

An aerial photograph of the Buffalo Bayou East area in Houston, Texas, overlaid with a semi-transparent green filter. The image shows a winding bayou, industrial buildings, residential areas, and a bridge. The text is positioned in the upper left quadrant.

# **BUFFALO BAYOU EAST: Ten-Year Plan & Tri-Party Agreement**

Budget & Fiscal Affairs Committee Overview  
September 27, 2022

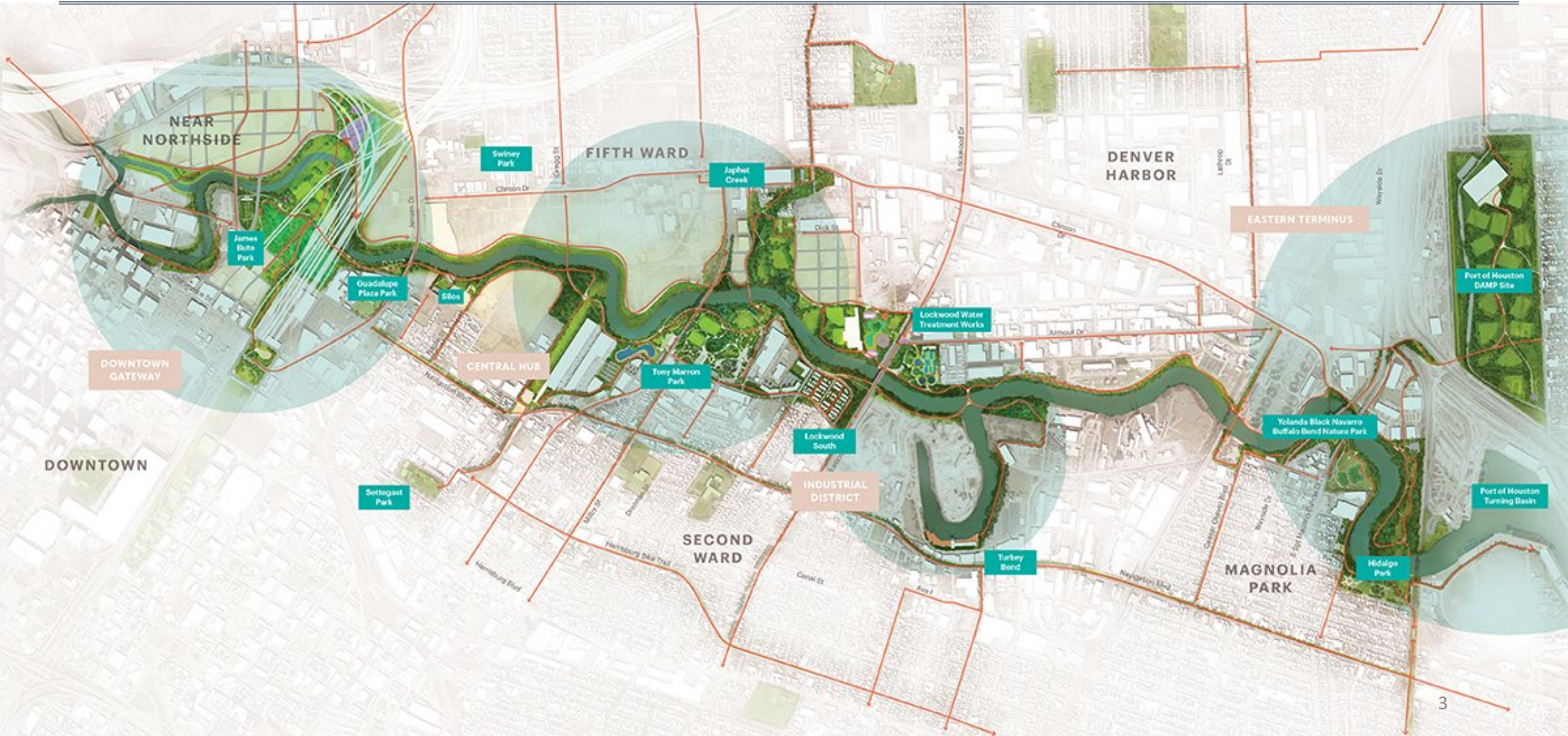
Presented by Andy Icken  
Chief Development Officer, City of Houston

