



7811 HARRISBURG

MEETING 3:

WHAT'S THE PLAN AND WHAT HAPPENS NOW

www.houstonlandbank.org



Housing



Parks &
Public Spaces



Conservation &
Resiliency



Economic
Development



Food Access
Solutions



WELCOME



Joaquin Martinez

Houston City Council-District I



Christa Stoneham

Houston Land Bank

AGENDA

01. HOUSTON LAND BANK RECAP

02. WHAT WE HEARD

03. PRESENTATION OF
PROPOSED OPTIONS

04. BREAKOUT SESSION

05. WRAP-UP AND NEXT STEPS



ABOUT LAND BANKS

Texas State Bill 1679



Governed by Board of Directors



Land Bank Powers









Property Uses:
To serve a wide range of local needs



HLB
Professional Services

LAND BANKS ARE A PARTNER TO ACTIVATE LAND SERVICES:

Pre-Development

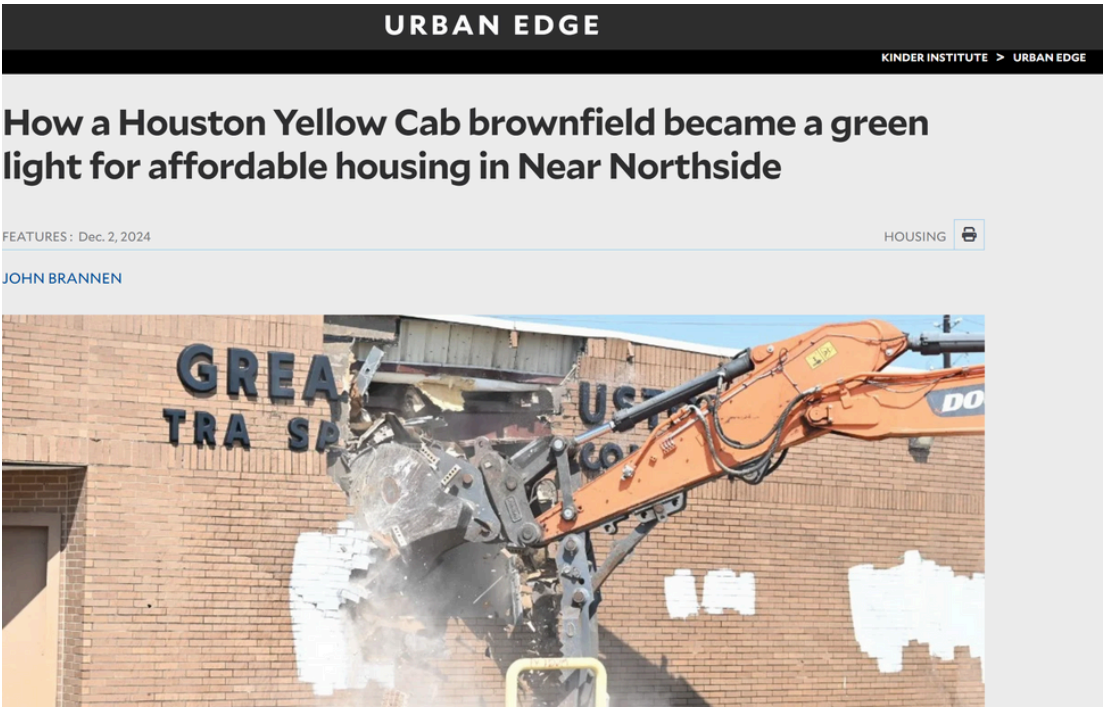
-  Community Engagement
-  Land Assemblage & Banking
-  Environmental Review & Screening
-  Market & Feasibility Studies
-  Proforma Analysis
-  Master Planning

Construction & Disposition

-  Master Developer
-  Lot & Home Disposition

Operations

-  Asset Management
-  Property Management



HOUSTON LAND BANK MISSION



The Houston Land Bank's mission is to strategically acquire, dispose of, and steward vacant, abandoned, and damaged properties, convey them to productive use, and catalyze transformative community and economic development for the City of Houston.

The Houston Land Bank has five focus areas for these properties' next phase of use.



Housing



Parks &
Public Spaces



Conservation &
Resiliency



Economic
Development



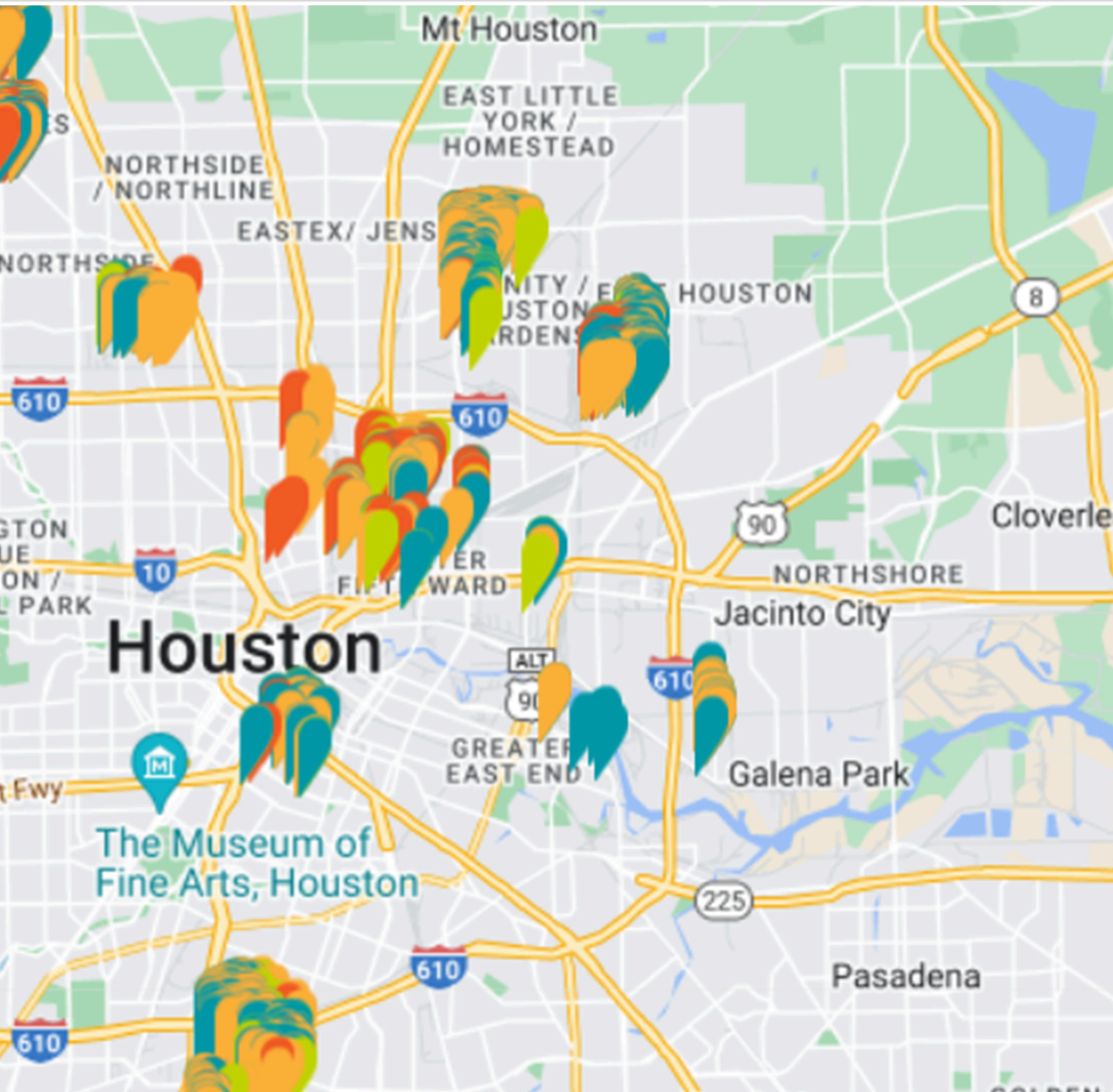
Food Access
Solutions



**\$50 Mil in
subsidies
to HLB builders**

**\$100M Property
Value back into
the market**

**1000+
homes sold**



The Houston Land Bank has reactivated

\$150 mil+

of property since 1999

\$5 mil

to HLB builders since 2019

\$2.9 mil+

into small & minority businesses since 2019

Programs & Partnerships

Environmental Protection Agency (EPA)
-Brownfields Program

2023 Program Highlights



Identified potential Brownfields in your community
60 potential brownfield sites added to our mapping inventory to explore revitalization



