

January 5, 2015

Mr. David Wurdlow
Transportation Program Manager
Houston-Galveston Area Council
3555 Timmons, Suite 120
Houston, TX 77027

Re: H-GAC 2015-2018 Call for Projects Applications

Dear Mr. Wurdlow,

Thank you for the opportunity to apply for funding through the 2015-2018 H-GAC Transportation Improvement Program Call for Projects. Included in this submission are three priority mobility projects that will greatly enhance quality of life, mobility, and access. The projects are as follows:

- Westheimer Road Pedestrian-Transit Improvements (Rockyridge Drive to Kirkwood Road)
- CenterPoint Hike & Bike Trail (Westheimer Road to Richmond Avenue)
- Walnut Bend Street Reconstruction (Westheimer Road to Westpark Drive)

These projects would be implemented in FY 2017-18 timeframe and are all either working towards a 30% level of design or beyond. As you may be aware, the Westchase District recently entered into a "380 agreement" with the City of Houston, which has allowed us to accelerate our process of engineering and designing our long-planned improvement projects. We hope that the work we have put into our projects will enhance our chances of selection within this funding round.

Additionally, we have demonstrated our ability to coordinate both TxDOT and FTA funded projects with our past participation and implementation of the TxDOT Green Ribbon Program along Beltway 8 and Westheimer. This Spring, we will be letting the Brays Bayou Connector Trail (Library Loop Phase II), an FTA funded project.

We look forward to working with H-GAC, FTA, METRO, the City of Houston, and TxDOT to implement multimodal transportation solutions that will benefit the entire region. If you have any questions on our application materials, please feel free to contact me or Irma Sanchez at 713-780-9434.

Sincerely,


Jim Murphy
General Manager

BOARD OF DIRECTORS

Chairman
Philip Schneidau
BMS Management

Vice Chairman
Douglas L. Elliott
CBRE

Secretary
Donna J. Flowers
Unity National Bank

Treasurer
Mark D. Taylor
CBRE

Assistant Secretary
Beth Van Winkle
Milestone Management

Assistant Treasurer
Andrew R. Lear
Westchase Management

Greg Brooke
TIER REIT

Brad Fricks
Stream Realty Partners

Amy Funk
Camden Property Trust

Harry Greenblatt
Houston Marriott Westchase

Keith Josey
Apache Corporation

John Kelley
Crimson Services LLC

David J. Lee
Transwestern Commercial Realty

Patrick Manchi
Weingarten Realty

Mark Smith
Jacobs Engineering

Trey Stone
Guardian Equity Management

Martin Wiltshire
MS Interests

RESOLUTION AUTHORIZING THE FILING OF APPLICATIONS WITH THE HOUSTON-GALVESTON AREA COUNCIL FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23 UNITED STATES CODE, AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION AND TEXAS DEPARTMENT OF TRANSPORTATION.

WHEREAS, Westchase Management District (the “Westchase District”) has been legally created by a special act of the Texas Legislature and is a political subdivision of the State of Texas operating pursuant to Chapter 375, Texas Local Government Code and Chapter 3801, Texas Special Districts Code;

WHEREAS, the Board of Directors of Westchase District (the “Board”) hereby finds it is in the best interest of Westchase District to pursue additional federal funds for transportation projects in Westchase District;

WHEREAS, the Houston-Galveston Area Council has been delegated authority to award Federal financial assistance for transportation projects;

WHEREAS, the grant or cooperative agreement for Federal financial assistance will impose certain obligations upon the District, and may require Westchase District to provide the local share of the project costs in the following amounts:

Project	Scope	Total Cost	Local Share
Westheimer Road (Rockyridge to Kirkwood)	Pedestrian-Transit Access Improvements (sidewalk, curb, landscaping, pedestrian lighting, ADA)	\$11,797,935	\$2,949,484 (25%)
Centerpoint Trail (Westheimer to Richmond)	Construct .62 mile hike & bike trail to AASHTO standards	\$527,000	\$131,750 (25%)
Walnut Bend (Westheimer to Westpark)	Reconstruct back of curb and roadway within the existing r-o-w. Improvements include storm water and water improvements.	\$9,134,867	\$1,826,973 (20%)

WHEREAS, Westchase District has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project; and

WHEREAS, the Board is convened on this date at a regular meeting open to the public; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTCHASE MANAGEMENT DISTRICT, THAT:

Section 1: That any Vice President is authorized to execute and file an application for Federal assistance on behalf of the District with the Houston- Galveston Area Council for Federal assistance

authorized by 49 U.S.C. chapter 53, Title 23, United States Code, or other Federal statutes authorizing a project administered by the Federal Transit Administration or Texas Department of Transportation.