# Agreement Overview

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- Modeled after the Memorial Park Agreement structure
- City, Harris County, and Buffalo Bayou Partnership (BBP) in coordination with Major Donor: The Kinder Foundation
- 30-year overall term with 10-year development phase for Projects
  - Two 30-year renewal options subject to City Council approval
- No change to Capital Improvement Plan (CIP) or General Fund
  - Leverage existing City projects, plans, and partnerships
  - Build on recent Council approvals for real estate transactions and CDBG-DR2017 funding
  - Future Council appropriations of existing CIP, real estate, CDBG-MIT, and Park Sector funding
  - Future Council actions related to TIRZs 18 (Fifth Ward) and 23 (Harrisburg); East River-Midway/HCID #23
- City and County making similar capital investment; annual maintenance and operations contributions to the Park Projects (generally: BBP 50%; City and County 25% each)
- Accelerates implementation of the Buffalo Bayou East Master Plan

# Master Plan: Overview of Area



# Master Plan: Downtown Gateway (eastern element in Agreement)



DOWNTOWN

# Master Plan: Central Hub (area part of Agreement)



# Master Plan: Industrial District (elements in Agreement)



# Master Plan: Eastern Terminus (outside Agreement scope)



## PLAN COMPONENTS

- 1 Pedestrian Bridge
- 2 Sports Fields
- 3 Port of Houston View Point

● ● ● ● ● On- and Off-Street Connections

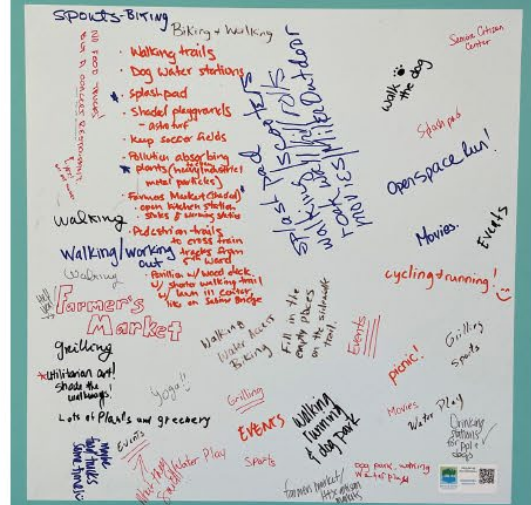


# BUFFALO BAYOU EAST COMMUNITY ENGAGEMENT

- BBP has been working with the Greater East End and Fifth Ward communities for **more than 20 years**.
- As BBP developed the Master Plan from 2017 to 2019 and has begun designing individual projects since 2019, it has held **major community meetings, numerous small gathering, focus groups, and virtual meetings** in the Greater East End and Fifth Ward to get feedback from **over 1000 residents**.
- BBP staff regularly attends festivals, civic association meetings, and other neighborhood events.



## Something for Everyone Hacer Algo para Todos



How will you use the park?  
¿Como utilizarías tu este parque?

NIÑOS  
EVENTOS  
PARQUES

REUNIONES COMUNITARIAS DEL SECTOR ESTE

# EXPANSIÓN HACIA EL ESTE

6 Y 7 DE FEBRERO

PATROCINADO POR  
Buffalo Bayou Partnership  
Concejal Karla Cisneros (Distrito H)  
Vice Alcalde Pro-Tem Jerry V. Davis  
Concejal Robert Gallegos (Distrito I)

