

MORRIS
ARCHITECTS

LEED-EN for Midtown

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Director of Technology and Innovation

ADVANCEDDESIGN

LEED-EN FOR MIDTOWN

LIVABLE CENTERS STUDY

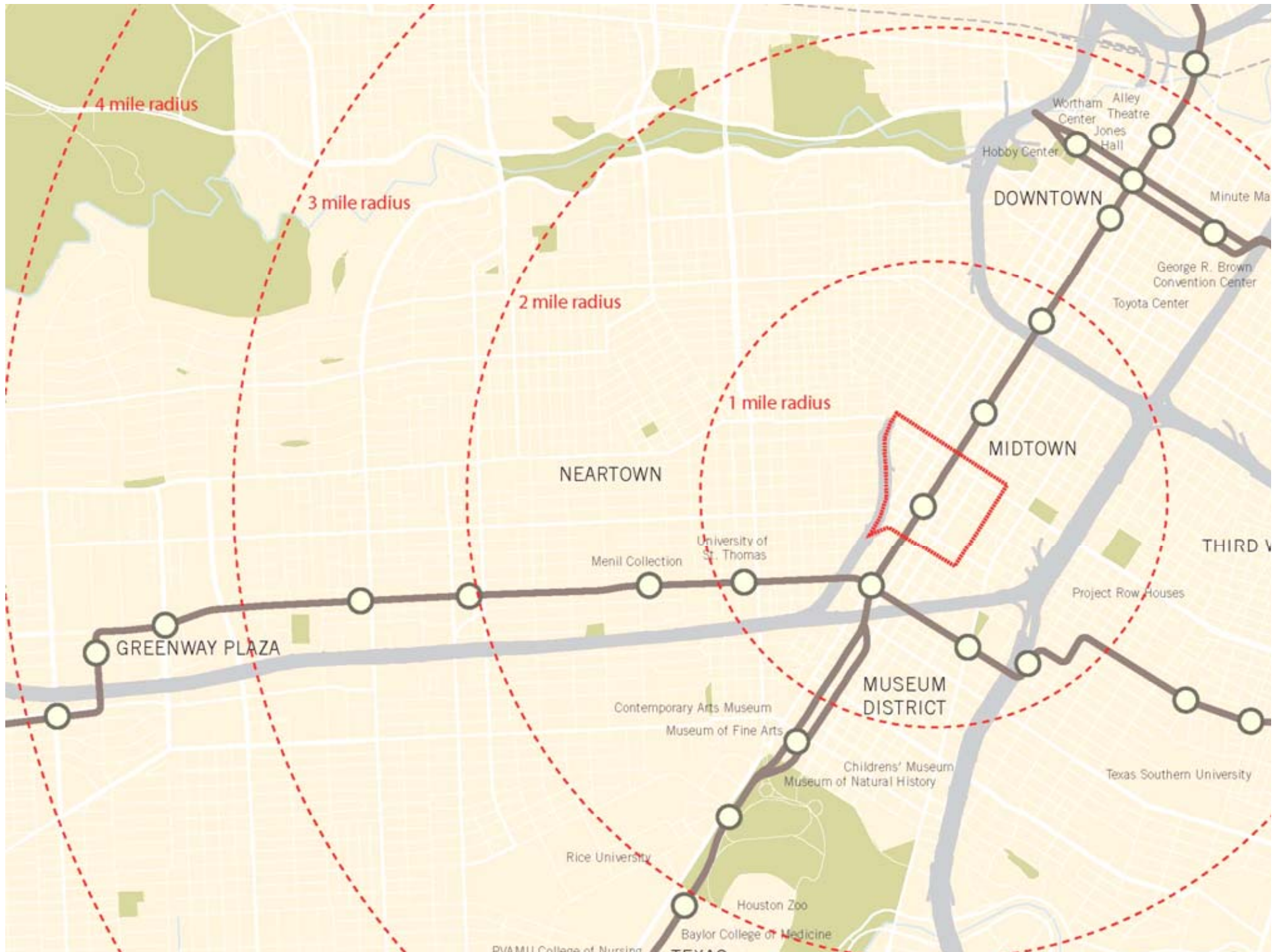


Livable Centers Study
for the City of Houston

ENSEMBLE/HCC

ENSEMBLE BOARD







LEGEND

- Retail
- Office
- Single Family
- Multifamily
- Institutional
- Governmental / Civic

BUILDING USE



GOALS

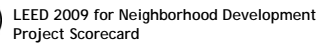
Create a plan for a *Livable Center*

- Walkable, mixed-use neighborhood
- Multimodal transportation options
- Reduce vehicle miles traveled (VMT)
- Vibrant local economy

LEED-EN FOR MIDTOWN

LEED-EN





Yes ? No

Y	Prereq 1	Smart Location	Required
Y	Prereq 2	Impaired Species and Ecological Communities	Required
Y	Prereq 3	Wetland and Water Body Conservation	Required
Y	Prereq 4	Agricultural Land Conservation	Required
Y	Prereq 5	Floodplain Avoidance	Required
	Credit 1	Preferred Locations	10
	Credit 2	Brownfield Redevelopment	2
	Credit 3	Locations with Reduced Automobile Dependence	7
	Credit 4	Bicycle Network and Storage	1
	Credit 5	Housing and Jobs Proximity	3
	Credit 6	Steep Slope Protection	1
	Credit 7	Site Design for Habitat or Wetland and Water Body Conservation	1
	Credit 8	Restoration of Habitat or Wetlands and Water Bodies	1
	Credit 9	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

Y		Prereq 1	Walkable Streets			Required
Y		Prereq 2	Compact Development			Required
Y		Prereq 3	Connected and Open Community			Required
		Credit 1	Walkable Streets		12	
		Credit 2	Compact Development		6	
		Credit 3	Mixed-Use Neighborhood Centers		4	
		Credit 4	Mixed-Income Diverse Communities		7	
		Credit 5	Reduced Parking Footprint		1	
		Credit 6	Street Network		2	
		Credit 7	Transit Facilities		1	
		Credit 8	Transportation Demand Management		2	
		Credit 9	Access to Civic and Public Spaces		1	
		Credit 10	Access to Recreation Facilities		1	
		Credit 11	Visitability and Universal Design		1	
		Credit 12	Community Outreach and Involvement		2	
		Credit 13	Local Food Production		1	
		Credit 14	Tree-Lined and Shaded Streets		2	
		Credit 15	Neighborhood Schools		2	

Y	Prereq 1	Certified Green Building	Required
Y	Prereq 2	Minimum Building Energy Efficiency	Required
Y	Prereq 3	Minimum Building Water Efficiency	Required
Y	Prereq 4	Construction Activity Pollution Prevention	Required

Yes ? No

		Credit 1	Certified Green Buildings	5
		Credit 2	Building Energy Efficiency	2
		Credit 3	Building Water Efficiency	1
		Credit 4	Water-Efficient Landscaping	1
		Credit 5	Existing Building Use	1
		Credit 6	Historic Resource Preservation and Adaptive Reuse	1
		Credit 7	Minimized Site Disturbance in Design and Construction	1
		Credit 8	Stormwater Management	4
		Credit 9	Heat Island Reduction	1
		Credit 10	Solar Orientation	1
		Credit 11	On-Site Renewable Energy Sources	3
		Credit 12	District Heating and Cooling	2
		Credit 13	Infrastructure Energy Efficiency	1
		Credit 14	Wastewater Management	2
		Credit 15	Recycled Content in Infrastructure	1
		Credit 16	Solid Waste Management Infrastructure	1
		Credit 17	Light Pollution Reduction	

			Credit 1.1	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.2	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.3	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.4	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.5	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 2	LEED® Accredited Professional	1

			Credit 1.1	Regional Priority Credit: Region Defined	1
			Credit 1.2	Regional Priority Credit: Region Defined	1
			Credit 1.3	Regional Priority Credit: Region Defined	1
			Credit 1.4	Regional Priority Credit: Region Defined	1

Yes	?	No		
0	0	0	Project Totals (Certification estimates)	110 Points

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

existing





Green Infrastructure and Buildings, Continued

Yes	?	No			
			Credit 1	Certified Green Buildings	5
			Credit 2	Building Energy Efficiency	2
			Credit 3	Building Water Efficiency	1
			Credit 4	Water Efficient Landscaping	1
			Credit 5	Existing Building Use	1
			Credit 6	Historic Resource Preservation and Adaptive Reuse	1
			Credit 7	Minimized Site Disturbance in Design and Construction	1
			Credit 8	Stormwater Management	4
			Credit 9	Heat Island Reduction	1
			Credit 10	Solar Orientation	1
			Credit 11	On-Site Renewable Energy Sources	3
			Credit 12	District Heating and Cooling	2
			Credit 13	Infrastructure Energy Efficiency	1
			Credit 14	Wastewater Management	2
			Credit 15	Recycled Content in Infrastructure	1
			Credit 16	Solid Waste Management Infrastructure	1
			Credit 17	Light Pollution Reduction	1
0	0	0	Innovation and Design Process		6 Points
			Credit 1.1	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.2	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.3	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.4	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 1.5	Innovation and Exemplary Performance: Provide Specific Title	1
			Credit 2	LEED® Accredited Professional	1
Yes	?	No	Regional Priority Credit		4 Points
			Credit 1.1	Regional Priority Credit: Region Defined	1
			Credit 1.2	Regional Priority Credit: Region Defined	1
			Credit 1.3	Regional Priority Credit: Region Defined	1
			Credit 1.4	Regional Priority Credit: Region Defined	1
Yes	?	No	Project Totals (Certification estimates)		110 Points

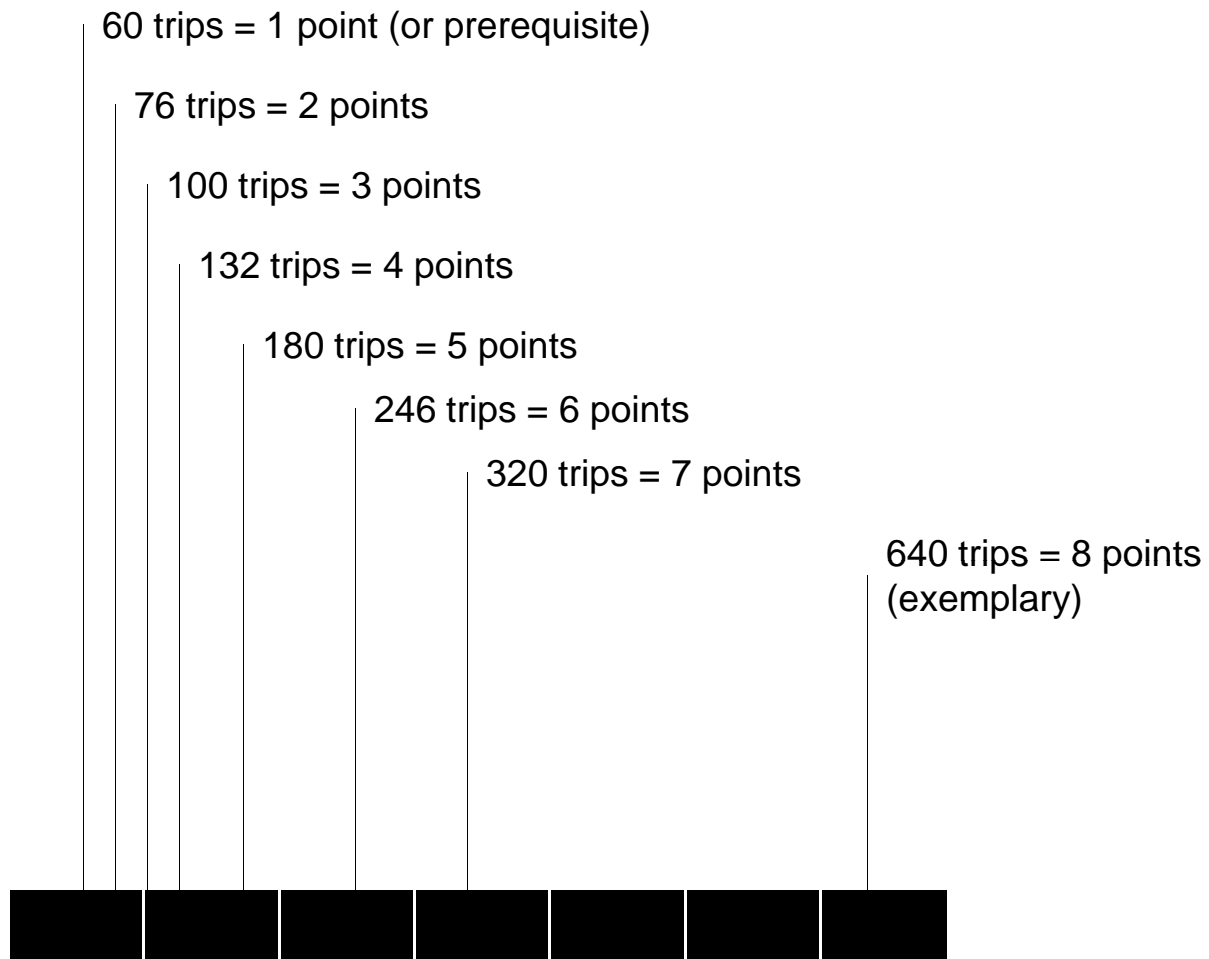
Project Totals (Certification estimates)	110 Points
Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points	

LEED-EN FOR MIDTOWN

SMART LOCATION & LINKAGE

SLLc3 Reduced Automobile Dependence





60 trips = 1 point (or prerequisite)

