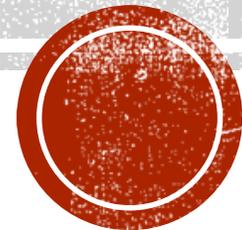
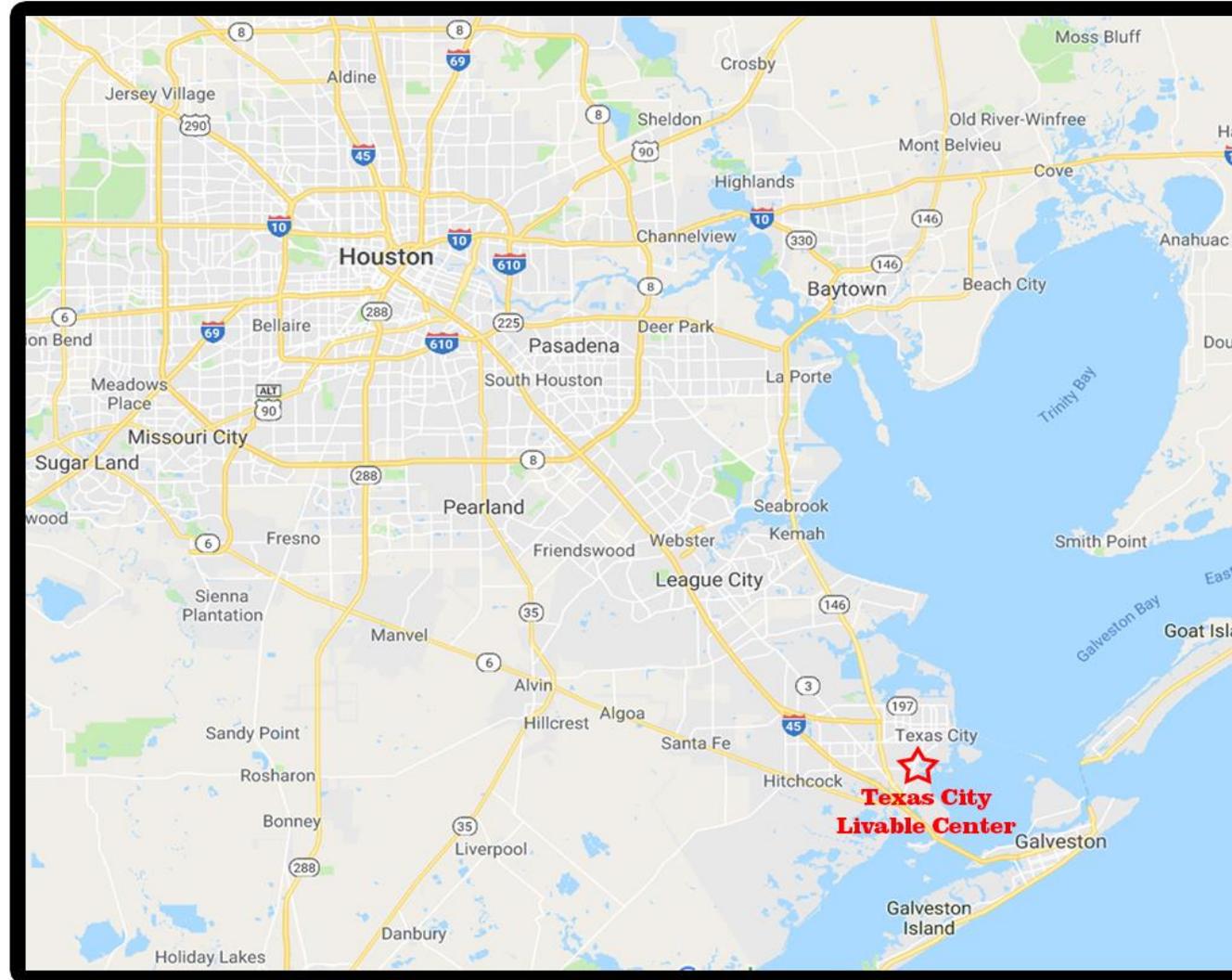