Performed Phase I Environmental Site Assessment
5 Assessments completed in 2023



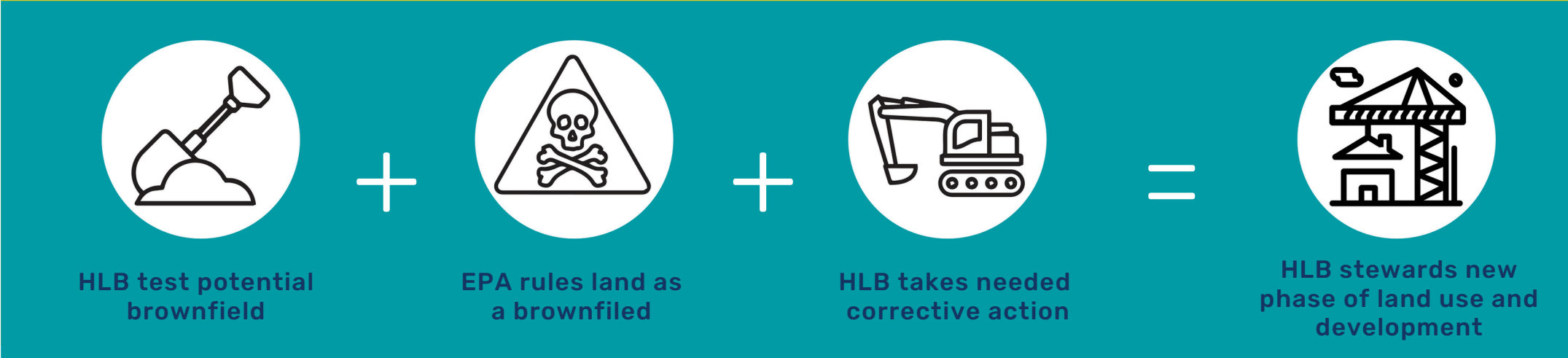
Conducted Phase II Environmental Assessment
Completed 3, anticipate 18 in Q1 2024



Facilitated Reuse Planning
4 Sites: Settegast, Harrisburg & Burr, Yellow Cab, & Velasco Incinerator Site



Houston Land Bank’s brownfields program aims to **advance revitalization projects and build healthy communities by addressing environmental issues** through the assessment, cleanup, and redevelopment of brownfields, especially in Houston’s underserved communities.



Goals

01 Advance Community Revitalization	02 Drive Environmental & Climate Justice	03 Leverage Additional Resources for Success
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7811 Harrisburg: History



1.6708 acres were acquired by the Houston Land Bank from the International Longshoremen's Association (ILA) in 2019, utilizing affordable housing funds from the City of Houston. At least 51% of the site is required to be designated for residential use, whether single-family or multi-family. The property previously housed a two-story industrial warehouse building.



WHAT IS A BROWNFIELD



A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.



1

Potential Brownfield Property



2

Phase I Assessment



3

Phase II Investigation



4

Clean Up, *If Needed*



5

Redeveloped Property



REDEVELOPMENT PROCESS

EPA LAND REVITALIZATION TECHNICAL ASSISTANCE

EPA's Land Revitalization Technical Assistance (LR TA) can help a community determine which types of brownfield site reuses are feasible, given local conditions (e.g., economic, infrastructure, social, climate and environmental site conditions), infrastructure availability, community site design preferences, and funding or financing resources. Understanding the community's goals for site reuse is an important part of making local decisions around how to assess, remediate and safely reuse the brownfield.



**Community
Engagement**



**Market & Feasibility
Studies**

**Oct. 2024
Project
Kickoff**

**Dec. 2024
Site Visit &
Community
Engagement**

**Dec. 2024 -
Feb. 2025
Market &
Feasibility
Analysis**

**Mar. 2025
Project
Completion**



TETRA TECH



HLB Impact



**\$50 Mil in subsidies
to HLB builders**



**\$100M Property Value
back into the market**



1000+ homes sold

Performance Since 2019:



\$5.5M
Subsidies to
HLB builders



63+
Acres of Land
in Inventory



\$38M
Property Value added
into the market



225+
Homes
Sold



2024 Houston Region

HUD Maximum Annual Household
Income Limits

**HLB serves
120% AMI & Below**

Household Size	80% AMI	120% AMI	Household Size	80% AMI	120% AMI
1	\$53,000	\$79,450	5	\$81,800	\$122,600
2	\$60,600	\$90,800	6	\$87,850	\$131,700
3	\$68,150	\$102,150	7	\$93,900	\$140,750
4	\$75,700	\$113,500	8	\$99,950	\$149,850

AGENDA

01. HOUSTON LAND BANK RECAP

02. WHAT WE HEARD

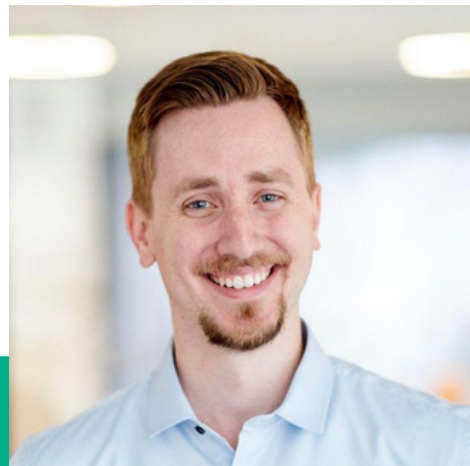
03. PRESENTATION OF
PROPOSED OPTIONS

04. BREAKOUT SESSION

05. WRAP-UP AND NEXT STEPS



PARTICIPATORY DESIGN PROCESS



Jeff Ziemann
Architect, Perkins&Will



Joseph Echavarria
Designer, Perkins&Will

What is Participatory Design?



Participatory design is an approach to design attempting to actively involve all stakeholders (e.g. employees, partners, customers, citizens, end users) in the design process to help ensure the result meets their needs and is usable.



SESSION 1 SUMMARY

Resumen de la Sesión 1



SESSION 2 SUMMARY

Resumen de la Sesión 2

Option 0

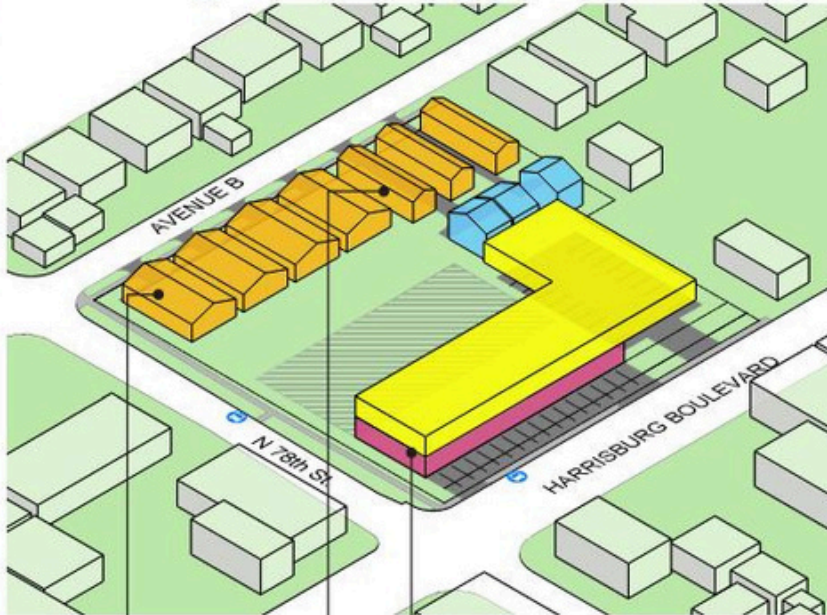
Single Family Units



- Single Family
5 Houses, avg 1400 SF & 10 Houses, avg 1435 SF
- Accessory Dwelling Unit
5 Units
- Community Green Space
- Driveways

Option 1

Diverse Housing, with Central Courtyard



- Community Based Economic Development - 8,700 SF
- Single Family
7 Houses, 1900SF
- Multi Family
15,000 SF
- Accessory Dwelling Unit
3 Units
- Community Green Space
- Parking & Driveways
36 Spaces