76 trips = 2 points

100 trips = 3 points

132 trips = 4 points

180 trips = 5 points

246 trips = 6 points

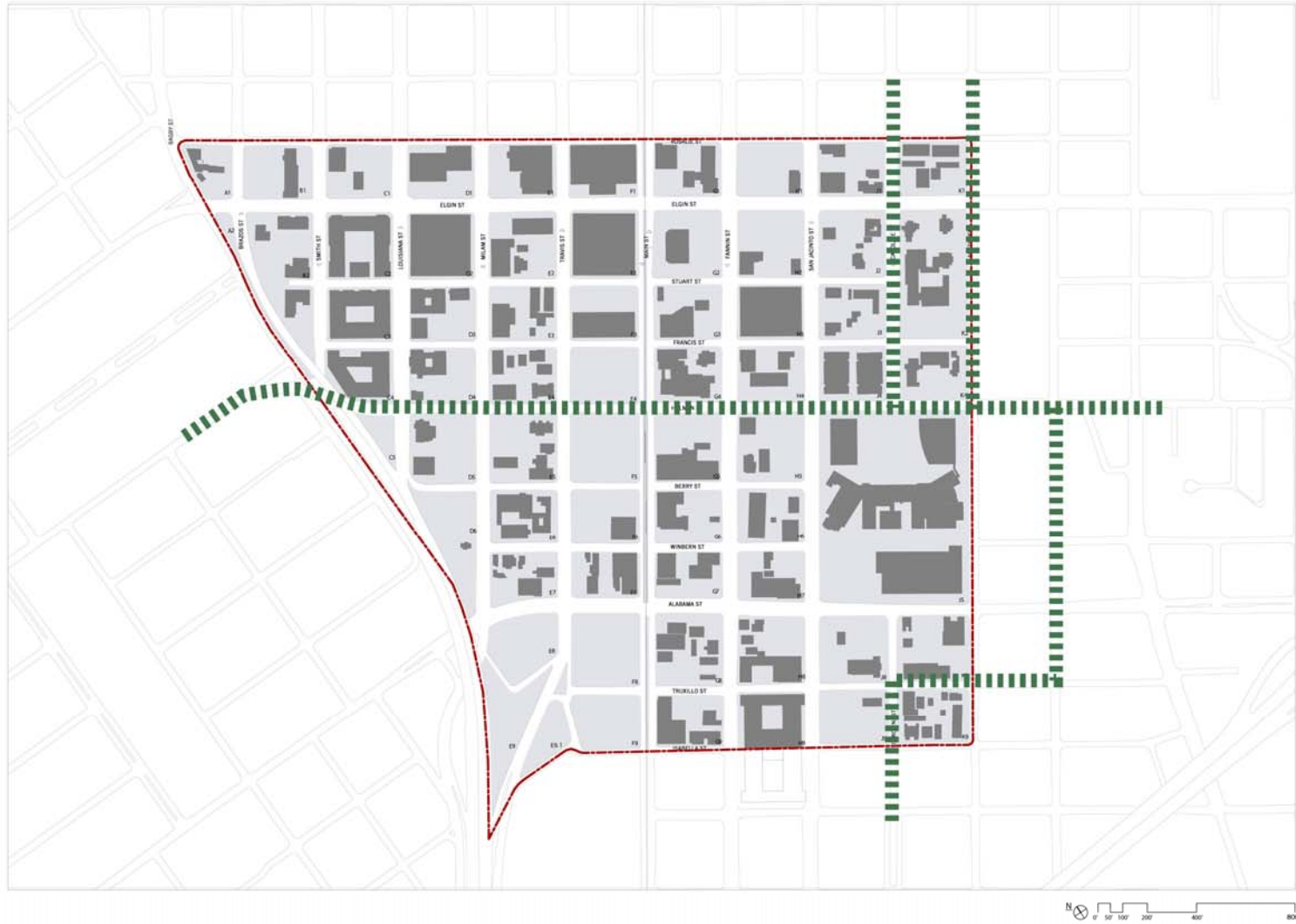
320 trips = 7 points

640 trips = 8 points
(exemplary)

