





MASTER PLAN

BUFFALO BAYOU PARTNERSHIP



CONTENTS

9	BUFFALO BAYOU EAST
23	YESTERDAY AND TODAY
33	BUFFALO BAYOU EAST REIMAGINED
47	STRATEGIES FOR ACTIVATION
59	A DAY ALONG BUFFALO BAYOU EAST
75	BUFFALO BAYOU EAST TRANSFORMED
133	A NETWORK OF CONNECTIONS
155	A RESILIENT BAYOU

IMPLEMENTATION

171



About Buffalo Bayou Partnership

Established in 1986, Buffalo Bayou Partnership (BBP) is the non-profit transforming and revitalizing Buffalo Bayou, Houston's most significant natural resource. The organization's geographic focus is the 10-square mile stretch of the bayou that flows from Shepherd Drive, through the heart of Downtown into the East End, and onto the Port of Houston Turning Basin. BBP has raised and leveraged more than \$200 million for the redevelopment and stewardship of the waterfront—spearheading award-winning projects such as Sabine Promenade and Sesquicentennial Park, protecting land for future parks and green space, constructing hike and bike trails, and operating comprehensive cleanup and maintenance programs. In 2015, BBP completed the \$100 million Buffalo Bayou Park project that includes beautiful gardens and native landscaping, trails, the go-to dog park in the city, public art, a creative nature play area, and two visitor centers. Buffalo Bayou Partnership also activates the waterway through pedestrian, boating and biking amenities; volunteer activities; permanent and temporary art installations; and wide-ranging tours and programs that engage tens of thousands of visitors each year.

BUFFALO BAYOU EAST MASTER PLAN CONSULTANT TEAM

MICHAEL VAN VALKENBURGH ASSOCIATES

Landscape Architecture

HR&A ADVISORS

Economic Development

HUITT-ZOLLARS

Engineering and Transportation

LIMNOTECH

Hydrology

UTILE

Urban Design and Architecture

DEAR FRIENDS,

Buffalo Bayou East, the stretch of Buffalo Bayou from US Highway 59 to the Port of Houston Turning Basin, is a place that will pique your curiosity like no other. What awaits you is a waterway with a distinctively different character than Buffalo Bayou Park and other green spaces in Houston. You will discover intriguing industrial remnants from long ago standing side by side with today's active and thriving businesses. You will enjoy a natural beauty that feels far removed from the city, despite being minutes away from Downtown. Bordering the Bayou are the Greater East End and Fifth Ward—historic neighborhoods that still retain their rich cultural heritage and traditions. Buffalo Bayou East is a part of Houston, truly inspiring and unique unto itself.

If there is one theme that is woven throughout the Buffalo Bayou East Master Plan, it is connection. Long separated from their Bayou, each other, and Houston as a whole, these neighborhoods will be united physically, socially, and culturally. A system of waterfront trails will link the parks and green spaces to the west, while bikeways and "green fingers" form a network deep into the

East Sector neighborhoods and beyond. Although a current barrier, the Bayou can become a meeting place for two communities that have a shared working-class heritage, distinct cultural legacies, and enormous neighborhood pride. And with an influx of newcomers that are calling it home, Buffalo Bayou East also can serve as a meeting point for shared conversations and experiences among people of all incomes and backgrounds.

Throughout a two-year planning process, Buffalo Bayou Partnership engaged residents, community groups, and stakeholders to envision how the Bayou's East Sector can be transformed. At meetings, unique activities allowed participants to work collaboratively with their neighbors to share their hopes, hear one another's points of view, and tackle challenging questions. In a shared environment, they voiced similar dreams and desires as well as concerns—affordable housing, health and wellness, and economic disparity. As we implement this Master Plan, we are committed to delivering a place that offers new social, economic, and environmental improvements that will benefit Buffalo Bayou East and the entire city.

This Master Plan will not be implemented overnight. It will take many years to unfold. As with past Buffalo Bayou projects—and any undertaking of this scale and importance—public private partnerships, wide-ranging and innovative funding approaches, and dedicated community collaborations will be essential to the Plan's success. We welcome the challenges, hard work, and ongoing commitment required to drive this ambitious effort forward.

We look forward to partnering with you to build a sense of community and common ground along Buffalo Bayou East, bringing a collective vision for the Bayou to life.

Sincerely,

Anne Olson

Anne 0/800

President, Buffalo Bayou Partnership

BUFFALO BAYOU EAST brings the community's vision for its waterfront to life, building from a rich history and refined through a comprehensive master planning process.

Over the next nine chapters, you will learn about the many integral pieces that drive this vision, integrating new open spaces and trails, dynamic waterfront destinations, and connections to surrounding communities.







BUFFALO BAYOU EAST

introduces the Master Plan for Buffalo Bayou's East Sector and highlights the guiding values and key components that make it a place locals and visitors will enjoy for generations.

YESTERDAY AND TODAY

provides an overview of the East Sector's rich history and the many assets—cultural, natural, built—that make it a unique environment for a dynamic open space network, not just in Houston, but anywhere.

REIMAGINED takes a close look at the master planning and engagement processes through which the community helped set goals and priorities.













STRATEGIES FOR
ACTIVATION uses the
community's ambitions and
priorities in conjunction with
on-the-ground conditions to
lay out key objectives and
strategies that transform
Buffalo Bayou East into a
destination like no other.

A DAY ALONG BUFFALO
BAYOU EAST takes you on
a visual journey from the
eastern edge of the future
Bayou network, at the
present-day Hidalgo Park,
to Downtown Houston and
back—stopping at key centers
of activity along the way.

BUFFALO BAYOU EAST
TRANSFORMED provides a
focused view of the design
concepts for every individual
section of Buffalo Bayou East
and describes the wide variety
of potential activities and
destinations that appeal to
locals and people from across
the city and region.

connections shows how new destinations in Buffalo Bayou East link to each other and to surrounding neighborhoods. In addition to the identified land and water connections that increase accessibility, social and cultural connections present opportunities for disconnected communities to come together on the Bayou.

A NETWORK OF

describes the strategies and design elements that allow Buffalo Bayou East to withstand chronic

A RESILIENT BAYOU

allow Buffalo Bayou East to withstand chronic stresses and acute shocks the area could face in the coming years. These resiliency strategies not only show how destinations in Buffalo Bayou East can be protected, but how communities can be bolstered as well.

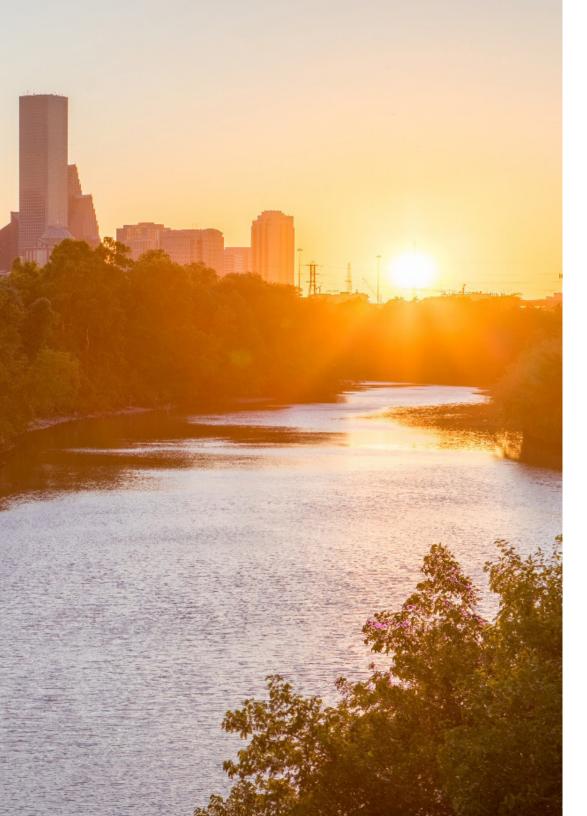
IMPLEMENTATION details how to achieve this Master Plan over time in collaboration with partners—the public sector, private landowners, philanthropists, collaborating non-profits, affordable housing developers, and the local community—and how parks and trails are operated over their lifetimes.





Buffalo Bayou East is home to long-established communities and a vibrant cultural legacy that highlight the diversity of what Houston has to offer.





REDISCOVER, ENHANCE, CELEBRATE

A natural gem discovered by only a few hides along the banks of Buffalo Bayou. Bald cypress line the water's edge and kingfishers and osprey make their home as the Bayou curves through the Greater East End and Fifth Ward. At many former industrial sites, nature has taken over, and vines grow across a landscape of concrete and steel. Despite being minutes from Downtown, you could be a million miles away.

Communities of the Greater East End and Fifth Ward have long been separated from their Bayou and from one another. Large active and abandoned industrial sites create obstacles between the Bayou and upland neighborhoods, and, in many cases, street linkages and visual connections to the waterfront remain broken. The Bayou has been the East Sector's back door, and a barrier. No longer.

Buffalo Bayou East is home to long-established communities and a vibrant cultural legacy that highlight the diversity of what Houston has to offer. Whether it's the Greater East End's Tex-Mex cuisine of Ninfa's restaurant, the vibrant colors of the area's numerous murals, or the birthplace of zydeco in the Fifth Ward, this rich cultural heritage is Houston, something to celebrate and discover as the Bayou flows east.

Buffalo Bayou East remains a place of change and transition. In many cases, proximity to Downtown has spurred a desire for new residents to call it home, and creative entrepreneurs have found industrial buildings for makerspaces. While it is important that Buffalo Bayou East continues to improve and evolve within an ever-changing Houston, it is essential that existing families from the area are able to remain and participate in revitalizing this hidden corner of the city.



OVERVIEW

Step by step, piece by piece, Buffalo Bayou East will pay tribute to Houston's industrial roots, celebrate culturally rich neighborhoods, and serve as an important symbol for the city's continuing commitment to accessible park space for all.



Buffalo Bayou East brings regional equity to open space investment in Houston, adding new signature parks and leveraging this investment to strengthen Greater East End and Fifth Ward communities.

Buffalo Bayou Partnership's (BBP) original 2002 Buffalo Bayou and Beyond Master Plan envisioned a network of green spaces along the Bayou stretching from Shepherd Drive to the Port of Houston Turning Basin. Today, countless Houstonians and visitors enjoy the extensive network of parks, open spaces, and trails along the waterfront to the west. Besides becoming a place for all Houstonians to congregate and a symbol of the city's revitalization, Buffalo Bayou Park has transformed local residents' attitudes towards our city's bayous from seeing them as unloved to cherishing them as natural treasures.

A far more limited set of open space and trail improvements has benefited the lesser-served communities to the east. This plan extends the network of parks and open spaces east of Downtown while helping to connect surrounding neighborhoods to the Bayou and each other.