Option 2

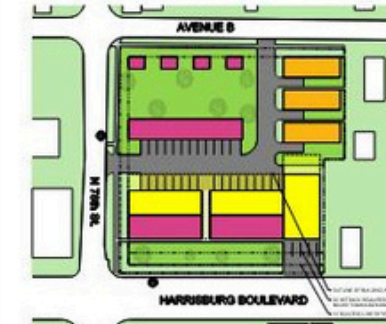
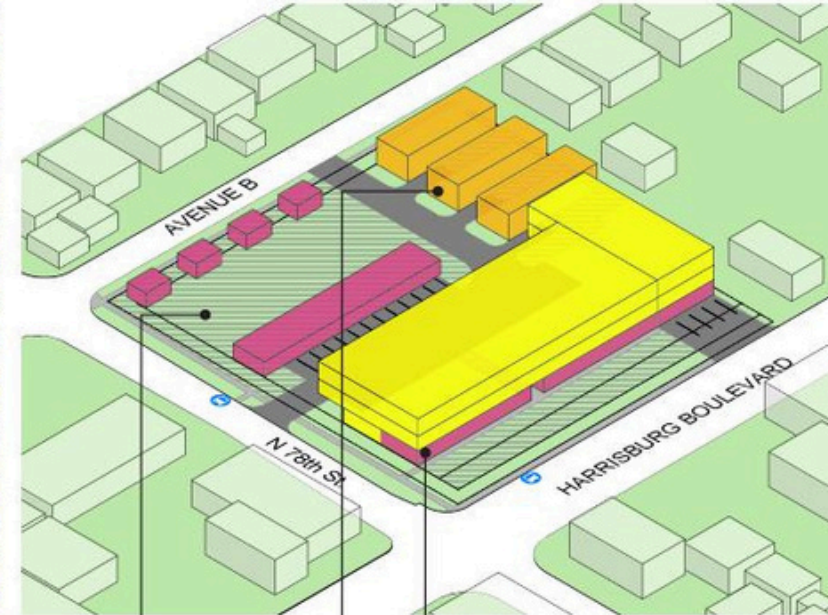
Live/Work Units, with Shared Communal Green Spaces



- Community Based Economic Development - 5,000 SF
- Single Family
14 Detached Homes, avg 1400 SF
5 Live-Work Units
- Community Green Space
- Parking & Driveways
40 Spaces

Option 3

Vertical Multi Family density, with Neighborhood-Facing Park



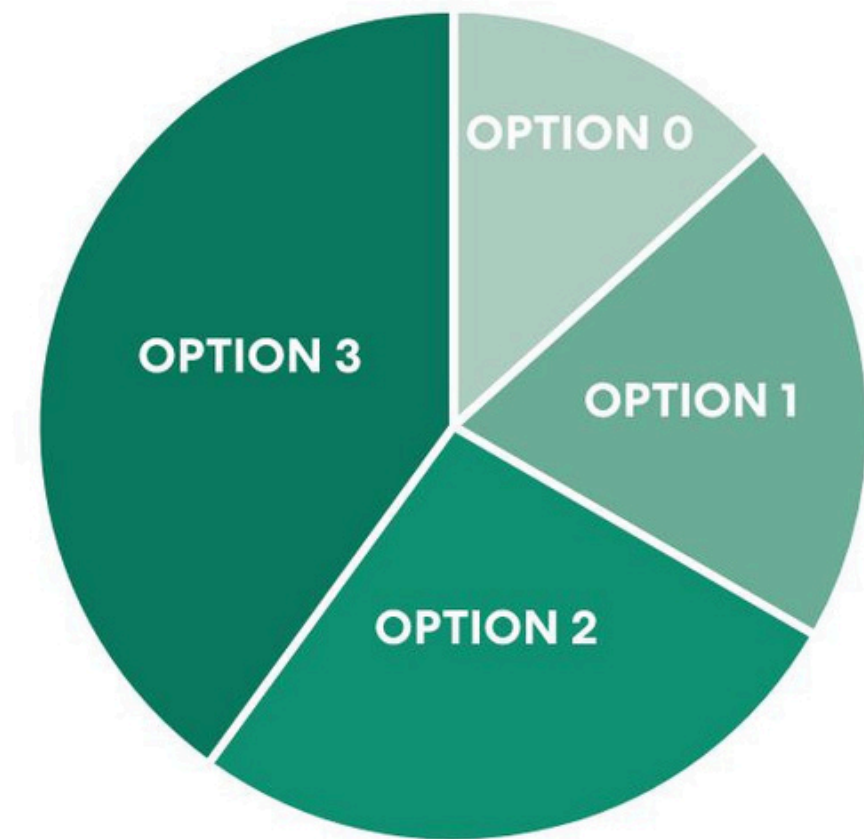
- Community Based Economic Development - 10,000 SF
- Single Family
3 Houses, 1700 SF
- Multi Family
39,000 SF
- Community Green Space
- Parking & Driveways
34 Spaces

FEEDBACK SUMMARY

COMENTARIOS ADICIONALES:

- Accessory Dwelling Units (ADUs) are very desirable and match the character of the neighborhood.
 - (Las viviendas adicionales son muy deseadas y es común verlas en esta comunidad, ya que reflejan un estilo con el que la comunidad ya está familiarizada.)
- Parking directly off of Harrisburg is NOT feasible.
 - (No es conveniente tener el estacionamiento directamente a lado de Harrisburg.)
- Public/shared park spaces are desirable, but there are concerns of maintenance and security.
 - (Los parques públicos o compartidos son deseados, pero hay preocupaciones sobre su mantenimiento y seguridad.)
- Diversity and flexibility of housing options are preferred.
 - (Es preferible tener opciones variadas y flexibles de diferentes tipos de viviendas.)

SURVEY RESULTS



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03. PRESENTATION OF
PROPOSED OPTIONS

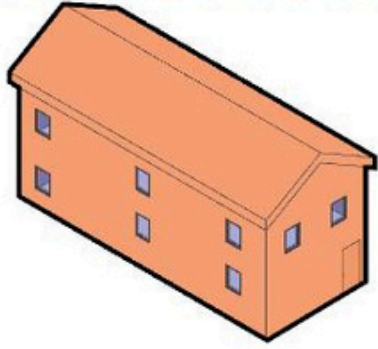
04. BREAKOUT SESSION

05. WRAP-UP AND NEXT STEPS

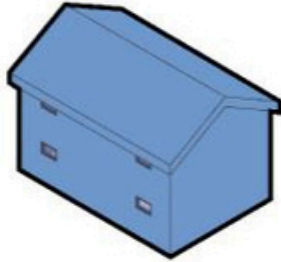


KIT OF PARTS

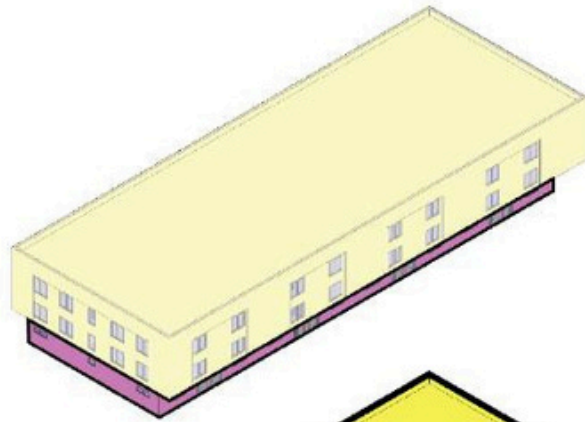
COMPONENTES:



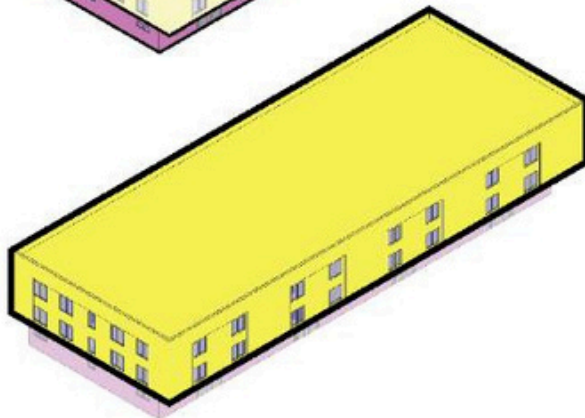
SINGLE FAMILY HOUSE
(VIVIENDA PRINCIPAL)



ACCESSORY DWELLING UNIT (ADU)
(VIVIENDA ADICIONAL)