Midtown
1220 trips

SLLc4 Bicycle Network and Storage



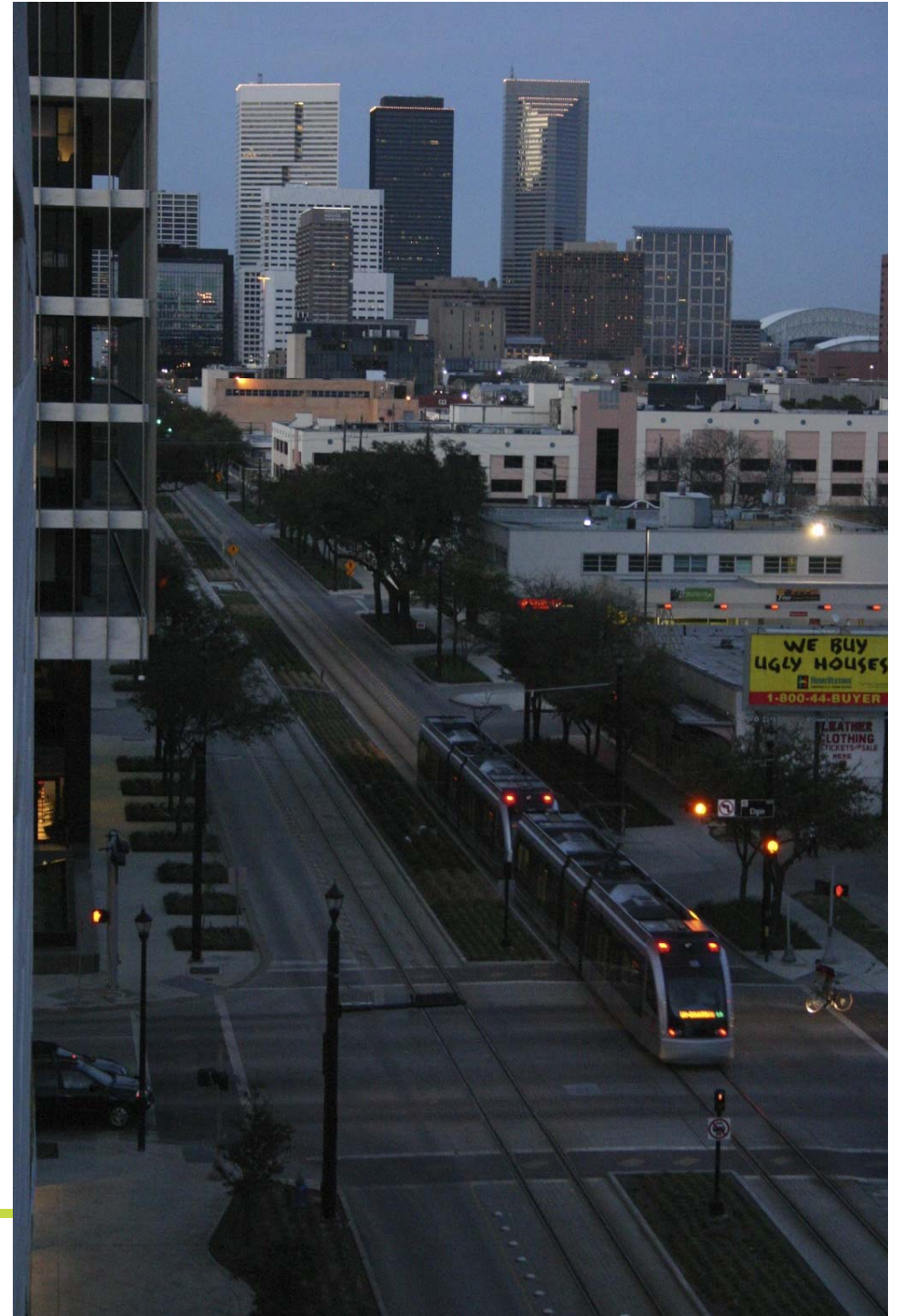


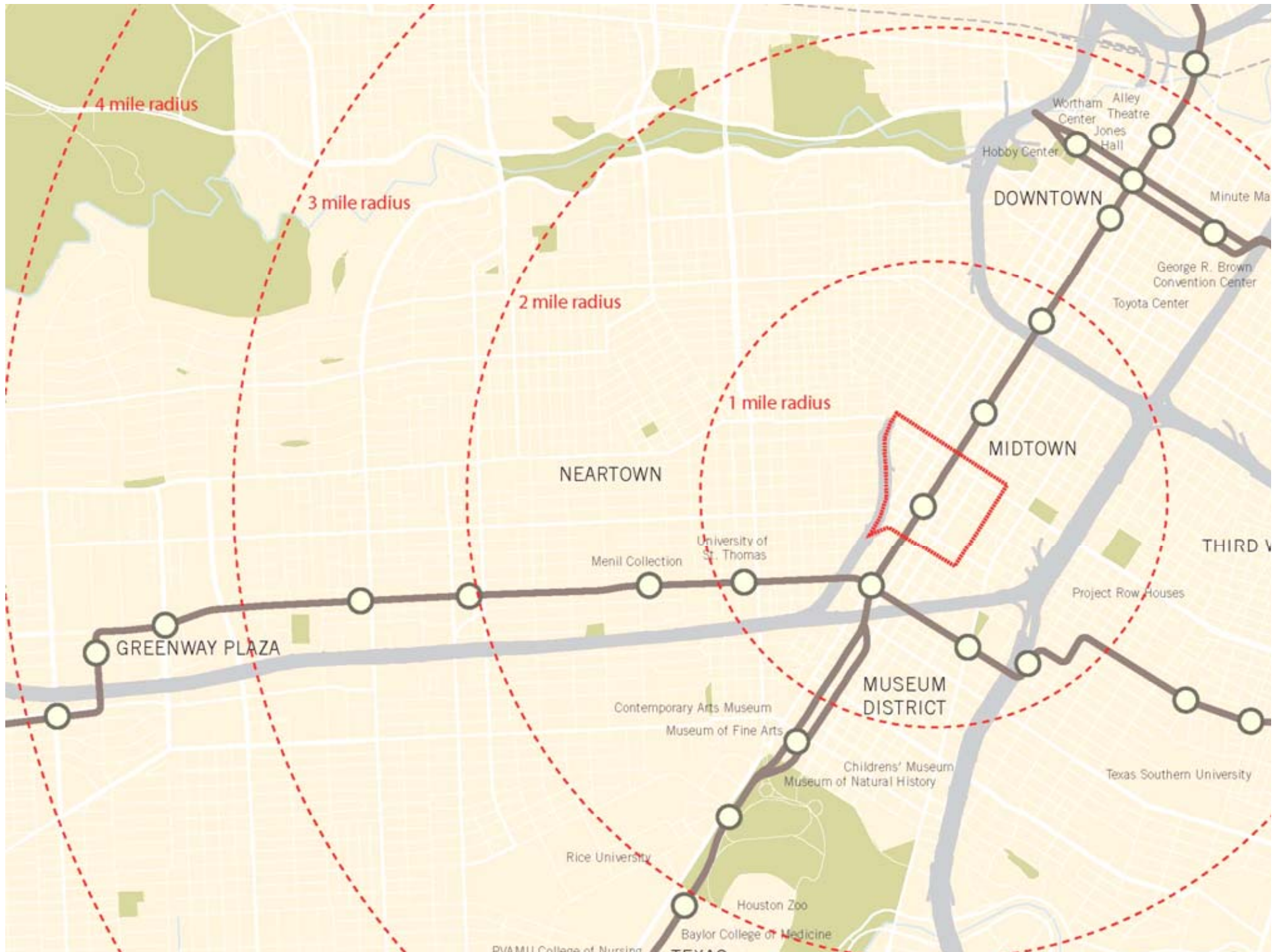
LEGEND

--- Designated Bike Routes

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LIVABLE CENTERS STUDY

SLLc5 Housing and Jobs Proximity





SLLc9 Long-term conservation management of habitat or wetlands and water bodies



LEED-EN FOR MIDTOWN

NEIGHBORHOOD PATTERN & DESIGN

NPDp1/c1 Walkable Streets



NPDp1/c1 Walkable Streets

buildings within 18 / 25 feet of property lines

Nonresidential / mixed use buildings within 1 foot of sidewalk

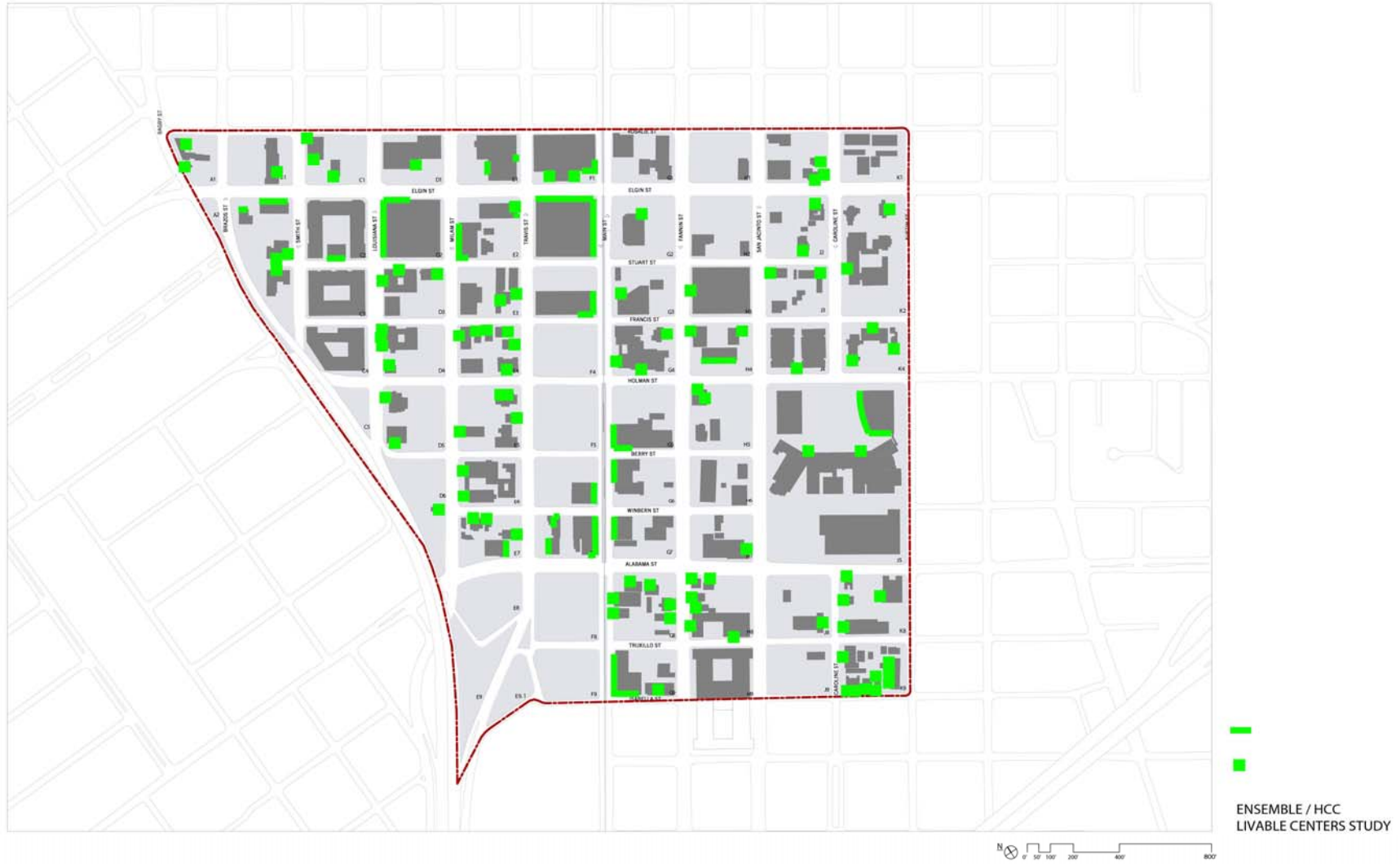




NPDp1/c1 Walkable Streets

Functional entries every 75 feet on mixed use / residential

Functional entries every 30 feet on mixed use / residential



NPDp1/c1 Walkable Streets

Clear glass on ground floors

No more than 50 feet or 40% of block is blank



OnStreet parking





NPDp1/c1 Walkable Streets

Continuous sidewalks





LEGEND

SIDEWALK CONDITIONS

- 1- Excellent Condition, like new
- 2- Good Condition, minimal cracking or spalling, vertical displacement of sections less than one (1) inch
- 3- Poor Condition, vertical displacement of several sections greater than one (1) inch, several broken or cracked sections
- 4- No Sidewalk, non-conforming construction or materials, or deterioration that represents a dangerous situation

CURB RAMPS

- A ADA Compliant
- B Grandfather Non- ADA Compliant
- C Non ADA Compliant

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 LIVABLE CENTERS STUDY
 SIDEWALK AND
 ACCESSIBILITY RAMP ANALYSIS

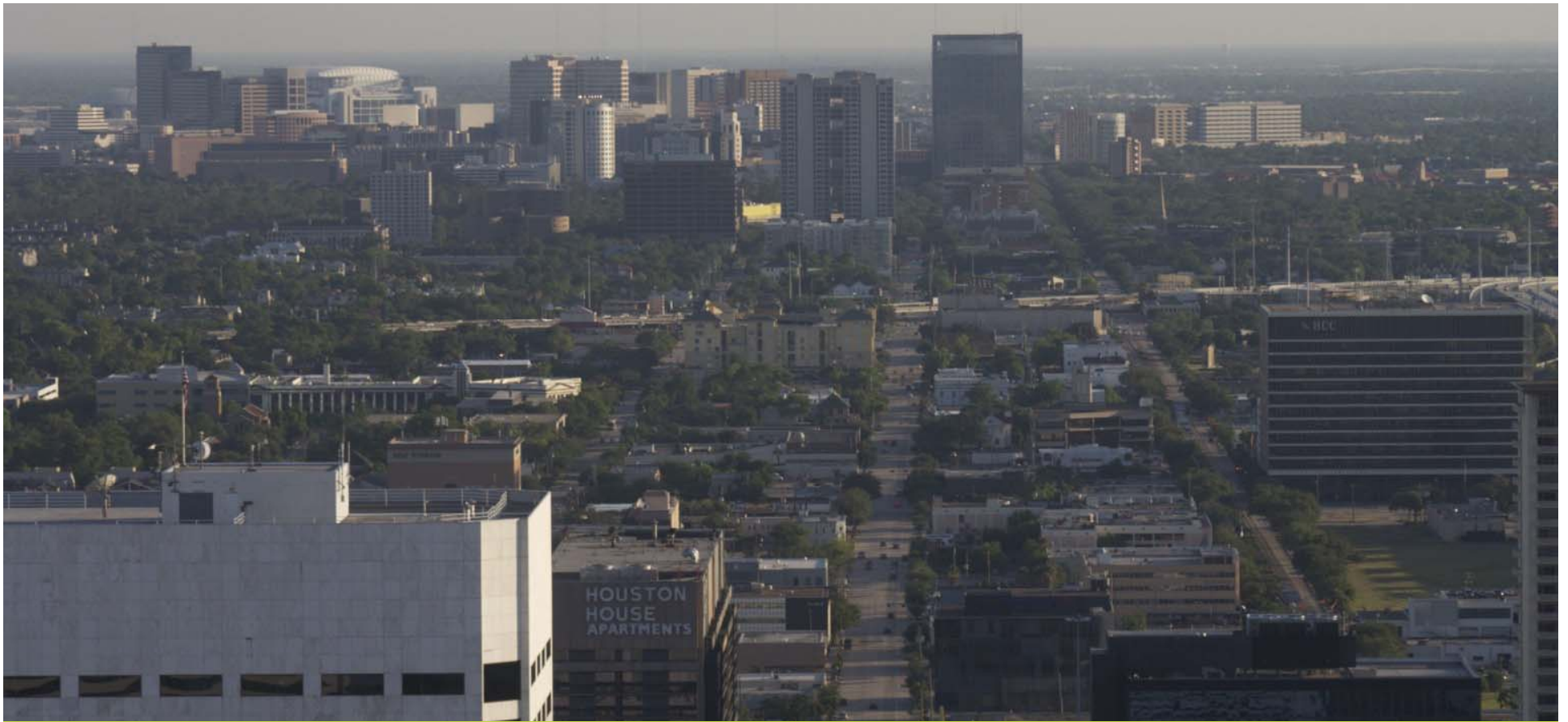


NPDp1/c1 Walkable Streets

Ground floor dwellings elevated

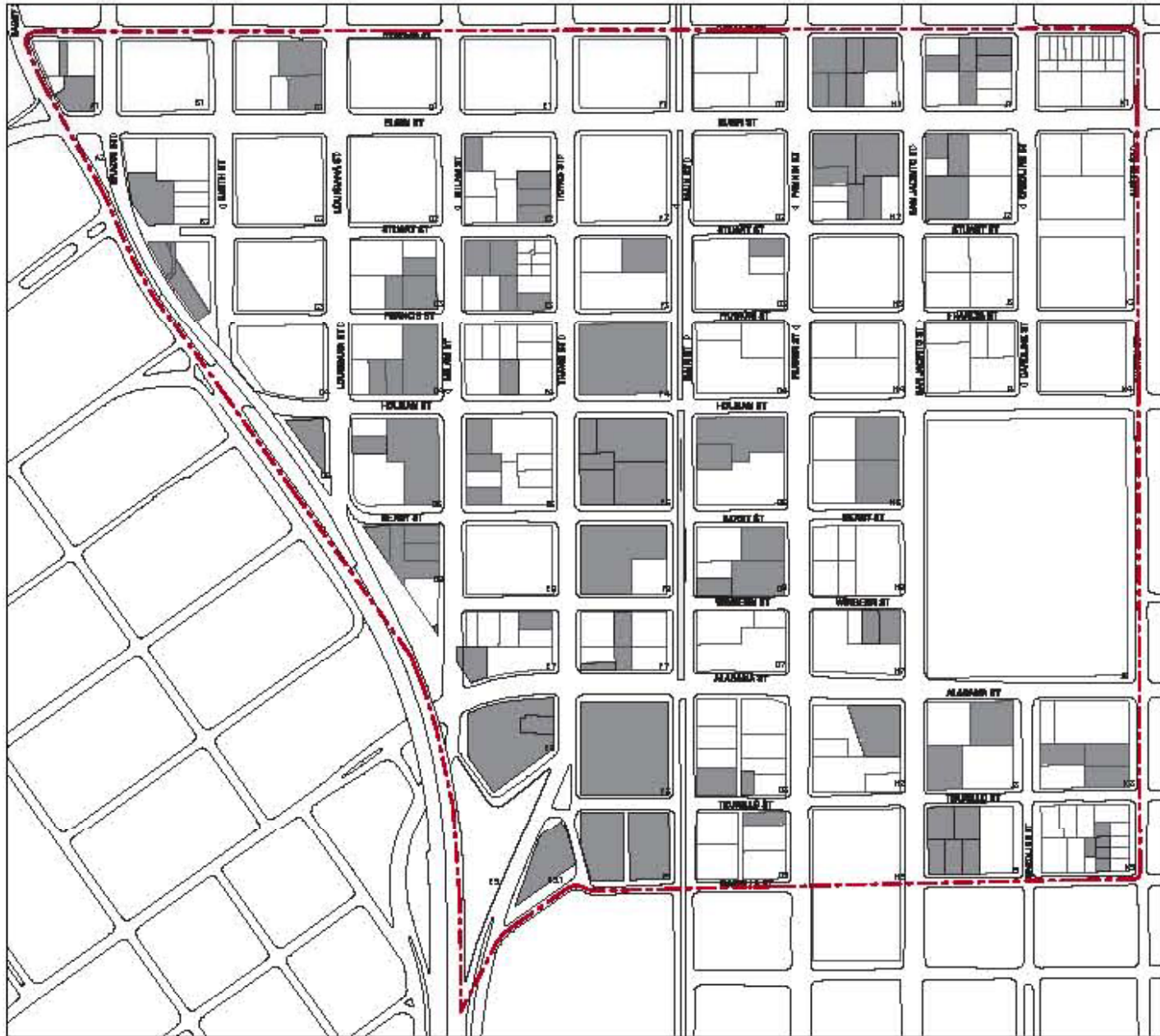


NPDp2/c2 Compact Development



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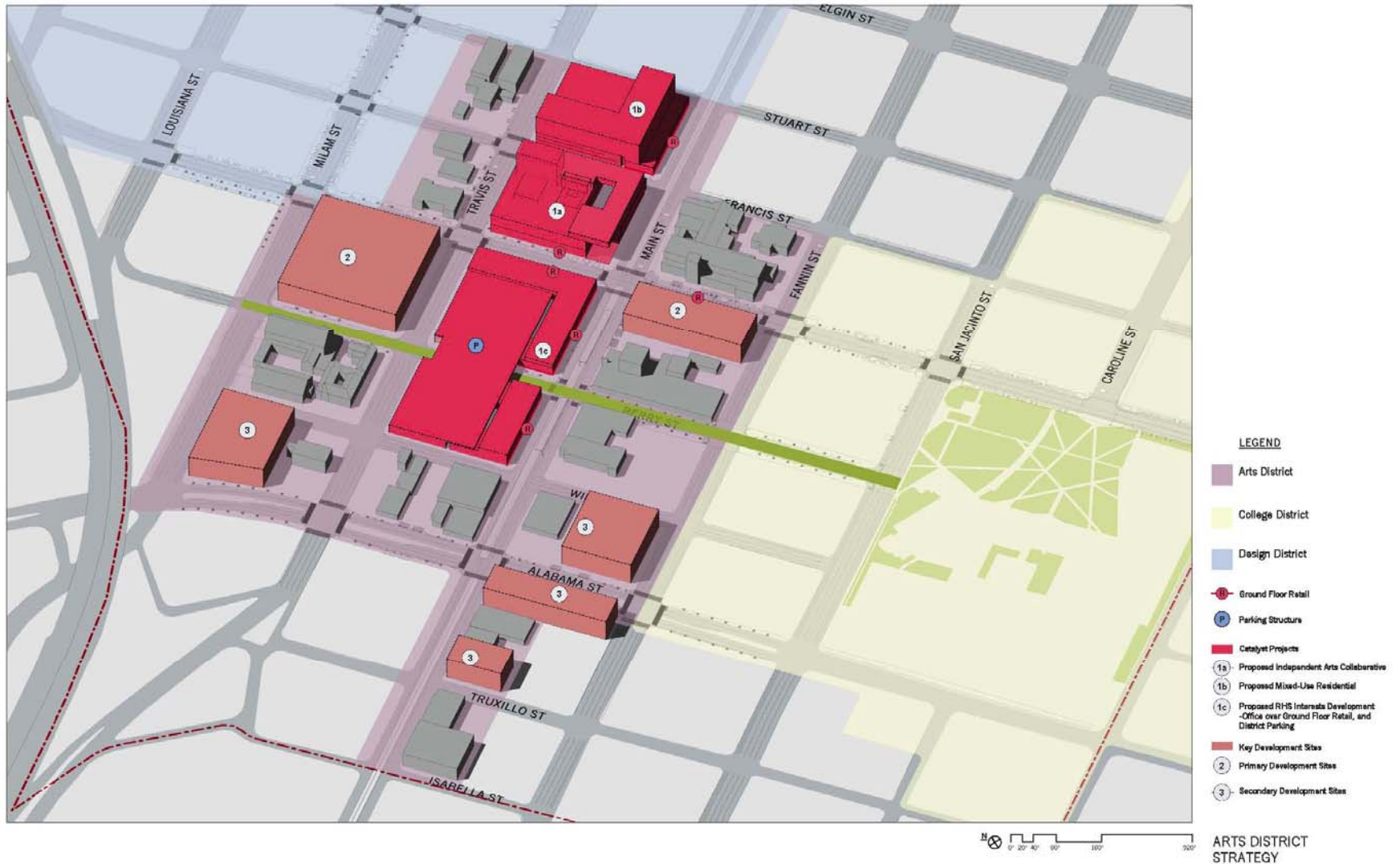