GRACIAS A  
BakerRipley  
Fifth Ward Community Redevelopment Corporation

VIVIENDAS  
TRABAJO  
SALUD  
SENDEROS



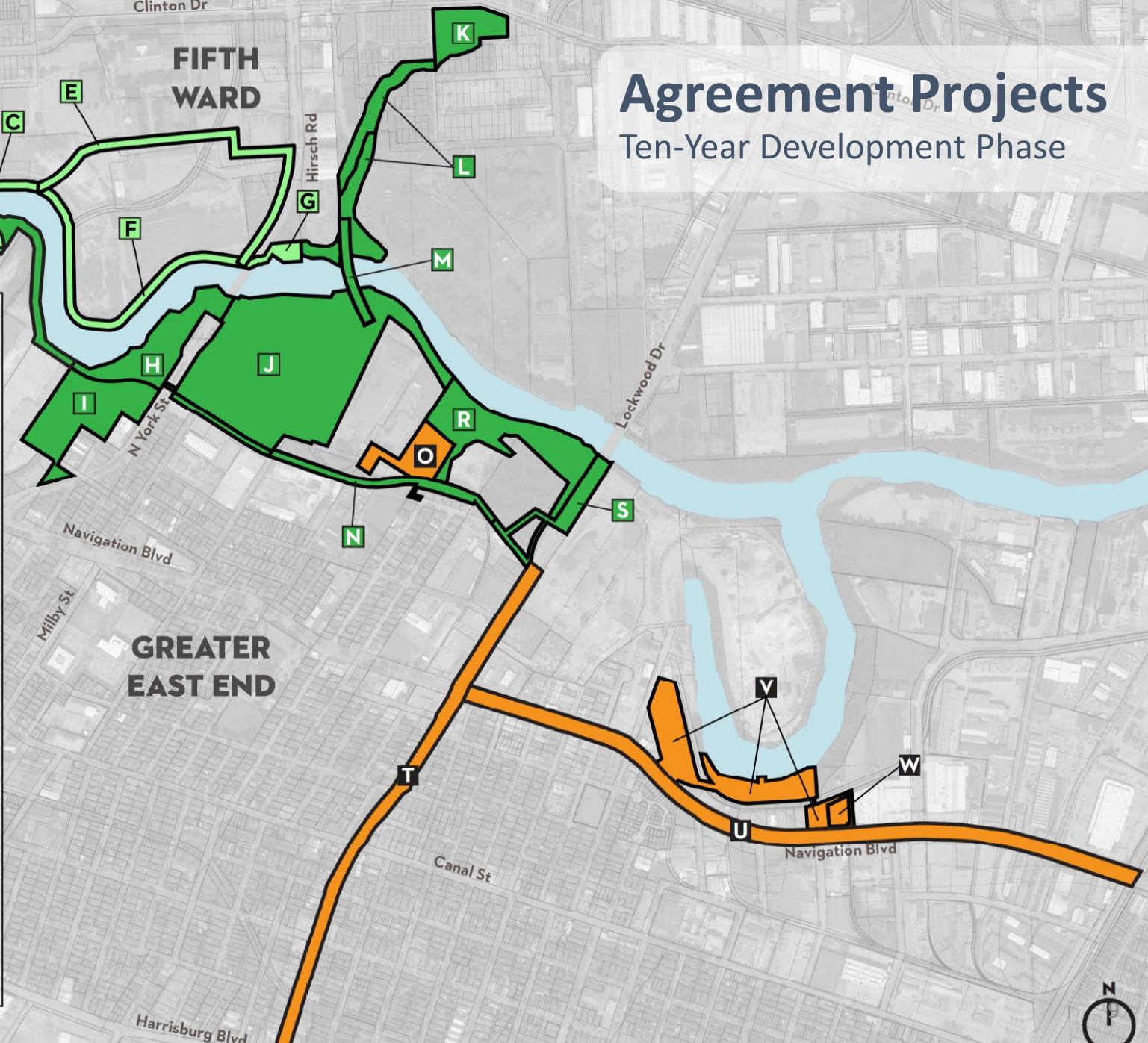
- BBP mailed **50,000 bilingual postcards** to community members.
- BBP used social media as a powerful tool to reach a wide audience with **5,000+ total engagements** on posts and event boosts.
- BBP's Community Engagement Manager attends **30+ community events and meetings** every month.
- From 2017 to 2019, BBP convened a **Master Plan Steering Committee** to advise on the Buffalo Bayou East's long term vision.
- Since 2019, BBP has gathered a **East End/Fifth Ward Stakeholder Committee** to provide input on its ongoing design efforts and a **Good Neighbor Ambassador Committee** to serve as a communication conduit to the community.