COMMUNITY BASED ECONOMIC DEVELOPMENT
(OPORTUNIDAD DE NEGOCIO PARA LOS RESIDENTES)

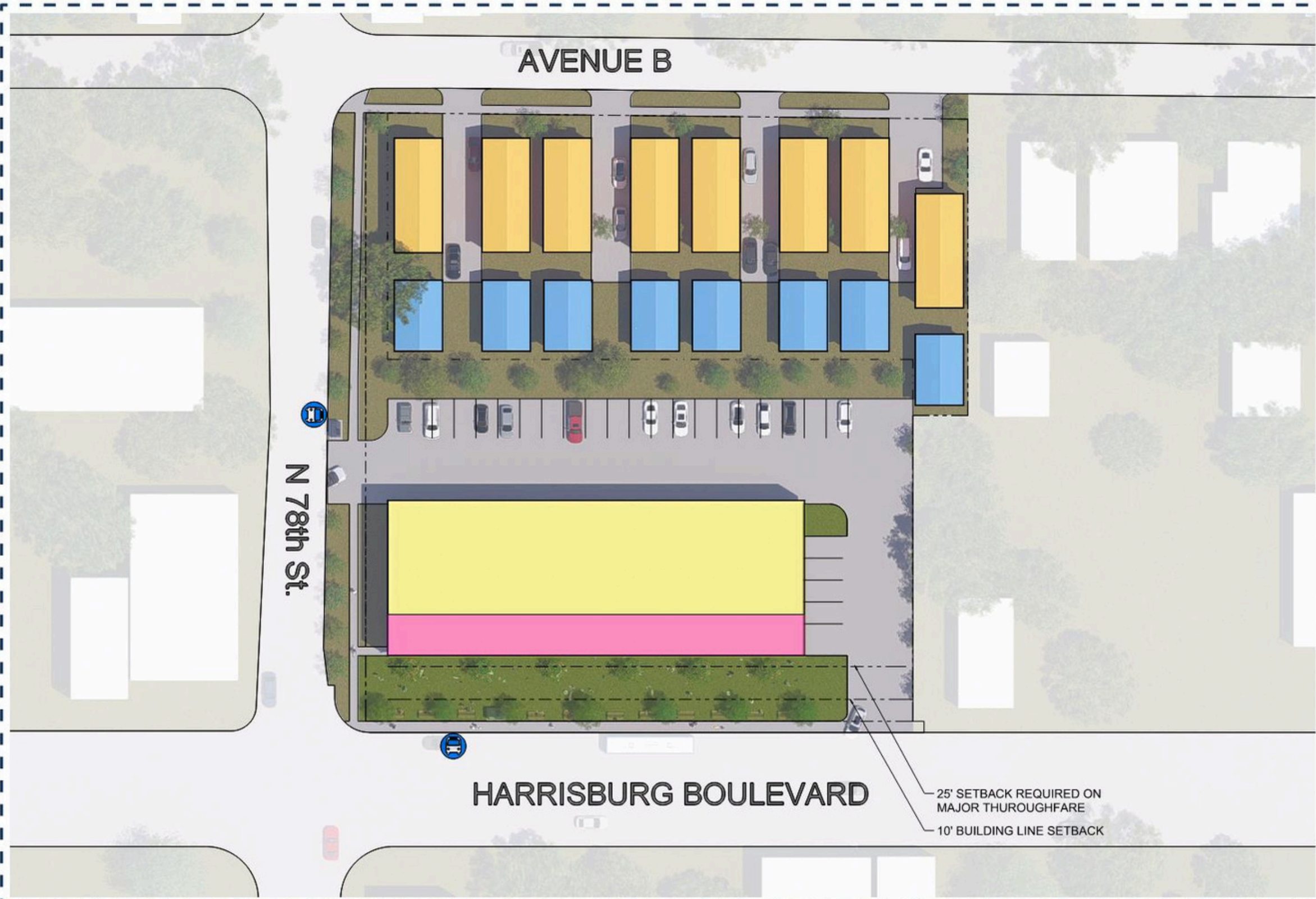


MULTI FAMILY
(DEPARTAMENTO)

HERE'S HOW IT COULD LOOK:

ASÍ ES COMO PODRÍA VERSE:

Option 1A



- Community Based Economic Development** - 4 Units, 1,200 SF
 - Single Family - 3 bed/2bath**
8 Houses, 2,000 SF Each
 - Multi Family**
20 units, 1,500 SF Each
 - Accessory Dwelling Unit - 1 bed/1bath**
8 Units, 600 SF
 - Community Green Space**
 - Parking & Driveways**
28 Spaces
-
- Oportunidad De Negocio Para Los Residentes** - 4 Unidades, 1,200 SF
 - Vivienda Principal - 3 bed/2bath**
8 Casas, 2,000 SF
 - Departamento**
20 Unidades, 1,500 SF
 - Vivienda Adicional - 1 bed/1bath**
8 Unidades, 600 SF
 - Espacio Comunitario**
 - Estacionamiento**
28 Espacios

HERE'S HOW IT COULD LOOK:

ASÍ ES COMO PODRÍA VERSE:

Option 1A



- Community Based Economic Development** - 4 Units, 1,200 SF
 - Single Family - 3 bed/2bath**
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8 Units, 600 SF
 - Community Green Space**
 - Parking & Driveways**
28 Spaces
-
- Oportunidad De Negocio Para Los Residentes** - 4 Unidades, 1,200 SF
 - Vivienda Principal - 3 bed/2bath**
8 Casas, 2,000 SF
 - Departamento**
20 Unidades, 1,500 SF
 - Vivienda Adicional - 1 bed/1bath**
8 Unidades, 600 SF
 - Espacio Comunitario**
 - Estacionamiento**
28 Espacios

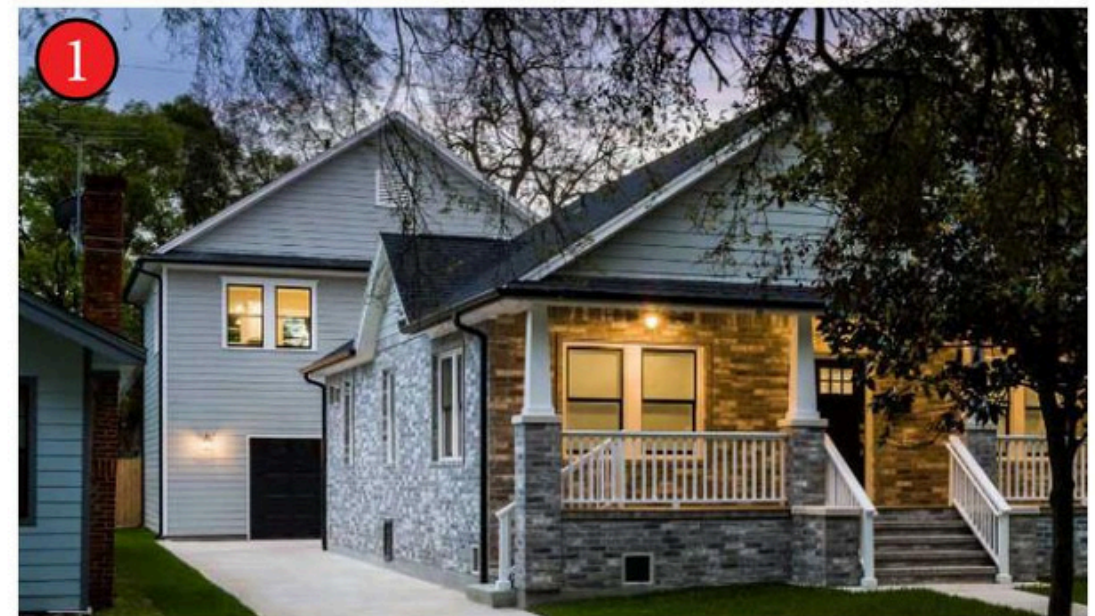
HERE'S HOW IT COULD LOOK: *ASÍ ES COMO PODRÍA VERSE:*