Today marks an important step forward for the future of Buffalo Bayou, a transformation that will take decades and require creative new partnerships. Step by step, piece by piece, Buffalo Bayou East will pay tribute to Houston's industrial roots, celebrate culturally rich neighborhoods, and serve as an important symbol for the city's continuing commitment to accessible park space for all.

















A Cultural Vibrancy

With many African-American and Mexican-American families who settled in neighborhoods along the Bayou residing there to this day, generation-spanning legacies lend a strong sense of history and identity to Buffalo Bayou East. Murals, music, dance, rich culinary traditions, and other creative expressions continue to reinforce the East Sector's unmistakable character. And with a relatively high percentage of historic structures intact, neighborhoods in Buffalo Bayou East stand in sharp contrast to other parts of Houston.

Though economically disadvantaged for many years, communities in the area have been able to thrive culturally. With major corridors such as Lyons Avenue and portions of Navigation Boulevard seeing new life and activity, economic strength is beginning to mirror the area's cultural richness.

15: EAST YESTERDAY AND TODAY





An Industrial Landscape

While industrial activity has slowly migrated towards the Ship Channel and beyond in recent decades, active nodes still serve as important East Sector employment hubs and link the area to Houston's history as a port city. The Master Plan respects how this legacy has shaped the area and allows residents to better connect with its past. Abandoned industrial relics contribute to a fascinating interaction of natural beauty and grit, creating opportunities for inventive reuse.







A Natural Wonder

Even with the concentration of residential and industrial development, Buffalo Bayou East's natural beauty is one of its greatest assets. With a wider channel and higher banks than Buffalo Bayou's western stretches, the waterway more closely resembles a true river than a lazy, meandering stream. Many of its steep banks have surprisingly dense habitats and thriving wildlife, though the proliferation of invasive species poses a challenge. These serene landscapes sit in stark contrast to Houston's often chaotic urban environment. Though much of Buffalo Bayou East lies within a stone's throw of Downtown's gleaming towers, the area's natural environment makes it feel far removed from the center of America's fourth largest city.





Four core principles guided the master planning process and serve as a roadmap for the Plan's implementation. Building upon the area's rich history and character, the principles inspired designs that reflect local residents' priorities, ensure established neighborhoods remain intact, bring people to the water, and reanimate the eastern stretch of Houston's most important waterway.





Authentic

Built on a principle of authenticity, the East Sector Master Plan embraces the area's rich heritage, existing industrial relics, the Bayou's natural aesthetic, and art, culture, and food from the Greater East End and Fifth Ward. A diversity of places, experiences, and activities provides something for everyone, ranging from revitalized neighborhood parks to one-of-a-kind, must-see destinations.

Connected

Buffalo Bayou East reunites neighborhoods long disconnected from their waterfront—and one another—creating a common meeting ground for all to gather, recreate, and rediscover the Bayou's beauty. New activities and green spaces break down barriers between parks and neighborhoods. Investments in critical linkages-trails, bridges, and on-street pedestrian and bike paths—connect communities to the Bayou.

BUFFALO BAYOU







Inclusive

Recognizing parks' tremendous potential to create value, the Master Plan includes a multitude of benefits that reinforces Buffalo Bayou East's vitality. The Plan focuses on ensuring new open spaces and destinations are welcoming to longtime and newly arrived residents as well as people from across Houston and beyond. In addition to building mere park space, the Plan envisions a new economically inclusive neighborhood to provide much-needed workforce housing. The Plan also provides opportunities for economic development by engaging local businesses and community organizations as partners.

Resilient

Buffalo Bayou East reinforces the East Sector's ability to withstand future challenges. Revitalized parks and open spaces integrate resilient design features that protect areas along the Bayou and allow them to quickly recover after future storm events. The Master Plan outlines strategies that manage stormwater, mitigate flooding, and stabilize the Bayou's banks, reducing risk for local residents and landowners. It also supports programs and resources that allow communities to thrive in the face of uncertain social, economic, health, and environmental challenges.



263 Acres **NEW & IMPROVED PARKS**

44.3 Miles NEW & IMPROVED TRAILS & BIKEWAYS

> 7 Mew PEDESTRIAN BRIDGES

OF ACCESSIBLE WATERFRONT

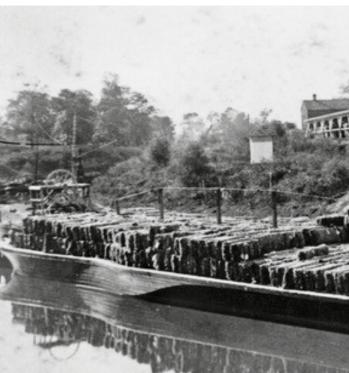
OF EXPANDED & ENHANCED TREE CANOPY





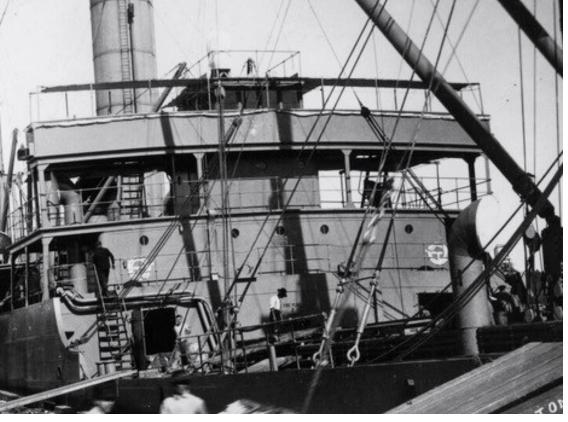
Houston's rich history has been shaped by Buffalo Bayou, and the waterway east of Downtown has played a particularly important role in the city's evolution.













BUFFALO BAYOU EAST'S HISTORY

While Allen's Landing in Downtown Houston is the site most often associated with the city's founding in 1836, in fact, it was the town of Harrisburg, located at the confluence of Brays and Buffalo bayous, where Houston's founders, Augustus and John Kirby Allen, preferred to locate. Situated just below the Turning Basin, Harrisburg served as a port of entry and became known as the commercial and shipping center of the southwest. For a brief period, the city served as the Republic of Texas capital.

But the Allen Brothers settled eight miles upstream at the foot of what is now Main Street. It was here that the entrepreneurs from New York laid out Houston in a grid pattern, not oriented to the compass but to the Bayou.

Like Buffalo Bayou, railroads played a dominant role in Houston's early development. By the turn of the century, Houston was connected to a growing national network, and the city had taken as its motto: "Houston: Where 17 Railroads Meet the Sea."

Continually competing with Galveston for transportation supremacy, Houston business leaders saw the need to straighten and widen the Bayou. After years of dredging and other improvements, an agreement was reached with the federal government, and on November 10, 1914, the Houston Ship Channel opened with President Woodrow Wilson pressing a button in Washington, D.C. remotely firing a canon located at the Turning Basin.

Galveston's 1900 hurricane and discovery of oil at Spindletop near Beaumont ensured Houston's future as a major trading and transportation center. With the demand for petroleum products after World War II came the development of synthetic rubber and the beginnings of Houston's vast petrochemical industry. Over the next 75 years, new technologies such as containerized shipping were pioneered, and today, the Port of Houston is one of the largest and busiest ports in the world.

Along with their strong work ethic and devotion to family, early residents brought rich cultural traditions and customs that remain in the East Sector to this day.



EAST SECTOR NEIGHBORHOODS

As Buffalo Bayou transitioned from a lazy stream to the transportation powerhouse it is today, so too have the neighborhoods that line its banks. Early years saw large concentrations of working class Germans, Italians, and Irish, then an influx of African-Americans and Mexican-Americans. As the railroads and the Port of Houston grew, so too did employment opportunities for these hardworking and industrious people. Eventually, thriving commercial districts sprouted up along Navigation Boulevard and Canal Street in the Greater East End and Lyons Avenue in the Fifth Ward.

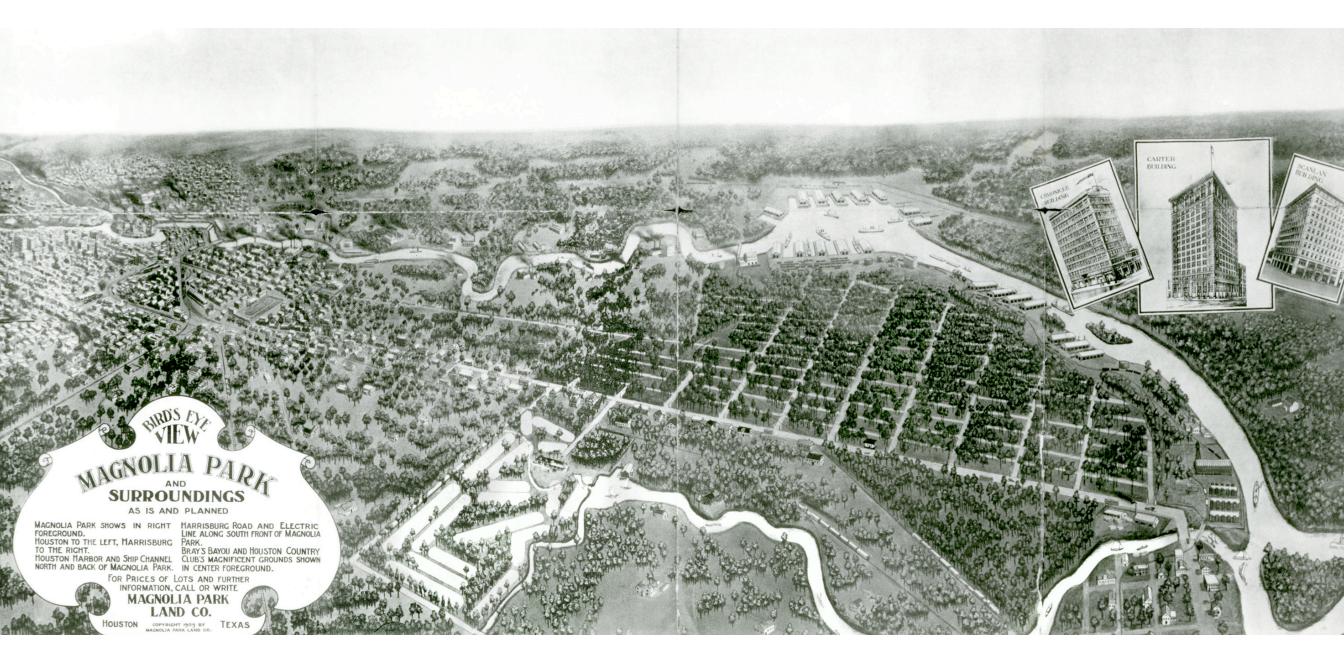
Along with their strong work ethic and devotion to family, early residents brought rich cultural traditions and customs that remain in the East Sector to this day. Whether through unique food cultures, well-recognized musical talent, or expressive visual arts, the two neighborhoods are among the most culturally vibrant communities in the city.

