



WAMM BRIEFING

MONTROSE

June 14, 2022



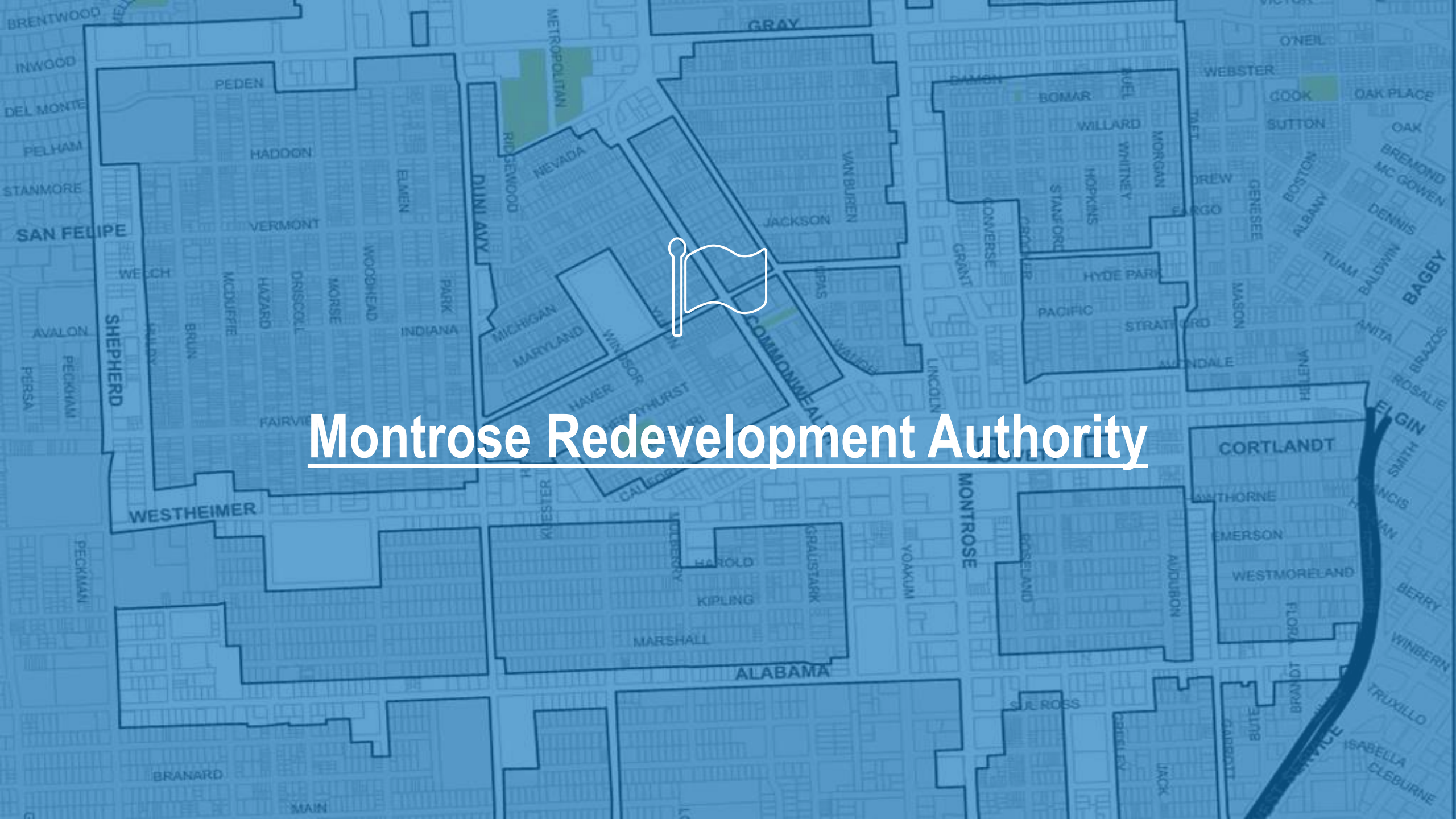
MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27



Agenda

- Montrose Redevelopment Authority/TIRZ 27
- Projects & Planning Committee
 - Completed Studies/Partners
 - Walk/Bike Montrose
 - Drainage Study
 - Completed/Ongoing Projects
 - Commonwealth/Waugh Drive
 - Hawthorne St and Woodhead St
 - Upcoming Projects
 - West Dallas St and Mandell St Pedestrian and Bike Improvement
 - West Gray Sidewalk Improvements
 - Funding Pursuits (Grants)
 - Montrose Boulevard Reconstruction
 - West Alabama Street
- Questions/Comments





Montrose Redevelopment Authority

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.