Option 1A



HERE'S HOW IT COULD LOOK: *ASÍ ES COMO PODRÍA VERSE:*

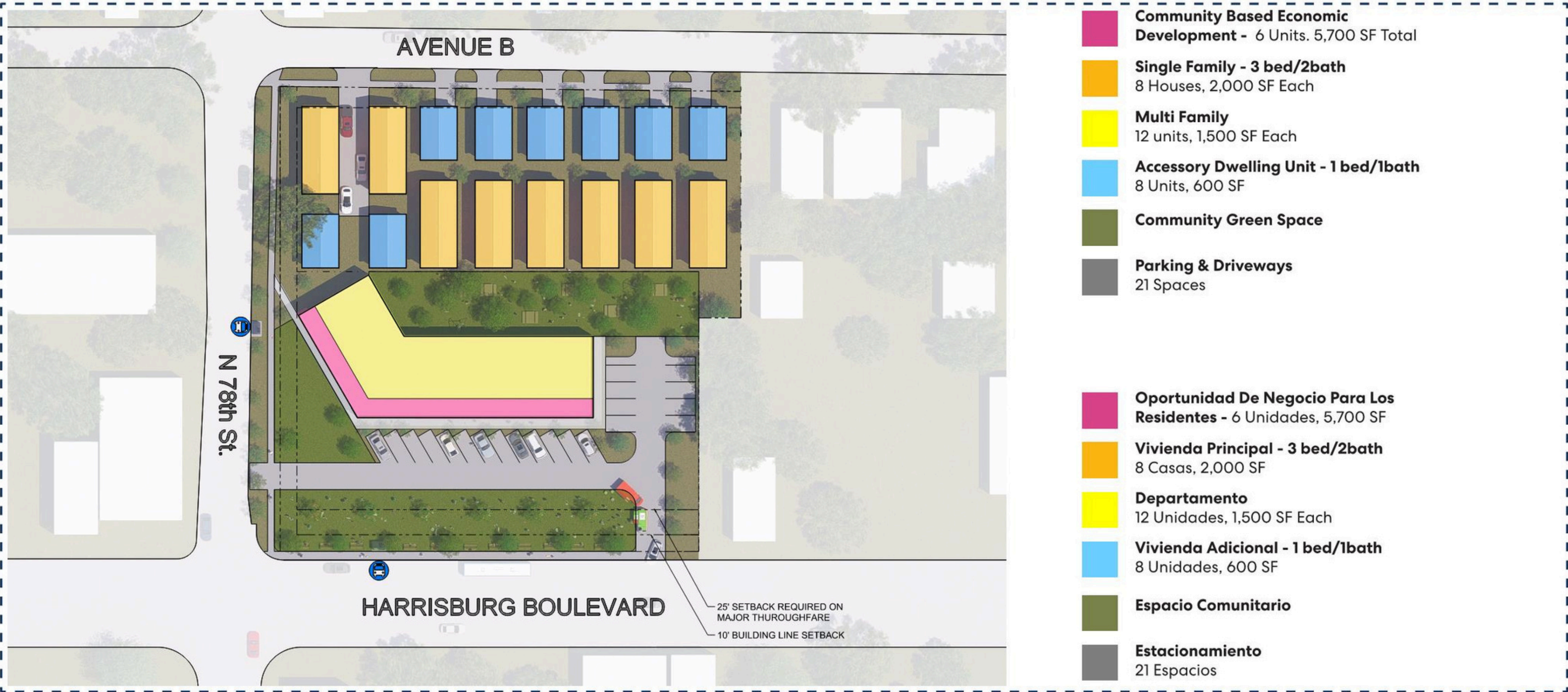
Option 1A



HERE'S HOW IT COULD LOOK:

ASÍ ES COMO PODRÍA VERSE:

Option 1B



HERE'S HOW IT COULD LOOK: *ASÍ ES COMO PODRÍA VERSE:*

Option 1B



-  **Community Based Economic Development** - 6 Units. 5,700 SF Total
 -  **Single Family - 3 bed/2bath**
8 Houses, 2,000 SF Each
 -  **Multi Family**
12 units, 1,500 SF Each
 -  **Accessory Dwelling Unit - 1 bed/1bath**
8 Units, 600 SF
 -  **Community Green Space**
 -  **Parking & Driveways**
21 Spaces
-
-  **Oportunidad De Negocio Para Los Residentes** - 6 Unidades, 5,700 SF
 -  **Vivienda Principal - 3 bed/2bath**
8 Casas, 2,000 SF
 -  **Departamento**
12 Unidades, 1,500 SF Each
 -  **Vivienda Adicional - 1 bed/1bath**
8 Unidades, 600 SF
 -  **Espacio Comunitario**
 -  **Estacionamiento**
21 Espacios

HERE'S HOW IT COULD LOOK:

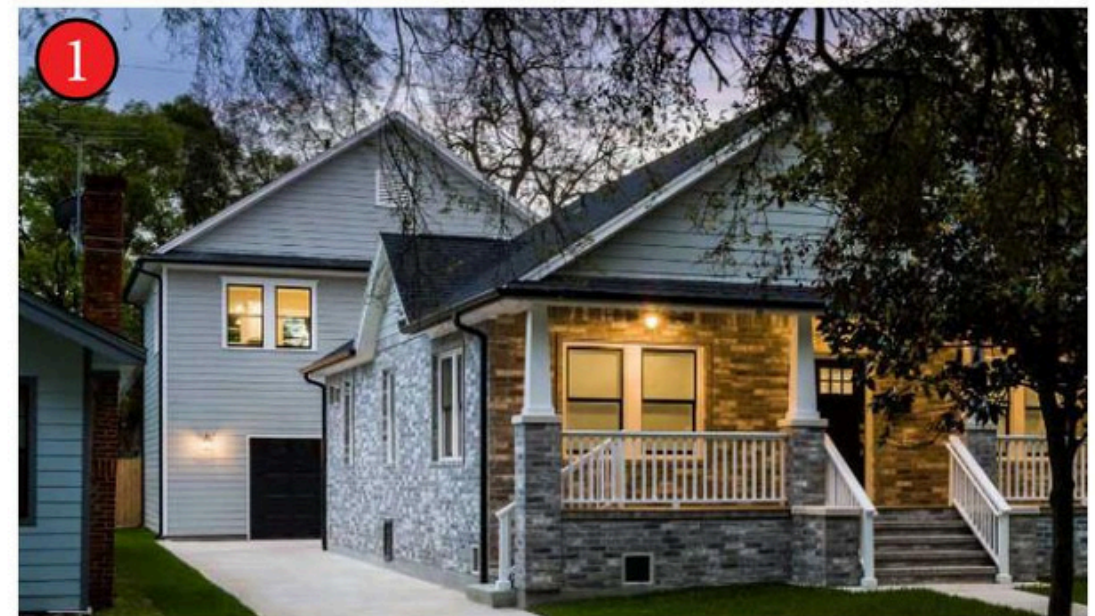
ASÍ ES COMO PODRÍA VERSE:

Option 1B



HERE'S HOW IT COULD LOOK: *ASÍ ES COMO PODRÍA VERSE:*

Option 1B



BREAKOUT SESSION

WHAT IS IT LIKE TO *LIVE* HERE?

WHAT IS IT LIKE TO *VISIT* HERE?

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05. WHATS NEXT



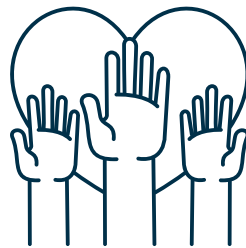
COMMUNITY VISIONING TIMELINE

1



Community
Research,
Precedent
Studies, and
Site
Visits/Analysis

2



Community
Visioning
Session 1

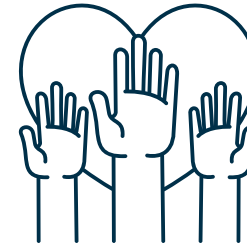
12/7/24

3



Incorporate
Community
Feedback, Code
Analysis, Site
Design and
Plan
Development

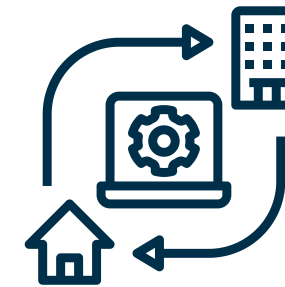
4



Community
Visioning
Session 2

2/8/25

5



Incorporate
Community
Feedback,
Refine Site
Design and
Plan

6



Community
Review/Finalize
Site Plan

4/5/25



DEVELOPMENT TIMELINE

1



Community
Feedback, Market
Study into RFP to
identify Developer

5/25

2



HLB Staff and
Neighborhood
Advisory Committee
Review Starts

7/25

3



HLB Board and
City of Houston
Approval

8/25

4



Legal team
contract drafting
and review for
disposition

9/25

5



Site Disposition &
Construction Phase

10/25



JOIN US

7811 Harrisburg: Meeting 3

www.houstonlandbank.org



Stay Connected

www.houstonlandbank.org



[@htxlandbank](https://www.instagram.com/htxlandbank)



info@houstonlandbank.org



END OF PRESENTATION

INTERNAL WORKING

COMMENT ON SURVEY QUESTIONS/ DRAWINGS HERE

Instructions: Please answer the following questions regarding Magnolia Park. This survey will remain anonymous.

