

SOUTHWEST CIVIC CORE REDEVELOPMENT PLAN

PROJECT UPDATE

August 2024



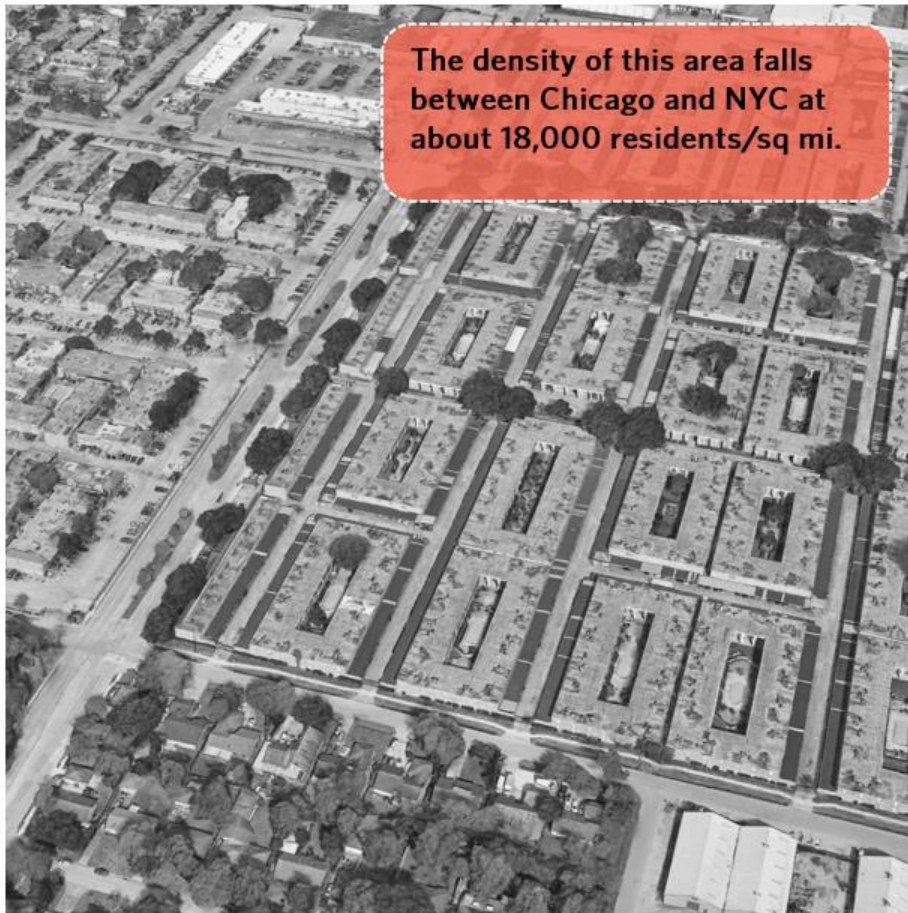
Southwest Houston
Redevelopment Authority

Presented by

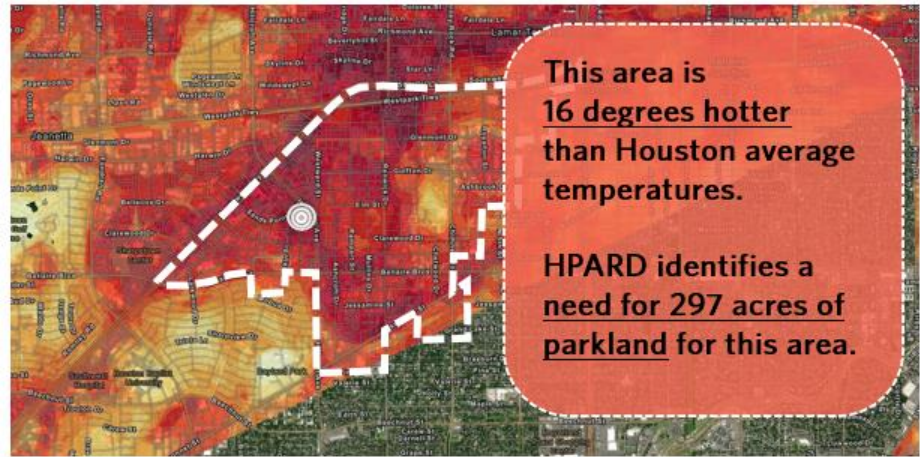


THE GOODMAN
CORPORATION

A CAMPUS
A CIVIC CORE



The density of this area falls between Chicago and NYC at about 18,000 residents/sq mi.