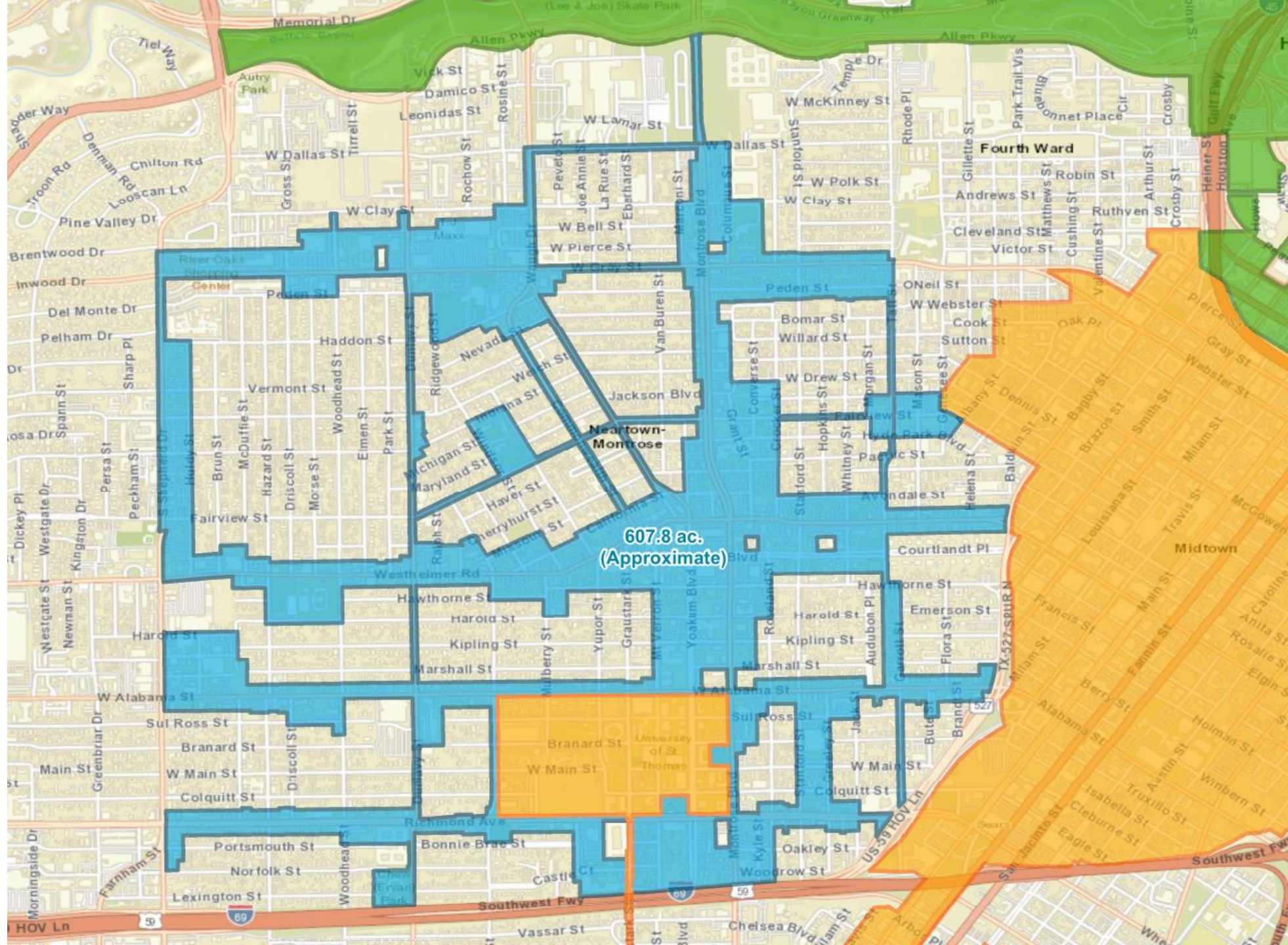
TIRZ

Boundaries

Legend

Existing Boundaries

-  TIRZ 2
-  TIRZ 3
-  TIRZ 27



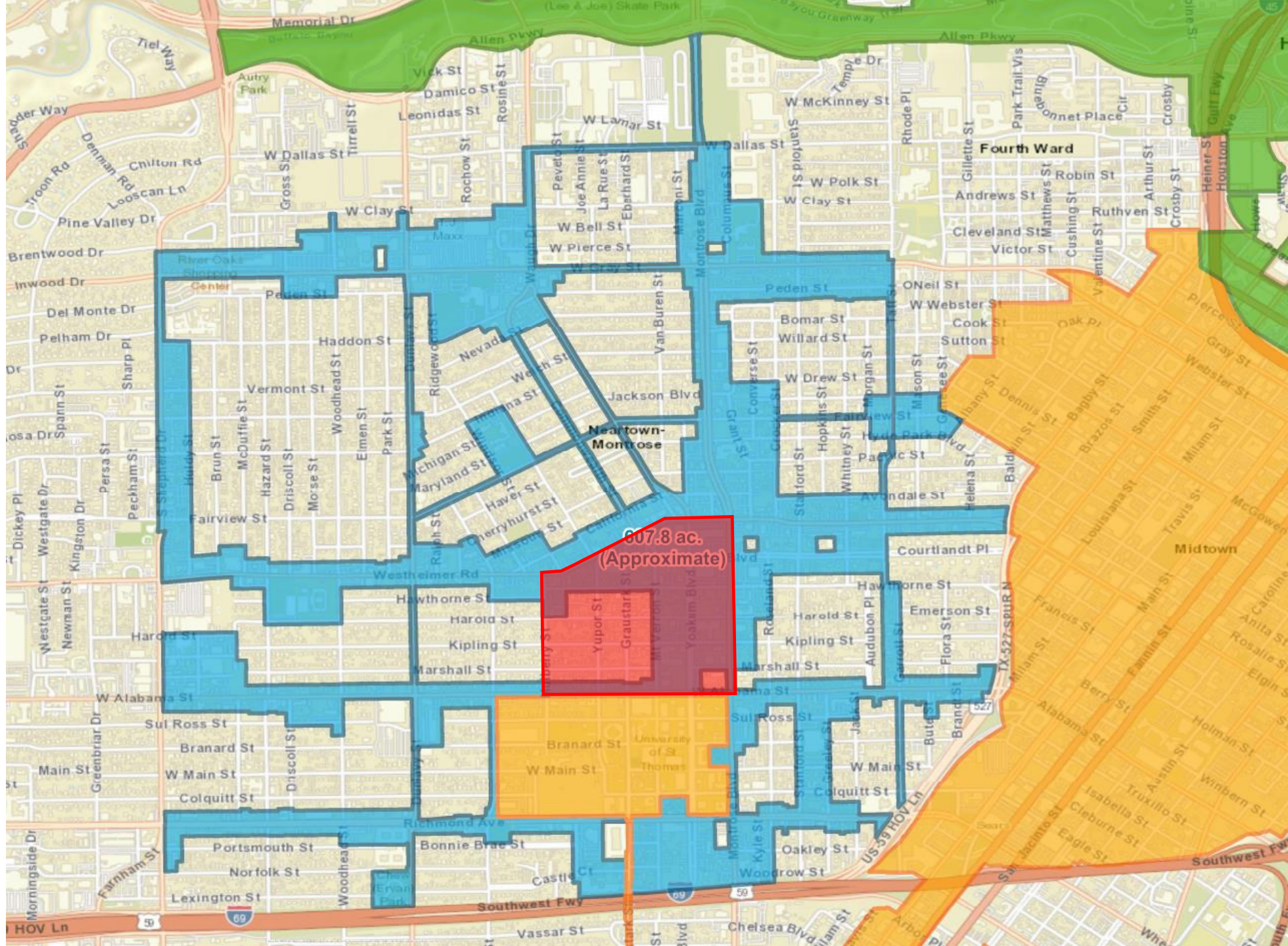
607.8 ac.
(Approximate)



WAMM Boundary

Legend

 WAMM
Boundary



Board of Directors



Joe Webb - Chair



Ray Valdez – Vice Chair



Rev. Lisa Hunt - Secretary



Abby Noebels



Eureka Gilkey



Accomplishments

Completed Studies

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