As people moved to the area, parks sprouted up along Buffalo Bayou's eastern stretch. Besides their beauty, what made the green spaces so special was the fact that they were developed by businessmen guided by a sense of civic duty and belief that natural surroundings were essential for good health. Many of these parks are long gone but are the seeds of today's green spaces.

Perhaps, above all, what makes the East Sector neighborhoods so unique are their people. Many families have roots going back generations. Residents who have long since moved away routinely return to churches and annual festivals they attended in their youth. And whether it has been Congresswoman Barbara Jordan or boxer George Foreman from the Fifth Ward or restaurateur Ninfa Lorenzo from the Second Ward, East Sector residents have always been proud of their roots.

Transition has been a constant for the East Sector. And today, change is underway once again as the area experiences rapid gentrification. With millennial newcomers moving to the working class neighborhoods, taco stands now sit next to trendy coffee shops and modest wooden bungalows next to townhomes. The story of the East Sector is truly the story of an evolving Houston.





A RICH HISTORICAL FOUNDATION

As some of the oldest and most established neighborhoods in the city, a wide variety of people, places, and events have shaped the cultures and identities of Greater East End and Fifth Ward communities. The Buffalo Bayou East Master Plan draws from and builds upon the rich and colorful histories of an area that has defined Houston's relationship with Buffalo Bayou.

Germans, Italians, Jews and other Europeans lived in the Fifth Ward.

1800s

1830s-1840s

Germans began settling in the 15-acre Frosttown on the eastern edge of present day Second Ward and the area became known as Germantown.



61839

Second Ward became one of the City's original four wards.

St. Vincent's Cemetery on Navigation Boulevard

was founded.

01852



0 1865

0 1865

Mount Vernon United Methodist Church was founded.

Galveston, Houston

and Henderson

to decline.

Railroad was built through Frosttown and the area began

9 1867

Fifth Ward was added to the City's ward system.

Union Pacific Railroad's route between

Houston and New Orleans was completed, and Creoles—a mixed-race group with European, African-American and Native American bloodbegan arriving from New Orleans and settled in an area that became known as Frenchtown.



9 1883

An industrial district on the far western edge of Fifth Ward included Peden Iron and Steel, Erie City Ironworks, and James Bute Paint Company. These buildings still remain today in what is known as the "Warehouse District."

1880s

1860s-1880s German businessmen developed private parks in the

area between today's Jensen Drive and North York Street. Merkel's Grove was home to gymnastic clubs known as Turvereins while Volksfest Park was home to Schuetzen or shooting clubs. Volksfest Park also was the site of the first Volksfest Festival in Texas, an annual celebration of German food and music.

Attorney John Brady purchased 2,000 acres just upstream from Brays Bayou. The site included 3,500 Magnolia trees, a pavilion for concerts, a dock for pleasure

boats, and three artesian springs.

1880s

0 1866

0 1891

John Brady died and his company sold off lots. Within six weeks, 3,000 were sold.

MAGNOLIA PASSIBILITATION OF HOUSTON, TEXAS MAGNOLIA PARK LAND CO.

Fifth Ward

- Second Ward
- Magnolia Park





Fifth Ward's Southern Pacific Railroad shops were considered the largest in the Southwest, employing 5,000 men.

1900s

Early 1900s

Emancipated slaves and Mexican-Americans began settling in Frosttown.

0 1909

Rusk Settlement House, a social and educational center, began offering English and kindergarten classes. Its successor, Ripley House, now known as BakerRipley, provides similar services today.

1910s

Magnolia Park was ringed with industrial development and residents found steady employment at the Port of Houston.

0 1911

Oblate Fathers founded Our Lady of Guadalupe Church, the city's first church to offer services in Spanish.

01912

0 1912

Settegast Park opened.

A fire destroyed a 40-square

block area, leaving hundreds

important community landmarks.

homeless and destroying

0 1915

Neighborhood had become Houston's largest barrio and had a thriving commercial district along Navigation Boulevard.

0 1916

Northside Sewage Treatment Facility, one of the first activated sludge plants in the US, opened. In the early 1980s, operations moved east to a site on 69th Street.

0 1917

El Campo Laurel, a Mexican-American social group, organized Diez y Seis Parade to mark the anniversary of Mexican independence from Spain.











31: EAST

YESTERDAY AND TODAY



0 1925

6 1920

Pleasant Hill Baptist Church was founded.

Lorenzo DeZavala School

was established.

Q 1927

Phillis Wheatley High School opened and was one of the largest African-American high schools in the US.

01928

Hahn and Clay, a 19th century blacksmith and welding shop, moved to Clinton Drive in the Fifth Ward. Today the business manufactures pressure vessels.



Fifth Ward solidly became an African-American community with Lyons Avenue having over 40 African-American-owned businesses.

1930s-1940s

1930s

Houston businesswoman Mellie Esperson developed the Esperson Industrial District near the Bayou's Turkey Bend site along Navigation Boulevard.

0 1926

6 1926

Magnolia Park is annexed by the City of Houston.

Sisters of Divine Providence

opened Our Lady of

Guadalupe School.



o 1939

Finnigan Park, the second Houston public park for African-Americans, opened.

 Kelly Court, Houston's second housing project for African-Americans, opened.

DE LUXE

Fifth Ward became known

1940s

as the "Barbecue Ward."

The DeLuxe Theater opened on Lyons Avenue, but in 1973, it closed its doors. In 2016, the renovated building began operation as a performing arts venue operated by the Fifth Ward Community Redevelopment Corporation and Texas Southern University.

01941

BURT'S MEAT MARKET CAJUN BOUDAIN & SAUSAGE OPEN EVERYDAY CLOSED SOME HOLISTON TEV 77020

CLOSED SOME HOLIDAYS
5910 LYONS AVE. HOUSTON TEX 77020
713 674-0064 FAX 713 674-8347

0 1947

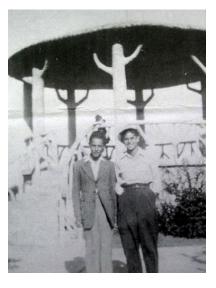
Burt's Meat Market, still in business today, opened. Julia C. Hester House community center was founded. St. Elizabeth Hospital on Lyons Avenue opened.

0 1949

Brown and Root, one of the world's largest construction and engineering companies, moved its headquarters to Clinton Drive in the lower Fifth Ward along Buffalo Bayou. After a series of mergers with Halliburton and M.W. Kellogg, the company became KBR and in 1990 moved to west Houston, leaving behind its 146-acre site.

0 1934

Residents raised funds to purchase a City landfill and transformed it into present-day Hidalgo Park. They also built a *quiosco*, a gazebo with hand-molded texturized concrete columns. To this day, the structure is the center of community life.



0 1945

Ninfa Lorenzo opened the Rio Grande Food Products Company on Navigation Boulevard.

BUFFALO BAYOU EAST : 32

01964

Civil Rights Act was passed and families began seeking opportunities outside the Fifth Ward.

Q 1965-1967

Expansion of Interstate 10 and US Highway 59 cut off Lyons Avenue from Downtown and the area began a decades-long decline.





Doris McClendon operated the Continental Lounge and Zydeco Ballroom on Lyons Avenue.



01970s

Fifth Ward became impoverished and dangerous. and bluesman Weldon "Juke Boy" Bonner warned in his song, "Stay Off Lyons Avenue." The intersection of Lyons Avenue and Jensen Drive was referred to as "Blood Alley."

0 1989

Fifth Ward Community Redevelopment Corporation was founded and began revitalizing the neighborhood with affordable housing.



02010

Artists Dean Ruck and Dan Havel created Jam, a public artwork along Lyons Avenue.



Houston development company Midway announced plans for East River, a major mixed-use development along Clinton Drive on the banks of Buffalo Bayou.



02018

Fifth Ward Community Redevelopment Corporation began to develop a public art master plan with internationallyrecognized artist Mel Chin, a Fifth Ward native.

1950s

Club Matinee on Lyons Avenue was considered

classic blues and R&B. Nearby was the Crystal

Hotel, one of Houston's finest African-American

one of the city's most important venues for

1950s

lodging establishments.

Entrepreneurs Manuel Crespo and Felix Morales developed funeral homes in the Second Ward. These businesses are still operated by their families today.

0 1951

Susan Vaughan Clayton purchased land for Houston's first public housing. Now known as Clayton Homes, it was the first complex of its kind in the US built on land donated by a private individual.

01973

1960s-1980s

Ninfa's restaurant on Navigation Boulevard.

0 1988

Guadalupe Plaza Park opened. The City park was renovated by the East End District in 2016.

0 1995

Talento Bilingue de Houston, an Hispanic performing arts center on the banks of Buffalo Bayou, opened.



0 2013

East End District developed an outdoor plaza for events and a farmers market on the Navigation Boulevard Esplanade.

0 2017

Mayor Sylvester Turner selected Second Ward as one of five neighborhoods to participate in his signature "Complete Communities" Program.