LEGEND

- Retail**
 - Vacant Retail Building
 - Norbert Antiques
 - Richards Antiques
 - Tiger Automotive
 - Sig's Lagoon
 - Bridal Store
 - Retail Building
- Restaurant**
 - Txila
 - Breakfast Klub
 - Tacos A Go Go
 - Julia's Bistro
- Bars and Clubs**
 - Continental Club
 - Big Top Lounge
 - The Mink
- Institutional**
 - Trinity Episcopal Church
 - Ensemble Theater

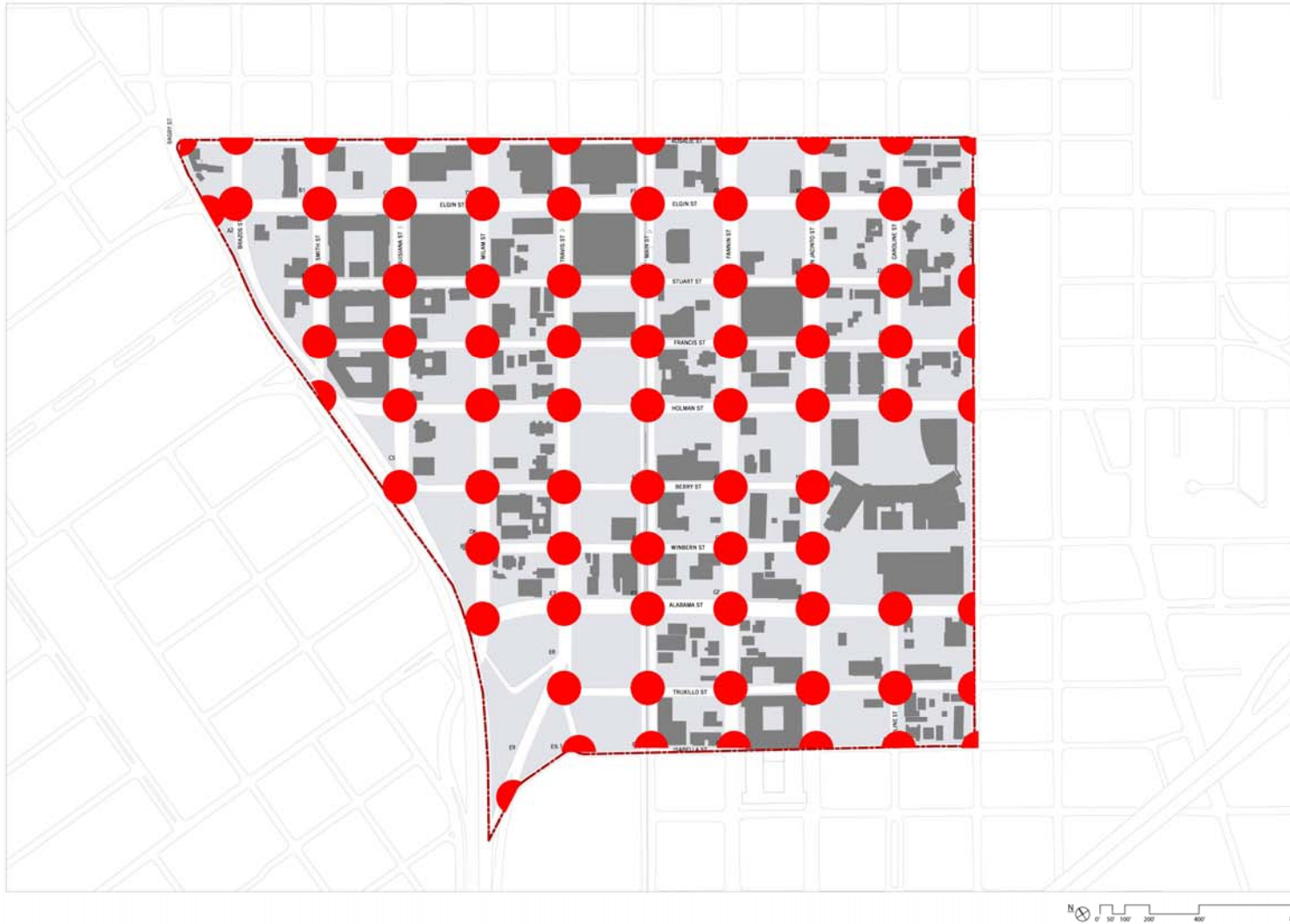
STATION DISTRICT



NPDp3 Connected and Open Community

NPDc6 Street Network





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LIVABLE CENTERS STUDY

140 intersections / square mile = prerequisite

300 intersections / square mile = 1 point

400 intersections /
square mile = 2 points



Midtown
347
intersections/square
mile



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LIVABLE CENTERS STUDY

NPDc3 Mixed Use Neighborhood Centers





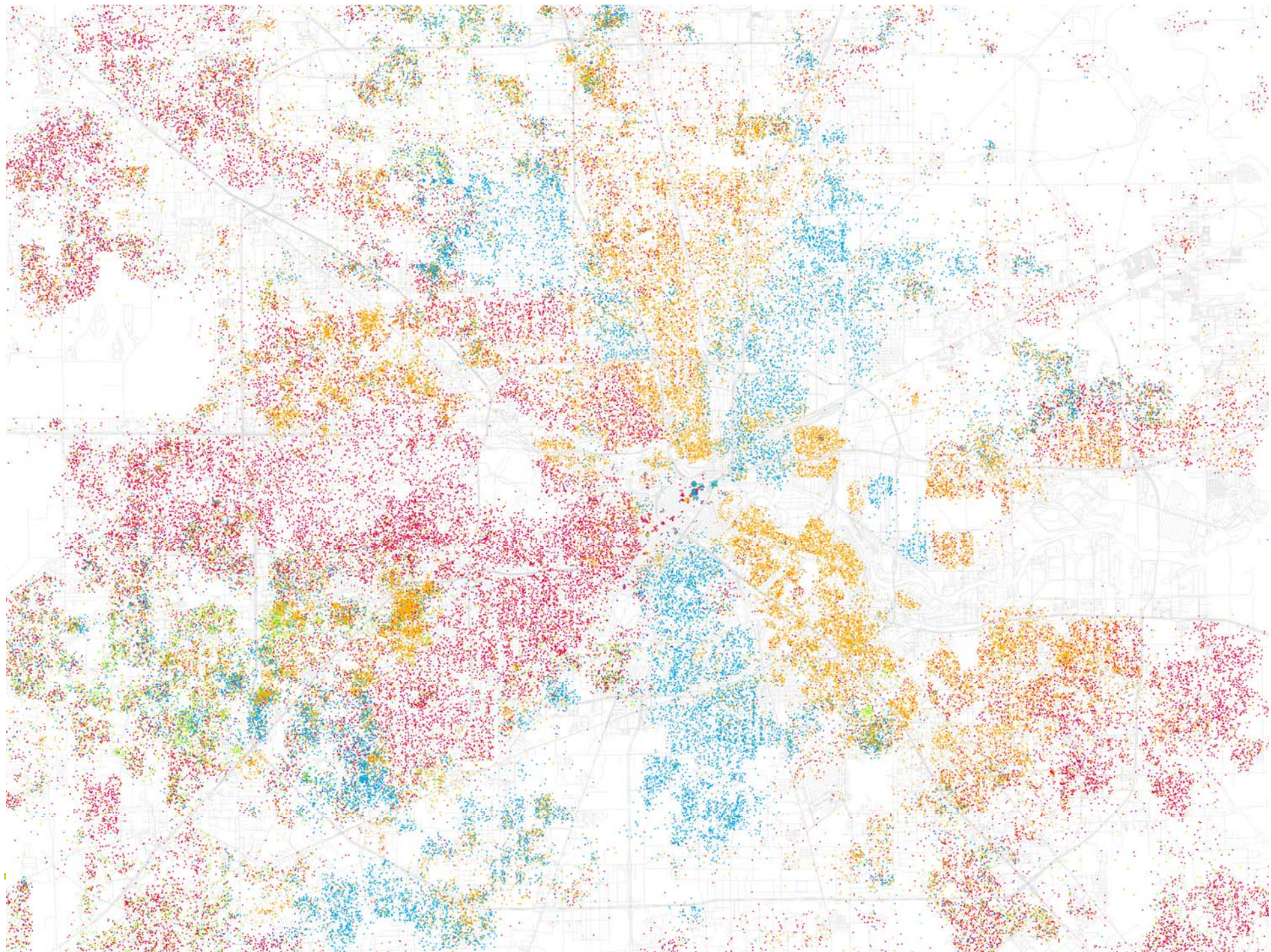


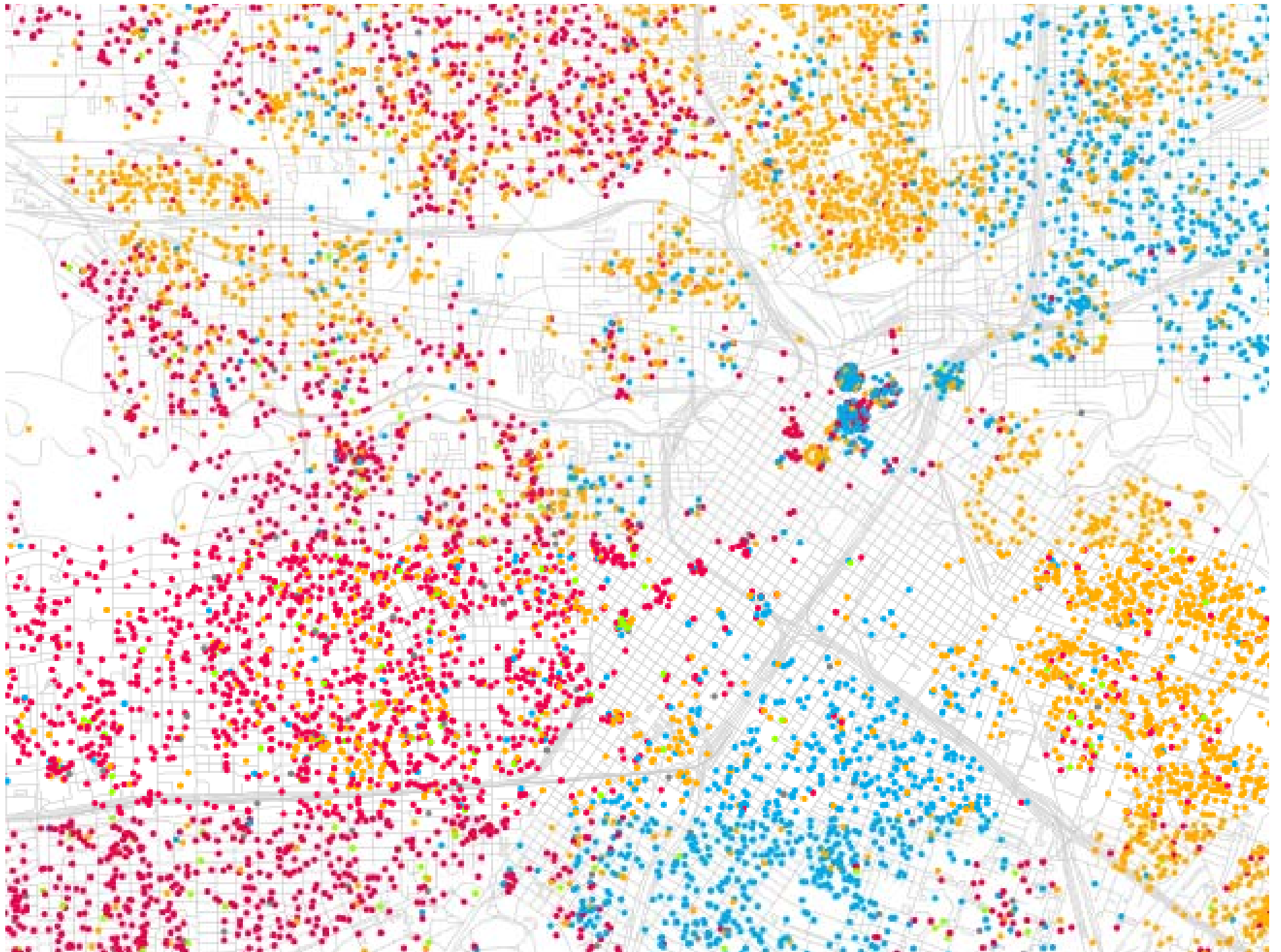
- 1 supermarket
- 2 other food retail
- 3 clothing store
- 4 convenience store
- 5 farmers market
- 6 hardware store
- 7 pharmacy
- 8 other retail
- 9 bank
- 10 gym
- 11 hair care
- 12 laundry / dry cleaner
- 13 restaurant
- 14 adult or senior care
- 15 child care
- 16 community/rec center
- 17 cultural arts
- 18 educational facility
- 19 family entertainment
- 20 government office
- 21 place of worship
- 22 medical clinic
- 23 police/fire station
- 24 post office
- 25 public library
- 26 public park
- 27 social service center