Section 2. That such Vice -President is authorized to execute and file with its applications the annual certifications and assurances and other documents the Houston-Galveston Area Council requires before awarding a Federal assistance grant or cooperative agreement.

Section 3. That such Vice-President is authorized to execute grant and cooperative agreements with the Houston-Galveston Area Council on behalf of the District.

PASSED AND APPROVED this 8th day December, 2014.



Chairman, Board of Directors

ATTEST:



Secretary, Board of Directors

(SEAL)



The Senate of The State of Texas

SENATOR RODNEY ELLIS
District 13

PRESIDENT PRO TEMPORE
1999 - 2000

COMMITTEES:

Chair, Open Government
Natural Resources
Transportation
State Affairs

December 4, 2014

Mr. Alan Clark
Director of Transportation Planning
Houston-Galveston Area Council
P.O. Box 22777
Houston, TX 77027

Re: Westchase Management District TIP Submissions

Dear Mr. Clark:

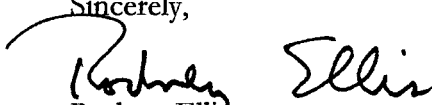
As the State Senator for District 13, I am pleased to support the Westchase Management District in their pursuit of transportation funds in the 2015-2018 Transportation Improvement Program at the Houston-Galveston Area Council. With this funding they plan to implement the following projects:

- Walnut Bend (Westpark to Westheimer)
- Westheimer (Rocky Ridge to Kirkwood)
- Centerpoint Trail (Hike and Bike)

Work for the Walnut Bend portion of the project will reconstruct the roadway and add curbs, gutters, sidewalks, landscaping, ADA ramps, and pedestrian lighting. These improvements are expected to enhance the pedestrian level of service and safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. For Westheimer, work will include widening sidewalks, bringing the area into ADA compliance, and installing street furniture, bollards, pedestrian lighting, and transit stops. These upgrades are expected to improve pedestrian safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. The Centerpoint portion of the project is a hike and bike trail. It will provide a new north-south connector between Westheimer and Richmond for alternative forms of transportation, and will connect to existing bikeways. This work is expected to improve safety for pedestrians and transit users, increase transit ridership and pedestrian activity, and reduce auto trips. All of these projects will serve to improve connectivity, access, and safety for pedestrians and transit users in our region.

Thank you for considering my comments, and I hope you will give this project serious consideration. If you have any questions or concerns, please feel free to contact my office at (713) 236-0306.

Sincerely,


Rodney Ellis

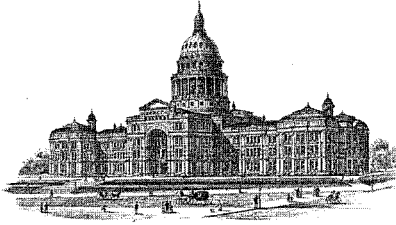
Lyric Centre
440 Louisiana, Suite 575
Houston, Texas 77002
(713) 236-0306
FAX: (713) 236-0604

P.O. Box 12068
Austin, Texas 78711
(512) 463-0113
FAX: (512) 463-0006
Dial 711 For Relay Calls

2440 Texas Parkway, Suite 110
Missouri City, Texas 77489
(281) 261-2360
FAX: (281) 261-4726

E-Mail: rodney.ellis@senate.state.tx.us

TEXAS HOUSE OF REPRESENTATIVES



GENE WU
DISTRICT 137

December 1, 2014

Mr. Alan Clark
Director of Transportation Planning
Houston-Galveston Area Council
P.O. Box 22777
Houston, TX 77027

Re: Westchase Management District TIP Submissions

Dear Mr. Clark:

As the Texas House Representative for District 137, I am pleased to support the Westchase Management District in their pursuit of transportation funds in the 2015-2018 Transportation Improvement Program at the Houston-Galveston Area Council. With this funding they plan to implement the following projects:

- Walnut Bend (Westpark to Westheimer)
- Westheimer (Rocky Ridge to Kirkwood)
- Centerpoint Trail (Hike and Bike)

Work for the Walnut Bend portion of the project will reconstruct the roadway and add curbs, gutters, sidewalks, landscaping, ADA ramps, and pedestrian lighting. These improvements are expected to enhance the pedestrian level of service and safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. For Westheimer, work will include widening sidewalks, bringing the area into ADA compliance, and installing street furniture, bollards, pedestrian lighting, and transit stops. These upgrades are expected to improve pedestrian safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. The Centerpoint portion of the project is a hike and bike trail. It will provide a new north-south connector between Westheimer and Richmond for alternative forms of transportation, and will connect to existing bikeways. This work is expected to improve safety for pedestrians and transit users, increase transit ridership and pedestrian activity, and reduce auto trips. All of these projects will serve to improve connectivity, access, and safety for pedestrians and transit users in our region.

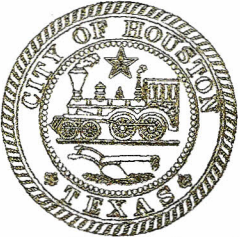
Thank you for your attention in this matter. If you have any questions or concerns, please feel free to contact me at (512) 463-0492.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Wu", with a long horizontal flourish extending to the right.

Gene Wu
The Texas House of Representatives
District 137





COUNCIL MEMBER OLIVER PENNINGTON

DISTRICT G

December 4, 2014

Mr. Alan Clark
Director of Transportation Planning
Houston-Galveston Area Council
P.O. Box 22777
Houston, TX 77027

Re: Westchase Management District TIP Submissions

Dear Mr. Clark:

As the Houston City Council Member for District G, I am pleased to support the Westchase Management District in their pursuit of transportation funds in the 2015-2018 Transportation Improvement Program at the Houston-Galveston Area Council. With this funding, they plan to implement the following projects:

- Walnut Bend (Westpark to Westheimer)
- Westheimer (Rocky Ridge to Kirkwood)
- Centerpoint Trail (Hike and Bike)

Work for the Walnut Bend portion of the project will reconstruct the roadway and add curbs, gutters, sidewalks, landscaping, ADA ramps, and pedestrian lighting. These improvements are expected to enhance the pedestrian level of service and safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. For Westheimer, work will include widening sidewalks, bringing the area into ADA compliance, and installing street furniture, bollards, pedestrian lighting, and transit stops. These upgrades are expected to improve pedestrian safety, increase transit ridership and pedestrian activity, provide potential economic benefits, and reduce auto trips and vehicle emissions. The Centerpoint portion of the project is a hike and bike trail. It will provide a new north-south connector between Westheimer and Richmond for alternative forms of transportation, and will connect to existing bikeways. This work is expected to improve safety for pedestrians and transit users, increase transit ridership and pedestrian activity, and reduce auto trips. All of these projects will serve to improve connectivity, access, and safety for pedestrians and transit users in our region.

Thank you for your attention to this matter. If you have any questions or concerns, please feel free to contact my office at (832) 393-3007 or via e-mail at districtg@houstontx.gov.

Sincerely,

A handwritten signature in cursive script that reads "Oliver Pennington".

Oliver Pennington

900 Bagby, 1st Floor | Houston, TX 77002
832.393.3007 | 832.395.9571 (fax) | districtg@houstontx.gov

**Board of
Directors**

Gilbert Andrew
Garcia, CFA
Chairman

Allen D. Watson
Vice Chairman

Lisa Castañeda
Secretary

Burt Ballanfant
Honorable
Dwight Jefferson

Diann L. Lewter

Jim Robinson

Cindy Siegel

Christof Spieler

**President &
Chief Executive
Officer**

Thomas C. Lambert

January 9, 2015

Mr. Alan Clark
Director of Transportation Planning
Houston-Galveston Area Council
P.O. Box 22777
Houston, TX 77027