0 2019

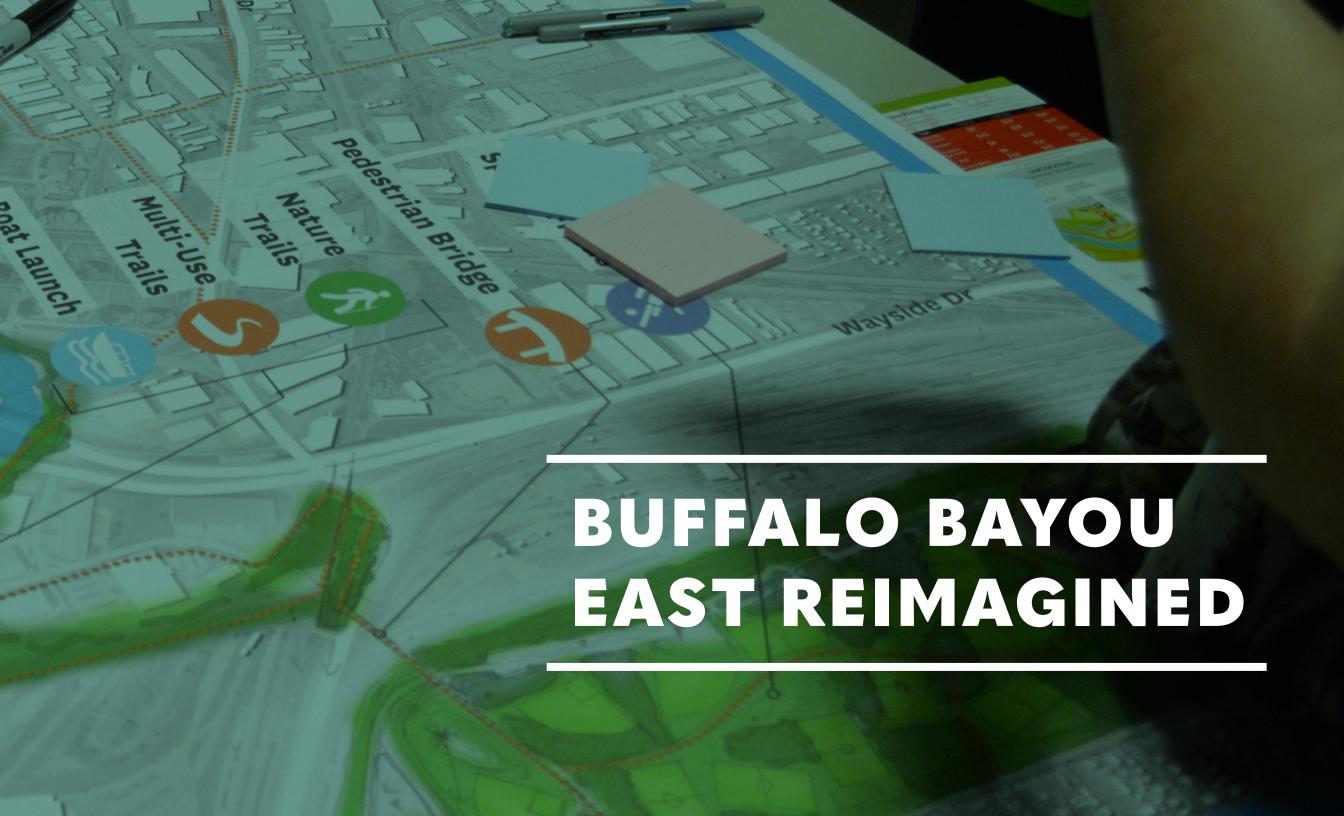
Mayor Turner selected Magnolia Park to participate in the expansion of his "Complete Communities" Program.



Ninfa Lorenzo opened



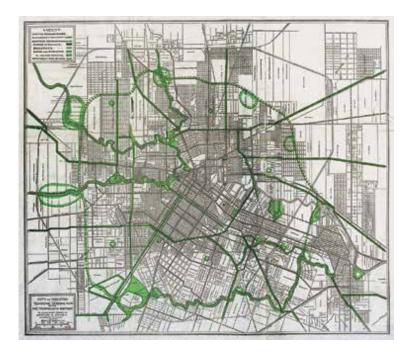




The backbone of a park system for Houston will naturally be its bayou creek valleys, which readily lend themselves to 'parking.'

Arthur Coleman Comey

Houston: Tentative Plans for Its Development, 1912



A Park Plan Landscape Architect Arthur Coleman Comey's Park Plan, Early 1900s.

PARKS AND PLANNING: YESTERDAY AND TODAY

Original Park Plan

Like other cities such as New York, Boston and Buffalo where Frederick Law Olmstead designed park systems, Houston hired Cambridge, Massachusetts-based landscape architect Arthur Coleman Comey in 1912 to produce a plan that would guide the city's growth. In Comey's plan, Houston: Tentative Plans for Its Development, he asserted: "The backbone of a park system for Houston will naturally be its bayou creek valleys, which readily lend themselves to 'parking.'" In addition to calling for a signature green network along Buffalo Bayou's western stretch, Comey had specific recommendations for the Bayou's East Sector, including a rerouted channel and park space near present-day Turkey Bend east of Lockwood Drive along Navigation Boulevard.

Buffalo Bayou Partnership Planning Efforts

In 2002, Buffalo Bayou Partnership produced Buffalo Bayou and Beyond, a master plan that builds upon Comey's vision and other past reports prepared by the organization since its founding in 1986. Developed by a consultant team led by the late, renowned urban planner Jane Thompson, the plan envisioned a network of green spaces along Buffalo Bayou from Shepherd Drive to the Port of Houston Turning Basin.

Since that time, BBP has overseen development of an extensive network of trails and green spaces, most notably the restored \$100 million Buffalo Bayou Park completed in 2015. While most of BBP's investment in open space and trails has occurred west of Downtown, for more than a decade the organization has been acquiring property and building a nascent trail system throughout the East Sector.

BUFFALO BAYOU

Buffalo Bayou East Plans

In 2017, buoyed by the success of the existing park network to the west and progress made in the east, Buffalo Bayou Partnership began developing a community-focused master plan for the four miles of waterway from Downtown's edge to the Port of Houston Turning Basin. A high caliber team, led by Michael Van Valkenburgh Associates (MVVA), an internationally-recognized landscape architecture firm, and HR&A Advisors, industry-leading real estate, economic development, and public policy consultants, worked with BBP on this multidisciplinary planning initiative.

In planning this segment of the waterway, BBP looked to its own past plans as well as Fifth Ward Community Redevelopment Corporation and East End District plans for the area. These plans promote a variety of mobility choices and envision vibrant, mixed-use and multi-cultural neighborhoods. The plans reinforce that Buffalo Bayou is a strong community asset, central to the East Sector's growth and quality of life.

Other Planning Efforts

The Master Plan team also took into account two major infrastructure projects that will have significant impacts on portions of Buffalo Bayou East—the North Canal and the North Houston Highway Improvement Project (NHHIP).

The City of Houston and Harris County Flood Control District (HCFCD) have identified the North Canal project as one of the key infrastructure proposals for mitigating flooding on both Buffalo and White Oak bayous. By creating a bypass channel at the location where the two bayous converge in Downtown, the North Canal will significantly relieve a point where water flow is constricted, reduce upstream inundation on White Oak Bayou, and help protect major cultural assets in Downtown like the Wortham Theater Center.

With the NHHIP, the Texas Department of Transportation (TxDOT) will embark in the coming years on a major realignment of freeways through the heart of Houston. Interstate 45 will be rerouted along alignments parallel to Interstate 10 and US Highway 59. In order to mitigate the addition of impervious surfaces and address water flow issues, TxDOT will create detention ponds along the waterway and regrade its banks. The project also will include a continuous deck for a future urban park space over the below-grade roadways between Downtown and EaDo just south of Buffalo Bayou.

Buffalo Bayou East Planning Process

Due Diligence

Extensive on-the-ground documentation of physical, environmental, real estate, and community conditions was undertaken.

Engagement

BBP hosted major public events, dozens of small-scale community outreach sessions, and numerous meetings with City and County officials.

Analysis

Rigorous technical analysis provided a basis for design proposals, including a hydrology study of the Bayou and assessments of real estate conditions impacting neighborhood preservation and new development.

Planning and Design

With its international and local expertise, the design team drew inspiration from the East Sector neighborhoods, the area's unique physical context, as well as successful projects across the country and world.

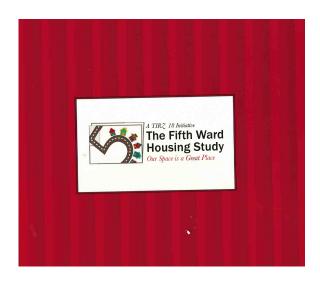
Implementation Planning

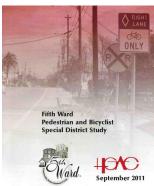
Throughout the process, the team considered strategies and policies to support near-term and long-term funding and implementation for large-scale open space investment.

Other Master Plans











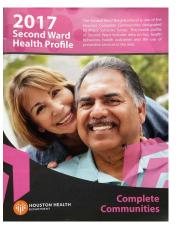




May 2009









39: EAST

Community engagement is an ever-evolving process, and BBP built upon what it had heard in the past.

COMMUNITY ENGAGEMENT

While the Buffalo Bayou East master planning effort took place from 2017-2019, BBP has been working with the Greater East End and Fifth Ward communities for more than 20 years. During this time, BBP staff has come to know residents, business owners, and civic leaders and learned of their desires, dreams, and concerns. But community engagement is an ever-evolving process, and BBP built upon what it had heard in the past.

BBP staff attended festivals, civic association meetings, and other neighborhood events to get the word out about the Buffalo Bayou East Plan.





Interacting with the Community

BBP looked for every opportunity to gather community input. It organized events for residents to share ideas such as *Encounter: Meeting Points on Buffalo Bayou*, large, text-based installations placed throughout Buffalo Bayou East presented in collaboration with the University of Houston's Graphic Design and Creative Writing programs and Cynthia Woods Mitchell Center for the Arts. BBP also participated in community engagement activities coordinated by others, such as the planning workshops hosted by the Second Ward and Magnolia Park Complete Communities, a signature neighborhood revitalization program of Mayor Sylvester Turner.











At community meetings, the planning team engaged participants in creative ways, such as with an interactive photo booth, to crowd source input. Elements of the Plan came directly from the feedback received at the meetings.

700+ PEOPLE ATTENDED FIVE MAJOR

GREATER EAST END AND FIFTH

WARD COMMUNITY MEETINGS

COMMUNITY LEADERS ATTENDED MEETINGS TO LEARN ABOUT THE **PLANNING PROCESS**

NEIGHBORHOOD RESIDENTS, BUSINESS OWNERS, AND GOVERNMENTAL REPRESENTATIVES WERE PART OF A STAKEHOLDER COMMITTEE







WERE MAILED TO FIVE TARGETED GREATER EAST END AND FIFTH WARD ZIP CODES



Social Media

Social media became a powerful tool to reach a wide audience. Besides brief posts, BBP used Facebook Live interviews to promote the planning effort.

3,668 **TOTAL ENGAGEMENTS ON** POSTS AND EVENT BOOSTS

CLICKS TO BBP WEBSITE BY
SPANISH-SPEAKING RESIDENTS

clicks to BBP WEBSITE BY ENGLISH AND SPANISH-SPEAKING RESIDENTS

113,735 SPANISH-SPEAKING RESIDENTS REACHED

131,720 ENGLISH AND SPANISH-SPEAKING RESIDENTS REACHED

41: EAST

WHAT WE LEARNED

Community members provided ideas that coalesced around common projects and initiatives including: gathering spaces, community, connectivity, recreational activities, and water.