1. Zip Code:
2. Household size:
3. Ages of Household Members:
4. Languages spoken:
5. How long have you lived in the Near Northside community?
 - A. 0-5 Years
 - B. 5-10 Years
 - C. 10+ Years
6. What size of housing units would best benefit the neighborhood (select multiple)
 - A. 1 bedroom
 - B. 2 bedroom
 - C. 3 bedroom
7. How do you think this development could enhance your community?
8. What concerns do you have with this type of new development in this area? What should the development avoid?

WHERE DO YOU LIVE?

Place a dot near where you live.



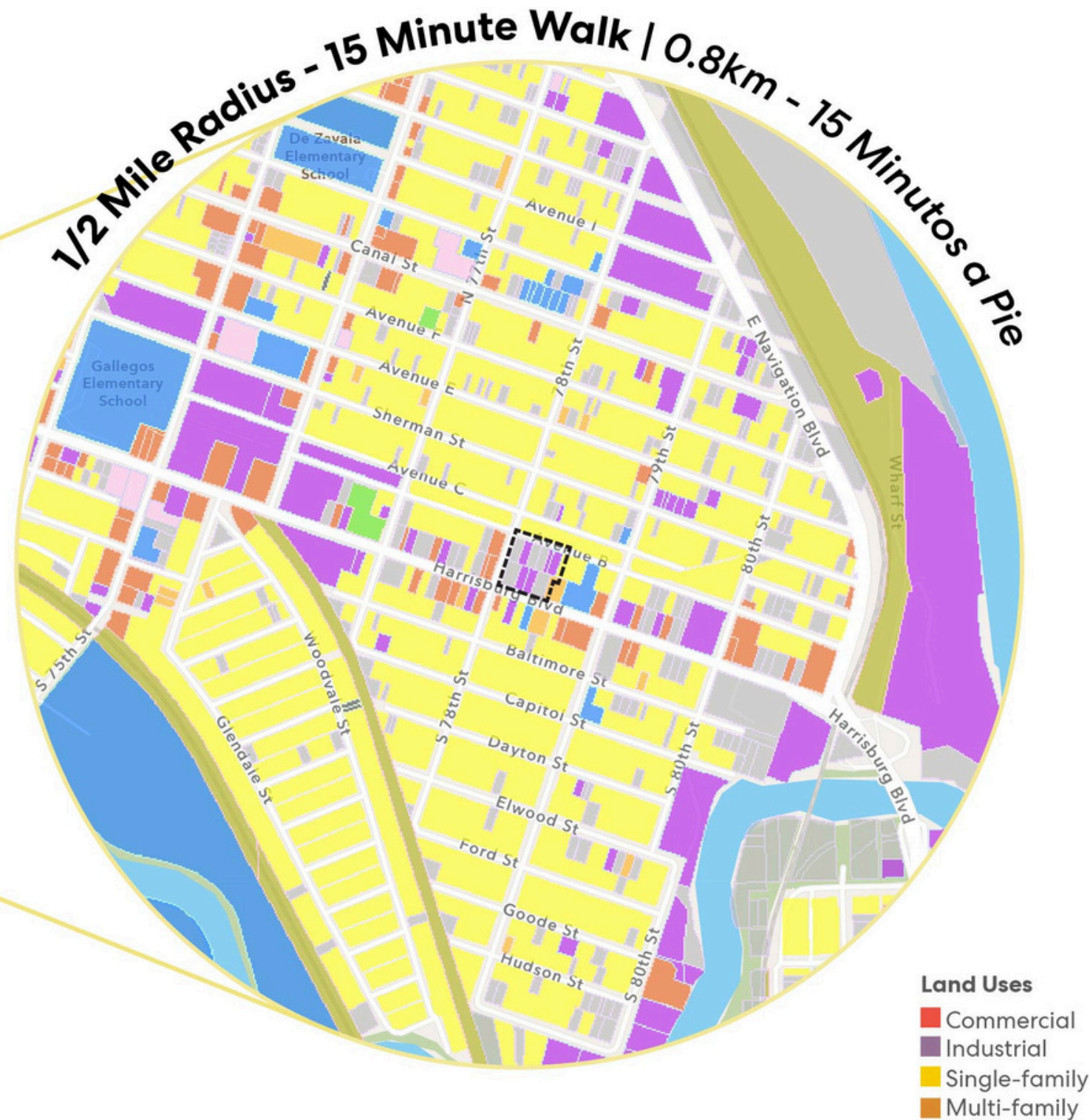
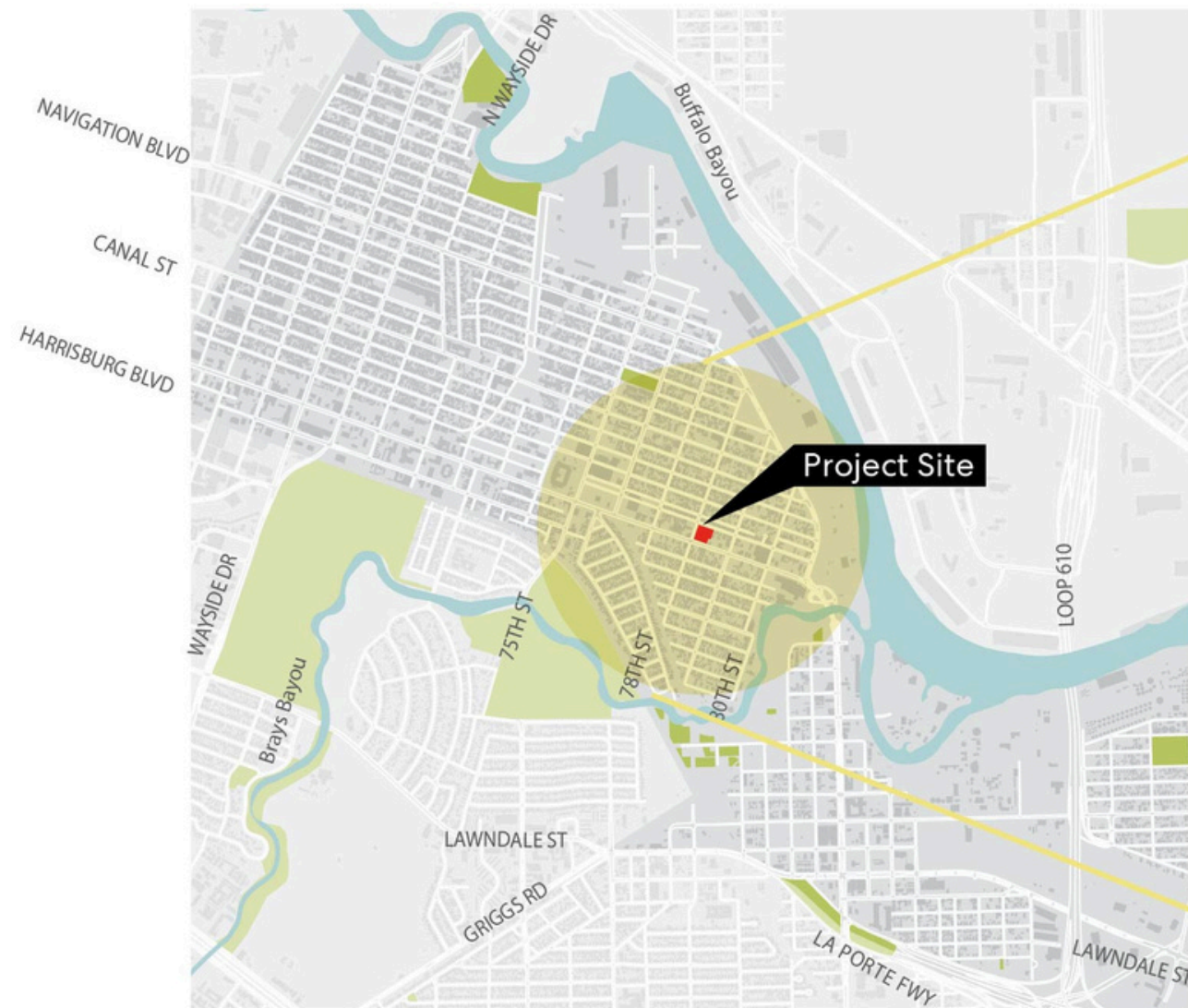
¿DÓNDE VIVE?