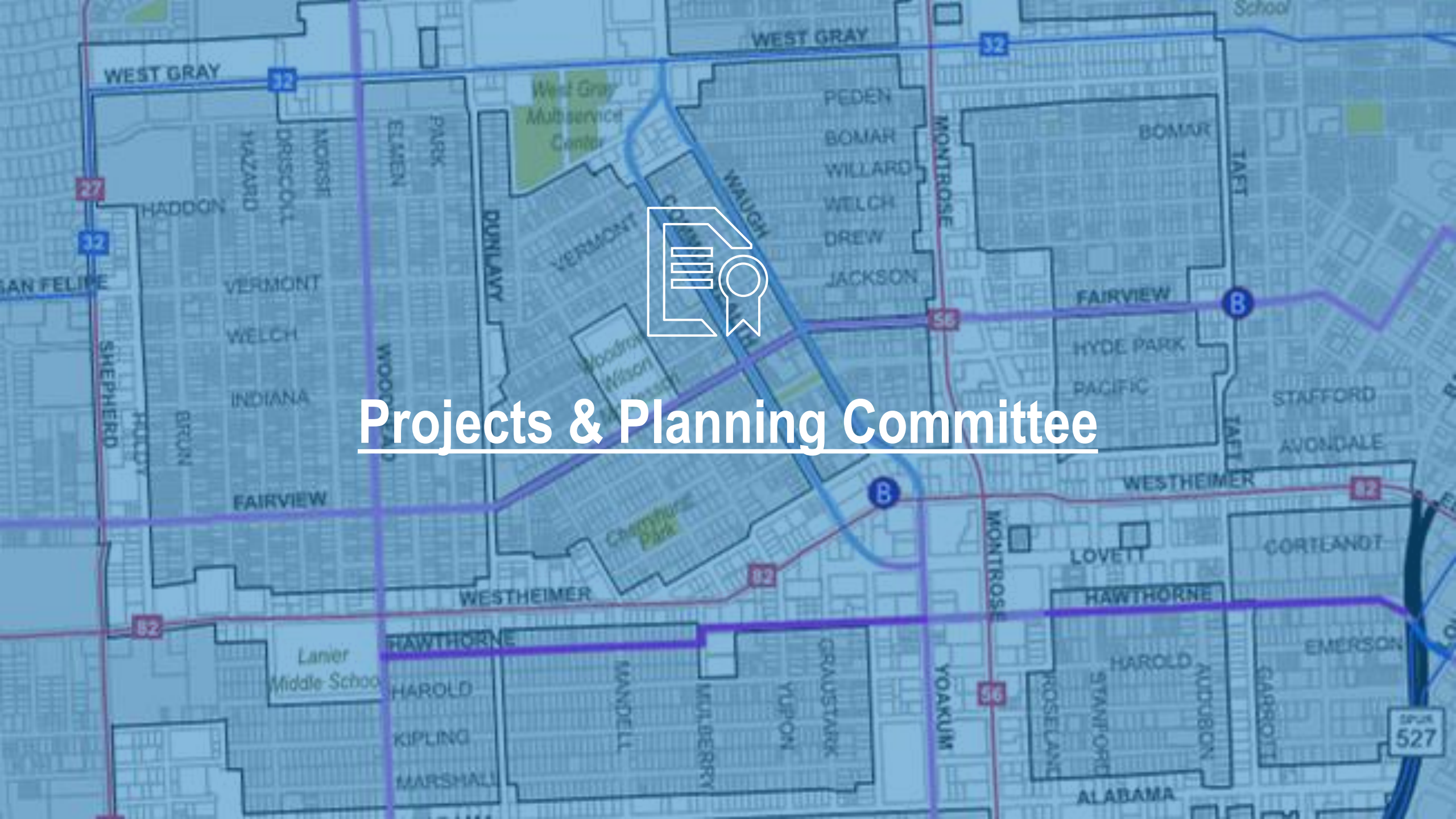
Projects:

- Waugh Dr/Commonwealth - Completed
- Woodhead/Hawthorne – Construction Ongoing
- West Gray Sidewalk Improvements - Design
- Montrose Blvd – Preliminary Engineering
- Dallas/Mandell – Preliminary Engineering
- Montrose Collective – Streetscape Enhancements/Public Parking
- Spark Park – Arabic Immersion Magnet School
- B-Cycle – Westheimer Rd and Dunlavy St.