Gathering Spaces

- Provide gathering spaces for events of wide-ranging scales such as family picnics, large festivals, and outdoor movies
- Design areas to support both daytime and nighttime activities
- Create habitats that allow people to connect with nature and disconnect from their hectic lives
- Include places for outdoor farmers markets and community gardens
- Build scenic overlooks where people can view the Bayou and city





Community

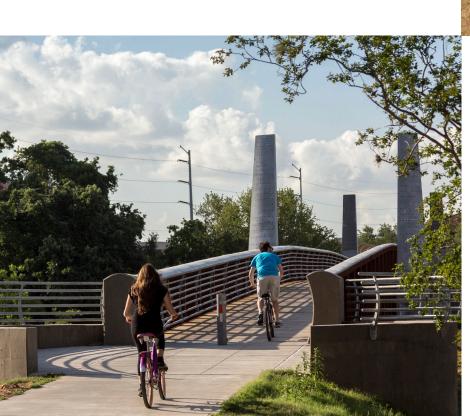
- Preserve the East Sector's residential and industrial character
- Ensure affordability to allow longtime residents to remain
- Engage local artists
- Use food to celebrate local culture
- Develop locally-owned and operated restaurants, retail, coffee shops, and other commercial establishments
- Ensure communities feel safe and secure

COMMUNITY GOALS AND ASPIRATIONS

BUFFALO BAYOU EAST : 42

Connectivity

- Develop continuous waterfront trails that accommodate both pedestrians and cyclists from Buffalo Bayou Park to the Port of Houston Turning Basin, Heights, and beyond
- Create north-south trails, sidewalks, and bikeways that extend into surrounding neighborhoods and link to public transportation
- Build pedestrian bridges
- Install wayfinding and interpretive signage
- Provide ample parking





Recreational Activities

- Provide sports facilities including soccer and baseball fields, basketball courts, skate parks, as well as biking and running paths
- Include bike racks, BCycle stations, and bike rental facilities
- Create places for children such as playgrounds and water play areas
- Include workout facilities and fitness stations as well as sites for group exercise classes like yoga, Zumba, and boot camp-style training

Water

- Build boat launches to improve water access
- Include rental facilities for kayaks, canoes, and pleasure boats
- Lead boat tours focusing on history and nature
- Provide a circulating water taxi from Allen's Landing to the Port of Houston Turning Basin
- · Support pleasure boats similar to ones found in Mexico City's floating water gardens at Xochimilco to reflect the local culture



43: EAST

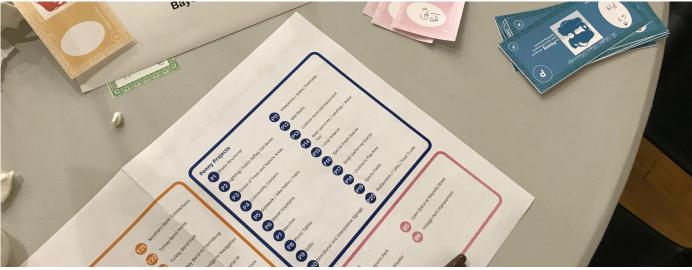
ELEMENTS OF SUCCESS

As the community determined its goals and aspirations, the Master Plan team used that feedback to develop open space concepts, destinations, and connections throughout the area.

To refine those concepts, the team charged community members with selecting which individual features and amenities would be inviting and exciting places for everyone.

Activities, such as a planning game using "Bayou Bucks," offered creative ways for community meeting participants to individually and collectively provide feedback for the Master Plan. At September 2018 community meetings, attendees spent different denominations of their "money" to prioritize East Sector improvements. The opposite page highlights the elements and features community members said they would most like to see implemented.





BUFFALO BAYOU EAST: 44

Gathering Spaces

Inviting and inclusive public spaces are essential to healthy communities. In order to ensure destinations support strong interactions, residents singled out essential open space features to draw people from all walks of life.

Recreational Activities

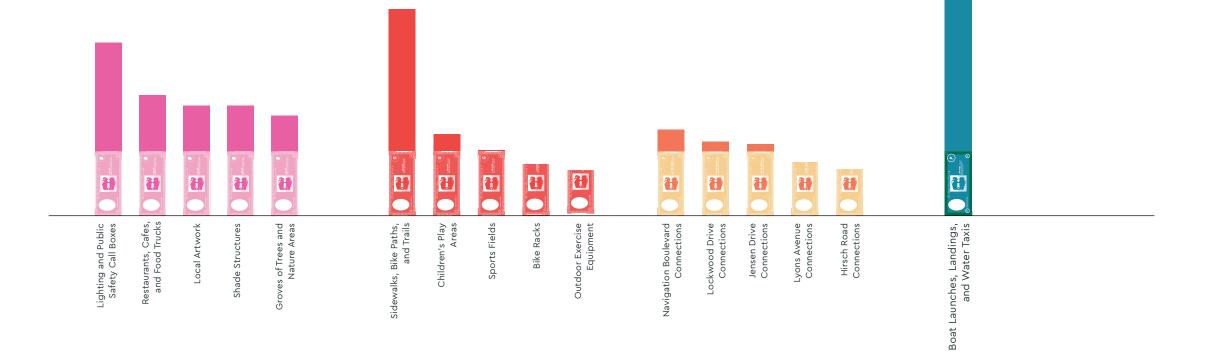
Community members identified key elements to support dynamic and exciting activities that would bring new life to the Bayou.

Connectivity

With Buffalo Bayou East isolated from surrounding communities and connections to it few and far between, stakeholders selected essential links to reconnect neighborhoods to the Bayou and to each other.

Water

With all of the different amenities that could enhance the East Sector, residents chose access to the water itself as THE most crucial element to strengthening Buffalo Bayou East.



CONFETION TO SAM HOUSTON TOUR BOAK KAYAK THAS OUT! Keep Second hand Second hand

Celebrate and reveal the creas dup history! Drease avoid atall costs the displuement of current long-time residents

Public Event Space Please

CONTINIOUS BIXE
PATH TO CONNECT
TO DONNTOWN,
BUFFALO BAYOU AND
HELGAHLY.

Out door Art
Park
Keep structures
and use them
as "Canvas"

Restaurants/ Clubs/Bargi along bayou path-caraccess Counton-water toxi @ bayou Food/Vendor Cart "park" near pedestrian/ public rec, space

New name
for Turkey
Bend:
"La Curua"

community gardens

ALLOW INCLUSIVE
GATHERINGS FOR
THE WHOLE
NEIGHBORHOOD JUNETEENTH, FEAST OF
GUADALUPE, CINCODE
MAYO, 4TH OF JULY

Keep Film Navd Piffnward. WHAT ABOUT
AFERRY SYSTEM
TO E SHOWN
DOWNTOWN
TRANSIT
VIA THEBAYOU?

How to ensure Safety/Create Feeling of safety in more isolated parks Needs to have Rest stops like park benches for Older (seasoned) residents.

BIRD WATCHING PARK.

Rotating (?) Seasonal ? art allations installations

Xochimilto-Style

Floating gardens

- muybe below

TBH

Boat launch 4/00 Bourdwilk (Activate wooder)

Place for outdoor parties for -families + seating/tables wered aren

Maintam the industrial feeling ab The bayou

&vent Center Similar to miller outdoor theatre Tor Frenks

Navigation is wide enough to have protected like lane on each site of street - preferable to separate take track

Green spaces/parks that are higher up with view of bayou and/or danstarn

PLEASE NO MORE BARS . A CLUBS No "NIGHT." [1

More Lighting

BBQ area Playgrou no

Gores Live music 1

Box's Live music 1

Restourants

Trail Mix" Trails Fruit 1 + Nut Trees along Bike Trails Include Edible Front Production





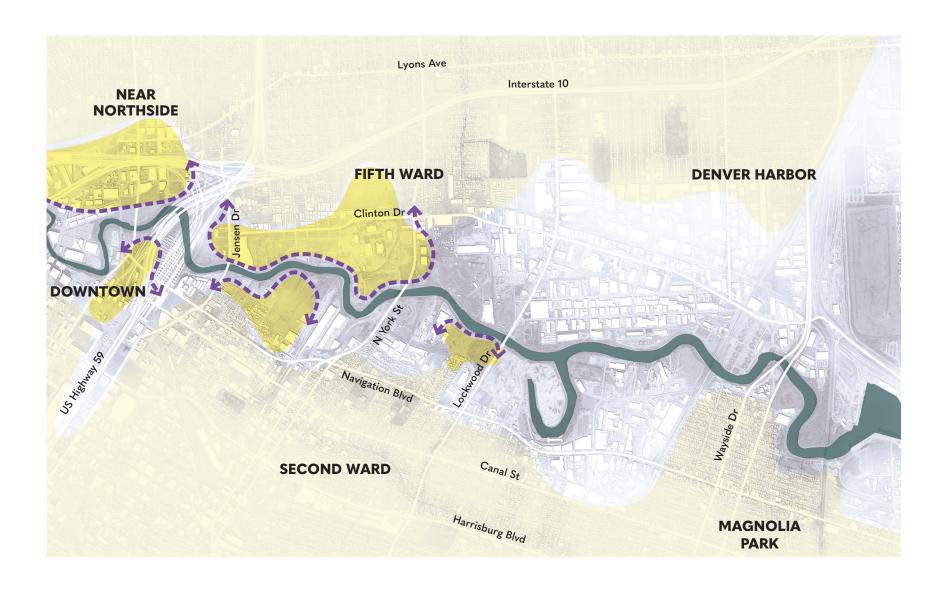


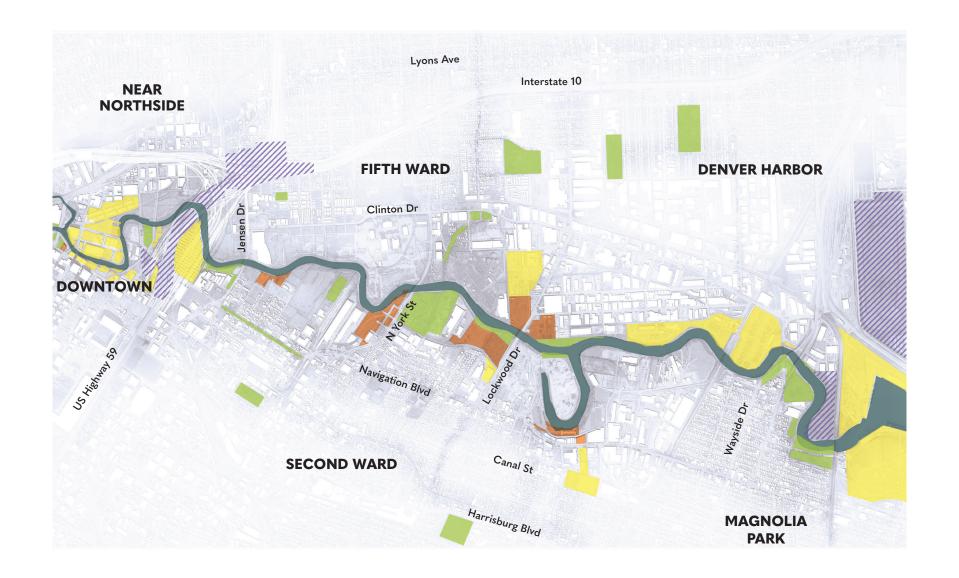
MOVING FORWARD: A NEW DIRECTION

Buffalo Bayou East represents a new focus for Buffalo Bayou Partnership. Very different physical and geographic characteristics from green spaces to the west mean that design solutions which activate the Bayou must consider the area's unique conditions. Using the set of guiding values, the Master Plan team worked to address several key objectives and strategies for transforming Buffalo Bayou East.

