

# **Development Potentials and Timing Buffalo Bayou Corridor**

## **Supplement**

## APPENDIX A

### INTERVIEW RESPONDENTS

<u>Category</u>	<u>Date</u>	<u>Name and Organization (Personal or Telephone)</u>
Owners/ Investment Firms	7/23/04	Mr. Mike Melnik, Japhet Realty (P)
	7/26/04	Mr. Alan Atkinson, Bayou Vista, Ltd. (T)
	8/09/04	Mr. Andy Lear, Lear-Weekly Properties (P)
	8/17/04	Mr. Mike Garver (P)
	9/08/04	Mr. Avi Ron, McCall Street Partners (P) <sup>a</sup>
	9/10/04	Mr. Tom Bacon, The Lionstone Group (P)
	9/16/04	Mr. John Gonzales, Encore Bank (T)
Developers	7/28/04	Mr. Ron Turk, Turk Investments, Ltd. (T)
	8/06/04	Ms. Joy Horak-Brown, New Hope Housing (P)
	8/16/04	Mr. Zane Segal, Zane Segal Properties (P)
	8/20/04	Mr. Bill Lipscomb, Blumenthal Sheet Metal (P)
	8/24/04	Mr. Bernie Kane, Juliet Homes (T)
	9/08/04	Mr. Mike Winoske, In-Town Homes (P)
	9/14/04	Mr. Scott Wise, Trammel Crow Residential (P)
Brokers	7/29/04	Mr. Doug Bates, Henry S. Miller Co. (T)
	7/30/04	Mr. Kelley Parker, Cushman & Wakefield (P)
	8/04/04	Mr. Michael Palmer, CB Richard Ellis (P)
	8/06/04	Mr. Bob Nichlo, McDade Smith (T)
	8/08/04	Mr. Gary Mabray, Colliers International (P)
	8/13/04	Mr. Steve Schneidau, Cushman & Wakefield (T)
	8/19 & 8/25/04 8/31/04	Mr. Reggie Bowman, R. Bowman Real Estate Co. (P) Mr. Steve Peacock, Staubach, Inc. (P)
Consultants	7/13/04	Mr. Patrick Phillips, Economics Research Associates, Washington (T)
	7/20/04	Mrs. Jane Thompson, Thompson Design Group (T)
	8/02 & 8/04/04	Ms. Barbara Koslov, S.R. Beard & Assoc. (T)
	10/28/04	Mr. Steve Spillette (P)
Community Organizations	7/22/04	Mr. Paul Meza, Second Ward Resident's Organization (P)
	7/22/04	Ms. Yolanda Black-Navarro, Navigation Area Business Association (P)
	7/27/04	Ms. Diane Lipton, Houston East End Chamber of Commerce (P)
	8/02 & 9/01/04	Ms. Mary Margaret Hansen, Greater East End Management District (T)
	8/06/04	Ms. Irma Galvan, Irma's (P)

**APPENDIX A  
(continued)**

Special Districts/ Quasi Governmental Organizations	Various 8/03 & 8/31/04  8/03 & 8/31/04 8/19/04 8/24/04  10/08/04	Ms. Anne Olson, Buffalo Bayou Partnership (P) Mr. Guy Hagstette, Houston Downtown Management District (P) Mr. Bob Eury, Central Houston (P) Mr. David Wolff, METRO (T) Mr. Max Schuette, Board Member, Buffalo Bayou Partnership (P) Mr. Huan Lee, Houston Downtown Management District (T)
Attorney	8/19/04 & 1/20/05 11/15/04	Mr. Randy Ashby, Waldron, Scheider & Todd, PC (T) Mr. Barron Wallace, Vinson & Elkins (T)
Utility and Railroad Companies	8/06/04 9/09 & 9/26/04	Mr. Joe Adams, Union Pacific (P) Mr. Don Cortez, CenterPoint Energy (P)
Public Officials And Employees	5/24/04 8/03/04  8/03/04 8/05/04 8/09/04 8/11/04  8/12/04 8/13 & 9/01/04 8/17/04 9/02/04  9/09/04	Mr. Bob Litke, COH Planning & Development (P) <sup>b</sup> Mr. Art Storey, Public Infrastructure Dept., Harris County (P) Mr. Mike Talbott, Harris Co. Flood Control Dist. (P) Mr. Horace Allison, COH Housing Authority (P) Ms. Dawn Moses, COH Brownfields Coordinator (T) Mr. Mike Yancey, Facilities & Property Management, Harris County (P) Mr. Adrian Garcia, Councilmember, Dist. H (P) Mr. René Martinez, COH Planning & Development (T) Mr. Ed Mergele, COH Public Works (T) Mr. John Walsh, Neighborhood & Housing, Mayor's Office (P) <sup>c</sup> Ms. Sylvia Garcia, Harris County Commissioner, Pct. 2 (P)