TEXAS CITY LIVABLE CENTER

Presented by
Nicholas Finan
& H-GAC



Texas City Location

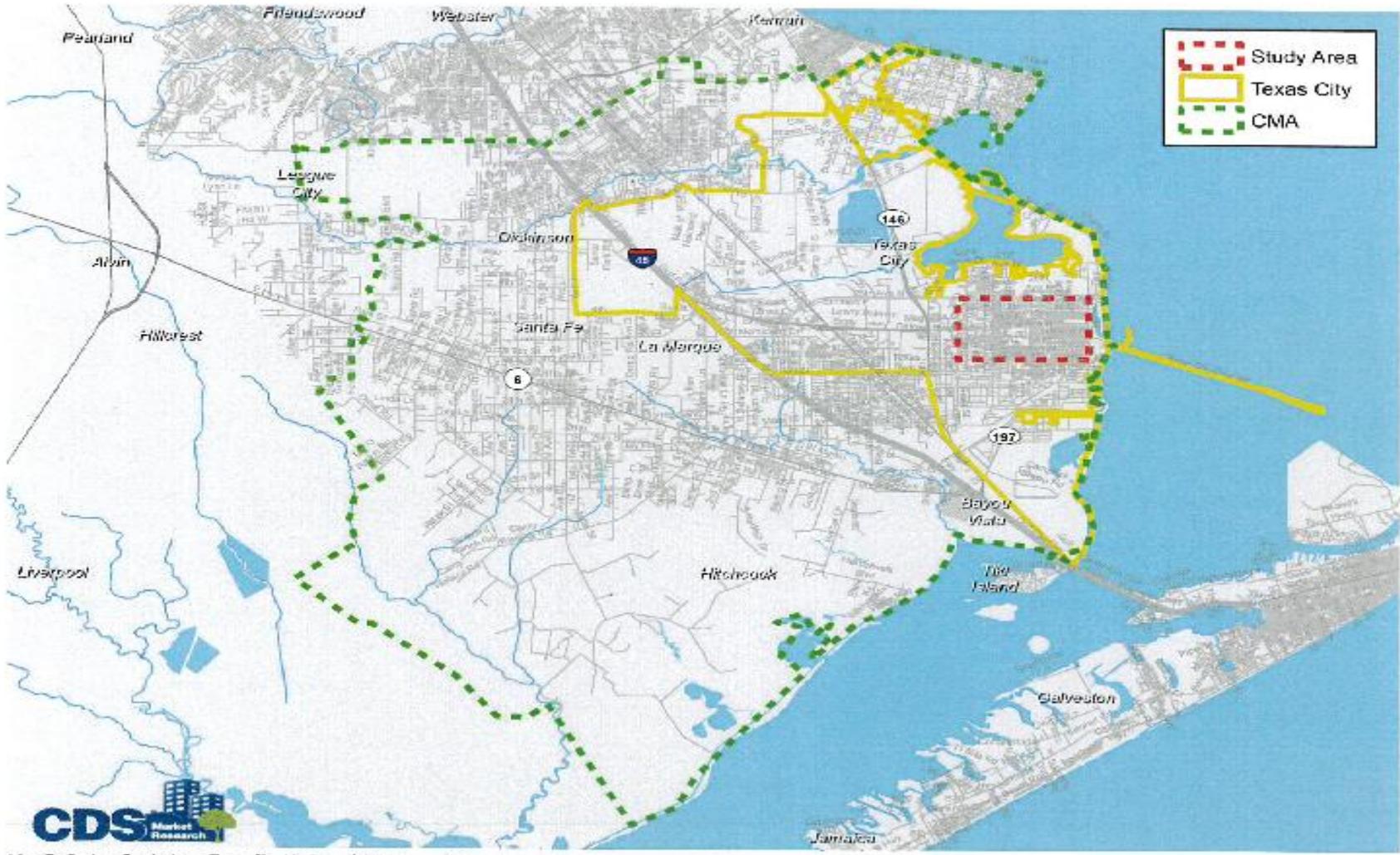


LIVABLE CENTER LOCATION

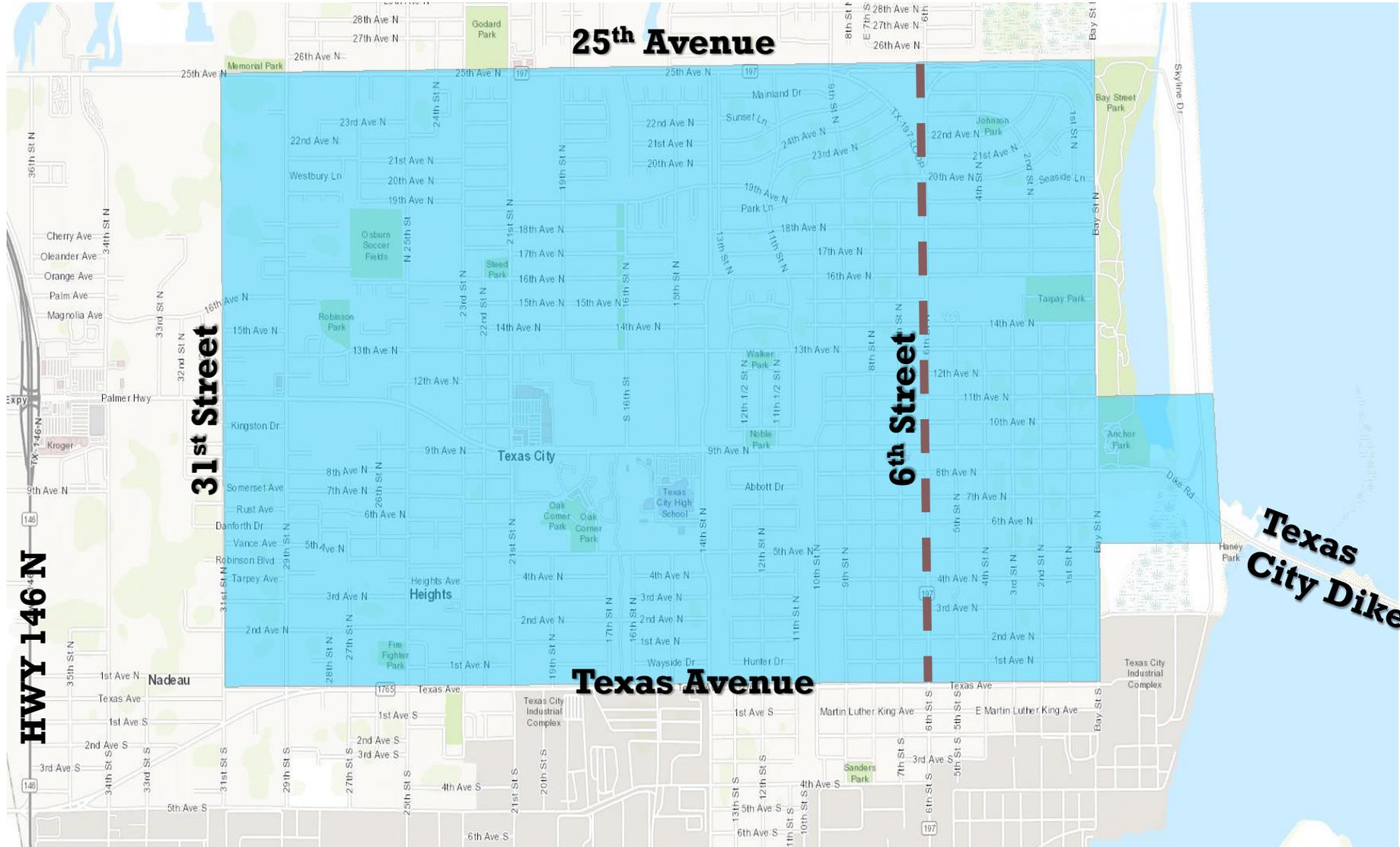


TC_Livable Cente...6).pdf

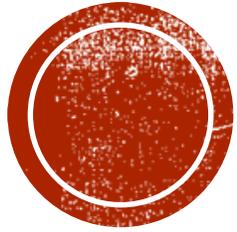
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LIVABLE CENTER LOCATION

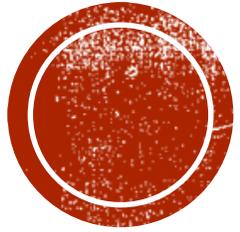


TEXAS CITY BACKGROUND



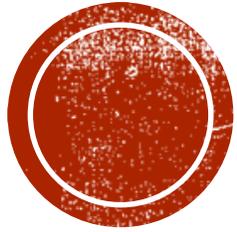
- **Located near Galveston on the Mainland**
- **Founded in 1911 by a group of investors interested in a port and railroad.**
- **City is primarily known for its Industrial Complex – Petro-Chemical (DOW, Eastman, BP, NUSTAR, Oiltanking, Valero, Praxair, and Marathon)**
- **Close to the refineries and chemical plants is an aging housing stock.**
- **6th Street the “old downtown” district deserted in the late 1980’s through mid 2000’s.**
- **Interstate portion starting to see new development (Outlet Mall, Buc-ee’s, Lago Mar Housing, Crystal Lagoon)**
- **Waterfront Community (Galveston Bay, Texas City Dike, Moses Lake, Levee Protection System, Housing facing Galveston Bay (nearly half of city limits is bounded by water))**