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NPDc4 Mixed Income Diverse Communities







NPDc5 Reduced Parking Footprint





NPDc7 Transit Facilities





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LIVABLE CENTERS STUDY

NPDc8 Transportation and Demand Management

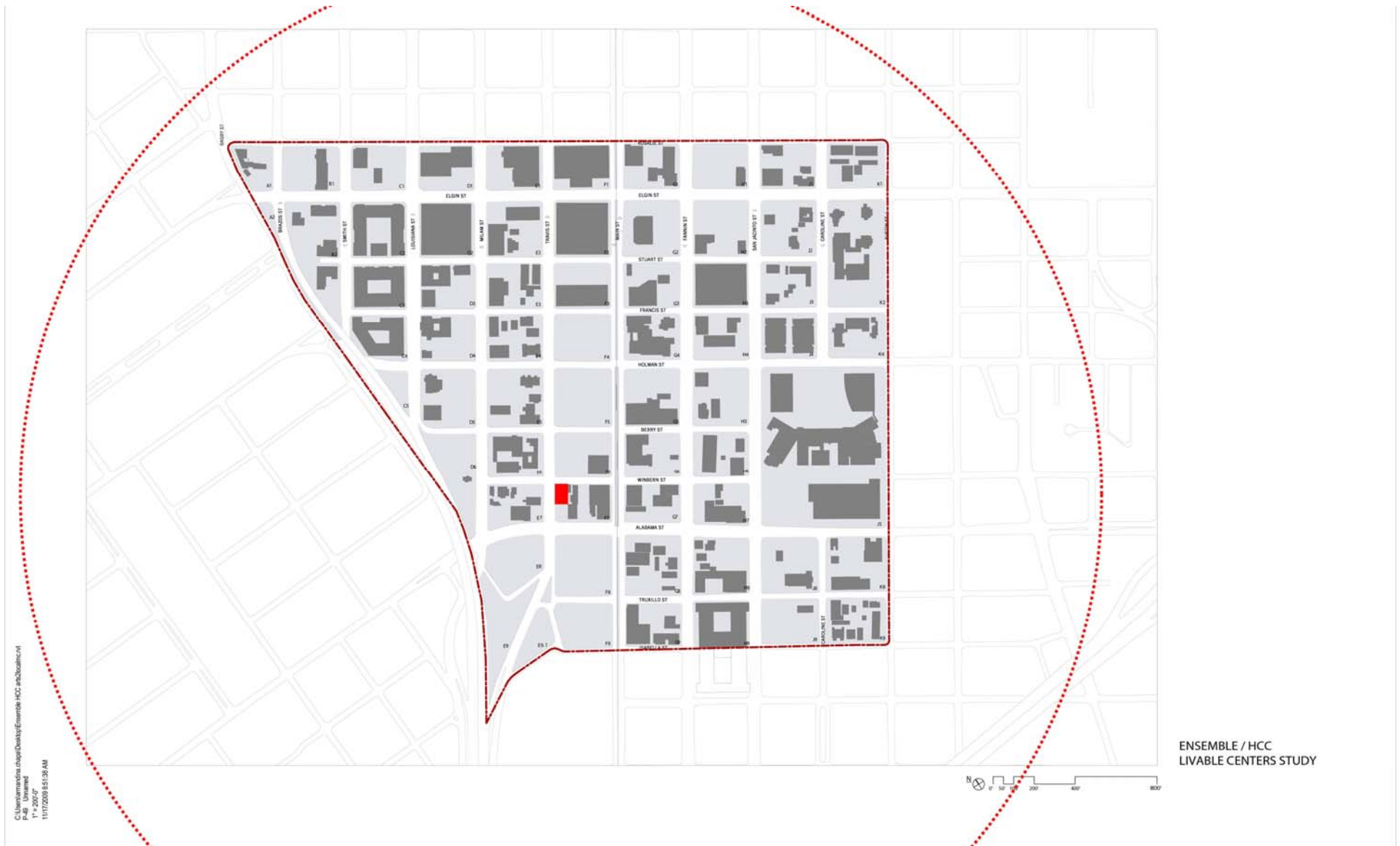
NPDc9 Access to Civic and Public Spaces



NPDc10 Access to Recreation Facilities



NPDc13 Farmers Market



NPDc13 Trees





NPDc13 Schools



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GREEN INFRASTRUCTURE & BUILDINGS

GIBc6 Historic Resource Preservation and Adaptive Reuse



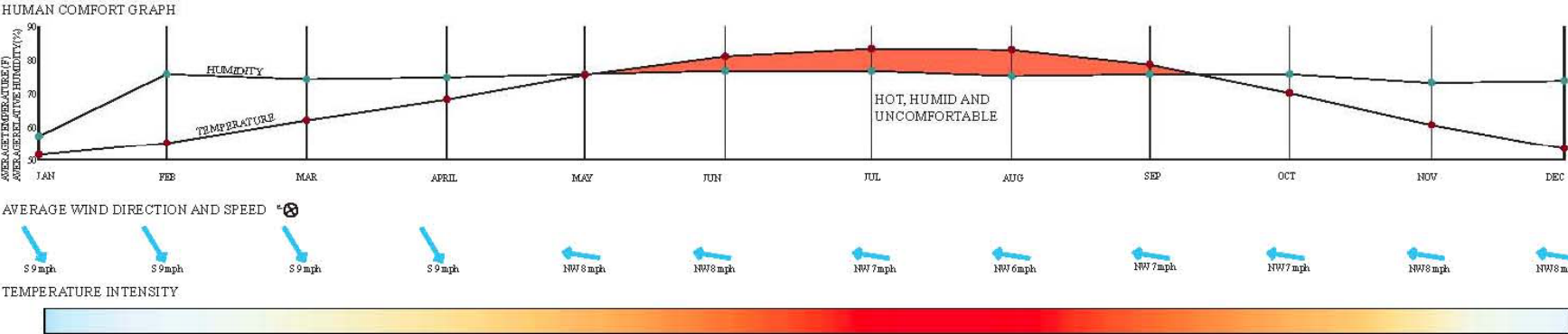
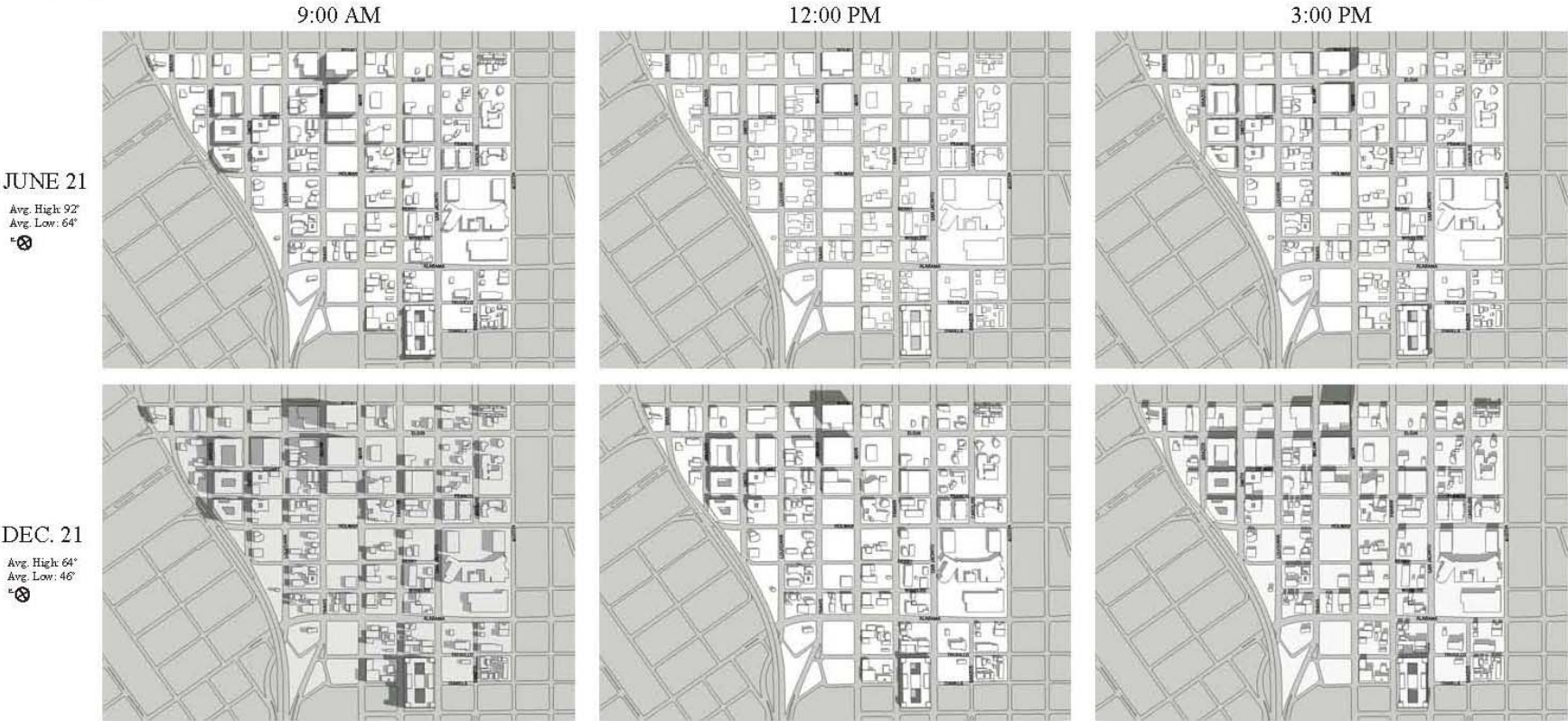
GIBc7 Minimized Site Disturbance in Design and Construction



GIBc8 Stormwater Management

GIBc9 Heat Island Reduction

GIBc10 Solar Orientation



GIBc11 On-Site Renewable Energy Sources

GIBc12 District Heating or Cooling

GIBc13 Infrastructure Energy Efficiency

GIBc14 Wastewater Management

GIBc16 Solid Waste Management Infrastructure

GIBc17 Light Pollution Reduction

LEED-EN FOR MIDTOWN

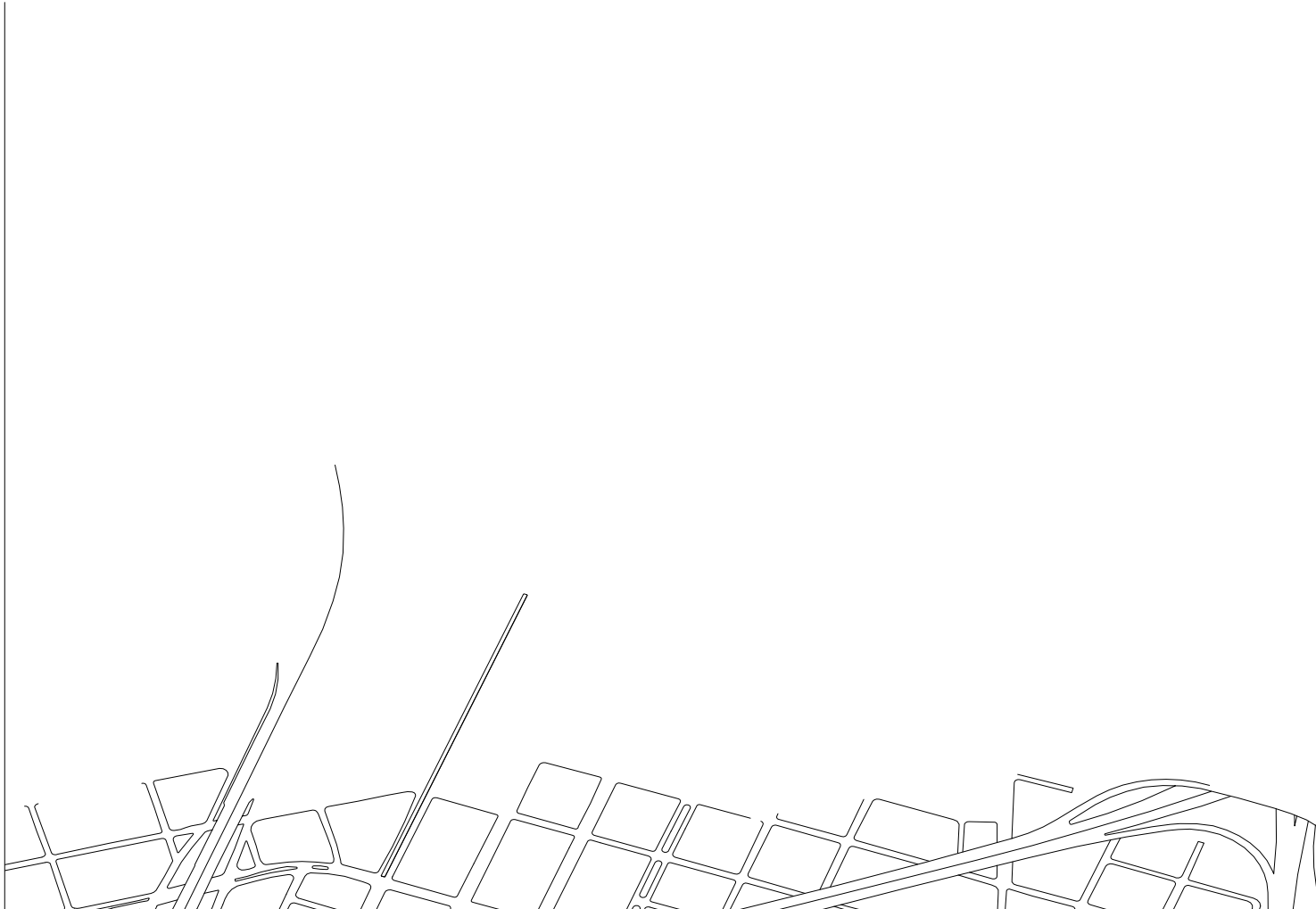
HOW DO WE GET THERE?