Extend the Neighborhood Fabric

- Extend new development towards
 Buffalo Bayou to overcome the physical separation large active and abandoned industrial tracts create between neighborhoods and the waterfront.
- Weave park space and green connections back into surrounding communities to effectively blur the distinction between park and neighborhood.





Leverage BBP-Owned and Publicly-**Held Properties**

- Take advantage of roughly 150 acres of property along the Bayou controlled by BBP and local governmental entities as core sites from which to redevelop Buffalo Bayou East.
- Look at strategic property and easement acquisitions to further bolster public access to the Bayou.





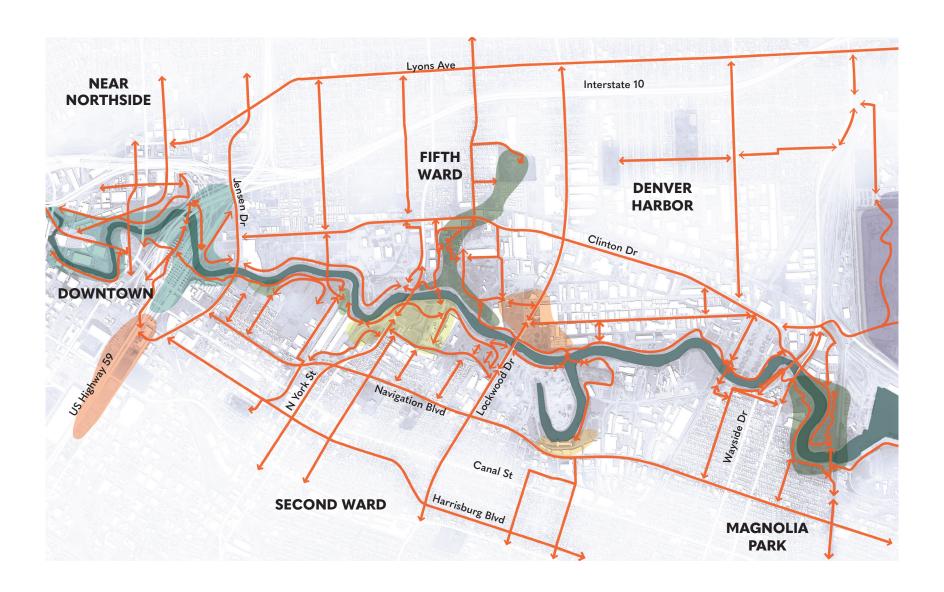
Unused Public Land



Create a Diverse Network of Parks and Destinations

- Develop open spaces of different sizes and character throughout Buffalo Bayou East that collectively provide the same features and amenities as a large regional park.
- Focus different sites on a distinctive set of uses to create a wide range of conditions and experiences, so residents feel as though Buffalo Bayou East is part of their neighborhoods, and the area becomes a true destination for all Houstonians and visitors.





Expand Connections in Buffalo Bayou East

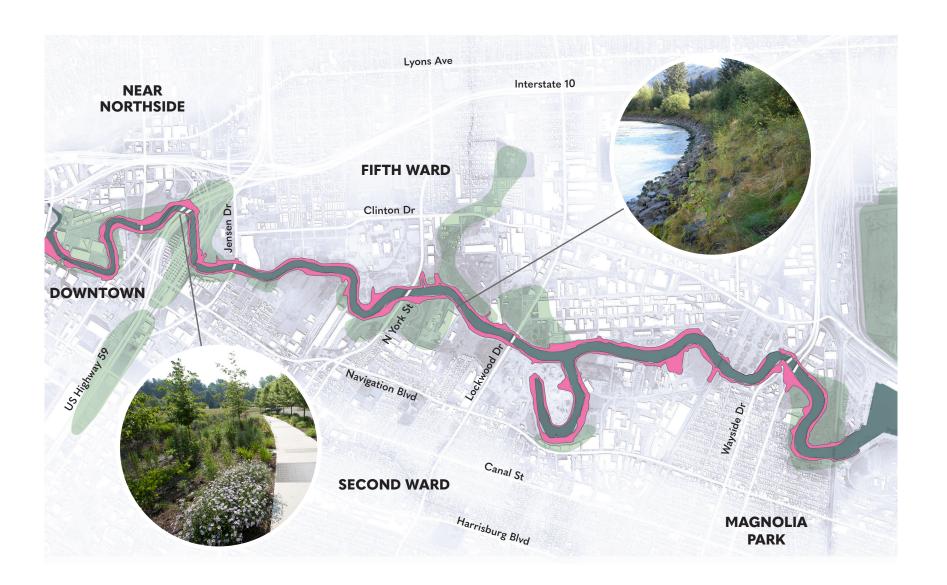
- Build on- and off-street trail connections to allow residents to reach the Bayou, surrounding neighborhoods, and destinations in other parts of Houston.
- Link on- and off-street pedestrian and bicycle trails to new and existing transit connections to make it possible to walk and cycle for recreation and commuting.
- Develop links parallel to but separated from the waterway where active waterfront sites continue to cut off existing neighborhoods, such as with Denver Harbor and eastern portions of the Second Ward.

55: EAST

Develop a True Model for Economically Inclusive Communities in Houston

- Where Lockwood Drive meets the Bayou, create a waterfront neighborhood that becomes a model for inclusive economic development around parks and open space.
- Include a variety of housing typologies, from single-family homes to mid-rise multifamily apartments, that reflect existing neighborhood character.
- Connect the new development to Buffalo Bayou East through a new street grid and series of "green fingers" that extend from the waterfront into surrounding neighborhoods.
- Ensure housing is available at a range of affordable price points, bringing much-needed workforce housing to the East Sector.





Create a Safe and Resilient Waterfront

- Modify the Bayou's banks to prevent erosion without compromising biological diversity and waterfront accessibility.
- Develop new green spaces, expand the tree canopy, and replace invasive species with native plants to give residents better access to nature.



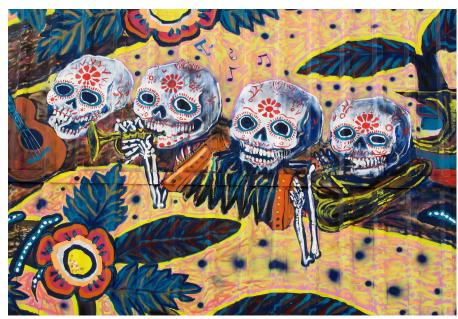
Repurpose the East Sector's Industrial Relics

- Celebrate Houston's legacy as a port city by transforming industrial relics into exciting new destinations. Gas Works Park in Seattle and Germany's Ruhr Valley are models of how to renovate abandoned sites into attractions for locals and visitors alike.
- Engage in programming that helps residents understand the important historical impact industry has had on the area's development.