<sup>a</sup> In conjunction with ULI Technical Advisory Panel discussion at BBP

<sup>b</sup> Meeting together with Anne Olson prior to submission of final project proposal to BBP

<sup>c</sup> Meeting together with Anne Olson and Mary Margaret Hanson

## APPENDIX B

### INVENTORY AND AVAILABILITY OF LAND

#### Zone 1

#### Inventory

Use	No. of Parcels	Acreage	2004 Tax Valuation			Memo: Impr. SF (000s)
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)	
Industrial	55	40.2	\$16.0	\$8.1	\$24.1	1,424.3
Vacant <sup>a</sup>	126	55.0	6.2	--	6.2	4.1
Public/Institutional	15	19.5	1.2	0.4	1.6	1,463.6
Single Family	7	0.9	0.2	0.4	0.6	10.9
Commercial	28	9.7	5.5	1.1	6.5	145.5
Parks/Recreation	2	0.2	--	--	--	--
Transportation/Utilities	11	9.6	0.3	5.7	6.0	--
Multi-Family	3	1.2	0.3	2.8	3.1	112.2
Office	2	0.2	0.2	0.2	0.4	6.6
<b>Totals</b>	<b>251</b>	<b>138.1</b>	<b>\$29.9</b>	<b>\$18.7</b>	<b>\$48.6</b>	<b>3,167.3</b>

<sup>a</sup> Includes land devoted to surface parking

Source: Harris County Appraisal District

#### Availability

### SUMMARY OF FUTURE LAND AVAILABILITY STUDY AREA

Availability	No. of Parcels	Acreage	2004 Tax Valuation		
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)
Available <sup>a</sup>	111	46.2	\$6.0	\$0.1	\$6.1
Redevelopable	42	18.9	10.9	3.2	14.1
Unchanged	88	68.4	10.2	15.1	25.3
To Be Removed	8	4.6	2.8	0.3	3.1
<b>Totals</b>	<b>251</b>	<b>138.1</b>	<b>\$29.9</b>	<b>\$18.7</b>	<b>\$48.6</b>

<sup>a</sup> Vacant and not in commercial use

Source: CDS Market Research and Harris County Appraisal District

## APPENDIX B (cont'd)

### INVENTORY AND AVAILABILITY OF LAND

#### Zone 2

#### Inventory

Use	No. of Parcels	Acreage	2004 Tax Valuation			Memo: Impr. SF (000s)
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)	
Industrial	43	185.9	\$35.9	\$7.1	\$43.0	5,420.0
Vacant <sup>a</sup>	265	161.0	0.6	6.0	6.6	7.9
Public/Institutional	11	29.4	nil	nil	nil	500.4
Single Family	164	15.7	8.8	3.4	12.2	186.4
Commercial	19	9.8	0.8	0.6	1.4	34.9
Parks/Recreation	14	2.3	0.1	nil	0.1	1.8
Transportation/Utilities	3	0.4	--	nil	nil	--
Multi-Family	4	8.3	10.3	0.5	10.8	346.7
Office	2	1.8	1.1	nil	1.1	22.8
<b>Totals</b>	<b>526</b>	<b>416.9</b>	<b>\$57.7</b>	<b>\$17.8</b>	<b>\$75.5</b>	<b>6,556.4</b>

<sup>a</sup> Includes land devoted to surface parking

Source: Harris County Appraisal District

#### Availability

### SUMMARY OF FUTURE LAND AVAILABILITY STUDY AREA

Availability	No. of Parcels	Acreage	2004 Tax Valuation		
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)
Available <sup>a</sup>	267	162.5	\$1.3	\$6.3	\$7.6
Redevelopable	164	63.3	8.4	6.0	14.4
Unchanged	95	191.1	47.9	5.6	53.5
To Be Removed	--	--	--	--	--
<b>Totals</b>	<b>526</b>	<b>416.9</b>	<b>\$57.7</b>	<b>\$17.8</b>	<b>\$75.5</b>

