BAGBY STREET IMPROVEMENT PROJECT
STAKEHOLDER ADVISORY COMMITTEE | PHASE 2 MEETING
SEPTEMBER 19, 2019

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Downtown Redevelopment Authority
Downtown is at the forefront in advancing Houston as a great global city.
PLAN DOWNTOWN

West:
The west edge offers an opportunity available in no other area of Downtown, a concentration of City-owned property with more than 100 acres of prime land that fronts Buffalo Bayou.

- Reposition the Civic Center as the focal point for a 21st century government complex through the restoration of City Hall and improved or new facilities for government services.
- Prioritize critical functions and facilities for the Houston Police and Fire Departments, relocating ancillary services and functions to alternative sites.
- Investigate methods to redevelop the City’s Justice Complex as a strategic location for high-profile civic use, governmental offices, and new housing.
- Pursue opportunities for additional attractions and institutions, including a Houston history or cultural diversity museum, a new state-of-the-art library, or an outdoor music or art venue. These new attractions should focus on civic and arts-based uses that connect the Theater District, the Civic Center and Justice Complex, and the First and Sixth Wards across Buffalo Bayou.
- Develop an observation deck with a full 360 view, located on Downtown’s Green Loop along the west side.
- Extend the Green and Purple METROrail lines to the City’s Justice Complex to increase the utility of the light rail system, set the stage for future transit expansions, and strengthen the case for redevelopment.
- Anchor west side redevelopment with the vacant Barbara Jordan Post Office. Equivalent to eight city blocks, the Post Office site offers key connections to Buffalo Bayou, the Theater District, the Historic District and Washington Avenue. A one-of-a-kind multi-cultural center with food, art, retail, offices, assembly, hospitality and educational facilities could serve as a Downtown destination that showcases Houston’s diversity.
- Redevelop west side open spaces – Jones Plaza, Hermann Square, Tranquility Park, and Sam Houston Park – as key urban places that link the office towers, the Theater District, the Civic Center and Buffalo Bayou, which feed the Green Loop.
- Rebuild Bagby Street as a welcoming gateway to Downtown from the west.
- Redevelop Bayou Place in accordance with the 2015 Houston Theater District Master Plan to enliven the Buffalo Bayou frontage and the reimagined Jones Plaza and Bagby Street.
- Realize infill opportunities and activate street frontage within the office corridors from Smith to Travis Streets, strengthening Downtown’s commercial core through increased residential, civic, and retail development.
WESTERN DOWNTOWN FACILITIES MASTER PLAN

Study Area
- Theater District
- Study Area
- Development Focus Areas

Scope
- Location analysis
- Facilities assessment
- Opportunity identification
- Establish actionable framework for long-term transformation

Team
- Page
- HRA
- Knudson, LP
STREET OF CIVIC | CULTURAL FACILITIES
STREET OF PARKS & OPEN SPACE
PROJECT TIMELINE

Phase I - Bagby Street Improvement Plan | August 2017 - April 2018

Request for Qualifications Issued | March 9, 2018

Consultant Contract Awarded (Phase II) | May 15, 2018

Phase II - Engineering & Design | May 2018 - September 2019

Construction Bidding | September - November 2019

Construction Contract Award & Negotiations | November - December 2019

Construction | January 2020 - December 2021 (Current Phase)
BAGBY STREET | TRAFFIC IMPACT ANALYSIS PHASE I

Consultants: Phase I

Traffic Engineers, Inc.
Lockwood Andrews Newnam, Inc.
C.N. Koehl Urban Forestry, Inc.
CJ Hensch & Associates, Inc.
PHASE 2 DESIGN TEAM

27% MWSDBE

Project Management
Civil & Electrical Design

Landscape Architecture

Lighting Design
(WBE)

Structural Investigation & Design
(MBE/SBE/DBE)

Modal Concepts & Review

Topographic Survey & SUE
(MBE/SBE/DBE)

Utility Design
(MBE/DBE, Hire Houston First)

Geotechnical Investigation
(MBE/DBE)