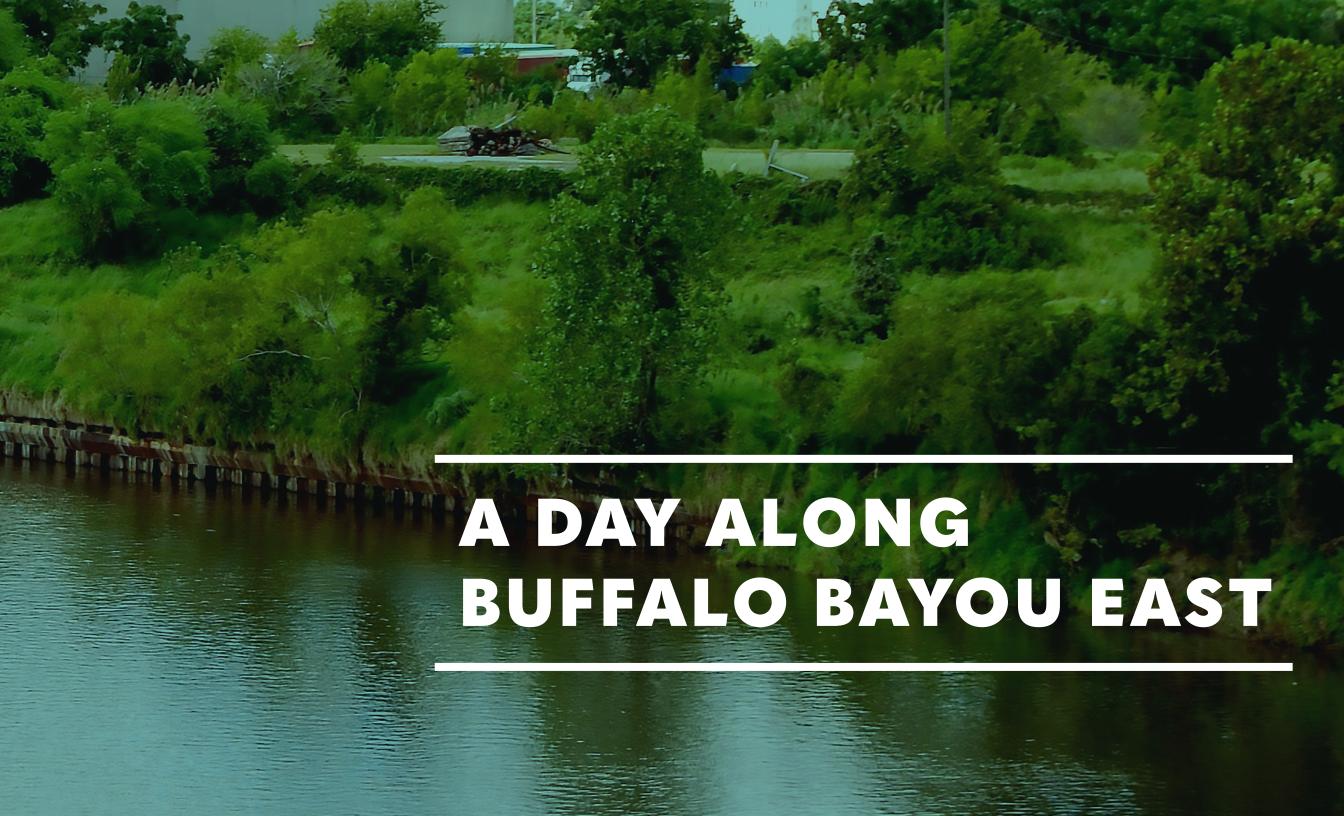


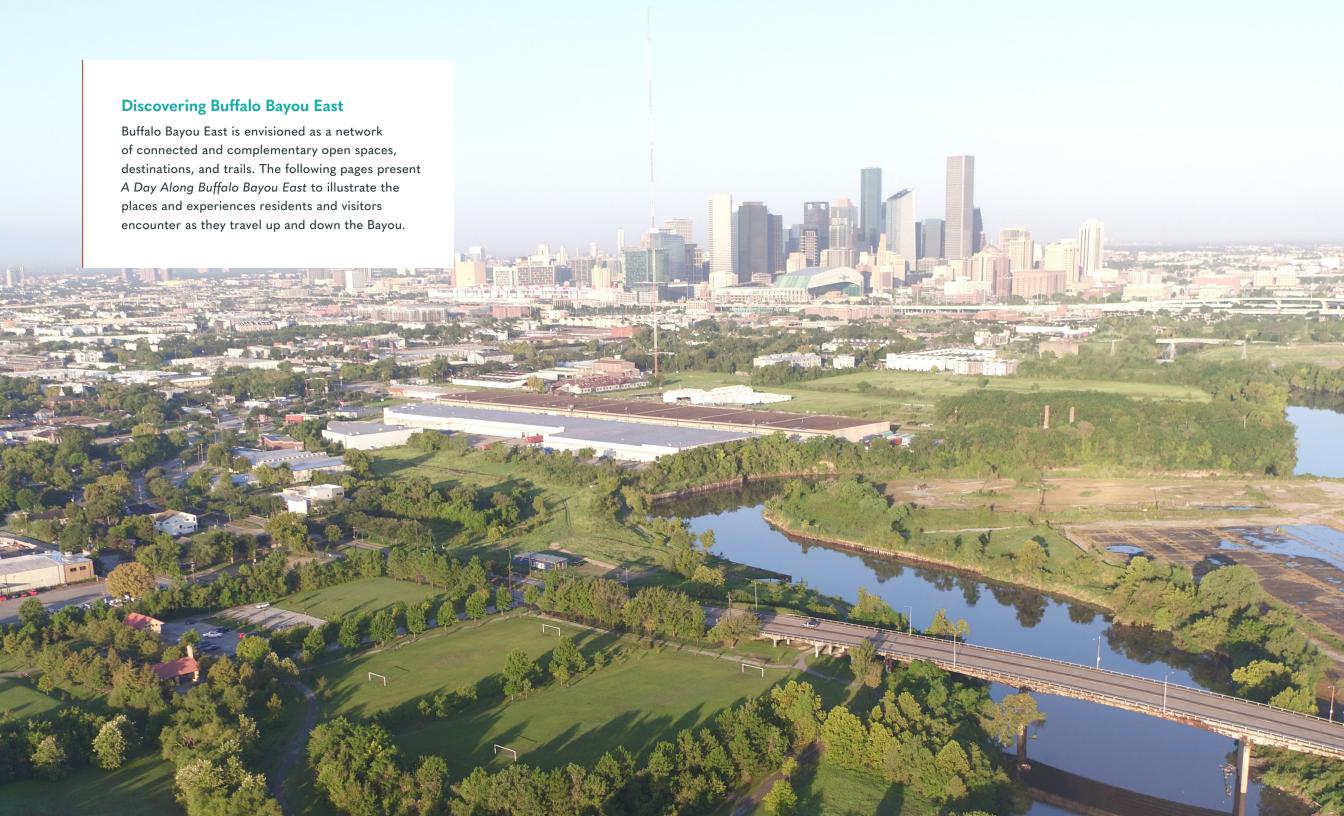


Preserve the East Sector's Character

- Draw upon the many physical and intangible characteristics of the East Sector to develop destinations that celebrate the area's flavor.
- Establish locations that support local events and longtime neighborhood traditions that showcase the area's dynamic culture.
- Create spaces for local businesses that reflect the community's needs and promote employment opportunities for nearby residents.











Traveling by Water Taxi from Hidalgo Park

You walk down Hidalgo Park's new sloping lawn to the water taxi dock and embark on a short voyage up the Bayou. People are up early and are already using the new pedestrian and bicycle bridge that connects to the Port of Houston Nature Park on the Bayou's north side.





Learning about Nature and Infrastructure at the Water Treatment Works

At the former Lockwood Water Treatment Works, you get off the water taxi and see that the site's basins have been transformed into beautiful gardens, rich with flowers and teeming with wildlife. Visitors are relaxing on the lawns enjoying the morning sun. At an education center converted from one of the 1940s era buildings, students on a field trip learn how the gardens naturally clean stormwater runoff before it gets to the Bayou. Before leaving, you grab a bite to eat at the taco stand.





Watching Recreational Activities at the Adventure Park

Just beyond the Lockwood Drive Bridge, the landscape suddenly becomes wilder and less manicured. At training hills, runners of all abilities challenge themselves on grass mounds. In the distance, people scale a climbing wall at another repurposed building, while still others test their skills on a ropes course. You love the way park designers have provided a variety of activities to choose from.





Exploring Japhet Creek's Natural Environment

Japhet Creek, one of Buffalo Bayou's only remaining tributaries, emerges after a short walk along the Bayou trail. Neighborhood children are out enjoying the new nature pathway, pedestrian bridge, and tree house. You walk down stone steps, sit, and enjoy the flowing water. Heading to the street to get a BCycle, you notice the amazing community garden.





Crossing the Bayou at a Major New Park Near Downtown

Passing under the reconstructed US Highway 59, you turn to cross the repurposed railroad trestle bridge into a vast green space. Two teams face off to play soccer on the large new lawn, and you suddenly realize how close the location is to Downtown. Areas surrounding the beautiful detention ponds just to the east provide a quiet refuge from the city's hustle and bustle. Before leaving, you read an interpretive display that describes the important role detention plays during flooding events.





Relaxing on the Bayou's Banks at Guadalupe Plaza Park

Further east, people from all walks of life enjoy picnics at the sloped lawn at Guadalupe Plaza Park. A boat tour has just left the floating dock, and you remember how much you enjoyed seeing the Bayou from the water the last time you took the tour. You keep walking and pass the outdoor amphitheater where your favorite Tejano band often plays.

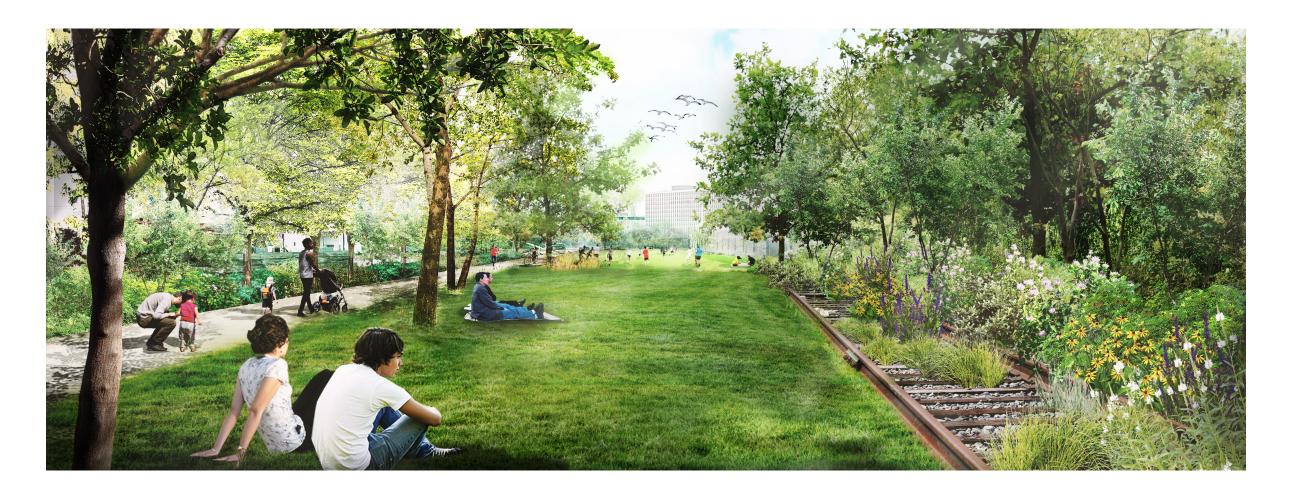




Stopping for Lunch at the Silos

It's lunchtime. Suddenly, there is an irresistible smell of barbecue from families cooking at a community barbecue pit in a small park. One of the veteran pit masters, a longtime Fifth Ward resident, makes you a brisket sandwich with all the trimmings. He says that a local arts group will be having a multi-media show at the nearby Silos next weekend. Feeling full, you hit the Bayou trail for your next stop.







Unwinding at the Navigation Green Finger

Walking farther east on the Bayou trail, a long green space connects back to Navigation Boulevard. The lush landscaping and plentiful shade trees on the former rail yard make a post-lunch nap on the lawn seem really tempting. It would be easy to get to all the restaurants along the Navigation Esplanade through here.





Renting a Kayak at the North York Boating Center

You promised yourself to work out more. Though running up the hills at the Lockwood Adventure Park seems too challenging, renting a kayak would be a great way to get some exercise. There are dragon boats out on the Bayou and a family paddling in the beautiful weather. Local residents are carrying canoes and kayaks down for an afternoon on the water. You walk up the slope to rent a kayak.

71: EAST A DAY ALONG BUFFALO BAYOU EAST

BUFFALO BAYOU





Spending the Afternoon at Tony Marron Park

You've heard that Tony Marron Park has become one of the most exciting places to go in Buffalo Bayou East. There is a birthday party with huge piñatas and a group of teenagers playing soccer. Joining the small children splashing in the spraying water would be a lot of fun. The group of ballet folklórico dancers practicing for a big evening event is quite remarkable.





Gardening at the New Lockwood South Neighborhood

You meet your friend at her new Lockwood South neighborhood home. She is outside harvesting vegetables from the communal garden. Although she has only been living here a few months, she has already joined a group of residents who go bird watching early on Saturday mornings. They then cook out later in the evening, making dishes from produce they've grown in the garden.



6:30 PM

Grabbing a Beer as the Sun Sets

As the sun sets over Turkey Bend, east of Lockwood Drive along Navigation Boulevard, a band is tuning up for an evening gig. Young kayakers are arriving in the water. Your friend decides to get a beer from one of the food trucks parked on the wooden dock. The view across the Bayou as it turns from bronze to indigo is mesmerizing.