# Agreement Projects

## Ten-Year Development Phase

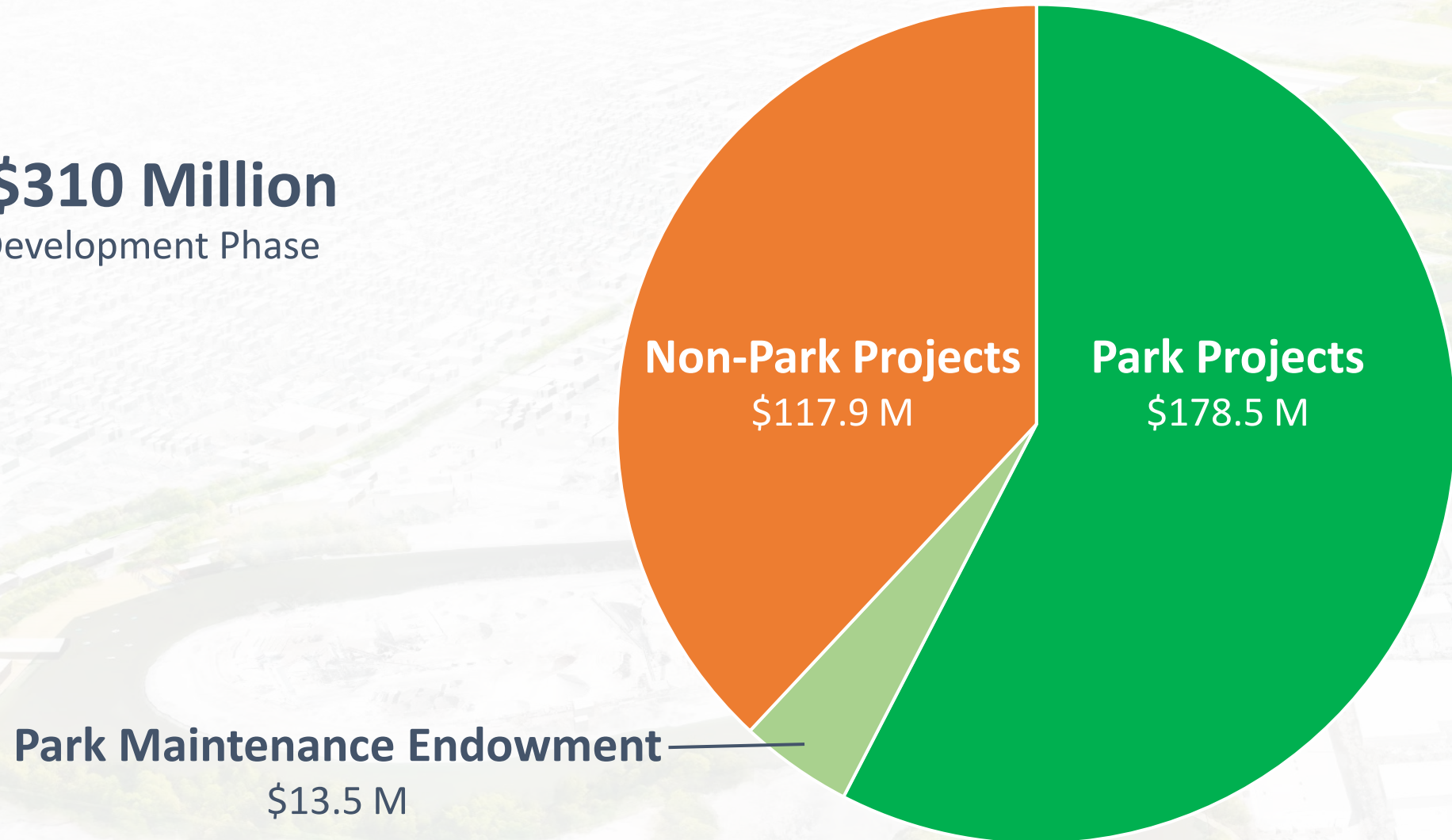
- PARK PROJECTS**
- A** DOWNTOWN GATEWAY TRAILS
  - B** SOUTH BANK TRAIL
  - C** GREGG STREET BRIDGE
  - D** EAST RIVER TRAIL
  - E** EAST RIVER TRAIL - TEMPORARY BYPASS ALIGNMENT
  - F** EAST RIVER TRAIL - PERMANENT ALIGNMENT
  - G** EAST RIVER TRAIL - JAPHET CREEK CONNECTION
  - H I J** TONY MARRON PARK AND CENTRAL MAINTENANCE FACILITY
  - K L M** JAPHET CREEK
  - N R S** LOCKWOOD PARK
  - █** EXCLUDED AREA
- NON PARK PROJECTS**
- O** LOCKWOOD SOUTH HOUSING - PHASE I
  - T** LOCKWOOD DRIVE CIP PROJECT (HIGH COMFORT TRAILS)
  - U** NAVIGATION GREENWAY
  - V** TURKEY BEND
  - W** HISPANIC HISTORY RESEARCH CENTER (HHRC) AT TURKEY BEND