IDENTIFY DISTRICTS



MIDTOWN LIVABLE CENTER



CONNECTIONS BETWEEN
DISTRICTS



MIDTOWN LIVABLE CENTER

Identify Districts 2.31



Rice student

Lives off campus because it's more interesting
Studies in the coffee shop
Works as a stage hand at Ensemble Theatre



Singer / Songwriter

Lives in an old duplex in Binz
Rides the bus to wait tables at Ibiza
Teaches at HCC



Neartown foodie

Buys fresh vegetables at the farmers market every weekend
Checks out all the new restaurants



Cafes and restaurants are packed after a show



Evening concerts draw crowds from around the city



Exhibits are after-work destinations for downtown employees and Midtown residents alike





MIDTOWN LIVABLE CENTER

HCC District: A College District Vision

Houston Community College serves approximately 16,000 students at its central campus. They populate the surroundings all day long and fill every available seating surface at lunch. But there is little beyond the edges of campus to serve them. Students need places to eat, places to shop, and places to study. Some need places to live. The college could be the center of a district serving not only HCC students but other students up and down the light rail line as well as local residents. Retail would include quick, inexpensive food, coffee shops, and convenience goods. Apartments could cater to students without cars, reducing rents by eliminating the cost of building parking spots.



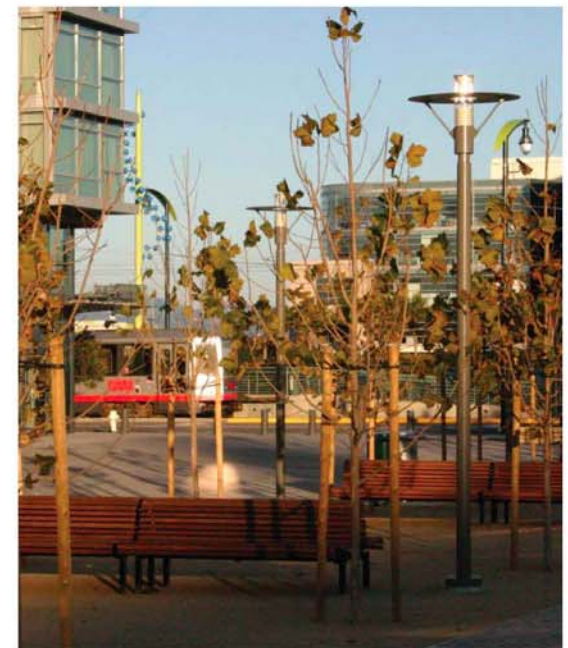
Works full time in the Texas Medical Center
Takes night classes at HCC
Grabs a bite to eat before class



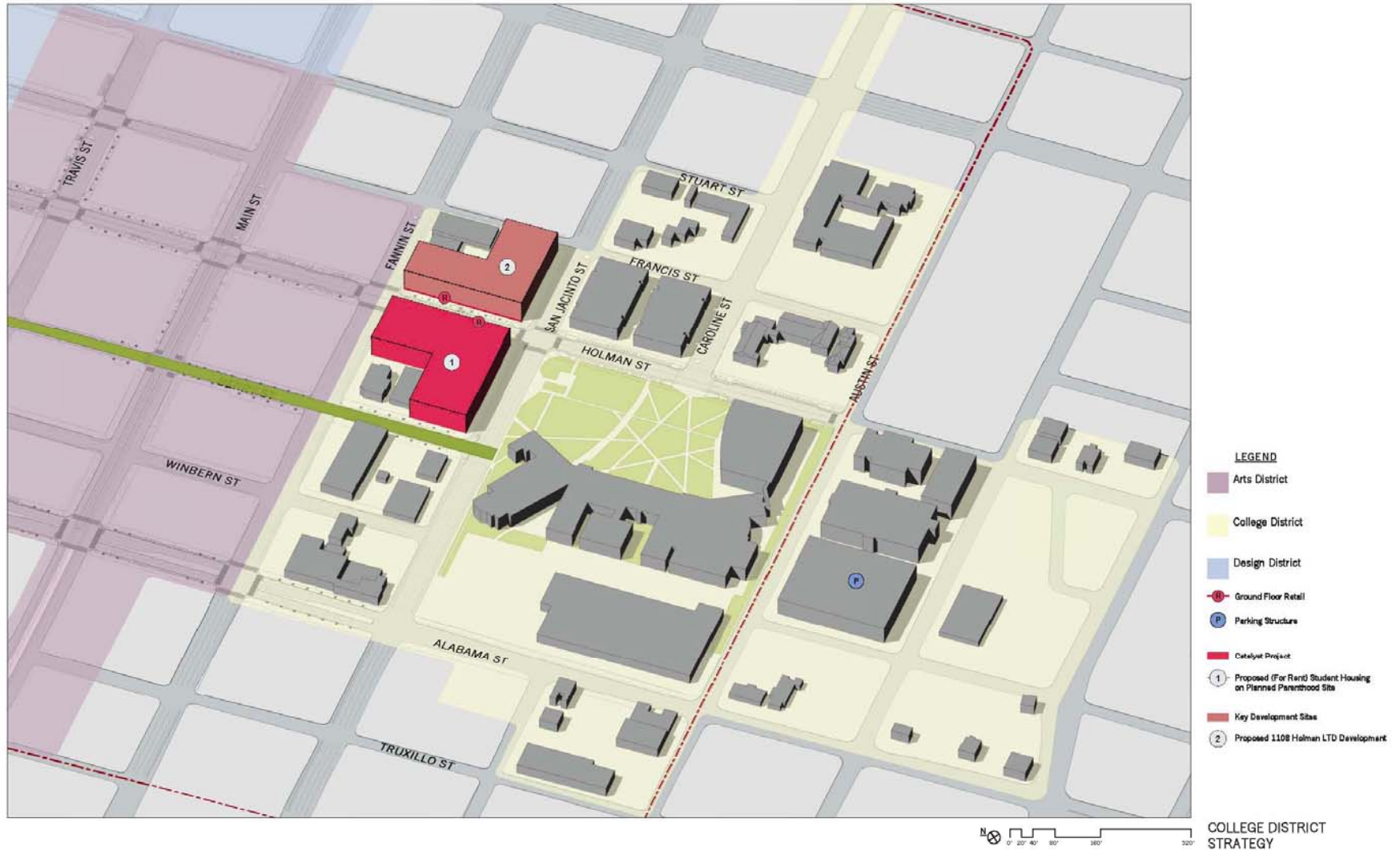
Lives in Third Ward
Rides Bus 42 to class at HCC
Studies at the Bubble Tea Shop near campus



Sidewalk cafes



Plaza seating to hang out between classes





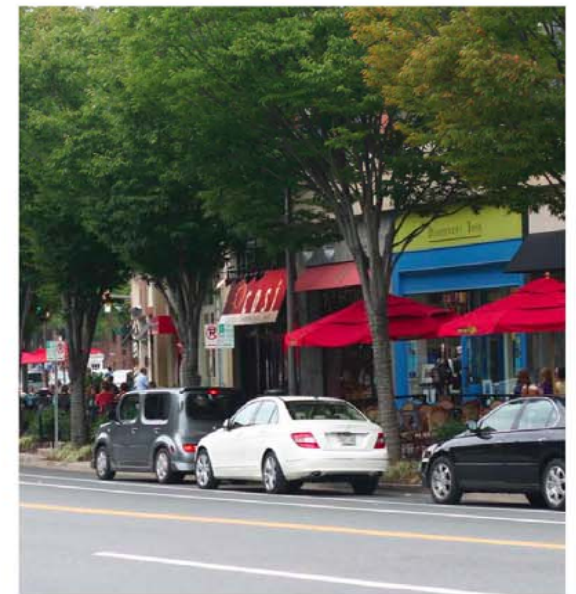
Girl's lunch out at Brennan's.
Walk to High Fashion Home



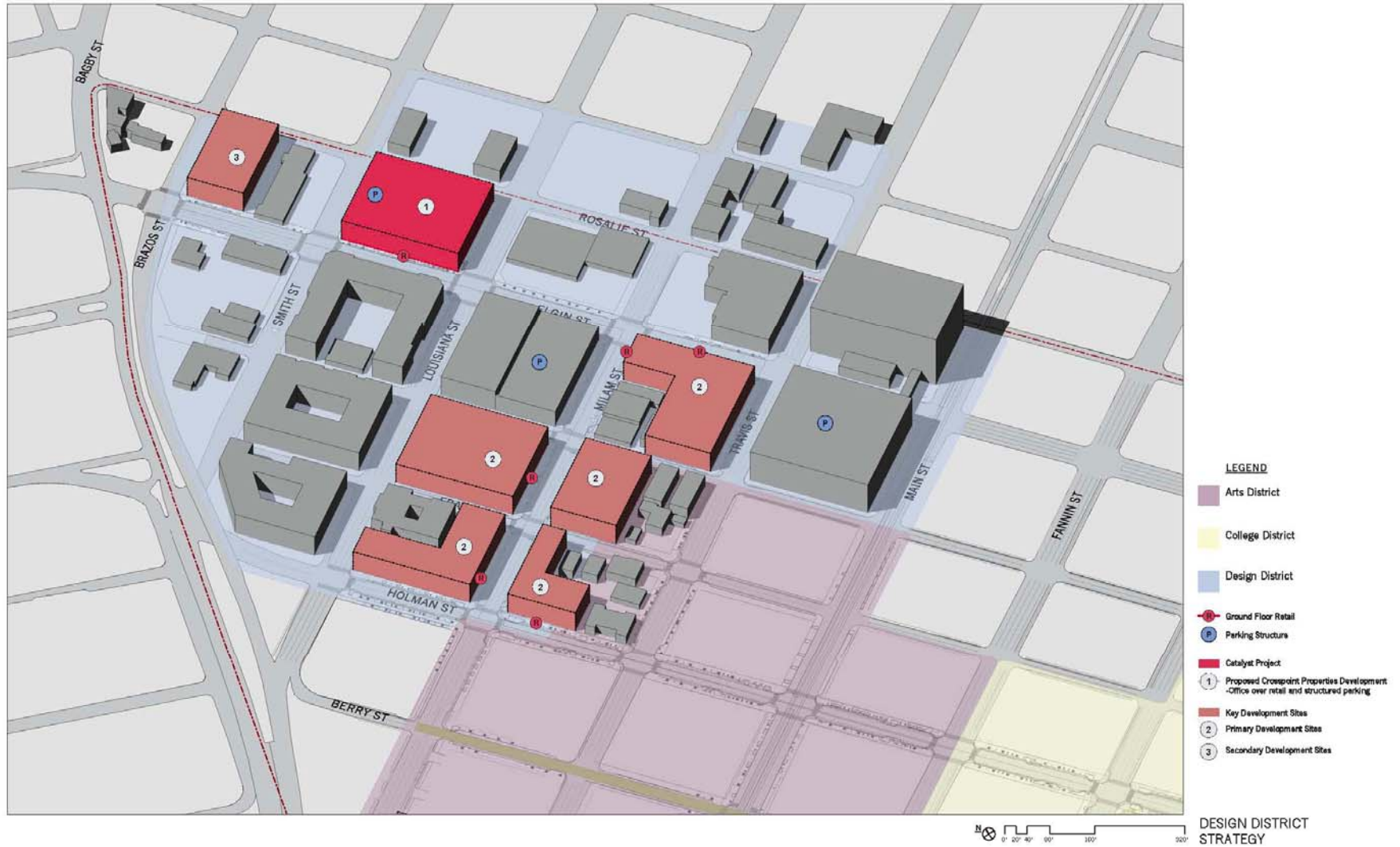
Furnishing a bungalow
Go shopping to find the perfect couch
Decide on sushi for dinner