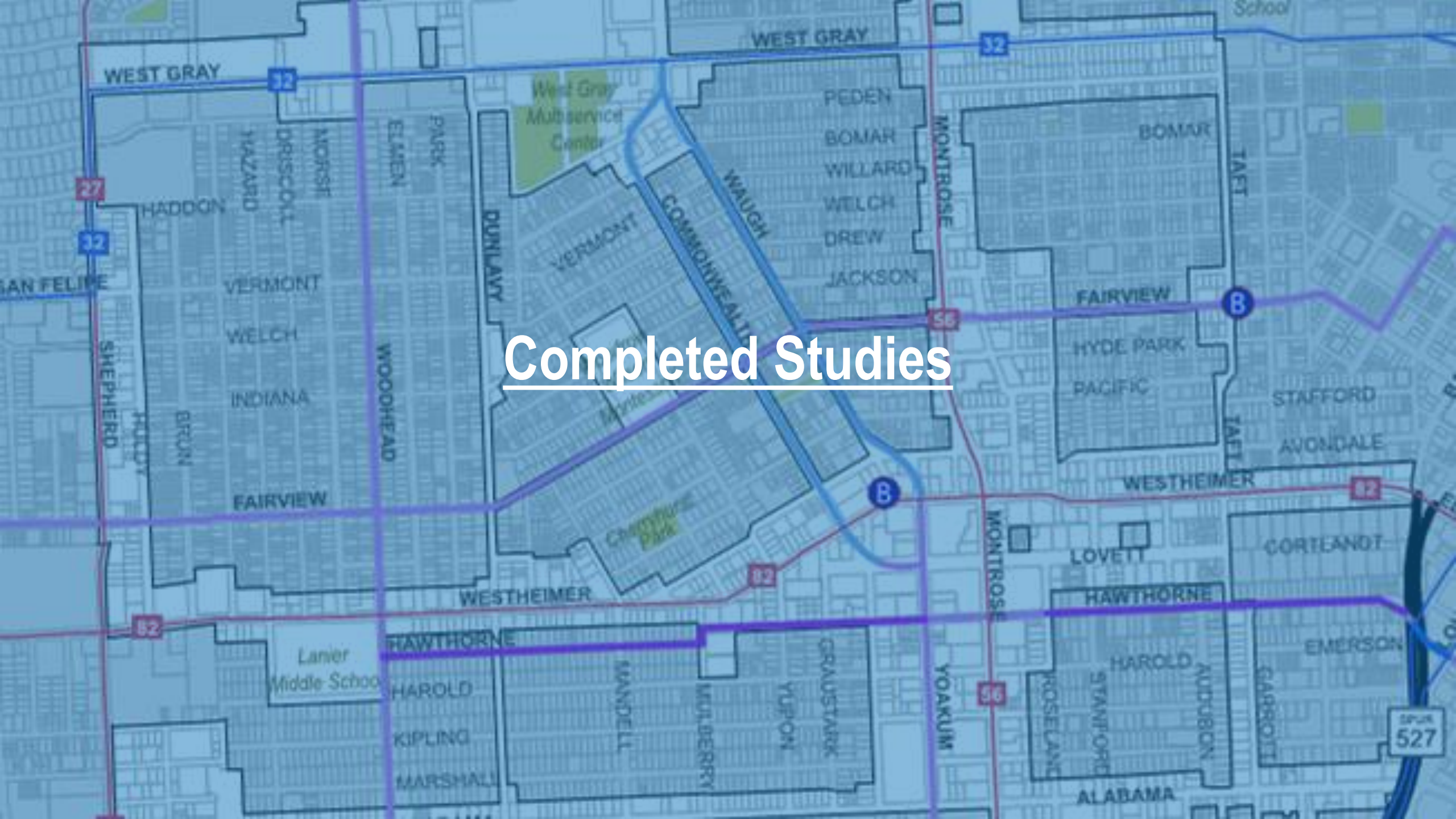




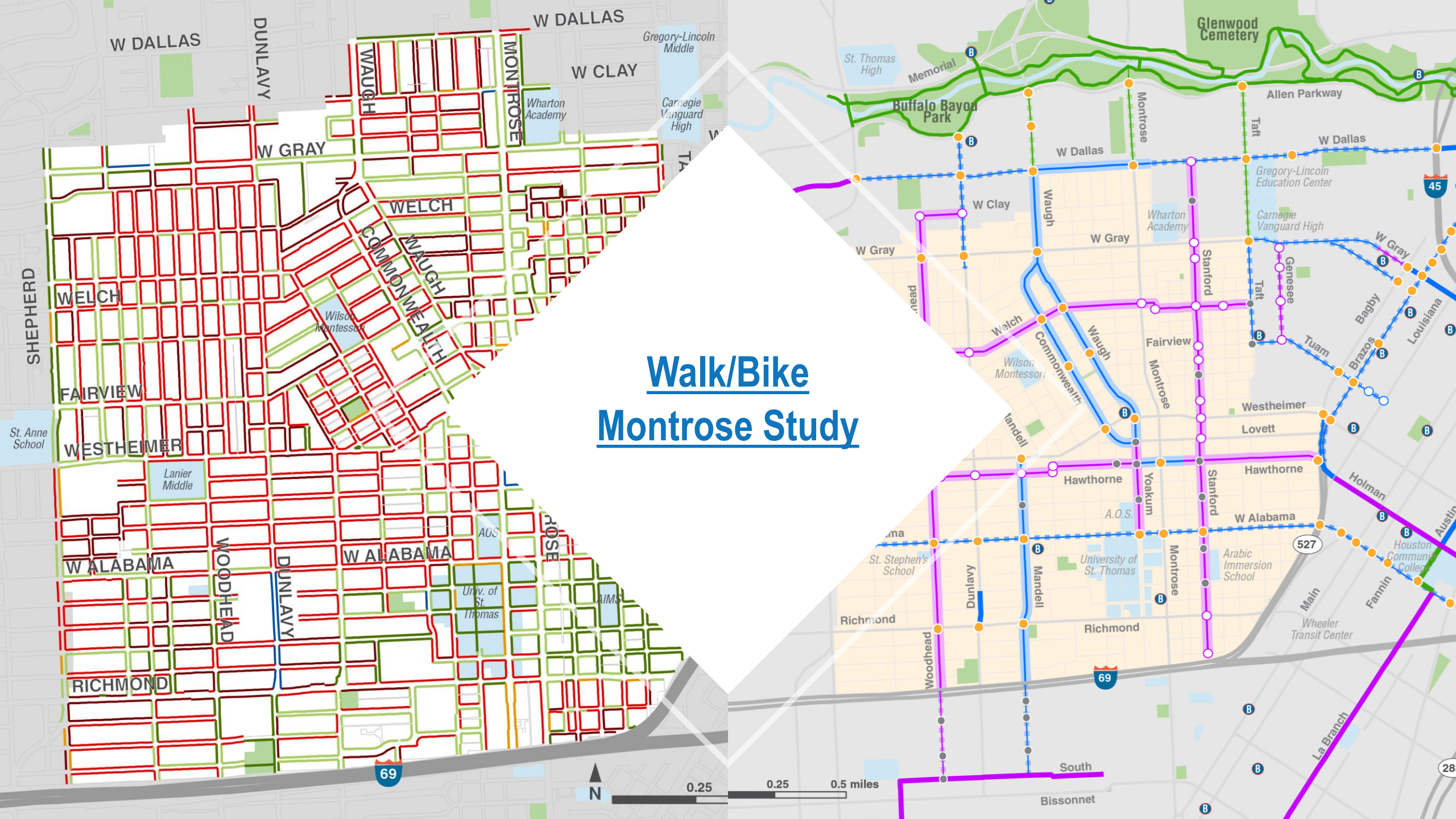
Projects & Planning Committee



Completed Studies



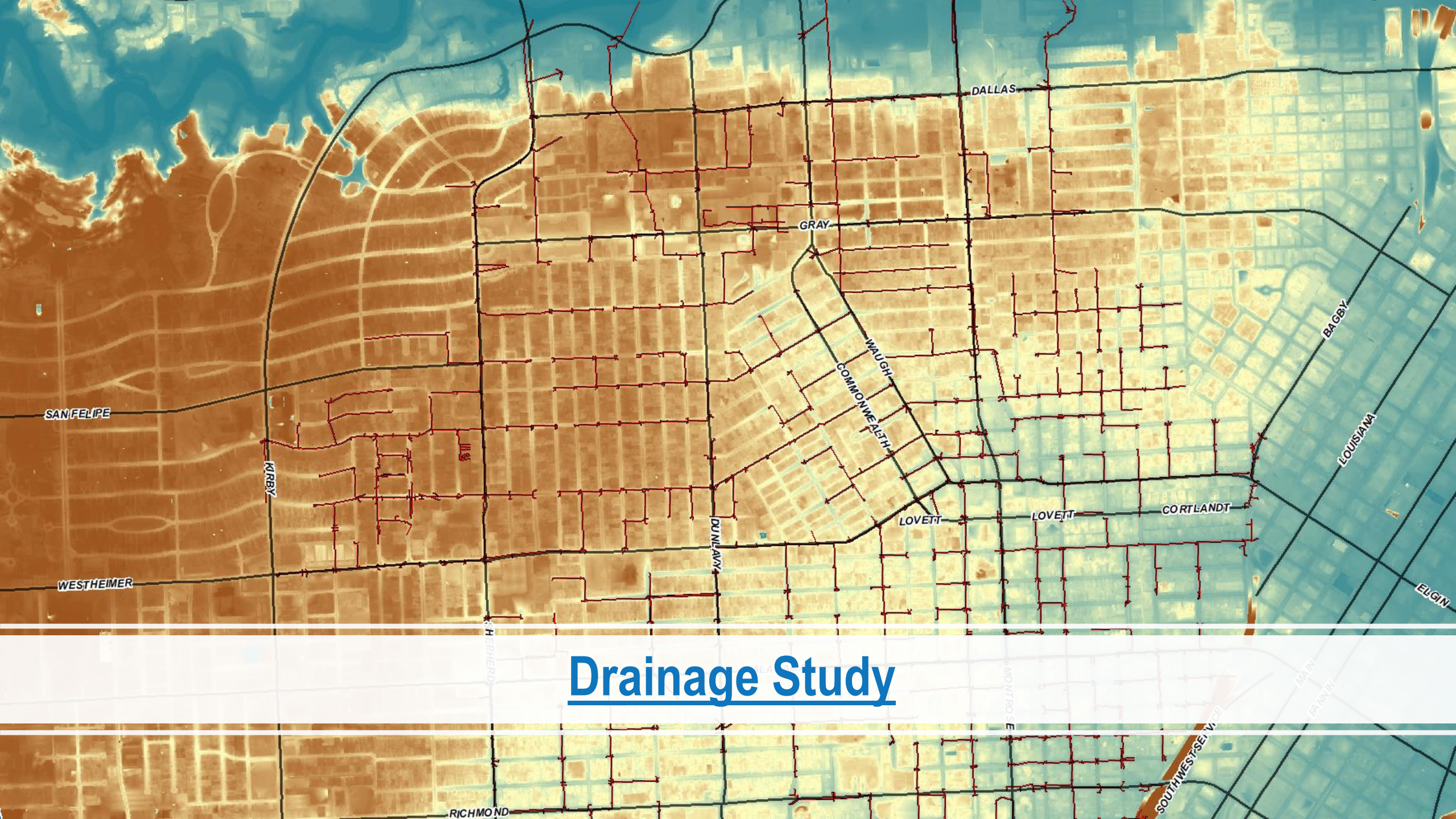
Walk/Bike Montrose Study





MONTROSE

Livable Centers Study



Drainage Study

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)