TAS Review & Inspection
(WBE/DBE)

CCTV Inspection
(MBE/SBE/DBE)
A. City Hall & Hermann Square [MOSE, GSD, HPARD]
B. Central Library & Barbara Bush Literacy Plaza [HPL, GSD]
C. Sam Houston Park [MOSE, GSD, HPARD, Heritage Society]
D. Tranquillity Park & Little Tranquillity Park (LBJ Memorial) [HFC, GSD, HPARD, Mayor’s Office]
E. Hobby Center & Wortham Theater [Hobby Center Foundation, Broadway at Hobby Center, HFC, Houston Ballet, Houston Grand Opera, Theater District Houston]
F. Margaret Alkek Educational Building [TUTS]
G. Bayou Place [The Cordish Companies, Revention, Hard Rock Café, The Ballroom]
H. Downtown Aquarium [Landry’s]
I. Post Houston [Lovett Commercial]
J. Heritage Plaza & C.Baldwin Hotel [Brookfield]
K. Western Downtown Facilities Master Plan [GSD]
L. City Hall & City Hall Tunnel Waterproofing [GSD]
M. North Houston Highway Improvement Project [TxDOT, COH]
COORDINATION AT CITY HALL & HERMANN SQUARE
THEATER DISTRICT EVENT TRAFFIC COORDINATION
STAKEHOLDER CONCERNS

1. Phase I traffic impact analysis does not reflect Theater District peak traffic congestion, particularly when concurrent performances or events are held.

2. Reduction of Bagby lanes will impact theater venue access.

3. METRO light rail impacts traffic circulation and valet operations pre- and post-performance.

4. Pedestrian crossings at intersections are difficult during performance arrival and departure, particularly at Rusk and Capitol.

5. Street lighting and pedestrian lighting levels are low, resulting in unsafe environment perceptions.
THEATER DISTRICT EVENT TRAFFIC COORDINATION
STAKEHOLDER CONCERNS

6. Curb space adjacent to theater venues is at a premium, often used by patrons for drop-off prior to garage parking or for large group buses.

7. Need to incorporate ride share pick-up and drop-off zones for Theater District patrons.

8. Hobby Center event traffic on Walker overlaps with Humphreys School driveway student pick up.

9. Level of physical separation between bicycle and pedestrian zones.

10. Proposed Preston dedicated bike lane from Babgy to Smith impacts Wortham Theater loading dock operations.
EVENT TRAFFIC OBSERVATIONS

• DRA and J|C observed traffic on Dec 14th & 15th during evening and matinee performances in the Theater District, with a focus on Bagby Street
• Dates chosen based on the high number of scheduled events, as outlined by Theater District holiday performance calendar.
SUMMARY OBSERVATIONS

• Event through traffic on Bagby Street did not exceed daily peak volumes.
• Event turn traffic movements onto and from Bagby Street were higher than daily peak volumes but generally within lane capacity design limits.
• Bagby Street recommended lane configurations accommodate peak daily and peak event traffic volumes.
DESIGN PRINCIPLES

• Develop Bagby Street . . .
  • as the gateway to Western Downtown
  • to adapt for daily and civic activities
  • as new type of multi-modal corridor
  • to accommodate short- and long-term needs

• Establish unified corridor aesthetic
  • Hardscape & landscape materials
  • Lighting
  • Special moments

• Upgrade subsurface features
• Design to budget
CORRIDOR HARDSCAPE

PEDESTRIAN ZONE
WIDTH VARIES

CYCLE TRACK
10' WIDTH w/ 1' ACCENT BAND EACH SIDE

STREET BUFFER/
PLANTING ZONE
4’ TO 6’ WIDTH

CURB
STREET BUFFER/
PLANTING ZONE
6”x6” RUNNING BOND, MEDIUM GRAY

CYCLE TRACK
8” HEX., BLACK FIELDS, WHITE LANE MARKERS

ACCENT BAND
6”x12” SOLIDER COURSE, WHITE “RUMBLE STRIP”