Green softscape enhances comfort levels in the pedestrian realm



Shade trees provide much needed relief from the summer heat



DISTRICTS

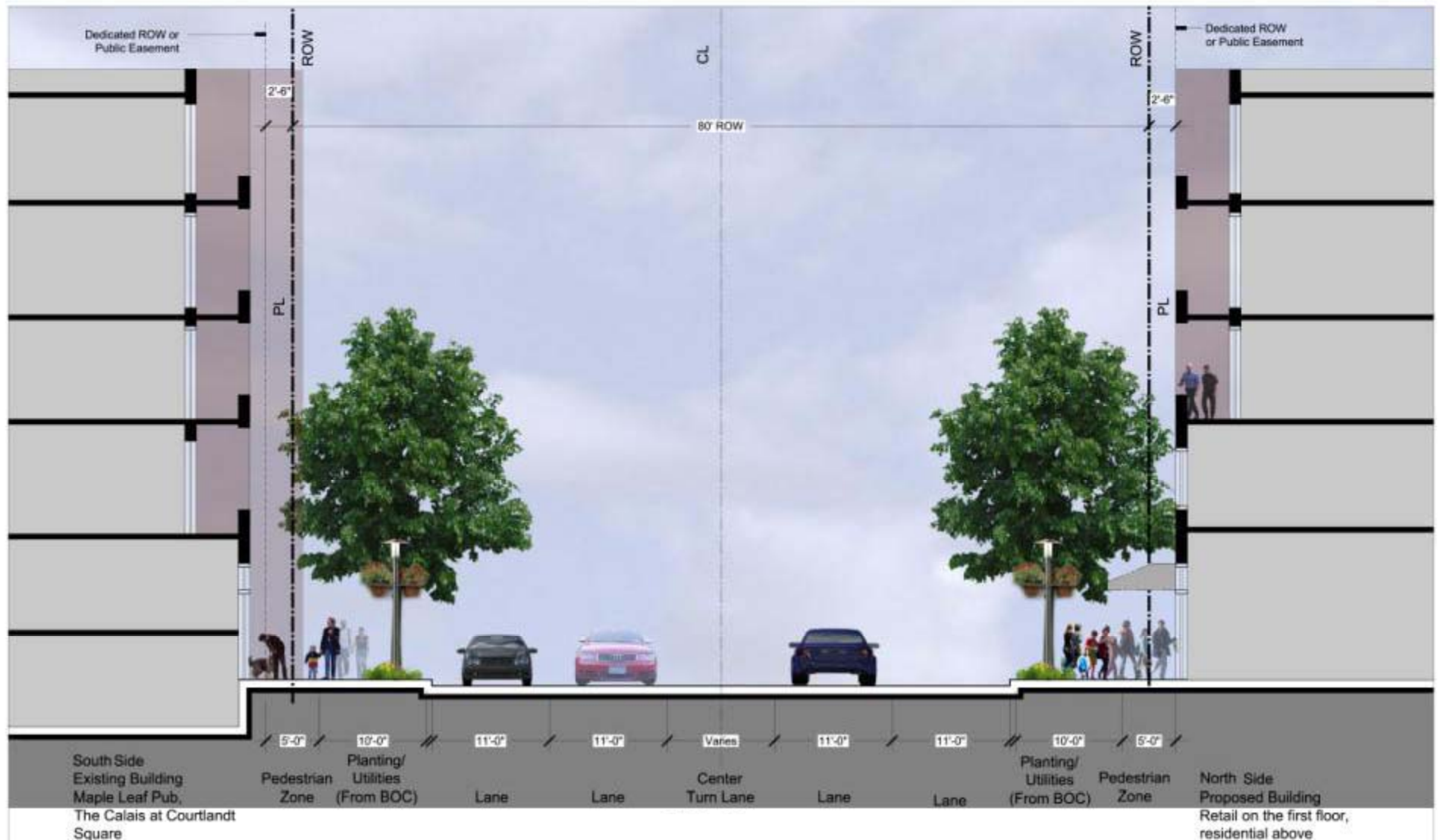
RECOMMENDATIONS	LEADERSHIP	PUBLIC FUNDING / IMPLEMENTATION	PUBLIC APPROVALS / REGULATORY CHANGES	PRIVATE REAL FUNDING / IMPLEMENTATION
Envision and brand the Arts District	Midtown Management District, Elected officials IAC, Ensemble Theater, Trinity Church, RHS Interests, Greater Houston Partnership	Midtown TIRZ	City of Houston	Developers, land owners, business owners
Envision and brand the College District	Midtown Management District, Elected officials, Houston Community College (HCC), Greater Houston Partnership	Midtown TIRZ	City of Houston	Developers, land owners, business owners
Envision and brand the Design District	Midtown Management District, Elected officials, Crosspoint Properties, Greater Houston Partnership	Midtown TIRZ	City of Houston	Developers, land owners, business owners



INTEGRATE SYSTEMS

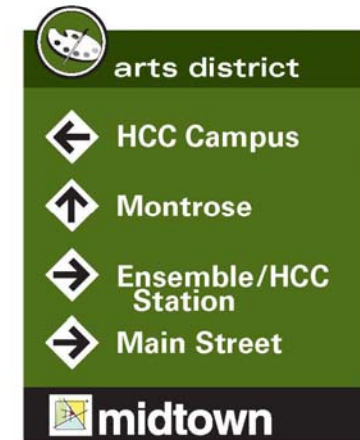
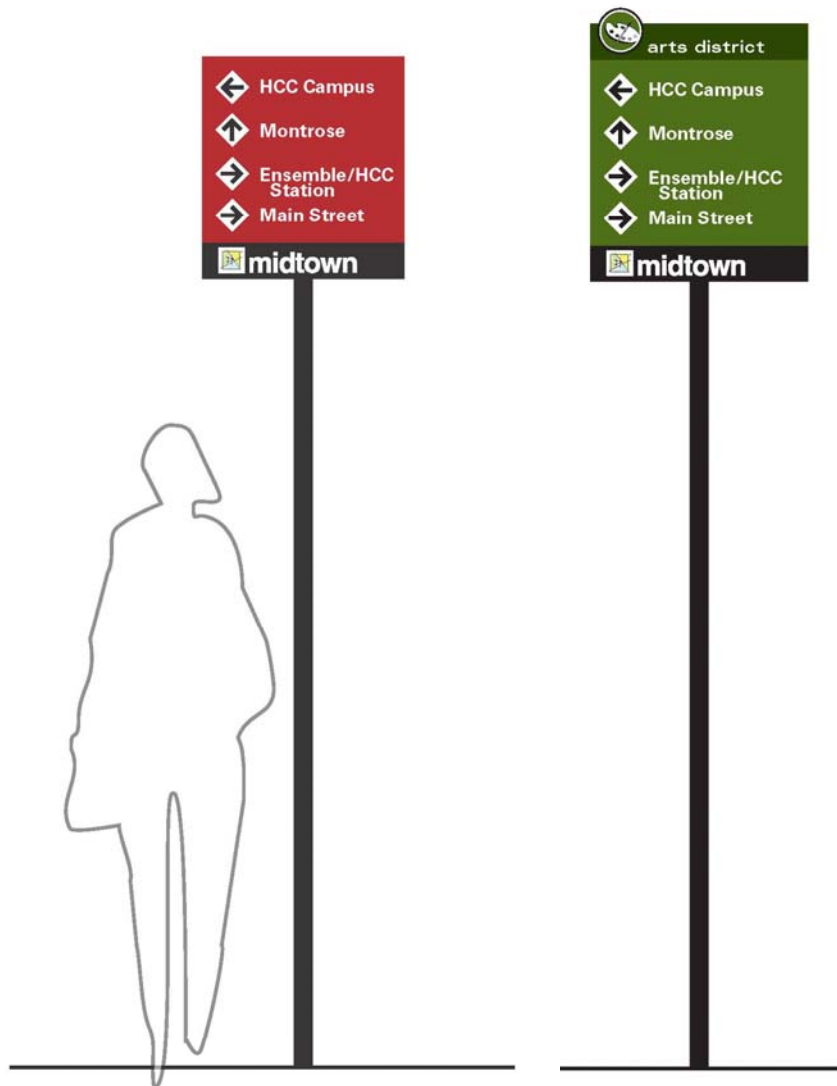
Z CONNECTION PRIORITIES

The map illustrates the Z Connection Priorities area, which is a grid of streets in San Antonio, Texas. The area is divided into several colored regions: light blue (top left), light purple (middle left), light yellow (middle right), and light green (bottom right). A thick black line runs diagonally across the center. Various street names are labeled, including Baker St, Elgin St, Stuart St, Francis St, Winbern St, Alabama St, Trudillo St, and Sabine St. The map also shows building footprints and a river on the left side.



Elgin St (btwn Brazos & Smith)

ADVANCEDSIGN



COST IMPLICATIONS

Table 3: Potential Public Improvement Investments for Midtown Livable Centers Plan

Current 2010 Dollars. Totals Rounded.

	2012-2015 <u>Phase 1</u>	2016-2019 <u>Phase 2</u>	2020-2023 <u>Phase 3</u>	2024-2027 <u>Phase 4</u>	<u>Total</u>
Streetscape & Roads (a)	\$8,007,000	\$7,679,000	\$12,282,000	\$7,545,000	\$35,513,000
Parks	0	7,286,000	7,598,000	522,000	15,406,000
Monuments & Signage	327,000	0	170,000	0	497,000
Parking Structures (b)	1,500,000	1,500,000	0	0	3,000,000
Other Parking Improvements:	0	0	0	0	0
Other:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Investments	<u>\$9,834,000</u>	<u>\$16,465,000</u>	<u>\$20,050,000</u>	<u>\$8,067,000</u>	<u>\$54,416,000</u>

Not Included:

- Independent Arts Center, potential \$30 million 10-year loan.
- Developer project funded transportation (traffic impact) improvements.

(a) Includes streetscape, roads, utility undergrounding, and related expenses.

(b) Projected subsidy for 228 public parking structure spaces in Phase 1 development.

Sources: Design Workshop; BAE, 2010.



INTEGRATE SYSTEMS

RECOMMENDATIONS	LEADERSHIP	PUBLIC FUNDING / IMPLEMENTATION	PUBLIC APPROVALS / REGULATORY CHANGES	PRIVATE FUNDING / IMPLEMENTATION
Create new park	Midtown Management District, Elected Officials	The Parks Board, COH Parks and Recreation Dept, Midtown TIRZ	-	Local land owners/developers
Create Star Plaza at HCC	HCC	HCC	-	-
Improve Elgin between Brazos and Milam	Midtown Management District, Elected officials	HGAC, TxDOT, Midtown TIRZ	City of Houston	Local land owners, Centerpoint Energy
Improve Holman between Milam and San Jacinto	Midtown Management District, Elected officials	HGAC, TxDOT, Midtown TIRZ	City of Houston, METRO	Local land owners, Centerpoint Energy
Improve Main between Homan and Alabama	Midtown Management District, Elected officials	HGAC, TxDOT, Midtown TIRZ	City of Houston, METRO	Local land owners, Centerpoint Energy
Improve Berry between Main and Fannin	Midtown Management District, Elected officials	HGAC, TxDOT, Midtown TIRZ	City of Houston	Local land owners, Centerpoint Energy
Improve Holman between San Jacinto and Austin	Midtown Management District, Elected officials	HGAC, TxDOT, Midtown TIRZ	City of Houston	Local land owners, Centerpoint Energy

An aerial photograph of a city street intersection at dusk. The sky is a pale blue-grey. In the foreground, a white building with a sign that says "H2O" is visible. To the right, an American flag flies on a pole. The middle ground shows a large intersection with traffic lights and several buildings, including a prominent orange one. The background shows a dense urban area with many houses and buildings. The text "OVERCOMING BARRIERS" is overlaid in large, white, bold, sans-serif capital letters across the lower half of the image.

OVERCOMING BARRIERS



Midtown may have the necessary foundation to create a vibrant, walkable, urban environment. Yet, **without implementing appropriate parking policy tools** to support this vision, Midtown could see **more surface parking lots and low-scale development.**





OFF-STREET PARKING MANAGEMENT

Toolbox of potential options

- Parking Cash Out
- Unbundle Parking
- In-lieu Parking Fees

Implement Parking Benefits District

- Evaluate annual shared parking supply and demand
- Collect and distribute parking revenue



PARKING CODE MODIFICATIONS

Existing Policy

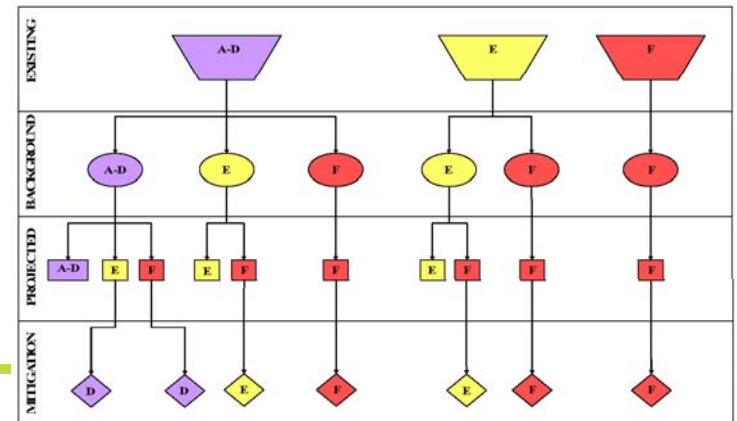
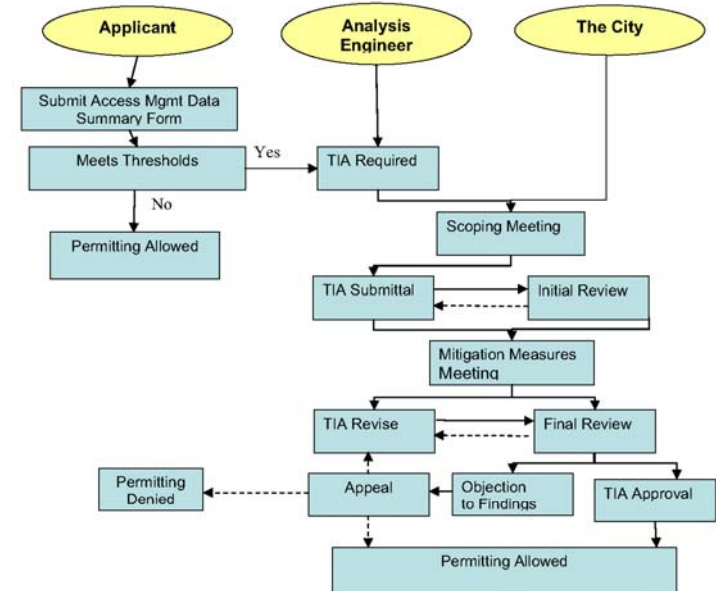
Recommended Parking Policy