Completed/Ongoing Projects



Waugh Drive and Commonwealth St.
Pedestrian & Bike Improvements

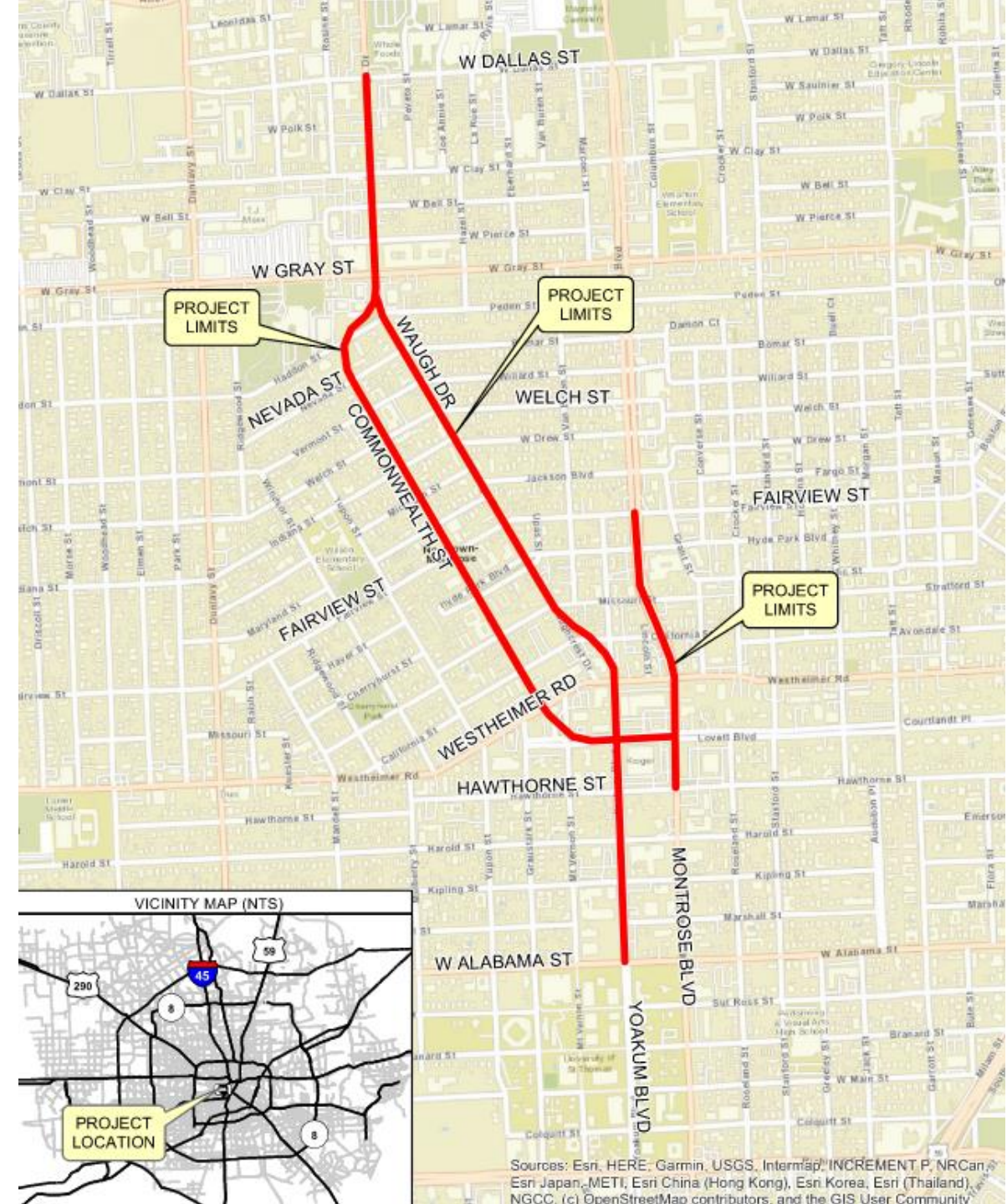
Project Location

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

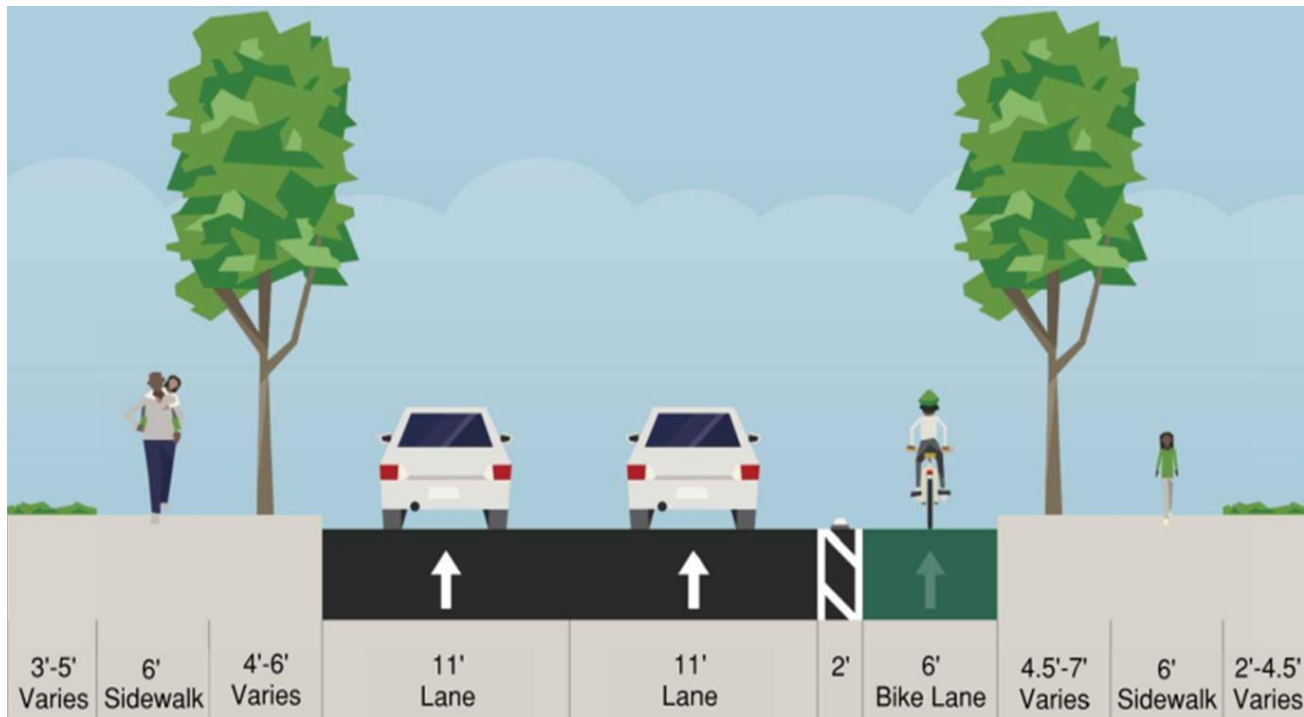
Project Length:

- Over 2.2 miles of improvements



Project Objectives

- **Improve Safety & Mobility:**
 - Mill and Overlay Existing Deteriorated Asphalt Pavement
 - Re-stripe Roadway to Provide Wider On- Street Bike Lanes
- **Improve Pedestrian Facilities:**
 - Continues, Uninterrupted & Wider Sidewalks



Existing Conditions



TAS/ADA 1:12 (8.333%)

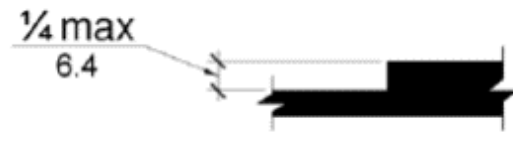


Figure 303.2 Vertical Change in Level

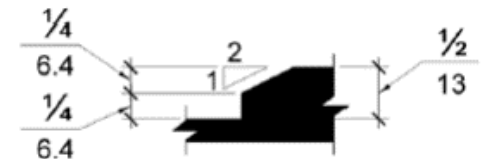


Figure 303.3 Beveled Change in Level





Existing Conditions

Project Update

- Construction Substantially Completed



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



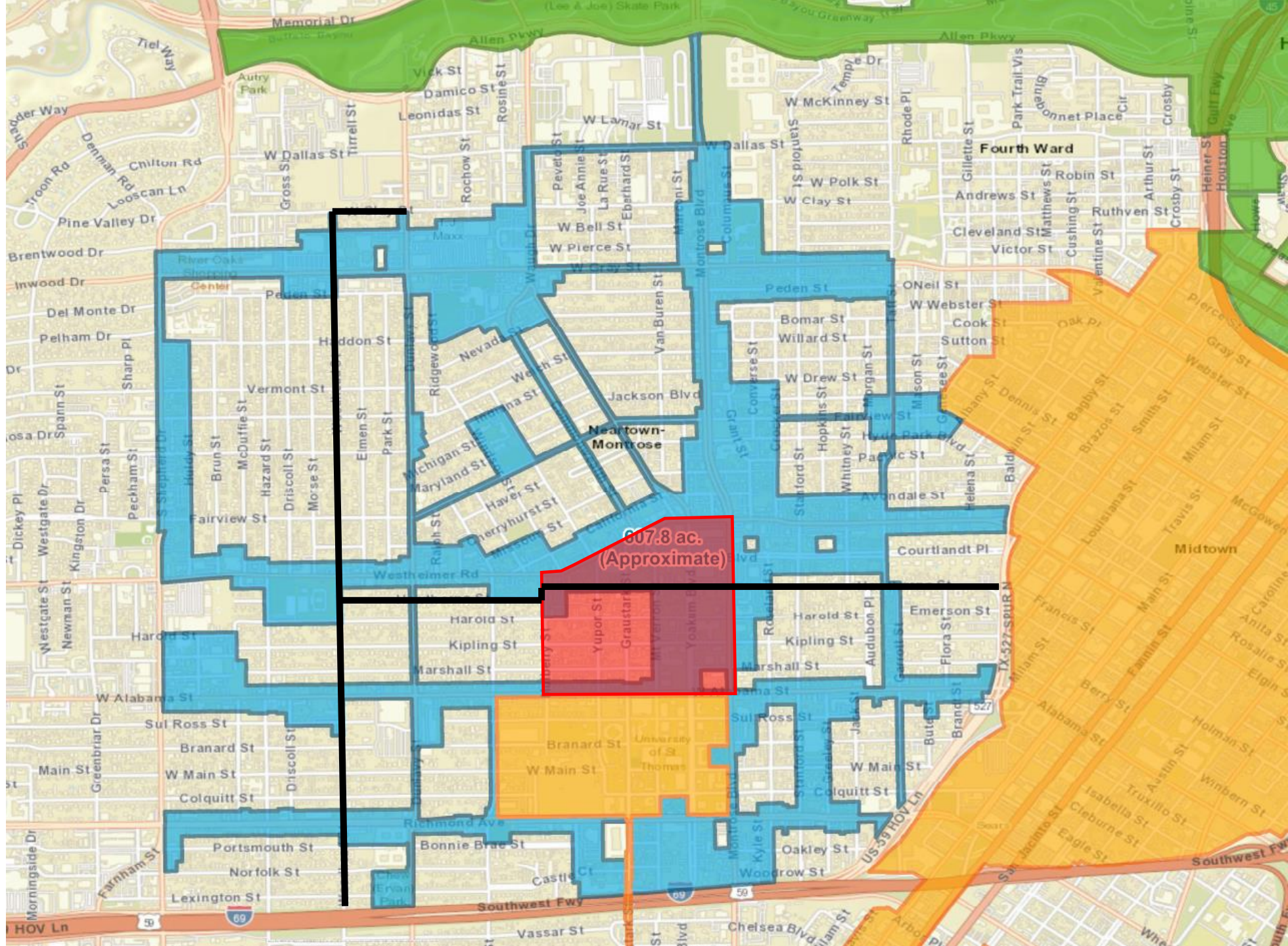
After Construction
Commonwealth. South of Welch St



WAMM Boundary

Legend

 WAMM
Boundary



MONTROSE
TAX INCREMENT REINVESTMENT ZONE 27

A photograph of a street corner. In the background, there is a building with a sign that says "FREE PAID TEXT". A blue fire hydrant with a yellow top is visible on the sidewalk. A tree is on the left side of the building. The street is paved with asphalt and has some cracks. The text "Project Introduction" is overlaid in the center of the image.