# Funding Summary: All Capital Improvements

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**Total: \$310 Million**  
Ten-Year Development Phase



# Summary of Agreement Projects

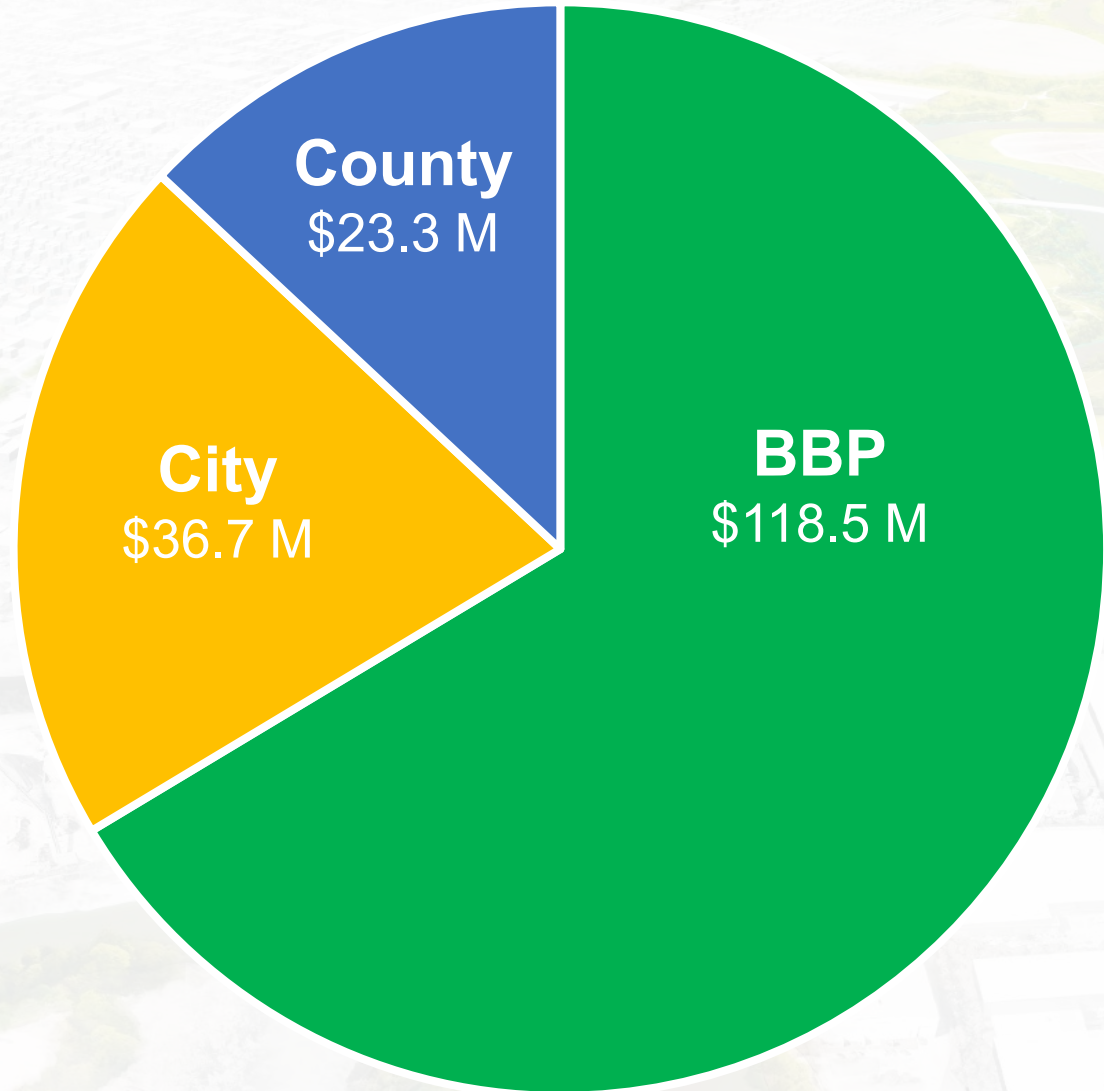
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- Restored, expanded, and improved parkland (including Tony Marron & Japhet Creek Parks)
- New hike and bike trails along Buffalo Bayou from downtown trails to Lockwood Drive
- Two new trail bridges over Buffalo Bayou
  - Gregg Street – connecting East River with South Bank Trails; Japhet Creek to Tony Marron Park connection
- A new Park Central Maintenance Facility
- New or enhanced public streets connecting to the Park
  - Marron Park Way; Lockwood Drive (to Harrisburg Blvd.); Navigation Greenway (Lockwood Dr. to Mack St.)
- New 80-unit multi-family development with 72 affordable units
- New Houston Public Library (HPL) facility at Turkey Bend
  - Hispanic History Research Center and an HPL Express
- Existing industrial space at Turkey Bend transformed into a vibrant, waterfront destination

