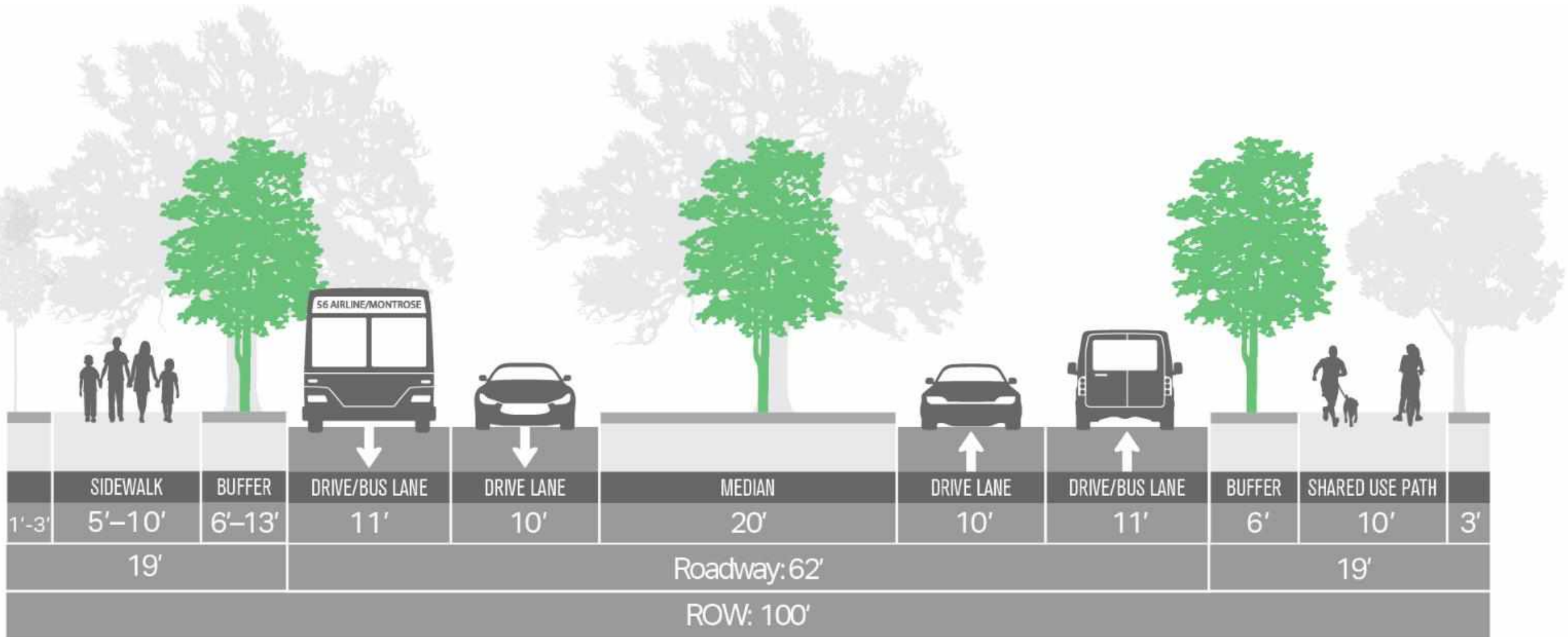
- 2.1 miles (US 59 to Allen Pkwy)
- > \$57 Million

Current Status:

- Phase I/II: Preliminary Engineering Completed
 - Currently incorporating a bike facility to corridor
- Phase I – Currently Under Design
 - Construction early 2024
 - \$13 Million