This area is 16 degrees hotter than Houston average temperatures.

HPARD identifies a need for 297 acres of parkland for this area.



Newcomer population:
59 % immigrant
90% multilingual

With over 50 languages spoken.



Legacy Health and SW Multi Service Center receive over 1,350 visitors daily. Connect South Affordable Multi-Family Housing will bring additional visitors when construction is complete in 2025.

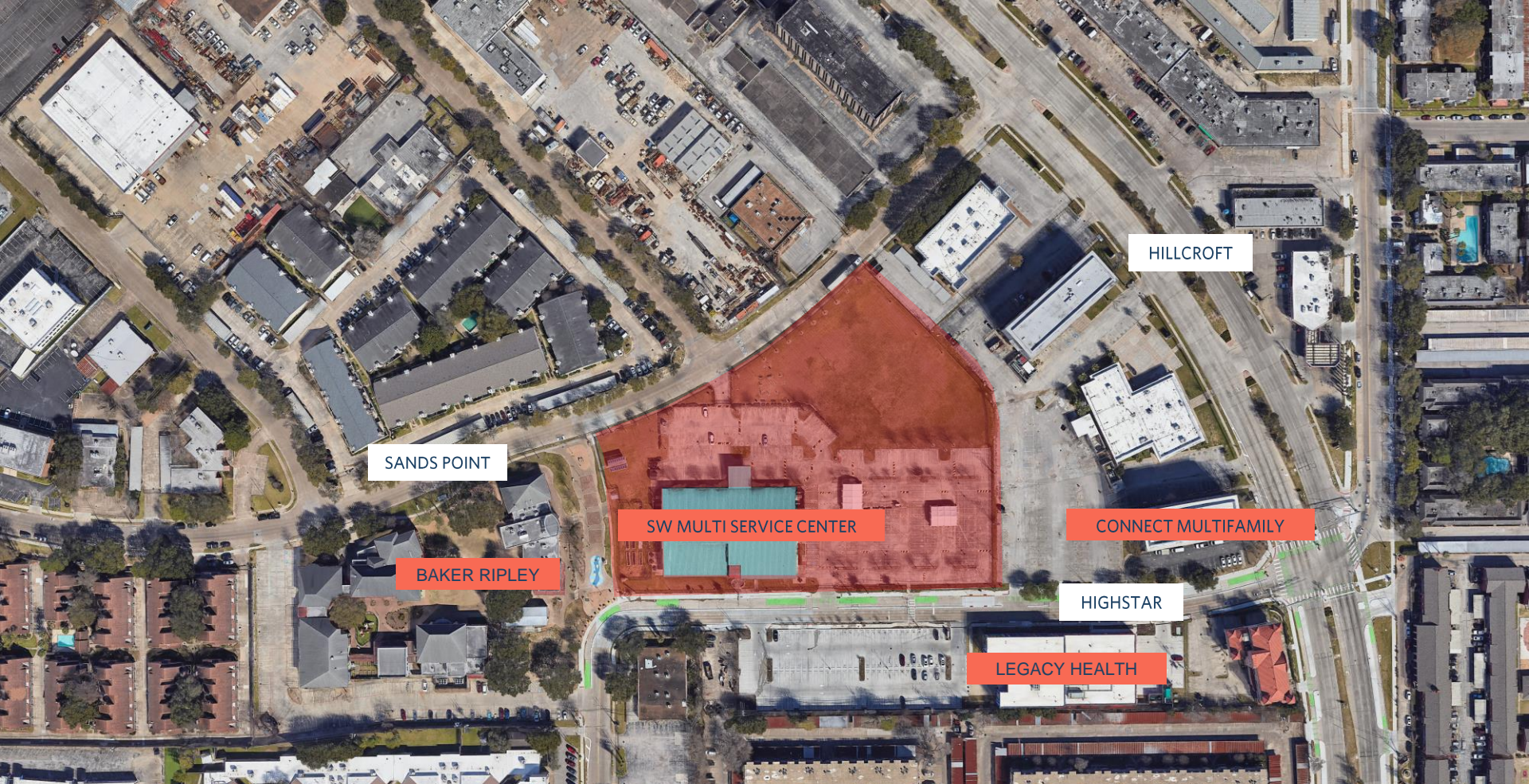
Area of Intensity: Where community needs are met by multiple public and non-profit partners.