Project Introduction

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



Designing for All Ages and Abilities

- Safe travel speeds so roadway lanes can be shared by motor vehicles and bicyclists
- Improved pedestrian realms, accessible curb ramps and safe intersection treatments
- Examples:
 - Curb Extensions
 - Raised Crosswalks

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 corner. In the background, there is a building with a sign that says "FREE PAID TEXT". A tree is on the left, and a fire hydrant is on the right. The street is paved with asphalt and has some cracks. The text "Proposed Improvements" is overlaid on the image in white, underlined font.

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:**

- Started end of March 2022
- Working On Hawthorne St

- **Duration:** 12 months





Upcoming Projects

W. Dallas & Mandell Streets

Limits:

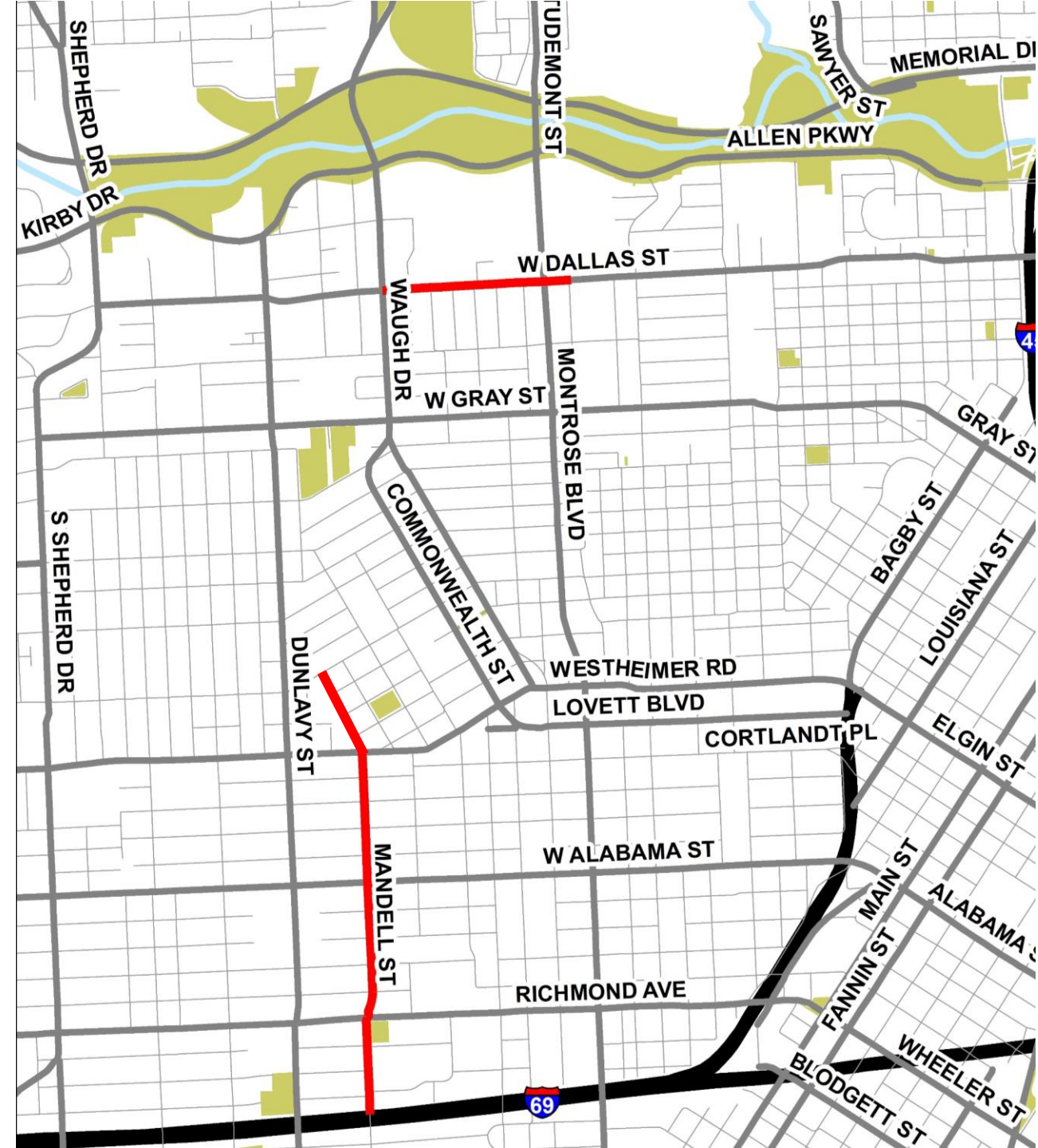
- **W. Dallas St:** Waugh Dr. to just east of Montrose Blvd (2,200 LF)
- **Mandell St:** US 69 to Fairview (4,120 LF)

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:

- Preliminary Engineering – completed
- Public Meeting June 27th



W. Gray Street

Grant:

METRO 5310 Program

Limits:

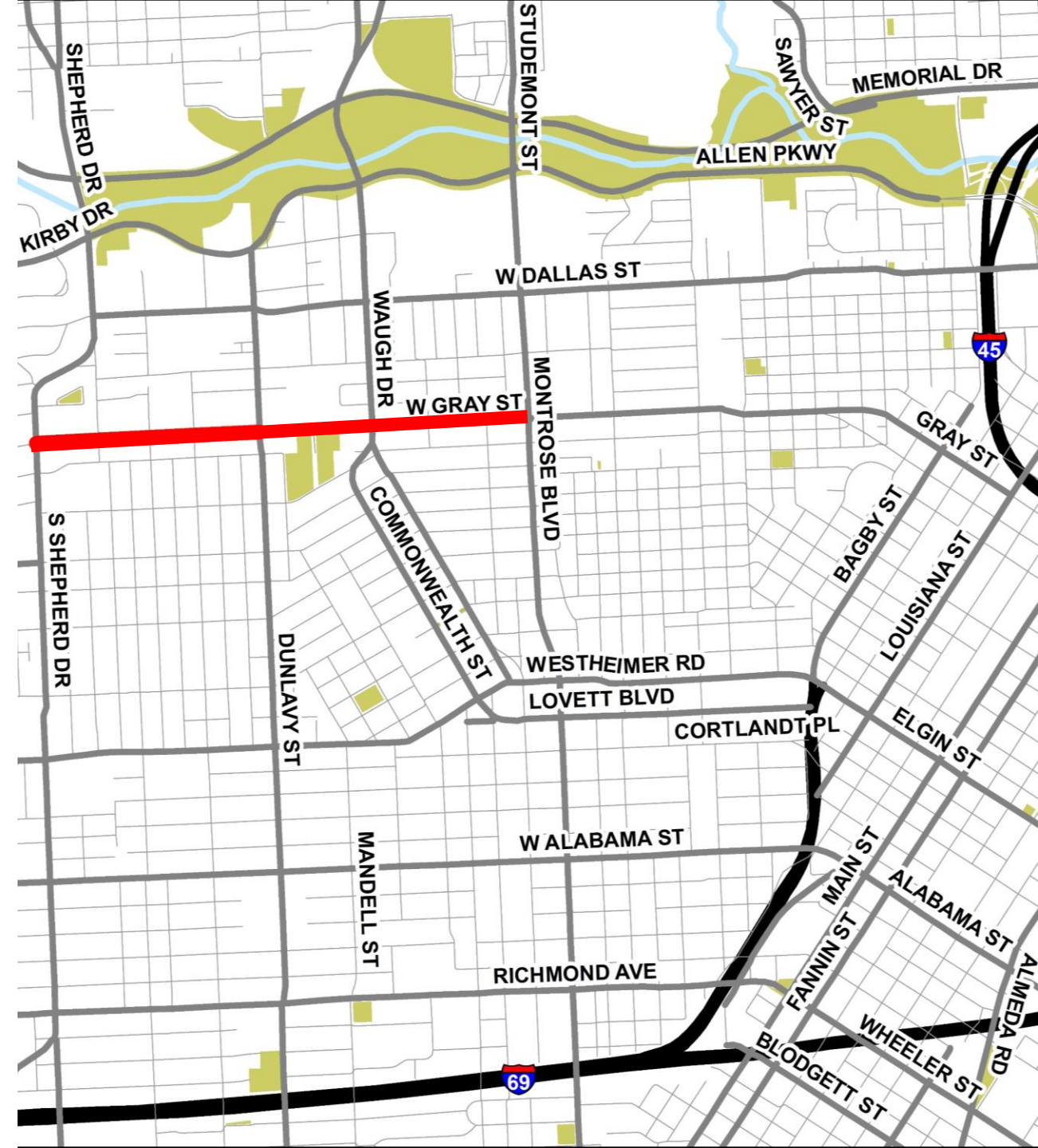
Shepherd Dr. to Montrose Blvd

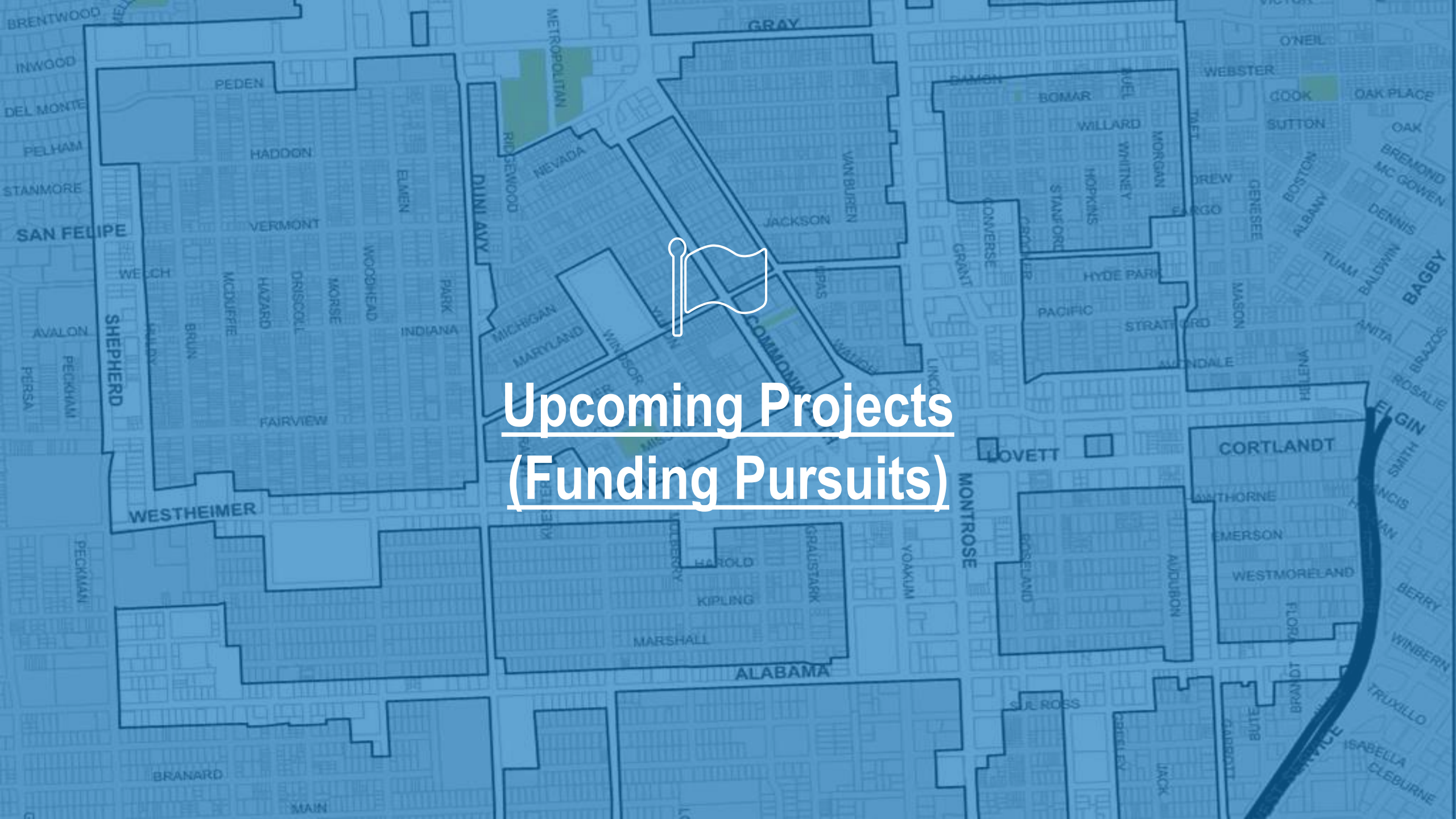
Proposed Improvements:

- \$500,000 Federal Funds
- Montrose – local match
- Accessible sidewalks and ADA compliant corner Ramps

Current Status:

- Completed Preliminary Engineering
- Construction 2nd Quarter of 2023





Upcoming Projects (Funding Pursuits)

Montrose Boulevard

Purpose:

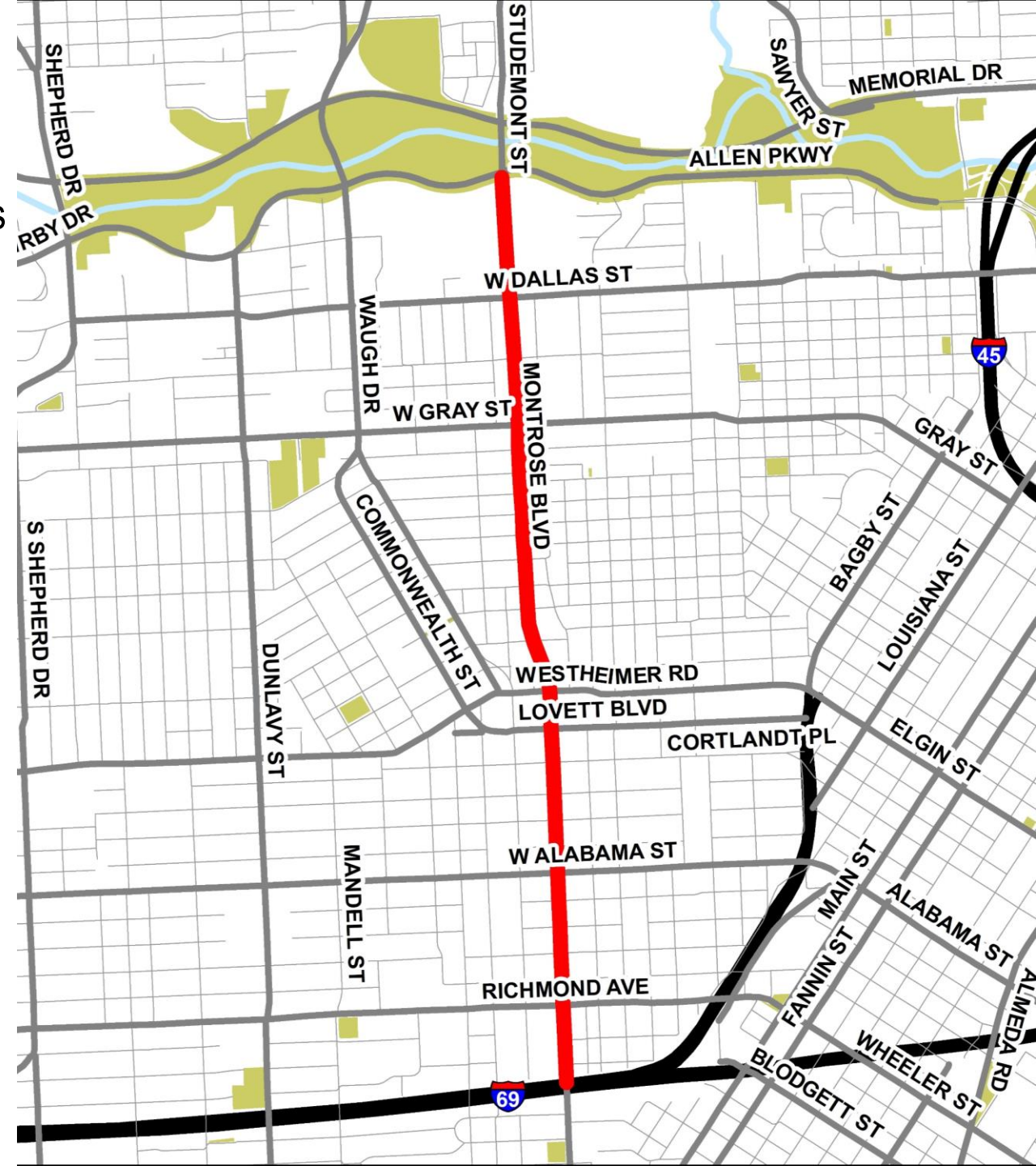
Create a signature corridor by reconstructing Montrose Blvd. This project aims to improve drainage, mobility and quality of life.