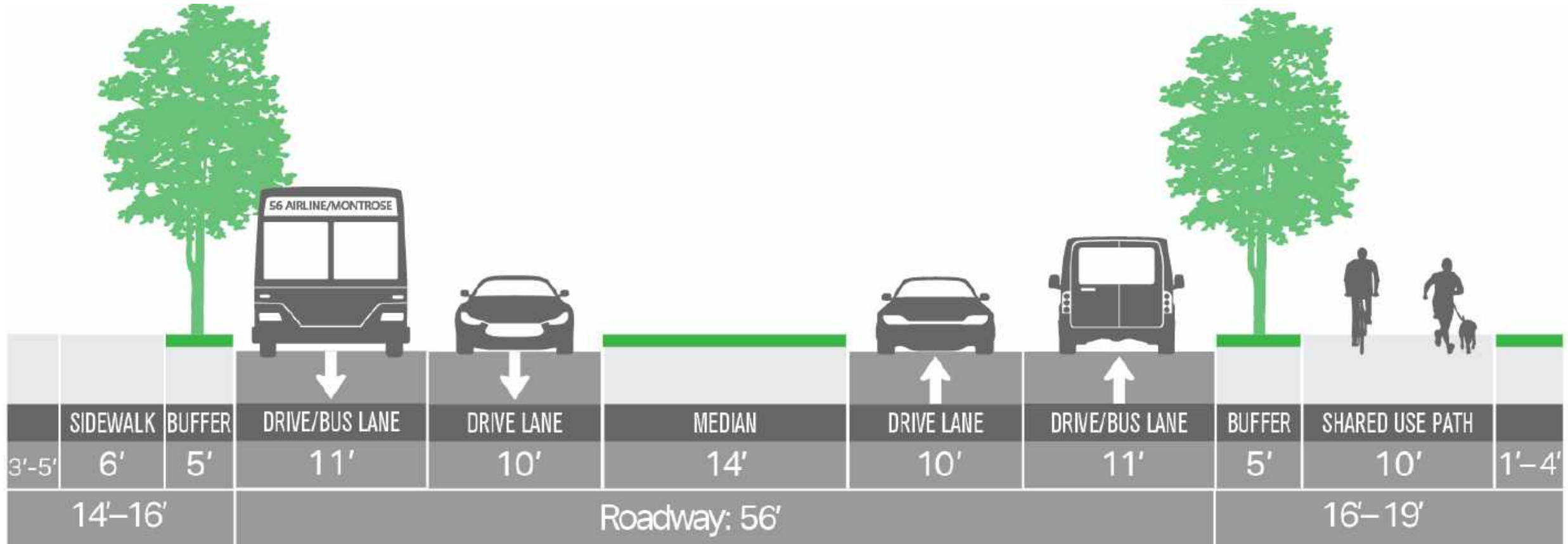


Montrose Boulevard – Typical Section



Montrose Boulevard: Westheimer Road to W Dallas Street

Montrose Boulevard – Typical Section



Montrose Boulevard: W Dallas Street to Allen Parkway

W Alabama Street

Purpose:

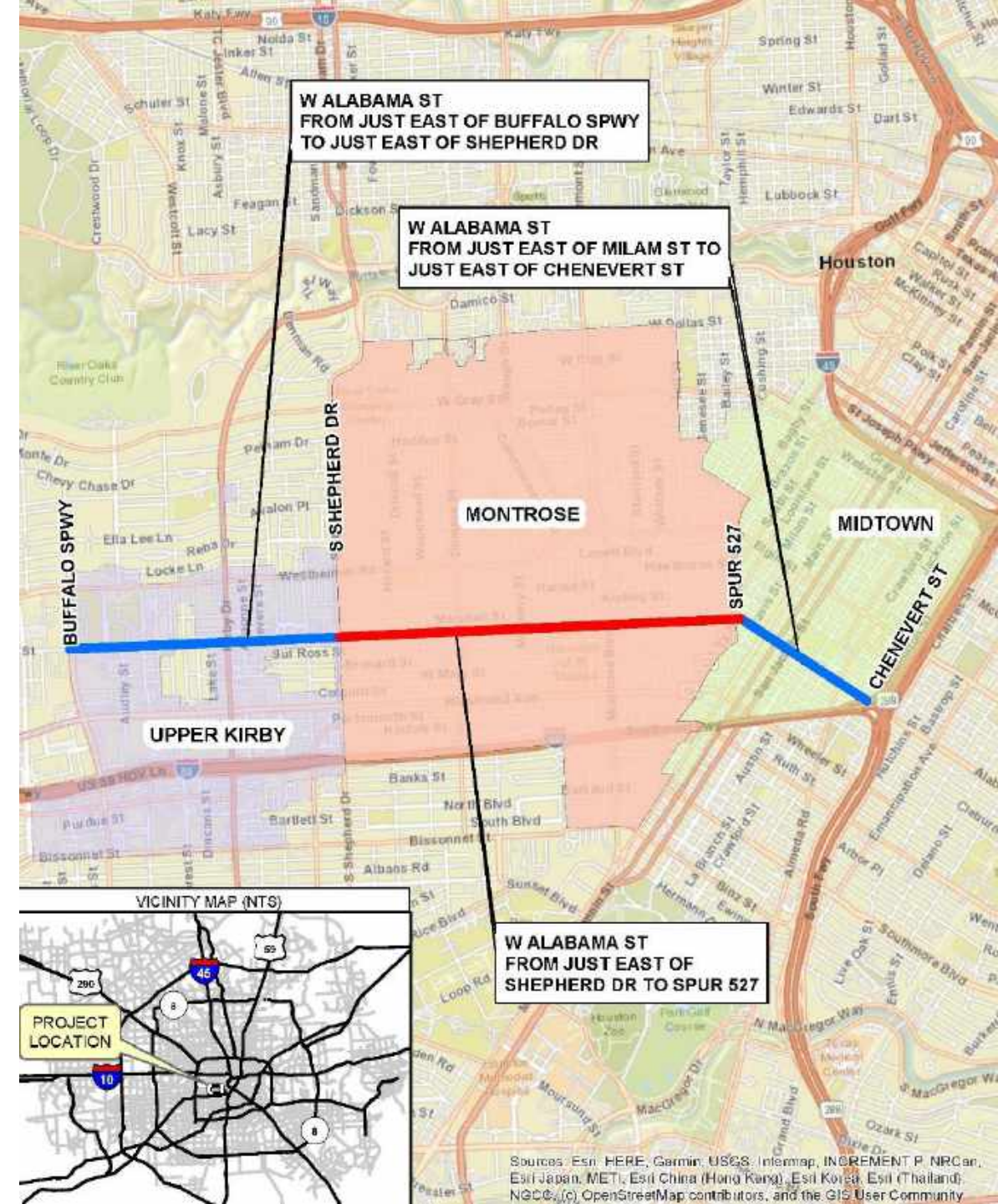
- Pursue federal grants in a joint effort with neighboring TIRZs
- Improve mobility (High-comfort Bike)
- Drainage
- Quality of life

Limits and Cost:

- 1.7 miles (Shephard Dr to Spur 527)
- > \$25 Million

Current Status:

- Preliminary Engineering - Completed



Q&A





Thank You!

Contact Us

- Info@MontroseHTX.org
- <https://MontroseHTX.org/>