Parking minimums	<ul style="list-style-type: none"> • 1.250 spaces/efficiency • 1.333 space/one-bedroom • 1.666 spaces/ two-bedroom • 2.0 spaces/ 3 or more bedrooms • 2.5 spaces/1,000 sq ft office • 4 spaces/1,000 sq ft retail • 8 spaces/1,000 sq ft restaurant 	<ul style="list-style-type: none"> • 1.000 spaces/efficiency • 1.000 space/one-bedroom • 1.500 spaces/ two-bedroom • 1.500 spaces/ 3 or more bedrooms • 2 spaces/1,000 sq ft office • 3 spaces/1,000 sq ft retail • 8 spaces/1,000 sq ft restaurant • Variances can be granted for projects serving a car-free demographic
Ways to meet parking minimums	<ul style="list-style-type: none"> • Onsite parking only 	<ul style="list-style-type: none"> • 100% of requirement can be met with in lieu-of fee • 100% of requirement can be met with existing offsite or on-street public parking where capacity is available
Parking maximums	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Set current minimums as maximums • Maximums apply only to restricted parking – parking available to the general public is not limited
Areawide management	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Conduct study of parking supply and update on yearly basis • Use in lieu of fees and meter revenue to construct off-street public parking

TRAFFIC IMPACT ANALYSIS

Recommendations

- Develop trip reduction rates specific for Livable Centers
- Allow lower levels of service on minor streets within Livable Centers
- Consider wide range of traffic mitigation
- Area-wide TIA



SETBACKS

Regulations

- 10 ft along local streets
- 25 ft along major thoroughfares
- Urban Corridor: less than 25 ft setback if 15-ft pedestrian zone with a 6-ft minimum unencumbered walk is provided

Challenge

- Regulations encourage developers to create street-front parking
- Urban Corridor ordinance does not apply district wide

Recommendations

- Apply Urban Corridor ordinance to areas with a district-wide master plan or approved Livable Centers plan

OPEN SPACE

Regulations

- Chapter 42: 10 acres times the number of dwelling units times the number of occupants divided by 1,000 persons per acre of parkland
- OR \$700 per dwelling unit in lieu of the dedication

Challenge

- Potential pocket parks are lots of approximately 50 x 100 ft (5,500 SF)
- A typical 300-unit apt bldg would generate a fee of \$210,000 and would only acquire a 3,818 SF lot for a park at current land prices
- No incentive to reward developers for providing more than the minimum
- Park space lacking in western area of district

OVERCOMING BARRIERS

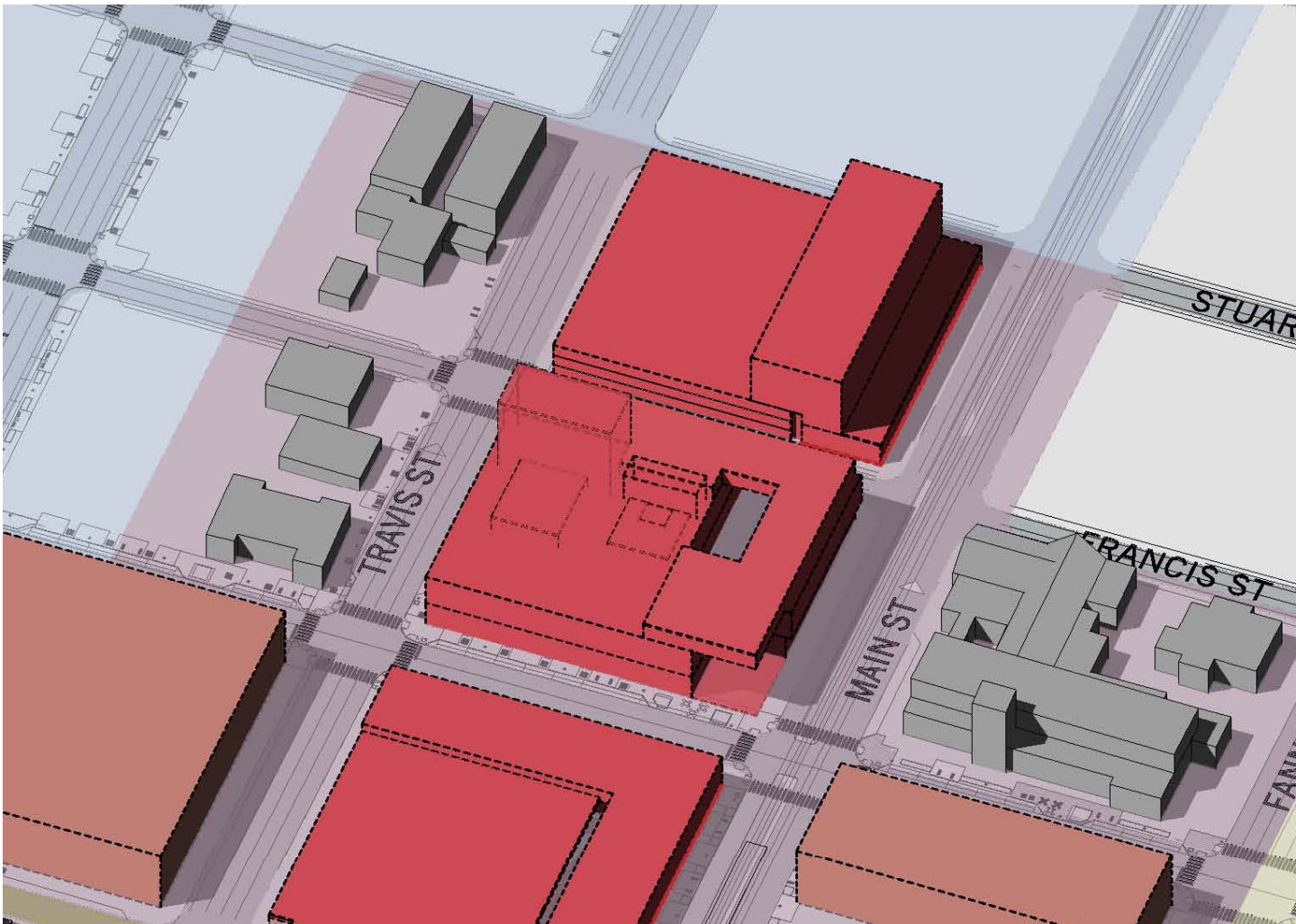
RECOMMENDATIONS	LEADERSHIP	PUBLIC FUNDING / IMPLEMENTATION	PUBLIC APPROVALS / REGULATORY CHANGES	PRIVATE REAL FUNDING / IMPLEMENTATION
Create a Parking Management Area	Management District, Elected Officials	Parking Management	Mayor, City Council	-
Modify City parking requirements	Management District, Elected Officials	Parking Management	Mayor, City Council	-
Require bicycle parking	Management District, Elected Officials	-	Mayor, City Council	Private developer
Install meters on all street spots	Management District, Elected Officials	Parking Management	Mayor, City Council	-
Set meter rates to achieve 85% occupancy	Management District, Elected Officials	Parking Management	Mayor, City Council	-
Encourage developers to implement parking cash out	Management District, Elected Officials	-	-	Private developer
Establish Parking Benefits District	Management District, Elected Officials	Parking Management, Management District	-	Private developer
Implement a Residential Parking program	Management District, Elected Officials, Local Residents	Parking Management	Mayor, City Council	-
Implement TDM programs	Management District, Elected Officials	-	Mayor, City Council	-
Construct off-street parking	Management District, Elected Officials	TIRZ, Parking	Mayor, City Council	-



CATALYTIC PROJECTS



MULTIFAMILY MIDRISE





MIDTOWN LIVABLE CENTER

STUDENT HOUSING



ADVANCEDSIGN

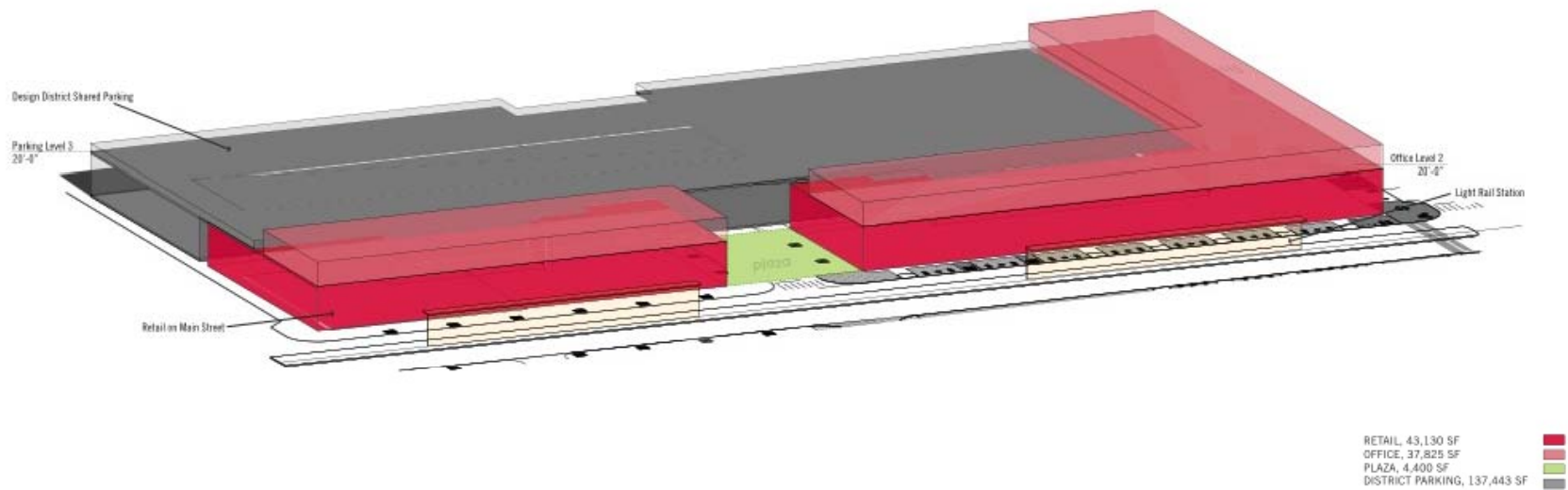


MIDTOWN LIVABLE CENTER

MIXED-USE OFFICE BUILDING



RETAIL + PARKING



ARTS CENTER



INDEPENDENT ARTS COLLABORATIVE
HCC / ENSEMBLE LIVABLE CENTERS

MORRIS
ARCHITECTS
JANUARY 25, 2010

ADVANCEDSIGN

CATALYTIC PROJECTS

RECOMMENDATIONS	LEADERSHIP	PUBLIC FUNDING / IMPLEMENTATION	PUBLIC APPROVALS / REGULATORY CHANGES	PRIVATE REAL FUNDING / IMPLEMENTATION
Build Independent Arts Collaborative (IAC) in the Arts District	IAC	City of Houston	City of Houston	IAC
Build retail/parking in Arts District	RHS Interests	Midtown TIRZ	City of Houston	RHS Interests
Build market-rate multifamily midrise in Arts District	City of Houston, Private developer	City of Houston	City of Houston	Private developer
Build Student Housing in Student District	HCC	HCC	City of Houston	
Build office & parking in Design District	Crosspoint Properties	-	City of Houston	Crosspoint Properties



DEVELOPMENT CAPACITY

DEVELOPMENT CAPACITY

ENSEMBLE / HCC LIVABLE CENTERS STUDY:
CREATING DEVELOPMENT CAPACITY GETS PROJECTS BUILT



DEPT. OF FINANCE CENTERPOINT ENERGY PARKING MANAGEMENT
WINSTON DAHSE LILIANA RAMBO TRINITY CHURCH
COUNCIL MEMBER ADAMS PARKS BOARD MARK LOETHAN
KARUN SREERAMA
HOUSTON COMMUNITY COLLEGE DR. ART TYLER
JILL JEWETT HOUSTON ARTS ALLIANCE RHS INTERESTS
ENSEMBLE THEATER
PLANNED PARENTHOOD HOLY ROSARY CHURCH
COUNCIL MEMBER RODRIGUEZ
MAIN STREET COALITION PUBLIC WORKS
BARRON WALLACE
PARKS & RECREATION MARLENE GAFRICK
ANDY ICKEN MIDTOWN TIRZ
METRO GERALD WILSON CROSSPOINT PROPERTIES
MIDTOWN MANAGEMENT DISTRICT LOCAL BUSINESSES
PUBLIC WORKS ROKSAN OKAN-VICK
TIM DOUGLASS MICHAEL ERETI
DIVERSE WORKS ADVANCEDSIGN

existing





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consulting associates

Knudson

LEED-EN FOR MIDTOWN

Q&A / TOUR

ADVANCEDSIGN