# Funding Summary: Park Projects

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Total: **\$178.5 Million**



**KINDER** FOUNDATION

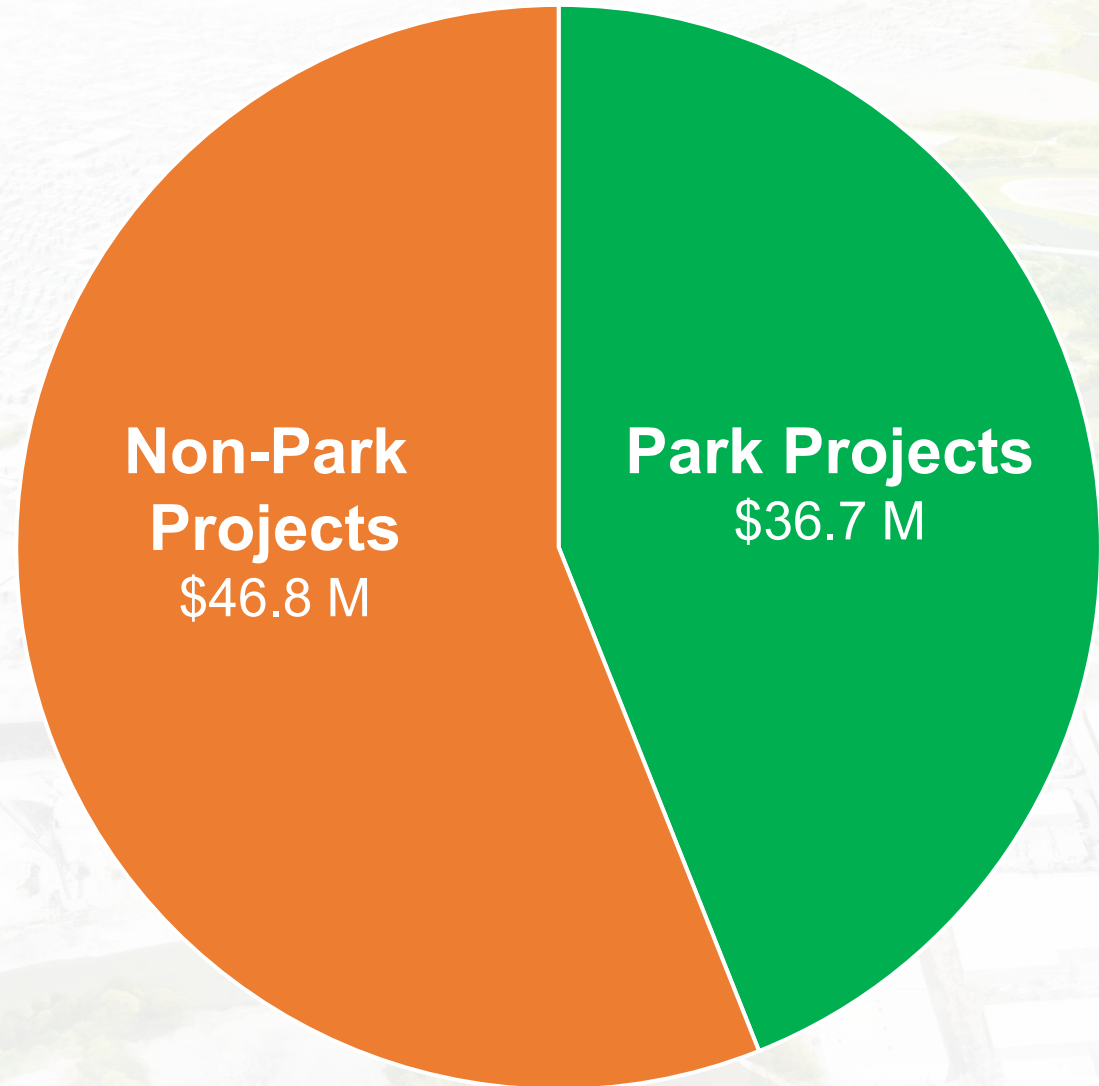
**\$100 Million Gift**

(included within BBP total)