Outreach

- **Houston Parks Dept**
- **Super Neighborhood 26**
- **Office of Congressional District 7 - Fletcher**
- **Office of Congressional District 9 - Green**
- **City of Houston District J - Pollard**
- **Baker Ripley**
- **Legacy Health**
- **City of Houston Health Department**
- **City of Houston General Services Dept**
- **City of Houston Library System**
- **Madres Del Parque**
- **Baker Ripley 'Eggstravaganza' public input**
- **Houston METRO**
- **Harris County**
- **St. Luke's United Methodist - Gethsemane**
- **The Nature Conservancy of Houston**
- **Southwest Redevelopment Authority**
- **Sharpstown Civic Association**
- **Americorps**
- **YMCA**
- **Memorial Hermann**
- **City of Houston Housing and Community Dev.**

Community Factors

- **Newcomer population:**
 - **59% immigrant population,**
 - **90% multilingual**
- **Population Density**
 - **18,000 per square mile**
 - **COH: 3,700 per square mile**
- **Median Household Income (\$32,551)**
 - **45% less than COH**
 - **53% less than Harris County**
- **Urban heat island**
 - **16 degrees hotter than COH**
 - **HPARD identifies a need for 297 acres of parkland**
- **Transit Dominant**
 - **16% zero car HH**
 - **50% 1 car HH**
- **Resilience Needs**
 - **No shelter during Harvey or Winter Storms**
 - **1.5 mile lines during COVID**
- **Leverage**
 - **600+ daily visitors to SWMSC**
 - **750 pre-natal patients daily at adjacent Legacy Clinic**
 - **Adjacent affordable multifamily housing**