LIVABLE CENTER BACKGROUND



Livable Center Study awarded grant in 2015 and completed in 2016 (Freese & Nichols – Shad Comeaux Project Manager, CDS Market Research, Marsh Darcy Partners, and Traffic Engineers).

OBJECTIVES OF THE LIVABLE CENTER STUDY



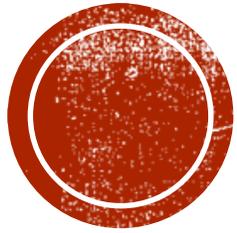
- Develop strategies that will transform the study area into a **high-quality mixed use** destination that boasts a **variety of housing types and complementary uses**.
- Cultivate interest among the development community and potential residents.
- Assess the timing, costs, and phases of land and infrastructure improvements.
- Develop multi-modal transportation networks that provide residents and business patrons the choice to walk, bike, or use other means of transit.
- Develop the Texas City Dike as a natural resource amenity to develop scenic outlook points, recreation opportunities accessible from adjacent neighborhoods and downtown Texas City.
- Develop strategies for **housing redevelopment** and maintenance for **longterm viability of residential uses**.
- Identify **funding mechanisms** that can be used to implement multi-use trails, environmental remediation, **housing**, infrastructure, and other necessary improvements.
- Assist in the redevelopment of 6th Street into a destination, attraction and economic center.

ONCE DONE, WHERE DO WE START?

Low Lying Fruit

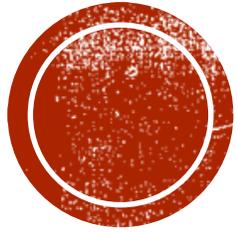
City had about \$1 million to initiate implementation

Bike Trails and Signage least expensive and very visible - both in development and implementation.



HOUSING:

Has been Concern for years:



Old and Aging Stock

Need Appropriate Housing Mix

Need to Eradicate or Abate Nuisances and
Dilapidated Structures

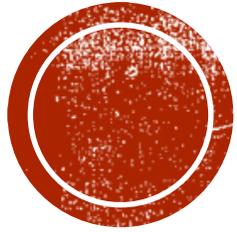
Remove Housing from Industrial Complex
Shadows

Improve Neighborhoods

Encourage In-fill Developments

HOUSING:

Rezoned 6th Street as a Revitalization District to further the goal of developing historic street into a Mixed Use district with a regional entertainment destination.

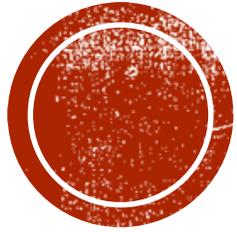


Encouraging Housing above Retail/Business.

Encouraging Housing varieties adjacent to District

HOUSING:

Livable Center Importance:



Provides more credence for Housing needs

Made it more of a priority for the City

Gave Housing needs more legitimacy

Provided document for grants, developers, others to see City's commitment

HOUSING:

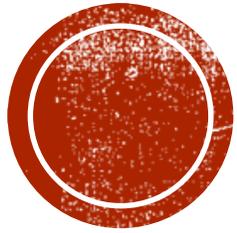
Successes:

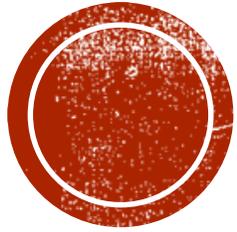
6th Street has a number of old structures torn down

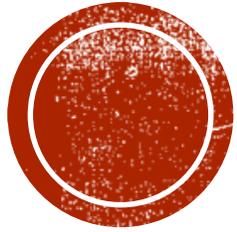
Dilapidated Structures being removed

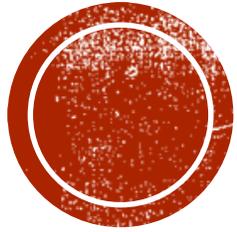
New subdivisions interested in area – not always inside Livable Center area