PEDESTRIAN ZONE
6”x12” HERRINGBONE, MED., LT., & DK. GRAY MIX

BAGBY ST. 
CORRIDOR HARDSCAPE

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PAVING MOCK-UP

**BUFFER ZONE**
- 6"x6" Med. Gray
- + Street Trees
- + Street Lighting

**CYCLE TRACK**
- 8" Black Hex
- 8" White Hex Lane Markers

**ACCENT BAND**
- 6"x12" White “Rumble Strip”

**PEDESTRIAN ZONE**
- 6x12” 3-color Herringbone Mix
TYPICAL STREET CORNER

- Cobble Corner Buffer
  - 4" Dia., Salt & Pepper, Mortared in Place

- Detectable Warning Strip
  - 4"x4", Charcoal

- Street Light

- Street Tree

- Curb

- Street Buffer
  - 6"x6", Medium Gray, Running Bond

- Bike Rack

- Planter Rail

- Cycle Track
  - Field: 8" Hex., Charcoal, Non-Blaze Finish
  - Center Makers: Bright White, Non-Blaze Finish
  - Caution Stripes: Bright White, Non-Blaze Finish

- Tactile Accent Band
  - 6"x12", Bright White, Directional Bar

- Pedestrian Zone
  - 8"x13" Herringbone Pattern
  - 60% Medium Gray, Blaze Finish
  - 20% Dark Gray, Blaze Finish
  - 20% Light Gray, Blaze Finish

- Pedestrian Zone Border Band
  - 6"x12 Medium Gray, Blaze Finish

- Bagby Street

- Cross Street
TYPICAL STREET CORNER

- STREET TREE
- STREET LIGHT
- PLANTER RAIL
- DETECTABLE WARNING STRIP 4"x3", CHARCOAL
- CYCLE TRACK
  FIELD: 8" HEX, CHARCOAL, NON-BLAST FINISH
  CENTER MAKERS: BRIGHT WHITE, NON-BLAST FINISH
  CAUTION STRIPES: BRIGHT WHITE, NON-BLAST FINISH
- TACTILE ACCENT BAND
  6"x12", BRIGHT WHITE, DIRECTIONAL BAR
- PEDESTRIAN ZONE
  6"x12" HERRINGBONE PATTERN
  60% MEDIUM GRAY, BLAST FINISH
  20% DARK GRAY, BLAST FINISH
  20% LIGHT GRAY, BLAST FINISH
- CURB
- PEDESTRIAN ZONE BORDER BAND
  6"x12 MEDIUM GRAY, BLAST FINISH
CORRIDOR LIGHTING

TYPICAL LIGHTING SECTION
CITY HALL ANNEX & CITY HALL | LOOKING NORTH

EXISTING

PROPOSED
BAGBY | WALKER TO CAPITOL

HOBBY CENTER

BAGBY

TRANQUILLITY PARK

LITTLE TRANQUILLITY PARK

WALKER

SECTION EE'

SECTION FF'
HOBBY CENTER & TRANQUILLITY PARK  |  LOOKING NORTH

EXISTING

PROPOSED
LITTLE TRANQUILLITY & HOBBY CENTER  | LOOKING SOUTH
JANUARY – JUNE 2020: BAGBY NORTH END, WEST FACE + WALKER, SOUTH FACE
JUNE – DECEMBER 2020: BAGBY NORTH END, EAST FACE + WALKER, NORTH FACE
JANUARY – JUNE 2021: BAGBY SOUTH END, WEST FACE
JUNE – DECEMBER 2021: BAGBY SOUTH END, EAST FACE
JANUARY 2020 – DECEMBER 2021
NEXT STEPS

• July 26, 2019 _ 90% Plan Submission
• September 19, 2019 _ Stakeholder Advisory Committee
• September 26, 2019 _ 100% Plan Submission, Final Plan Approvals, Permitting
• September 26 – November 19, 2019 _ Contractor Procurement
• January 6, 2020 Start - December 2021 Substantial Completion _ Construction
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