SANDS POINT

HILLCROFT

SW MULTI SERVICE CENTER

CONNECT MULTIFAMILY

BAKER RIPLEY

HIGHSTAR

LEGACY HEALTH

ORIGINAL PLANNING CONCEPT



SANDS POINT

SW CIVIC CORE

SW MULTI SERVICE CENTER

BAKER RIPLEY

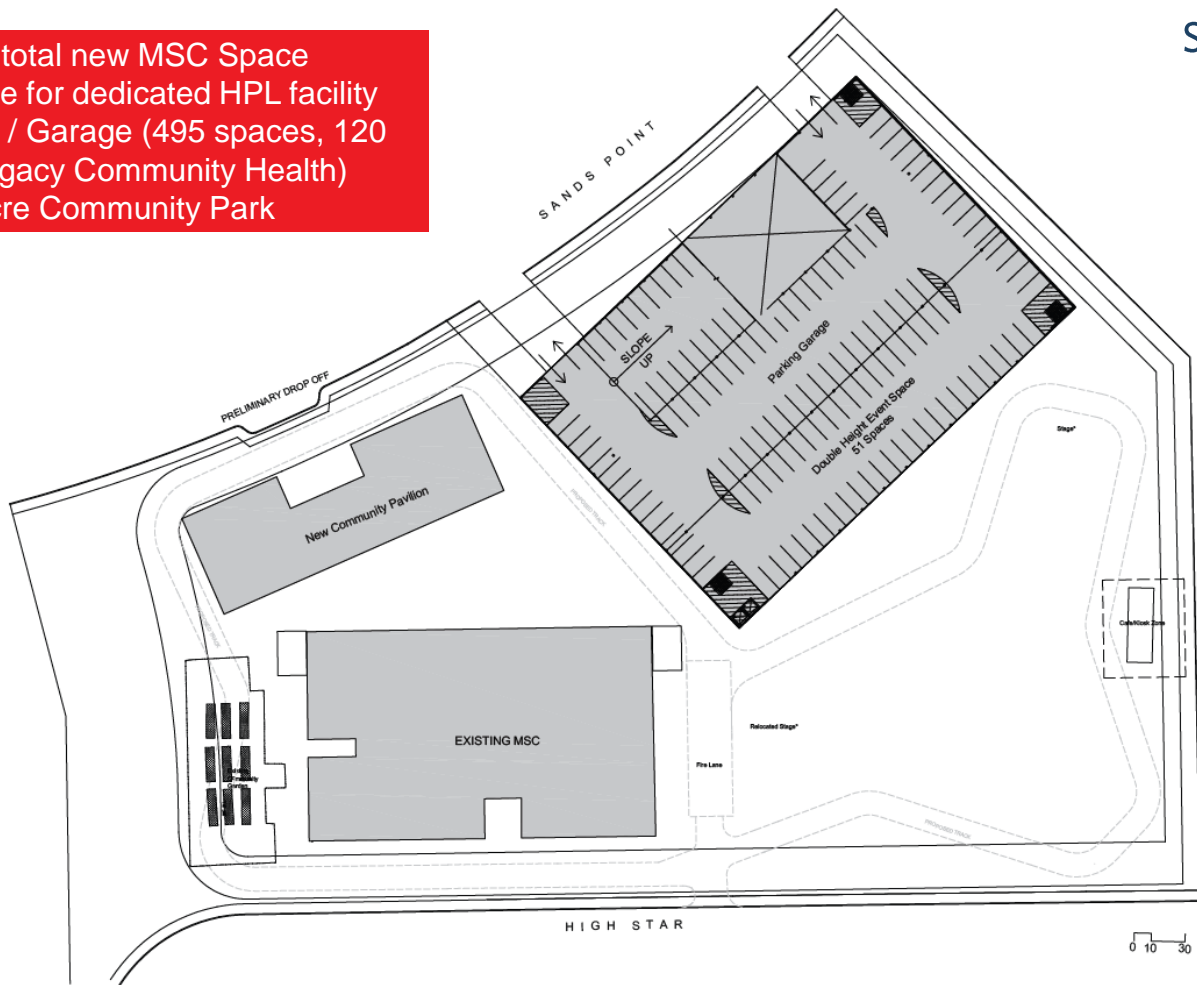
HILLCROFT

CONNECT MULTIFAMILY

HIGHSTAR

LEGACY HEALTH

- ~20,000 SF total new MSC Space
- ~10,000 SF space for dedicated HPL facility
- Resilience Hub / Garage (495 spaces, 120 leased to Legacy Community Health)
 - 2.25 acre Community Park



Direct Connection with MSC-
Library Access at Yellow Stair



walter
p moore

Park Access from Sands Point Dr. at
Community Meeting Room



walter
p moore





Active Ground Floor Garage Programs

Access to Park and Pavilion from
Garage (right)