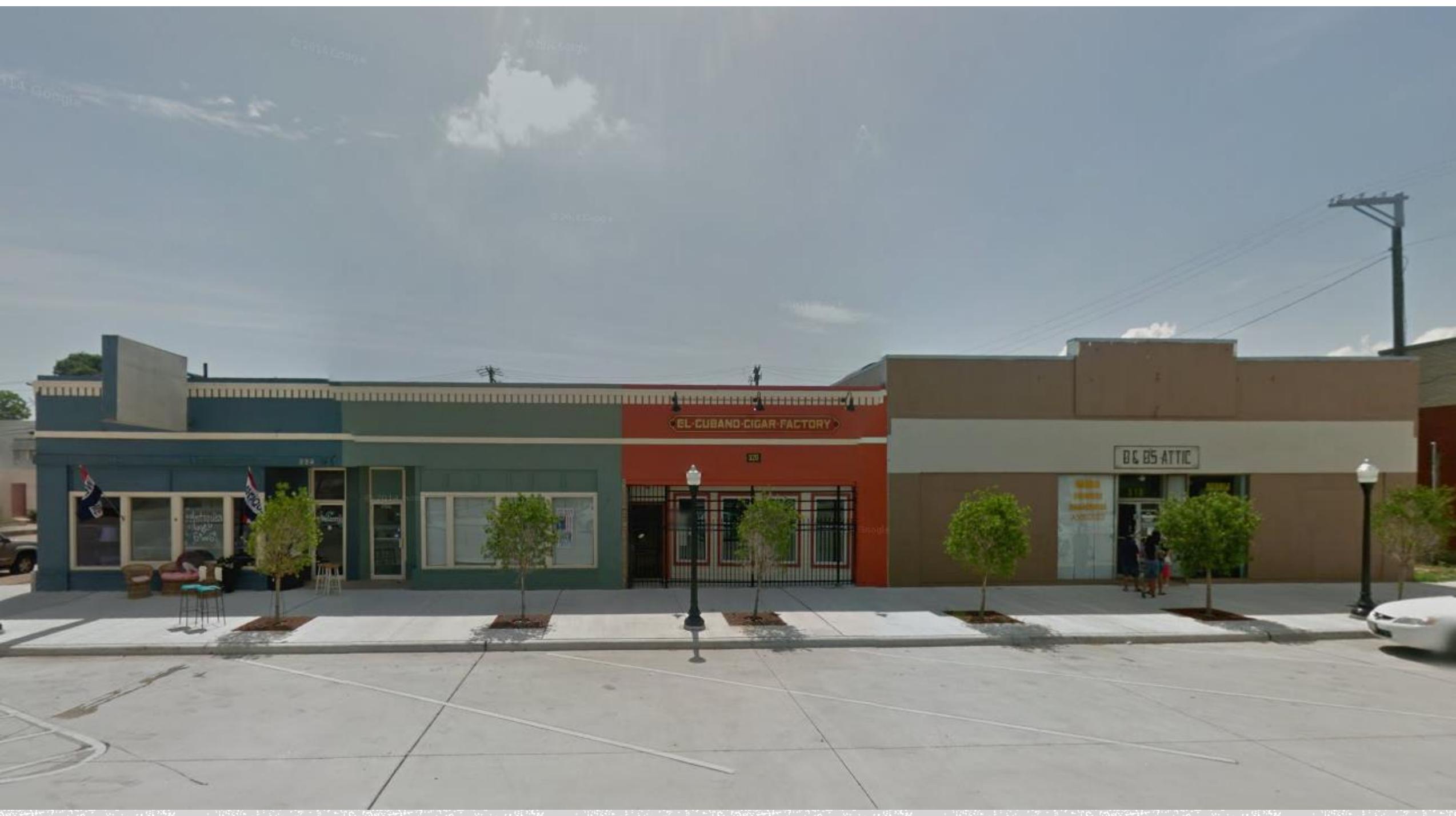
Partnerships being created or strengthened: Habitat for Humanity, Fuller Group, DSW Homes, and others









