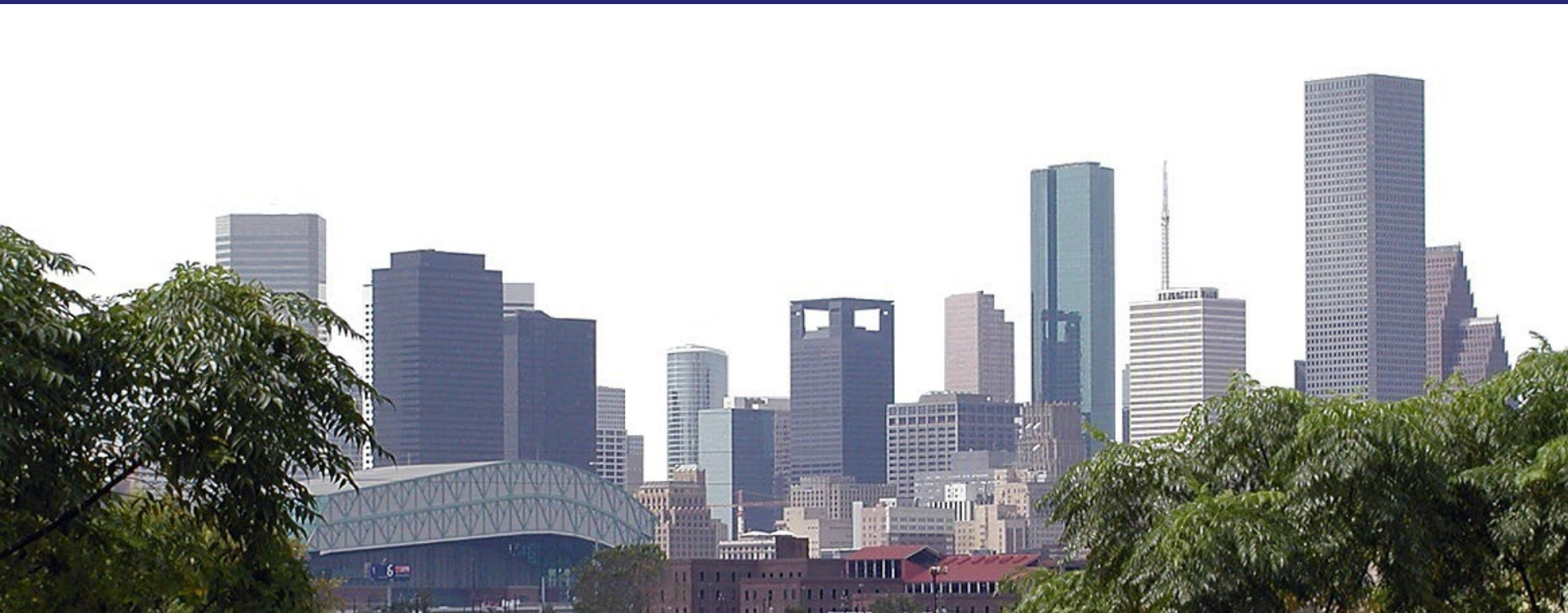


Westchase 380 Program

Presented by Jennifer Curley
Mayor's Office of Economic Development



Westchase 380 Program

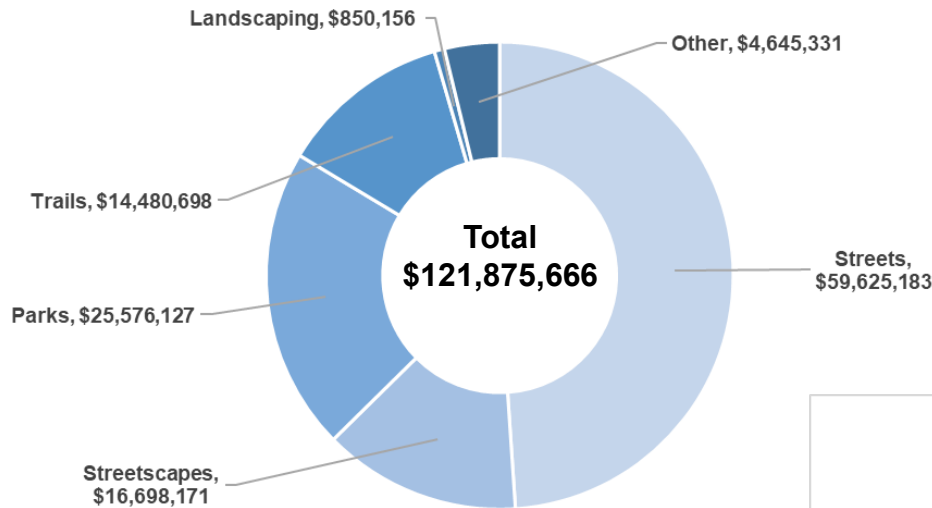
- The Westchase District conducted a study to create an area plan with input from stakeholders and later adopted, in 2006, the Westchase District Long Range Plan (the “LRP”) as a result.
- The vision involved changes to the public environment that developers would leverage to accelerate investment and economic values in the Westchase District. The framework of the plan included:
 - Creating a connected system of open spaces
 - Making streets more attractive and convenient
 - Improving transit and shared parking
 - Breaking up superblocks into small grids
 - Developing a canal network
 - Branding the District