Limits and Cost:

- 2.1 miles (US 59 to Allen Pkwy)
- > \$50 Million

Current Status:

- Preliminary Engineering - Ongoing
- Dedicate Public Meeting – 3rd Quarter 2022
- Design 2022/2023
- Construction 2024



Montrose Boulevard

Proposed Improvements:

- Full Roadway Reconstruction
 - Concrete Curb and Gutter
 - Boulevard section
 - Wide Sidewalks
 - Pedestrian City/ADA ramps
- Drainage Reconstruction
 - Outfalls to Buffalo Bayou
 - Installation of 10-FTx10-FT RCBs
- Preservation of Mature Trees
- Replace/Upgrade existing traffic signals
- Replace/Upgrade dilapidated public utilities



W Alabama Street

Purpose:

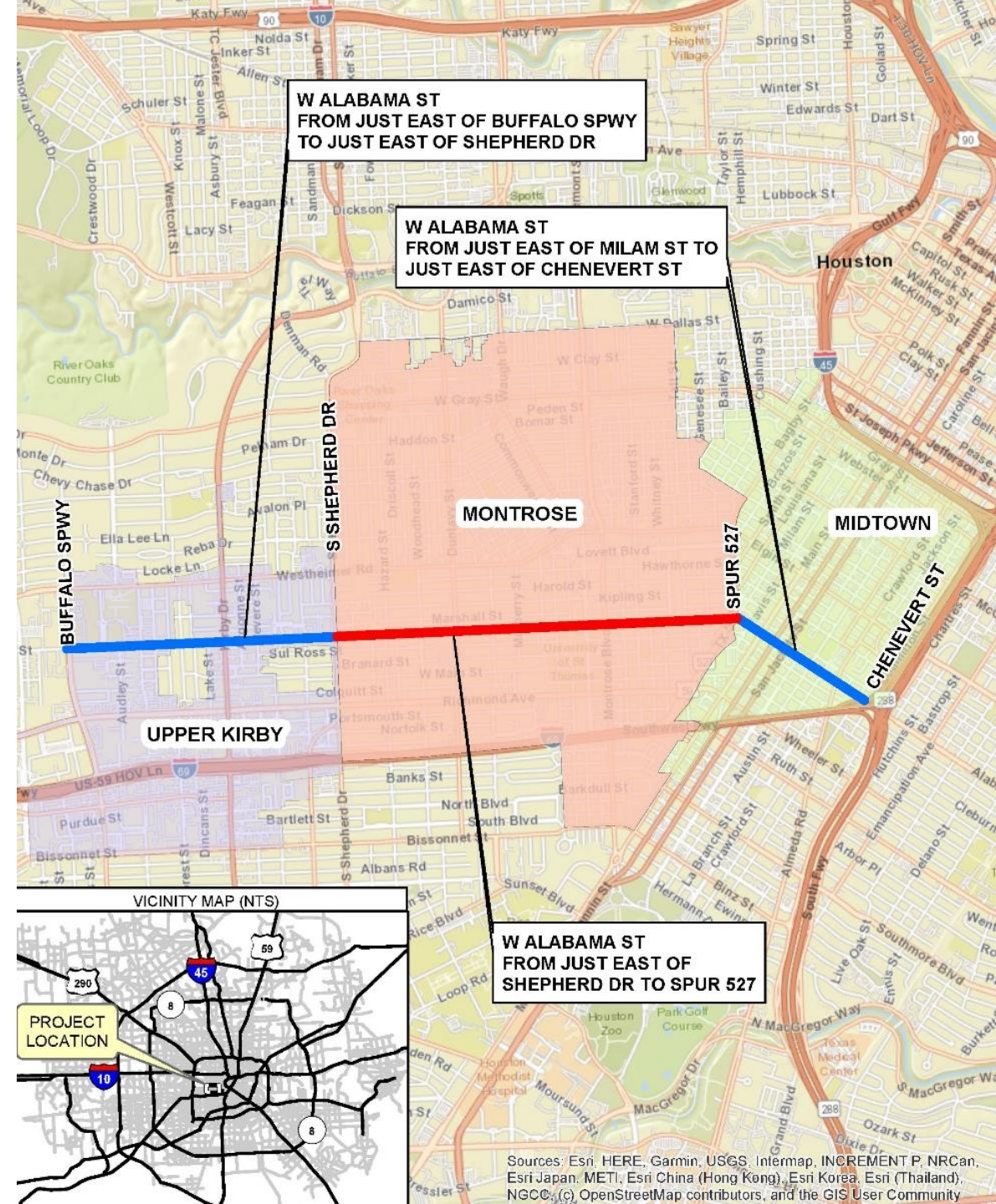
Pursue federal grants in a joint effort with neighboring TIRZ: Upper Kirby TIRZ 19 and Midtown TIRZ 3 to reconstruct W Alabama Street. This project aims to improve mobility (High-comfort Bike), drainage and quality of life.

Limits and Cost:

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

Current Status:

- Preliminary Engineering
- Dedicate Public Meeting – 3rd Quarter 2022
- Design/Construction - TBD



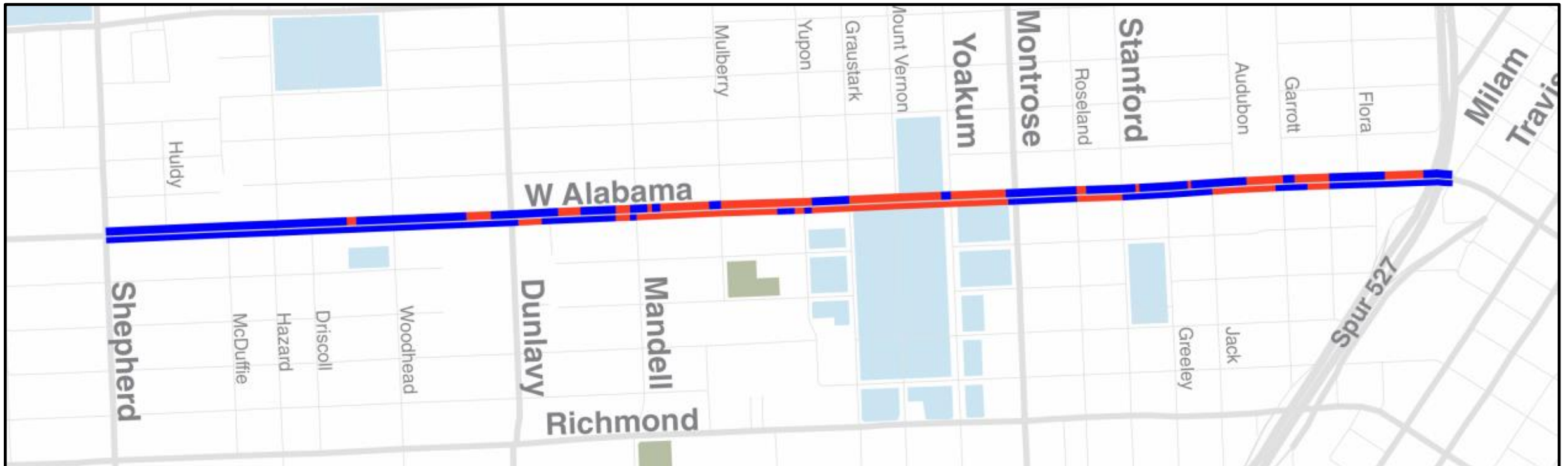
W. Alabama Street

Proposed Improvements:

- Full Roadway & Drainage Reconstruction
- Sidewalks and ADA/City compliant ramps
- High Comfort Bike Facilities
- Preservation of Mature Trees
- Replace/Upgrade existing traffic signals
- Replace/Upgrade dilapidated public utilities

Legend

- Key Destination
- No mature trees between sidewalk and curb
- Mature trees between sidewalk and curb
- Park
- School



Q&A





Thank You!

Contact Us

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