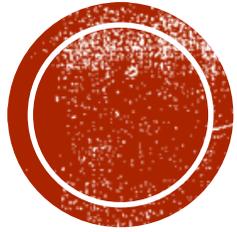


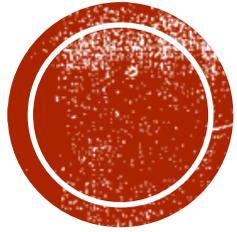
EL-CUBANO CIGAR FACTORY

B & BS ATTIC

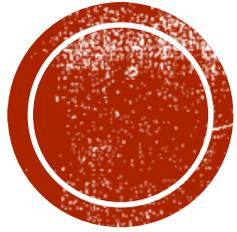
314

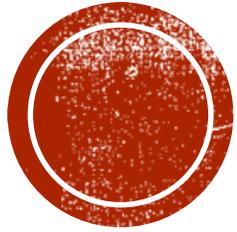
320



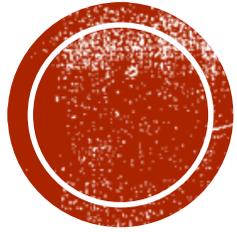




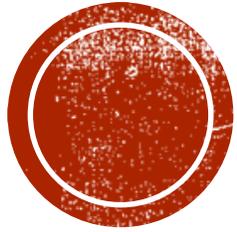




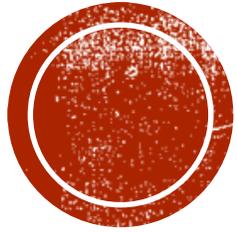
6th Street lot cleared and ready for development



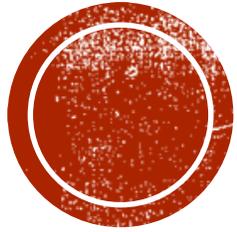
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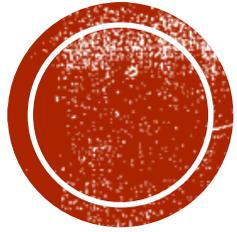
6t Street lot needing attention