Westchase 380 Program

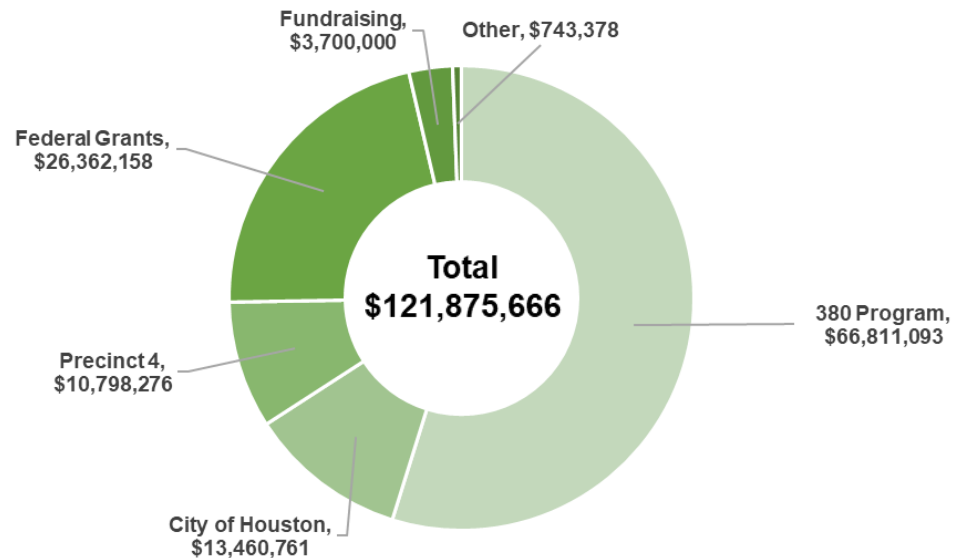
- The Westchase 380 Program was approved by City Council on October 16, 2013, City Ordinance No. 2013 – 945
- The program includes projects selected from the LRP and prioritized in a capital improvement plan to be constructed over a term of no more than 30 years, in three ten – year segments.
- City Council approved the first ten – year segment when the program was approved.
- Projects in the second and third ten – year segments may not be pursued without City Council approval.

Westchase 380 Program – First Ten Years

Investment by Project Category



Sources of Funds



Westchase 380 Program – First Ten Years

2013 - 2022 WD 380 Program Completed & Underway Projects

Completed Projects	Project Cost	Funding Sources		Notes
		WD 380 Program	Other	
Walnut Bend Reconstruction	22,461,660	8,613,054	13,848,606	\$9.2M fed grant & \$4.6M HPW
Westheimer Streetscapes	16,698,171	6,377,371	10,320,800	Fed grant
Woodchase Park	5,161,781	3,961,781	1,200,000	Fed grant
Brays Bayou Connector Trail	4,427,418	1,039,752	3,387,666	\$2.9M fed grant & \$405K local POA
Elmside/Woodchase Path	3,334,381	1,613,333	1,721,048	\$1.6M fed grant & \$75K Dst F
R-O-W Acquisition Support	2,501,785	2,501,785		
CityWest/Deerwood Path	1,629,660	489,624	1,140,036	\$1M fed grant & \$100K Dst G
Wilcrest/Westheimer Intersection	1,180,397	875,601	304,796	
Wilcrest Landscaping	850,156	850,156		
Westpark Trail & Wilcrest Connector	821,274	821,274		
HCC Campus Trail	497,965	147,375	350,590	Fed grant
Sneed Dog Park	159,749	159,749		
Greenspace for Westchase	153,000	153,000		
Richmond Reconstruction - Analysis	29,500	29,500		
Total	59,906,897	27,633,355	32,273,542	

Projects Underway	Project Cost	Funding Sources		Notes
		WD 380 Program	Other	
Meadowglen Reconstruction	35,953,626	21,262,595	14,691,031	\$8.7M Precinct 4, \$850K fed grant & \$5M HPW
Camden Park	20,101,597	14,001,597	6,100,000	\$3.7M fundraising & \$2.4M HPARD
Promenade	3,770,000	1,770,000	2,000,000	Precinct 4
Monument Signs	1,082,316	1,082,316		
Federal Compliance Support & Audit	1,061,230	1,061,230		
Total	61,968,769	39,177,738	22,791,031	

Total Program Cost Completed & Underway Projects	380 Funding	Funding by Others
121,875,666	66,811,093	55,064,573
	55%	45%

Westchase 380 Program – First Ten Years

Walnut Bend Reconstruction - 2007



Project Costs - \$22.5M

Improvements along the 1.08-mile segment of Walnut Bend Ln from Westheimer to West Park Dr.:

Roadway reconstruction, back of curb, gutter, sidewalks, landscaping, ADA ramps, pedestrian lighting and traffic signal improvements; replacement of water and storm water infrastructure

Walnut Bend Reconstruction - 2022



*Photo Source – Google Maps

Westchase 380 Program – First Ten Years

Camden Park (formerly Wilcrest Park)



Project Costs - \$20.1M

Collaboration between City of Houston and the Westchase Management District

3.4-acre community park featuring a performance stage, restaurant, flexible lawn, botanical gardens, community garden, a robust children's play area, promenade, dog park, food truck area, outdoor learning spaces, restrooms, and exercise stations.