<sup>a</sup> Vacant and not in commercial use

Source: CDS Market Research and Harris County Appraisal District

## APPENDIX B (cont'd)

### INVENTORY AND AVAILABILITY OF LAND

#### Zone 3

#### Inventory

Use	No. of Parcels	Acreage	2004 Tax Valuation			Memo: Impr. SF (000s)
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)	
Industrial	52	169.5	\$17.2	\$7.3	\$24.5	2,096.7
Vacant <sup>a</sup>	82	80.7	--	2.5	2.5	--
Public/Institutional	6	27.1	--	--	--	--
Single Family	199	25.3	5.4	3.0	8.4	200.3
Commercial	16	5.0	0.8	0.4	1.2	45.1
Parks/Recreation	2	18.8	--	--	--	--
Transportation/Utilities	4	7.6	--	--	--	--
Multi-Family	5	1.0	0.3	0.1	0.4	17.3
Office	1	0.1	0.1	nil	0.1	2.0
<b>Totals</b>	<b>367</b>	<b>335.1</b>	<b>\$23.7</b>	<b>\$13.4</b>	<b>\$37.1</b>	<b>2,361.4</b>

<sup>a</sup> Includes land devoted to surface parking

Source: Harris County Appraisal District

#### Availability

### SUMMARY OF FUTURE LAND AVAILABILITY STUDY AREA

Availability	No. of Parcels	Acreage	2004 Tax Valuation		
			Land (\$Mil.)	Impr. (\$Mil.)	Total (\$Mil.)
Available <sup>a</sup>	82	80.7	--	\$2.5	\$2.5
Redevelopable	198	202.9	\$19.8	9.0	28.8
Unchanged	87	51.6	3.9	1.8	5.7
To Be Removed	--	--	--	--	--
<b>Totals</b>	<b>367</b>	<b>335.1</b>	<b>\$23.7</b>	<b>\$13.4</b>	<b>\$37.1</b>

<sup>a</sup> Vacant and not in commercial use

Source: CDS Market Research and Harris County Appraisal District

## APPENDIX C

### PROJECTIONS OF POPULATION AND HOUSEHOLDS HARRIS COUNTY, TEXAS

Woods & Poole				TAMU			
Calendar Year	Population (000s)	Households (000s)	Compound Average Growth Rate (%) Per Year	Calendar Year	Population (000s)	Households (000s)	Compound Average Growth Rate (%) Per Year
1970	1,753	546	N/A%	1970	1,753	546	N/A%
1980	2,437	879	3.35%	1980	2,437	879	3.35%
1990	2,833	1,031	1.52%	1990	2,833	1,031	1.52%
2000	3,401	1,206	1.84%	2000	3,401	1,206	1.84%
2004	3,595	1,287	1.40%	2004	3,651 <sup>1</sup>	1,318 <sup>2</sup>	1.79%
2005	3,637	1,305	1.17%	2005	3,708	1,339	1.74%
2010	3,850	1,394	1.14%	2010	4,072	1,470	1.89%
2015	4,072	1,477	1.13%	2015	4,482	1,618	1.94%
2020	4,302	1,551	1.10%	2020	4,926	1,791	1.91%
2025	4,542	1,617	1.09%	2025	5,406	1,966	1.88%
2030 <sup>3</sup>	4,793	1,743 <sup>4</sup>	1.08%	2030	5,925	2,155	1.85%
2035	5,055	1,845	1.07%	2035	6,489	2,368	1.84%
2040	5,329	1,945	1.06%	2040	7,091	2,588	1.79%

⇒ As a statistical comparison, the Houston-Galveston Area Council (HGAC) projects the population of Harris County to be 5,385,000 in 2025 with an average growth rate of 2.3% per year, with 1,842,000 households during that same year.

<sup>1</sup> Estimate based on extrapolated growth rate from prior periods.

<sup>2</sup> Household projection based on average persons per household of 2.77.

<sup>3</sup> Population projections for the 2030 to 2040 period are based on projected growth rates from 2000 through 2025.

<sup>4</sup> Household projections for the 2030 to 2040 period are based on average persons per household of 2.74.

**Appendix D**

**DETAILED PROJECTIONS OF NEW HOUSING UNITS  
AND SQUARE FOOTAGES OF NONRESIDENTIAL SPACE  
BY PROPERTY**

**Appendix E**

**DETAILED PROJECTIONS OF IMPROVED VALUES  
OF RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT  
BY PROPERTY**