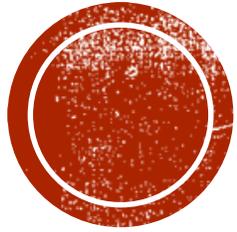
6th Street lot needing attention



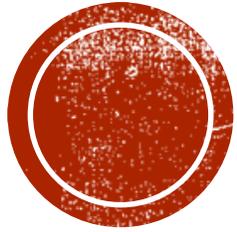
Housing – Before



Housing – After Abatement Order

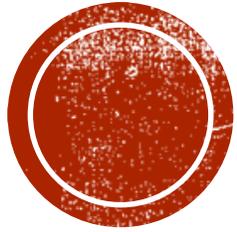


Dilapidated Structure

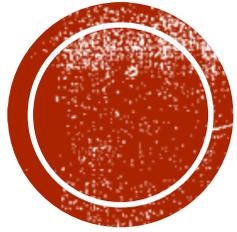


04/16/2019

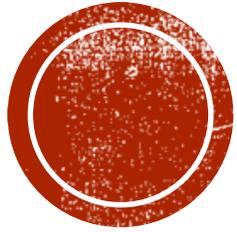
Dilapidated Structure Removed



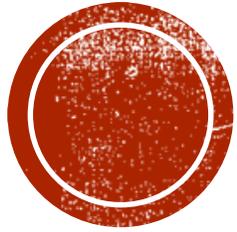
Dilapidated Structure



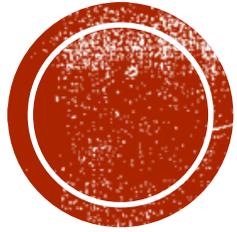
Dilapidated Structure Removed



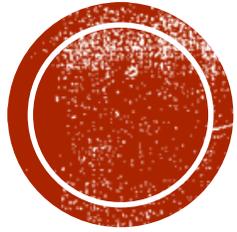
Dilapidated House



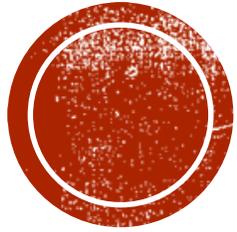
Dilapidated House Removed



Dilapidated Burned Out Housing

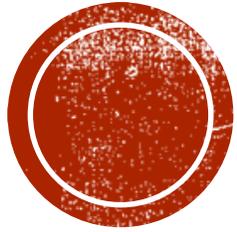


Dilapidated Burned Out Housing Removed

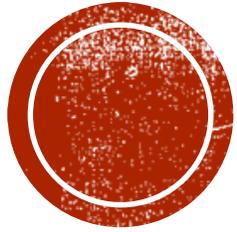


10/17/2017 08:31

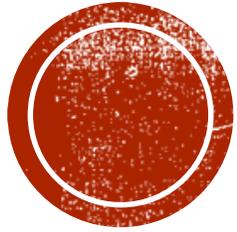
Housing - Before



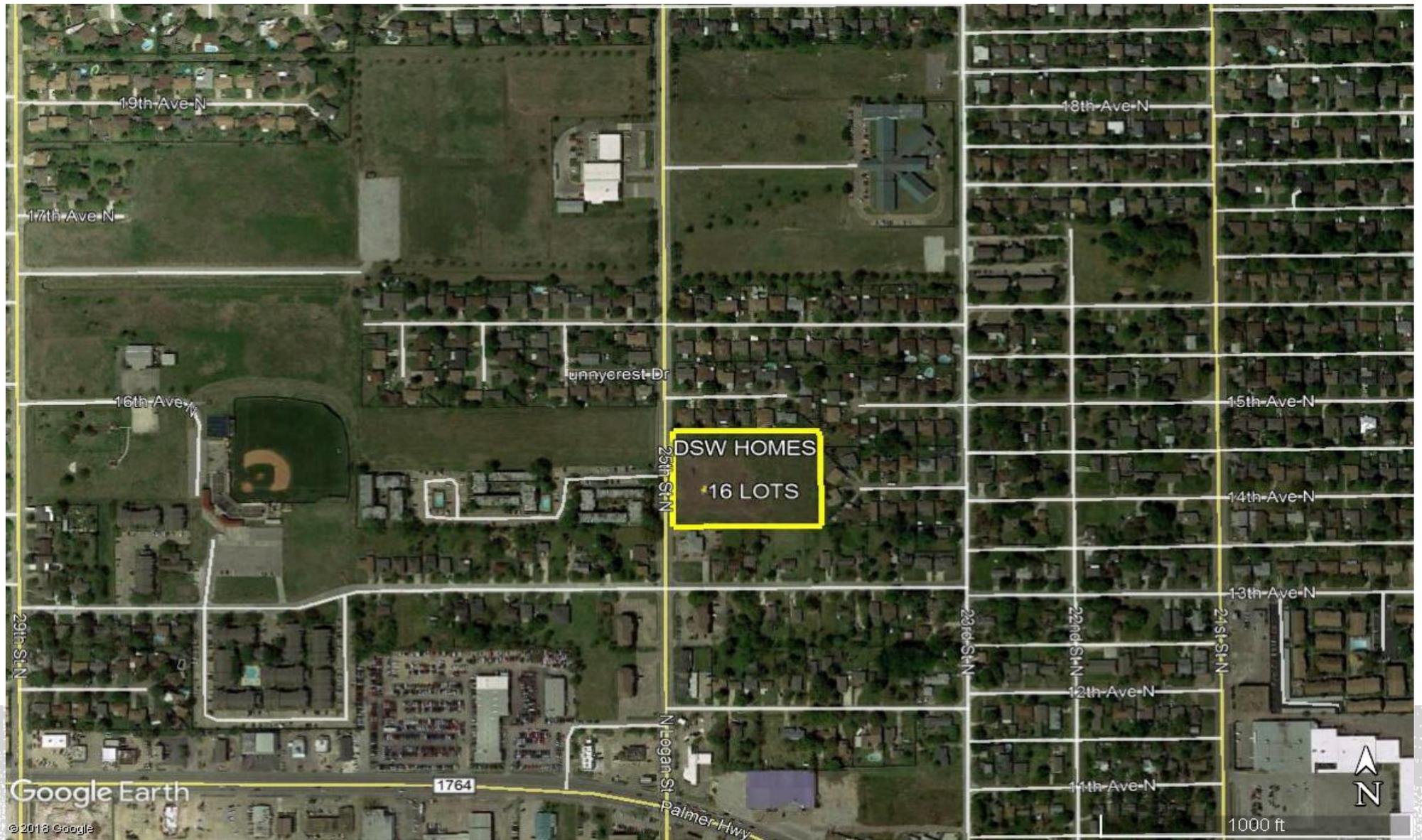
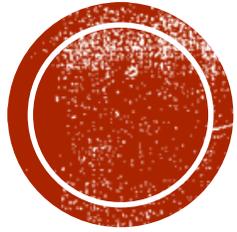
Housing – After Abatement Order