# Capital Investment from City and its Partners

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Total: **\$83.5 Million**



# Capital Investment from City and its Partners

Project	Project Lead	Total Project Cost	Funding Commitment		Funding Source
			Total	Element	
<b>Park Projects from City and City Partners</b>					
Downtown Gateway	BBP	\$10,434,000	\$1,075,000	\$925,000	<b>North Bank:</b> Abandonment & sale transaction of public streets via Ordinance No. 2022-380
				\$150,000	<b>South Bank:</b> Parkland acquisition via Park Sector Fund (Sector 11)
South Bank Trail	BBP	\$22,410,694	\$6,600,000	--	Partner with Harrisburg TIRZ (TIRZ 23); Board Approval on July 25, 2022
Greg Street Bridge	City	\$14,400,000	\$7,200,000	--	Partner with Midway-East River/HCID #23; County also contributing \$7.2 Million
East River Trails	City	\$15,052,935	\$15,052,935	\$8,152,935	<b>Acquisition:</b> ROW abandonment & sale transaction/land swap ("East River JRC") via Ordinance No. 2021-0427
				\$6,900,000	<b>Trail Improvements:</b> Partner with Midway-East River/HCID #23
Marron Park Way	BBP	\$8,175,460	\$6,800,000	--	Anticipated Funding by CDBG-MIT Funds
<b>Park Projects Total:</b>			<b>\$36,727,935</b>		
<b>Non-Park Projects from City and City Partners</b>					
Lockwood South Housing Phase 1	BBP	\$31,786,415	\$9,950,000	--	CDBG – DR2017 via Ordinance No. 2022-510
Lockwood Drive CIP Project	City	\$17,382,000	\$17,382,000	--	City CIP Funds (CIP No. N-100027)
Hispanic History Research Center	City	\$19,458,000	\$19,458,000	--	City CIP Funds in the Public Library Consolidated Construction Fund (CIP No. E-000244)
<b>Non-Park Projects Total:</b>			<b>\$46,790,000</b>		
<b>Total Capital Investment:</b>			<b>\$83,517,935</b>		

# Park Maintenance and Operations

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- East River Trails and Gregg Street Bridge:
  - City through a partnership with East River-Midway and HCID #23
- All other areas of the Park
  - Maintenance and operations led by BBP
  - Annual Park greenspace maintenance and operations funding:
    - Estimated \$1.3 Million annual payment at completion of Park development phase:
      - 50% BPP
      - 50% City and County (25% each)
    - Scheduled “ramp up” of annual payment as projects are completed
    - City and County funding through TIRZs 18 and 23

# Next Steps

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- Commissioners Court consideration: **September 27<sup>th</sup>**
- City Council consideration: **September 28<sup>th</sup>**
  - Agreement Ordinance
  - Agreement-Related Ordinances:
    1. Street name change of unimproved Foley Street to Marron Park Way
    2. The Agreement
    3. Code changes to Chapters 32 and 26: Authorize BBP to operate and maintain City parkland in accordance with the Agreement
- Future City Council considerations:
  - TIRZs 18 and 23 budgets and related items
  - East River-Midway/HCID #23 related items
  - Appropriations of existing funding (CIP, real estate, Park Sector)
  - Real estate transactions
- Building on \$37 Million raised to date, **continued BBP fundraising** for the remaining \$46 Million needed for Agreement implementation.



# Agreement Recap

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- \$310 Million of total investment over 10-year development phase
- \$178.5 Million for Parks Projects - **\$100 Million Kinder Foundation gift**
- Funding from City and its partners:
  - Park Projects: \$36.7 Million
  - Non-Park Projects: \$46.8 Million
  - East River Trails and Gregg Street Bridge maintenance (East River-Midway/HCID #23)
  - 25% of annual Park maintenance and operations funding: \$325,000 (TIRZs 18 and 23)
- No change to Capital Improvement Plan (CIP) or General Fund
  - Leverage existing City projects, plans, and partnerships; recent Council approvals
  - Future Council appropriations of existing CIP, real estate, CDBG-MIT, and Park Sector funding
  - Future Council actions related to TIRZs 18 and 23; East River-Midway/HCID #23
- City and County making similar contributions to Park Projects

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