Will be completed in 2024.

**Photo source: Google Maps (Top); Westchase Management District (bottom)*

Westchase 380 Program – Second Ten Years

WD 380 Program
2024 - 2033 Proposed CIP
10/10/2023

Roadway & Drainage Reconstruction	Limits/Location	Cost	Funding Sources			Notes
			380	Other*	CoH*	
1 Richmond Reconstruction	BWS to Woodland Park	42,511,000	9,411,000	18,100,000	15,000,000	Added Richmond project.
2 Meadowglen - East Reconstruction	Gessner to Seagler	20,506,100	14,096,100	3,000,000	3,410,000	
3 Hayes Road Reconstruction	Richmond to Westheimer, .70-mile	15,907,500	10,907,500	3,000,000	2,000,000	
4 Wallingford Reconstruction	Westheimer to Meadowglen	7,373,000	5,873,000		1,500,000	
Subtotal		86,297,600	40,287,600	24,100,000	21,910,000	
Infill Streets	Limits/Location	Cost	380	Other*	CoH	
5 Wilcrest to Walnut Bend	South side of WC Shopping Center property, 1,500 LF	4,020,000	2,020,000	2,000,000		
Parks & Open Space	Limits/Location	Cost	380	Other*	CoH	
6 Festival Park	3-acre park at West 8 (Westheimer/BWS)	11,880,000	10,880,000	1,000,000		\$1M fundraised
Drainage Infrastructure	Limits/Location	Cost	380	Other*	CoH	
7 West 8 -Drainage infrastructure with trail	Outside perimeter of West8	7,770,000	7,070,000	700,000		Reduced project cost & participations shares.
Trails & Pedestrian Access	Limits/Location	Cost	380	Other*	CoH	
8 Tanglewilde Side path	Ella Lee to Meadowglen	4,020,000	4,020,000			
9 Westpark Trail Connector to BWS	Briarpark to BWS	612,000	306,000	306,000		
10 Pedestrian Lighting	Briarpark, Pagewood, Woodland Park & Wilcrest	1,900,000	1,900,000			
Subtotal		6,532,000	6,226,000	306,000		
Cultural Facilities	Limits/Location	Cost	380	Other*	CoH	
11 Performance Venue	At Festival Park	38,183,640	29,000,000	4,000,000		\$4M fundraised \$5.1M land donation, 3.5AC at \$34 psf Reduced 380 cost by adding fundraised funding.
Subtotal		38,183,640	29,000,000	9,183,640		
Parking Facilities	Limits/Location	Cost	380	Other*	CoH	
12 Parking Garage	West 8	26,188,500	10,475,400	15,713,100		Owner participation (1K spaces, structured parking - does not include land app. \$0/40)

Program Investment by Category	
Roadway & Drainage Reconstruction	86,297,600
Infill Streets	4,020,000
Parks & Open Space	11,880,000
Drainage Infrastructure	7,770,000
Trails & Pedestrian Access	6,532,000
Cultural Facilities	38,183,640
Parking Facilities	26,188,500
Subtotal	180,871,740
25% Inflation	45,217,935
Total	226,089,675

Sources of Funds	
380 Program	105,959,000
CoH*	21,910,000
Grants*	27,106,000
Fundraising*	5,000,000
Land donation*	5,183,640
Owner participation*	15,713,100
Subtotal	180,871,740
25% Inflation	45,217,935
Total	226,089,675

*Outside funding will be pursued and is not yet committed. The amounts noted are based on the amount of outside funding successfully secured during the initial Program.

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	Total Program Cost	380	Other*	CoH*
Total	180,871,740	105,959,000	53,002,740	21,910,000
25% Inflation	45,217,935	26,489,750	13,250,685	5,477,500
Grand Total	226,089,675	132,448,750	66,253,425	27,387,500

Westchase 380 Program – Second Ten Years



Project Costs - \$42.5M

Rebuild 1.4 miles of Richmond Avenue west of Beltway 8 to Woodland Park Drive.

Improvements will include more lanes (from 4 to 6 lanes), new underground utilities, curb and gutters; wider sidewalks, landscaping, lighting, upgraded transit stops and street furniture.



**Photo Source: Westchase Management District (Top); Google Maps (Bottom)*