Coloque un punto cerca de donde vive.



Perkins&Will

Magnolia Park-Manchester



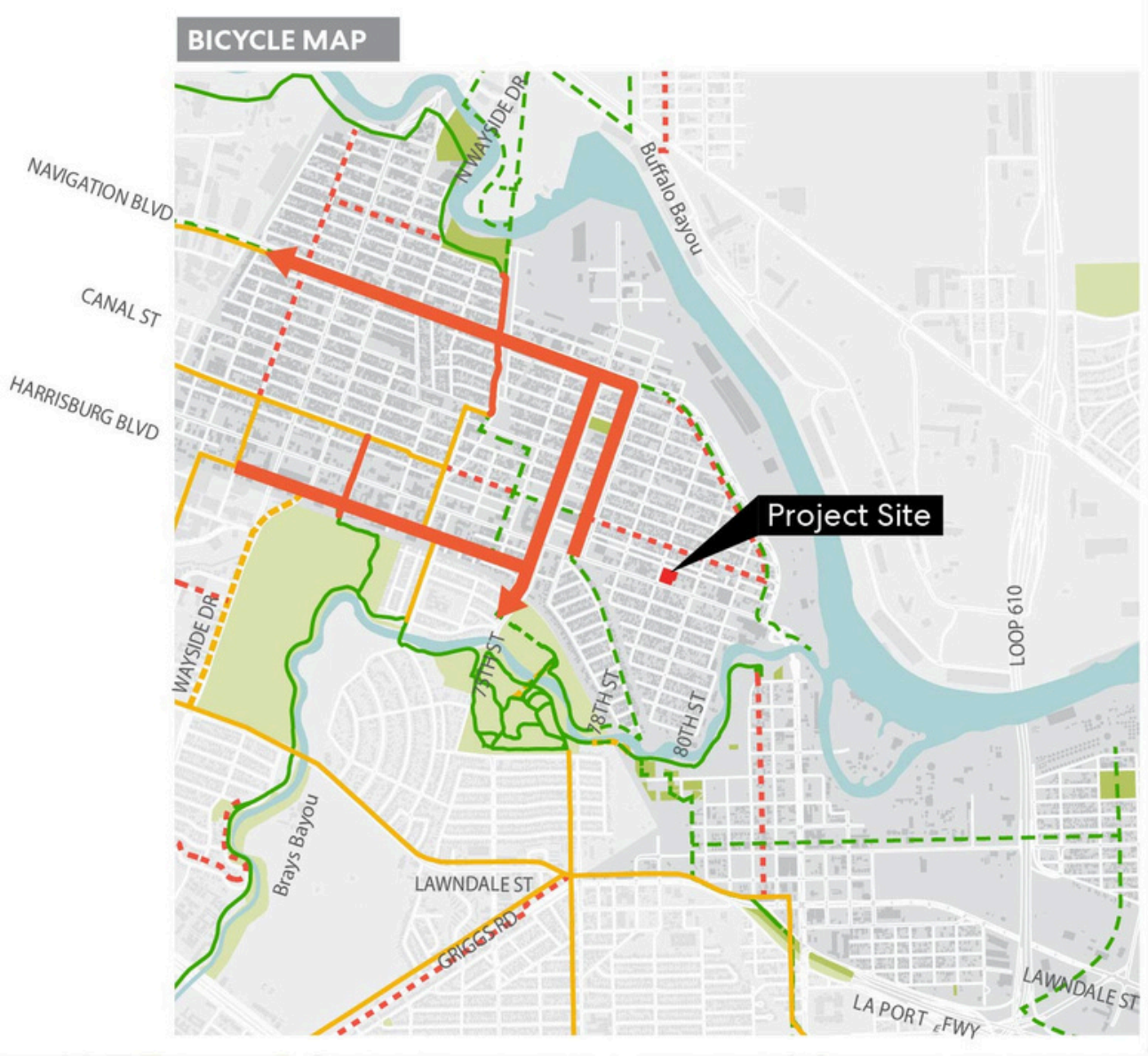
CONNECTIVITY

Place a dot on your answer.



CONECTIVIDAD

Coloque un punto en su respuesta.



Questions | Preguntas:

What mode of transportation do you most utilize within the community?

¿Cuál forma de transporte Usted usa más en el barrio Northside?

- A. Walking | Caminar
- B. Bike | Bicicleta
- C. Public Transit (Bus or Light Rail) | Transporte Público (Autobus/Camión o Tren)
- D. Car | Carro

How would you rate the walkability of the community?

¿Cómo califica la facilidad peatonal (caminar) en el barrio Northside?

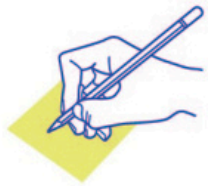
A. Car dependent (almost all errands require car or access to public transportation) | Dependencia del carro (casi todo recado o mandado requiere carro o transporte público)

B. Somewhat Walkable (some errands can be accomplished on foot) | Facil de caminar (algunos recados o mandado se pueden hacer a pie)

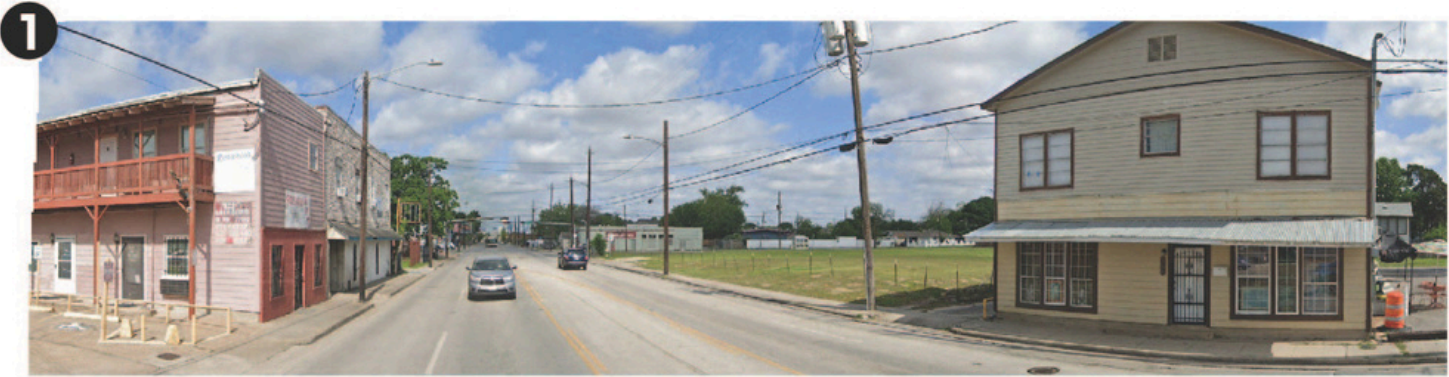
C. Very Walkable (most errands can be accomplished on foot) | Muy facil de caminar (casi todo recado o mandado se puede hacer a pie)

I WISH... YO DESEARÍA QUE ...

Use the Post-Its to write down your vision for the project. Utilice los Post-Its para escribir su visión del proyecto.



SLIDE INTENT:
PROVIDE OPEN DIALOG FOR VISION
GIVE CONTEXT TO SITE



WHAT MAKES A COMMUNITY?

¿QUÉ CREA UNA COMUNIDAD?

Place a 3 dots on on your preference for building types



SLIDE INTENT:

DESIRE OF BUILDING SCALE

INTEREST IN COMMERCIAL AND MIXED
USE

BUILDING TYPES



SINGLE FAMILY HOMES



TOWN HOMES



COMMERCIAL / SERVICES



MIXED USE
COMMERICAL + HOUSING



APARTMENTS

Preferred

YES

NO

Preferred

YES

NO

Preferred

YES

NO

Preferred

YES

NO

Preferred

YES

NO

¿QUE CREA UNA COMUNIDAD?