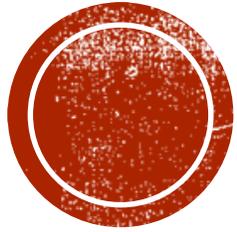
Housing - Before



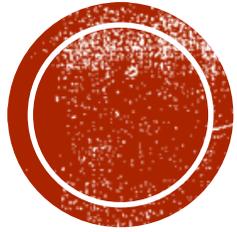
Housing – After Abatement Order



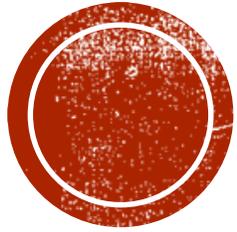
New Subdivision in Livable Center Area



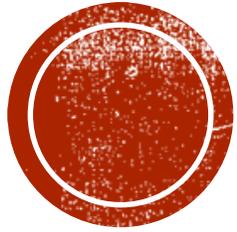
DSW Homes – The Oaks at 25th Street



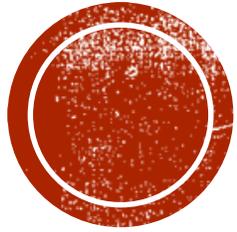
DSW Homes – The Oaks at 25th Street



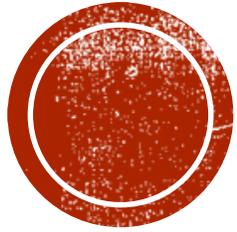
Grand Caye Subdivision – Just North of Livable Center



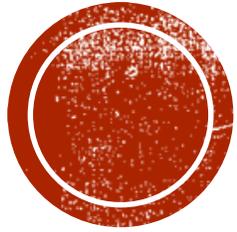
Heron's Landing – Just North of the Livable Center



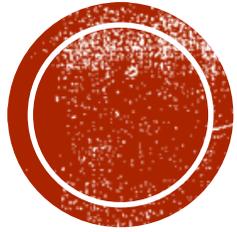
Heron's Landing West – Just North of the Livable Center



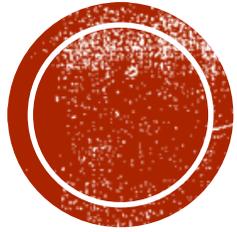
The Chelsea's



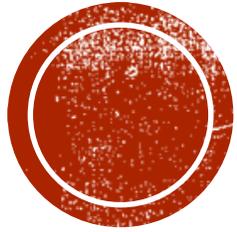
The Chelsea's



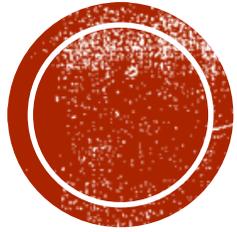
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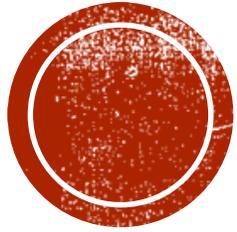
The Chelsea's



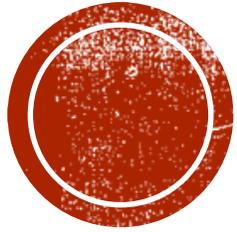
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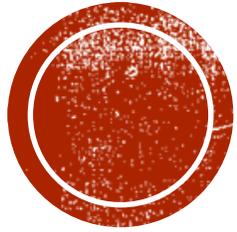
The Chelsea's



The Chelsea's – Homeowner initiated



The Chelsea's – Homeowner initiated

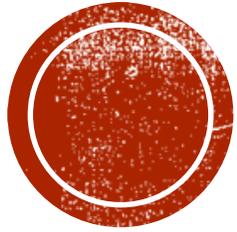


The Chelsea's - Homeowner Initiated

WHERE DO WE GO FROM HERE?

Future Partnerships and Toolbox Development

Interested in today's workshop to better equip ourselves with the tools and partnerships to better implement housing.



Look forward to other speakers as we explore the Housing toolbox and examples to be presented.

Looking for grants: H-GAC, Private Foundations, Community Development, State (GLO), etc.

Get more people – especially local – to invest in the vision (I bought and live on 6th Street – 3rd Floor Condo above Engineering firm).