walter
p moore



Active Garage Roof Programs



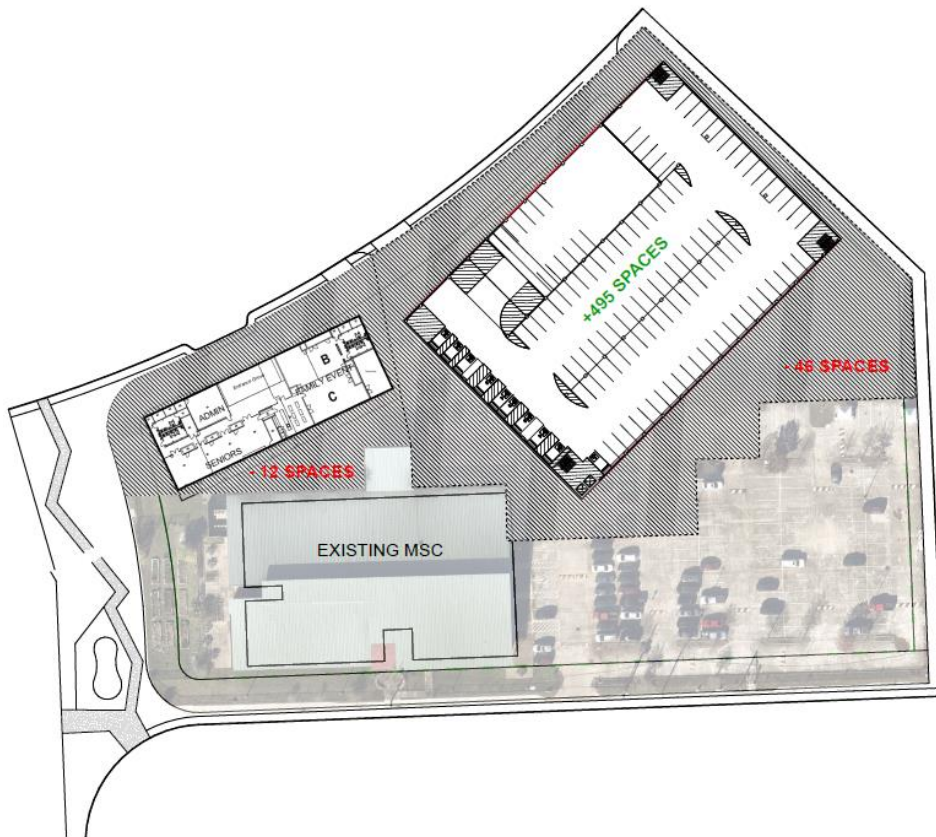
EXISTING SURFACE: 209 SPACES

LOST: 12 SPACES

REMAIN: **197** SPACES

PHASE 2 - Parking Garage

TIRZ



EXISTING SURFACE: 209 SPACES

LOST: 58 SPACES

REMAIN: 151 SPACES

PARKING GARAGE GAINED: 495

TOTAL: 646 SPACES

PHASE 3 - Landscape

TIRZ



EXISTING SURFACE: 209 SPACES

LOST: 209 SPACES

REMAIN: 0 SPACES

PARKING GARAGE GAINED: 495

TOTAL: 495 SPACES

SOUTHWEST CIVIC CORE PROJECT BUDGET

Phase 1				
<u>Uses</u>		<u>Sources</u>		<u>Status</u>
Design	\$ 1,352,000	COH HUD	\$ 5,000,000	Awarded
Pavilion Construction	\$11,440,000	HUD EDI (24)	\$ 5,800,000	Awarded
		TIRZ 20	\$ 1,992,000	Budgeted
Subtotal	\$12,792,000	Subtotal	\$12,792,000	
Phase 2				
<u>Uses</u>		<u>Sources</u>		
Design	\$ 2,783,000	HUD EDI (25)	\$ 6,000,000	Submitted
Resilience Hub/Garage Con	\$17,050,000	EPA	\$16,500,000	Submitted
Community Park Con	\$ 8,250,000	Philanthropy	\$ 8,250,000	In Process
		TIRZ 20	\$ 2,783,000	Future Budget
Subtotal	\$28,083,000	Subtotal	\$30,750,000	

SOUTHWEST CIVIC CORE



Next Steps

- T20/COH Agreements
 - Phase 1 Design
 - Park Maintenance (HPARD, Harris County)
 - Phase 1 Construction (FY26)
 - Phase 2 Design / Funding
 - Phase 2 Construction
-