Place a 3 dots on on your preference for building types



BUILDING TYPES



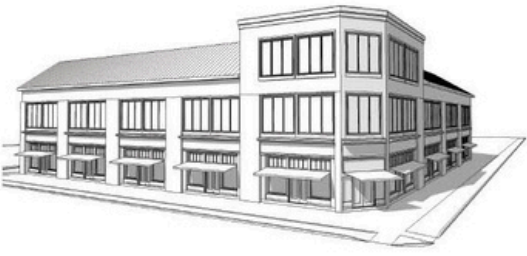
DETACHED
SINGLE FAMILY HOMES



ATTACHED
TOWN HOMES



COMMERCIAL / SERVICES



MIXED USE
COMMERICAL + HOUSING



MULTIFAMILY:
CONDOS (OWNED)
APARTMENTS (RENTED)
APARTMENTS



Craftsman Style



Cottage Style



Modern Style



American Vernacular Style



Modern Style



Transitional Style



Modern Style



American Vernacular Style



Transitional Style



Transitional Style



Cottage Style



Brownstone Style



Strip Mall Style (Idk
what this is actually
called)



Modern Style



Italianate Style

Other preferred style
(write in)

I absolutely do not want
detached homes here

SLIDE INTENT:

DESIRE OF BUILDING SCALE

INTEREST IN COMMERCIAL AND MIXED
USE

TRAVIS, IT MAY BE POSSIBLE TO
GATHER SOME ADDITIONAL
INFORMATION ABOUT PREFERRED
STYLE HERE AS WELL, WITHOUT
HAVING TO ADD A WHOLE NEW
BOARD TO CAPTURE THOSE
PREFERENCES.

THIS IS JUST A SUGGESTION, WE DON'T
HAVE TO DO IT THIS WAY, BUT I THINK
IT WOULD GIVE US MORE INFO

-JAMIE (ADAAPTA)

WHAT MAKES A COMMUNITY?

¿QUÉ CREA UNA COMUNIDAD?

Place a dot on your top 3 amenities



SLIDE INTENT:

GAUGE INTEREST IN COMMERCIAL,
SUPPORTIVE SERVICES, AND
RECREATION AMENITIES

RECREATIONAL AMENITIES



SHADED GATHERING SPACE
ÁREAS DE REUNIÓN



COURTS AND FIELDS
CANCHAS DEPORTIVAS



KID'S PLAY AREA
ZONA DE JUEGOS PARA NIÑOS

OTHER SUGGESTIONS?
OTRAS SUGERENCIAS

COMMUNITY AMENITIES



LIBRARY
BIBLIOTECA



PUBLIC ART/MURALS
ARTE PÚBLICO/MURALES



HEALTH CLINIC
CLÍNICA



CHILDCARE
GUARDERÍA



JOB/CAREER TRAINING
ENTRENAMIENTO LABORAL/PROFESIONAL



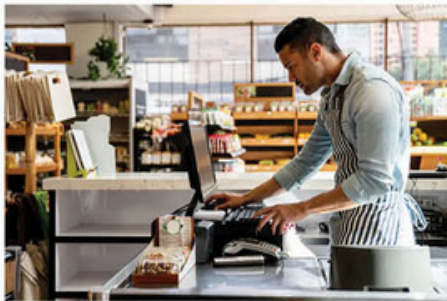
NUTRITIONAL CLASSES
CURSO DE NUTRICIÓN

OTHER SUGGESTIONS?
OTRAS SUGERENCIAS

RETAIL AMENITIES



OFFICE SPACE



LOCAL SMALL BUSINESS
PEQUEÑOS NEGOCIOS



CAFE
CAFETERÍA



FITNESS CENTER
GIMNASIO



GROCERY STORE
SUPERMERCADO



RESTAURANT
RESTAURANTE

OTHER SUGGESTIONS?
OTRAS SUGERENCIAS

WHAT MAKES A HOME?

Which of the images below best characterize your idea of home?
Place a dot on your favorite option for each category.



¿QUÉ CREA UN HOGAR?

¿Cuáles de las siguientes imágenes caracterizan mejor su idea de hogar?
Coloque un punto en su opción preferida para cada categoría.

SLIDE INTENT:

UNDERSTAND IMPORTANCE OF
HOME FEATURES

• SITE PLANNING OF COMMUNITIES
COURTYARD

Heart of the Home | Corazón del Hogar

Which is the most important space in your home?
¿Cuál es el espacio más importante de su casa?



The Kitchen
La Cocina



The Dining Room
El Comedor



The Living Room
La Sala



Private Spaces
Recamaras



Private Yard
Patio Privado

Outdoor Spaces | Espacios Exteriores

Which of the following is your favorite outdoor space?
¿Cuál de los siguientes es su espacio exterior favorito?



Front Yard
Patio Delantero



Back Yard
Patio Trasero



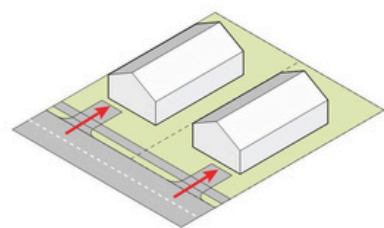
Shared Community Greenspaces
Espacios Verdes Comunitarios Compartidos



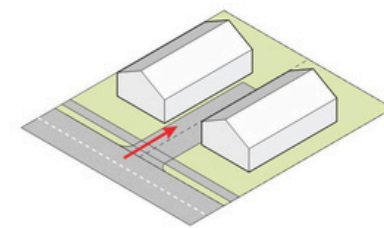
Garden
Jardín

Parking | Estacionamiento

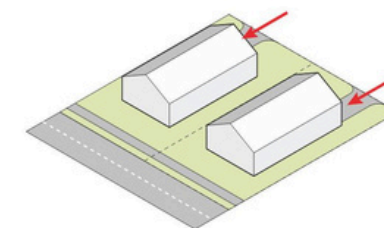
What type of parking do you prefer?
¿Qué tipo de estacionamiento prefiere?



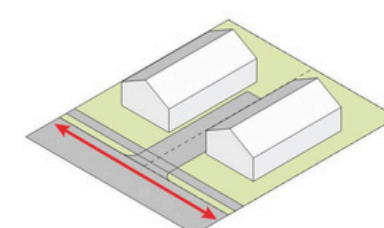
Front Access Driveway
Calzada de Acceso Frontal



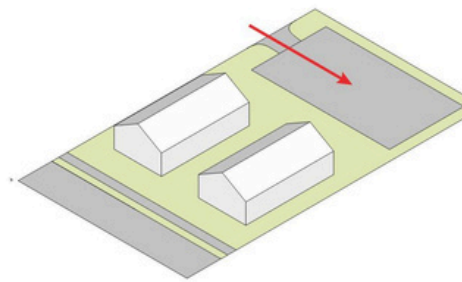
Shared Access Parking
Estacionamiento de Acceso Compartido



Rear Access Driveway
Calzada de Acceso Trasero



Street Parking
Estacionamiento en la Calle



Parking Lot



Pocket Neighborhood Layout:

- Homes of any kind face a shared park



Typical Mixed-Use Layout:

- Homes are located above retail or community space, usually facing a main street



Suburban Layout:

- Homes of any kind face a residential street



Alternative Mixed-Use Layout:

- Homes on one side of site, commercial or community uses on another side of site

ME?

¿QUÉ CREA UN HOGAR?

¿Cuáles de las siguientes imágenes caracterizan mejor su idea de hogar?
Coloque un punto en su opción preferida para cada categoría.

Spaces | Espacios Exteriores

What type of outdoor space do you prefer?
¿Qué tipo de espacio exterior prefiere?

Front Yard
Patio Frontero

Back Yard
Patio Trasero

Greenspaces
Espacios Compartidos

Garden
Jardín

Parking | Estacionamiento

What type of parking do you prefer?
¿Qué tipo de estacionamiento prefiere?

Front Access Driveway
Calzada de Acceso Frontal

Shared Access
Estacionamiento de Acceso Compartido

Rear Access Driveway
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Street Parking
Estacionamiento de Calle

Parking Courtyard
Estacionamiento en Courtyard

Maybe add one more that shows a courtyard situation, where parking is around the perimeter, and a park or courtyard is in the center of a ring of homes?

SLIDE INTENT:

UNDERSTAND IMPORTANCE OF HOME FEATURES

SITE PLANNING OF COMMUNITIES COURTYARD

TRAVIS, THIS IS JUST A SUGGESTION, WE DON'T HAVE TO DO IT THIS WAY, BUT THE COMMUNITY MAY NOT BE FAMILIAR WITH READING SITE PLANS

-JAMIE (ADAAPTA)