Re: Support for TIP Funding Request by the Westchase District

Dear Mr. Clark:

I am pleased to offer this letter supporting the Westchase District in their pursuit of federal funding through the Houston-Galveston Area Council 2015-2018 Transportation Improvement Program. With the requested funding support, the Westchase District plans the reconstruction of sidewalks, planting strips, curbs, and ADA ramps in the following corridors:

- Westheimer Road between Rockyridge Drive and Kirkwood Road
- Walnut Bend Lane between Westheimer Road and Westpark Drive

The Walnut Bend Lane project also includes roadway reconstruction in order to improve poor pavement conditions. These improvements are the culmination of a planning effort aimed at improving pedestrian access on and along existing transportation facilities, increasing the walkability of existing neighborhoods, and facilitating increased transit ridership.

METRO's Transit System Reimagining proposes 15 to 30 minute bus service along Walnut Bend Lane as well as a frequent network bus route along Westheimer. These improvements would complement METRO's existing and planned transit service.

METRO fully supports the Westchase District's pursuit of federal funding through the 2015-2018 Transportation Improvement Program. The improvements sought will improve the ability of individuals to utilize existing and future METRO transit service.

Sincerely,



Thomas C. Lambert
President & CEO

cc: Roberto Trevino, Executive Vice President, Planning, Engineering & Construction /
METRO
Clint Harbert, Sr. Director, System Planning & Development / METRO

**2015-2018 Transportation Improvement Program
Westchase District Candidate Project**

Walnut Bend Additional Information

Photos of Existing Pavement Conditions:





Project Location Map



Land Use

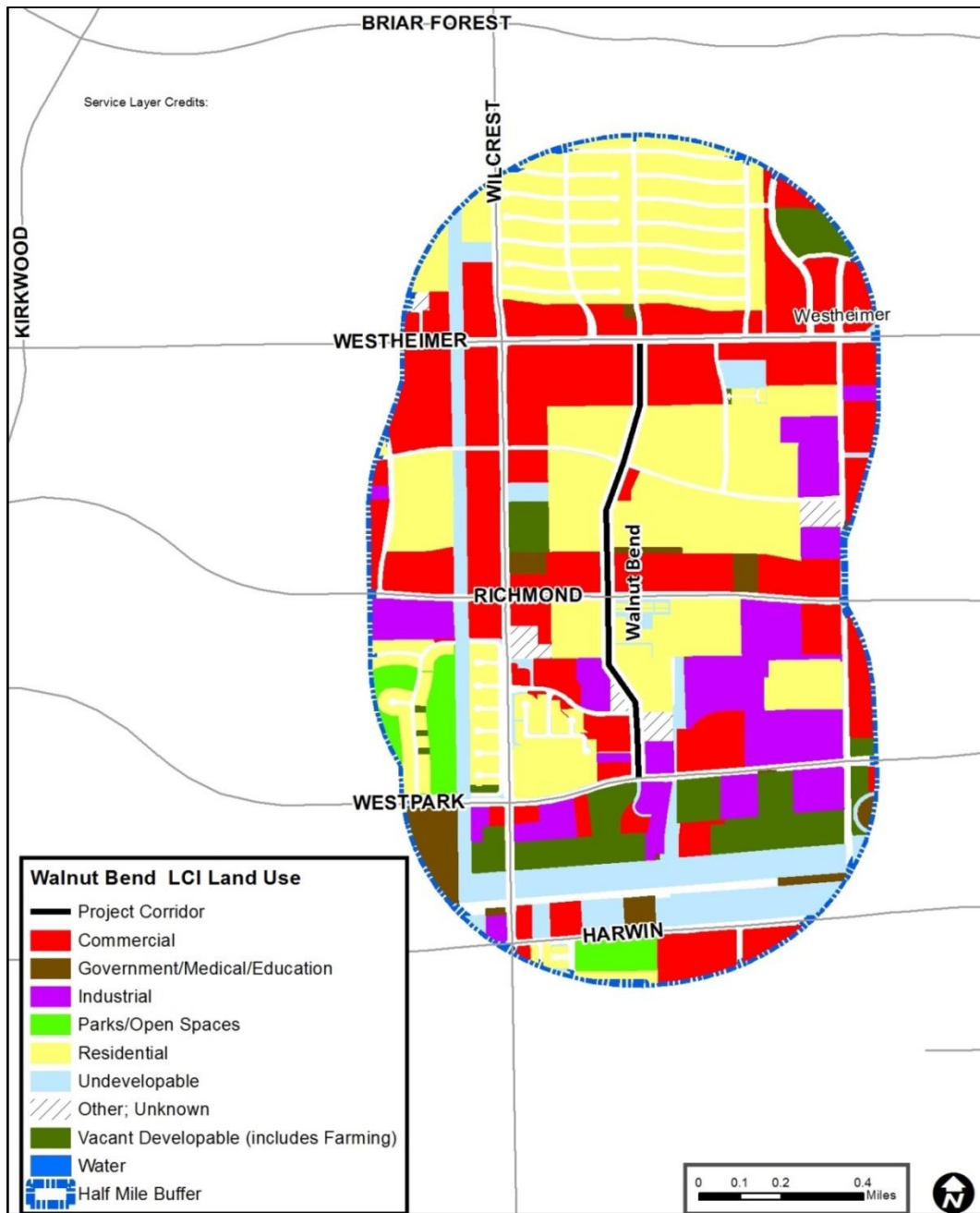
The current land use map prepared by the Houston-Galveston Area Council shows that land uses around the project corridor includes:

- Residential (single-family and multi-family)
- Commercial (retail, office space)
- Institutional (government/medical/ education)
- Industrial
- Parks and open space
- Vacant
- Other

Table 1 tabulates the total area and proportion in each land use category within half mile of the project corridor. The table shows that residential and commercial land covers almost 60% of the total area. The remaining 40% includes industrial, institutional, undeveloped and others used.

<i>Table 1 – Land Use</i>		
<i>Land Use Type</i>	<i>Acres</i>	<i>Percentage</i>
Residential	352.61	34%
Commercial	313.62	31%
Undevelopable	113.48	11%
Industrial	112.10	11%
Vacant Developable (includes Farming)	69.64	7%
Parks/Open Spaces	26.26	3%
Government/Medical/Education	25.93	3%
Other	8.57	1%
Unknown	4.56	0%
Total	1,026.77	

Refinement of this corridor will provide access to numerous shopping centers, grocery stores, restaurants, banks, fitness centers, churches, and colleges. There are numerous multi-family residential uses directly adjacent to the project corridor which will be able to take advantage of the proposed improvements.



Transit Connections

The project corridor is served by METRO's 19 Wilcrest Crosstown & 2 Bellaire Routes. There are 16 bus stops along the project corridor. The combined daily boarding at these 16 bus stops is 438.

The proposed project will improve pedestrian access to transit routes along Walnut Bend, Westheimer, Westpark, and Richmond.



Increased pedestrian activity and transit ridership from the proposed project would reduce the automobile trips within a given area which leads directly to a reduction in the amount of air pollution that is emitted by vehicle. As presented in Table 2, combining the emission reduction from both transit and pedestrian sources results in total annual savings of 1.63 tons of NO_x, VOC, and CO.

Table 2 – Summary of Emission Benefits						
Type of Emission	Pedestrian Benefits Reduced Emissions (grams)	Transit Benefits Reduced Emissions (grams)	Grams Reduced Daily	Conversion to Pounds Reduced (0.0022046)	Conversion to Tons Reduced (0.0005)	Annual Net Tons Reduced (365)
NO _x	17	327	344	0.758	0.000	0.138
VOC	21	391	411	0.907	0.000	0.166
CO	165	3,138	3,302	7.280	0.004	1.329
Total	202	3,855	4,058	8.945	0.004	1.633

Bikeways

The project will intersect existing Library Loop Trail and will also run adjacent to the Brays Bayou Trail Connector, which will be under construction in early CY15. It will also connect with City of Houston bikeways on Meadowglen and Wilcrest. The importance of introducing alternative modes of transportation has been specifically highlighted as part of the H-GAC sponsored West Houston Mobility Plan.