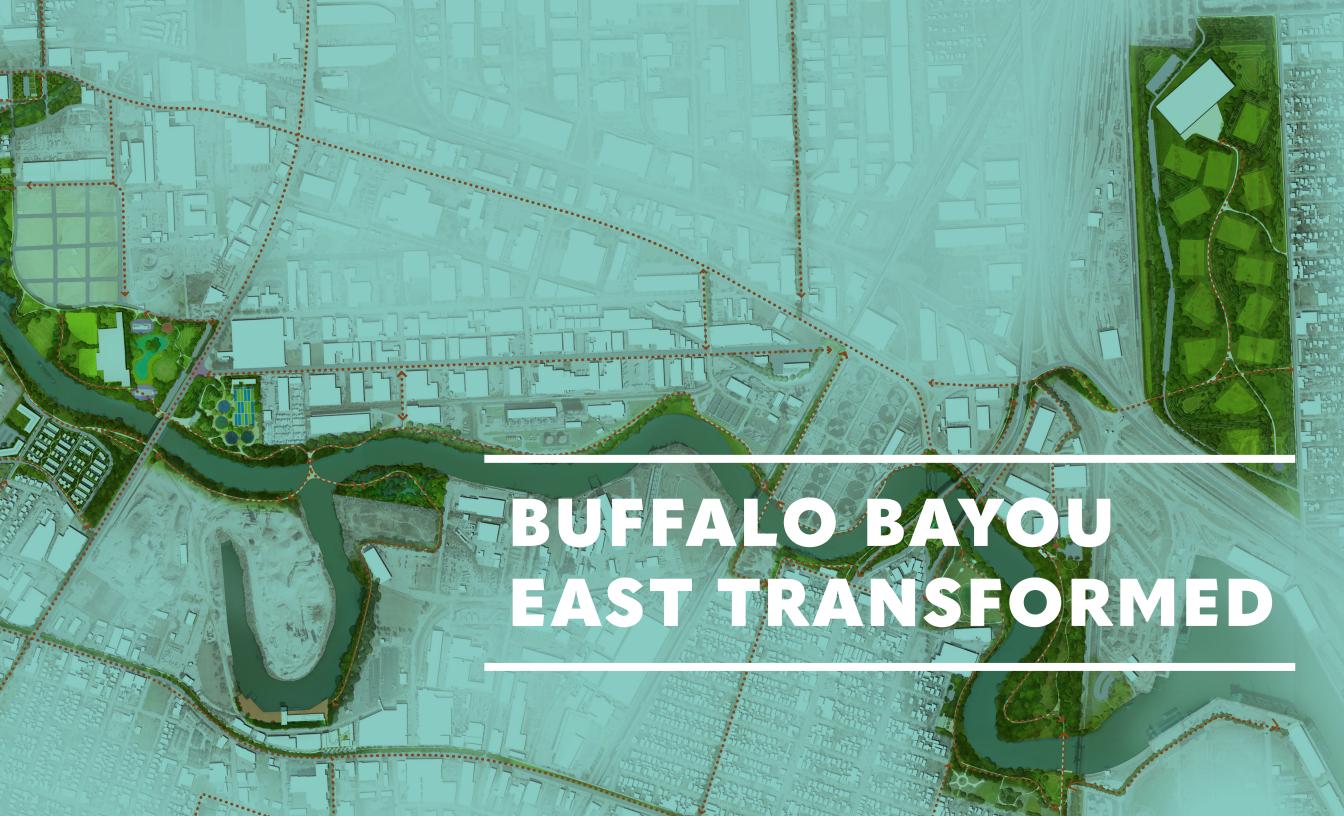




Ending the Night at Turkey Bend

A well-known zydeco band is playing a second encore at the event shed, and dancers are going wild. You wonder if you have any energy left to join after your action-packed day. Exploring Buffalo Bayou East has been interesting and unique. There is truly nothing like it in Houston! You go to bed already planning your next "Day Along Buffalo Bayou East."







SELENA QUINTANILLA

PEREZ PARK

Leslie St

EASTERN TERMINUS

Yolanda Black Navarro Buffalo Bend Nature Park

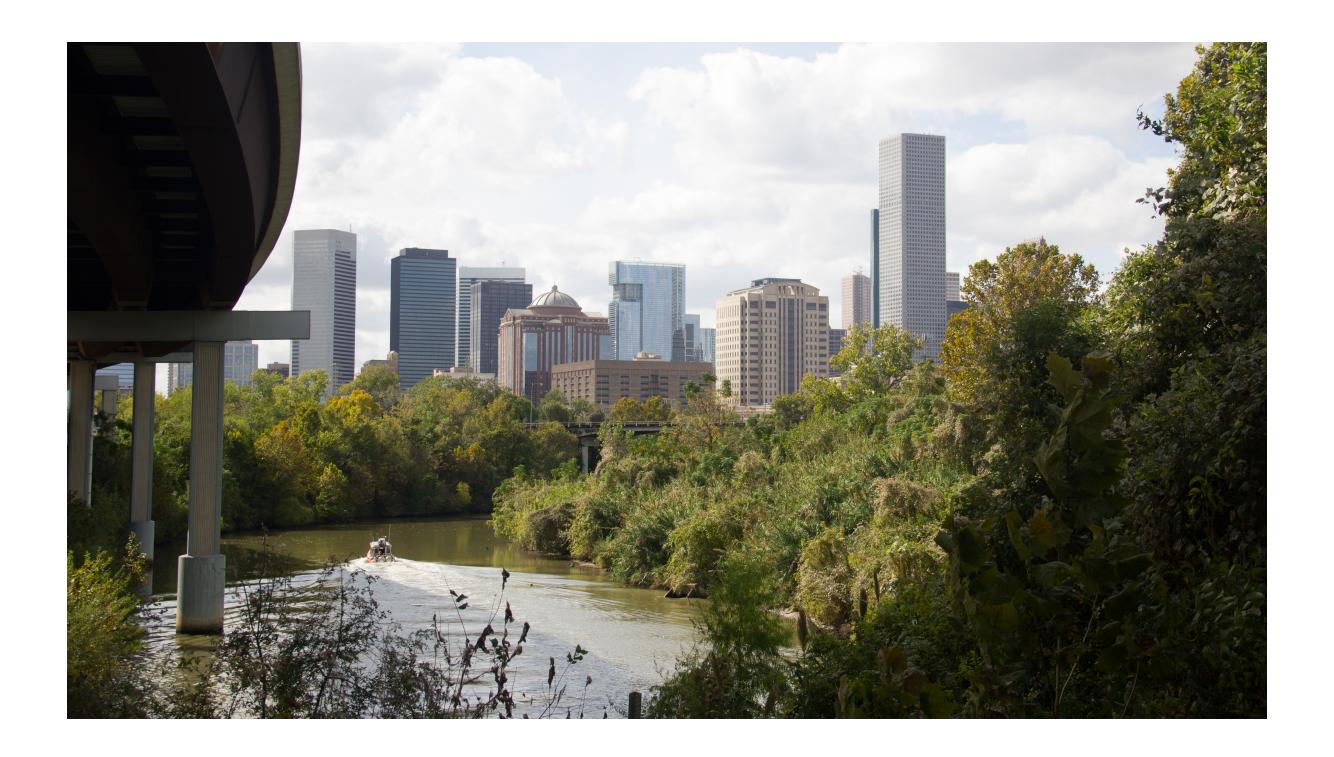
MAGNOLIA PARK

DAMP Site

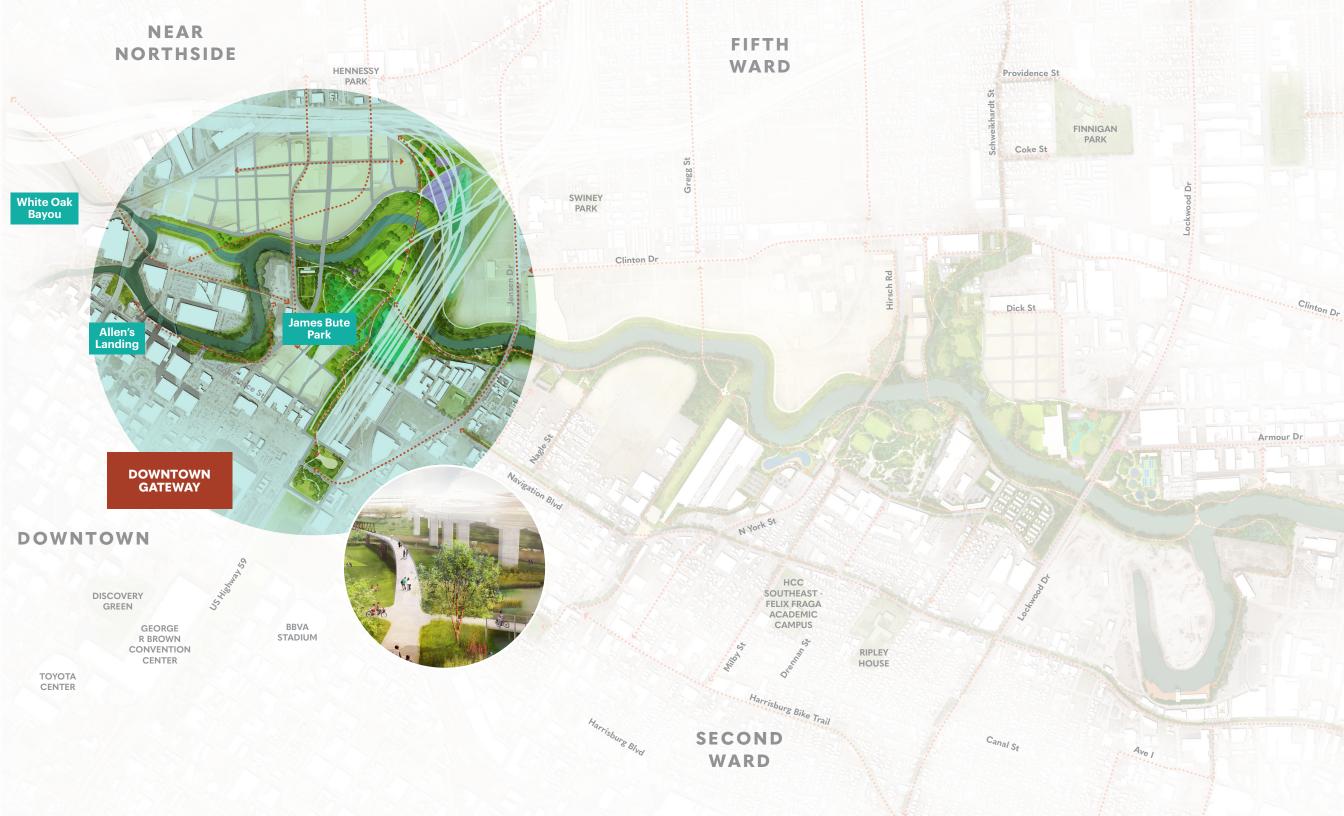
Port of Houston Turning Basin

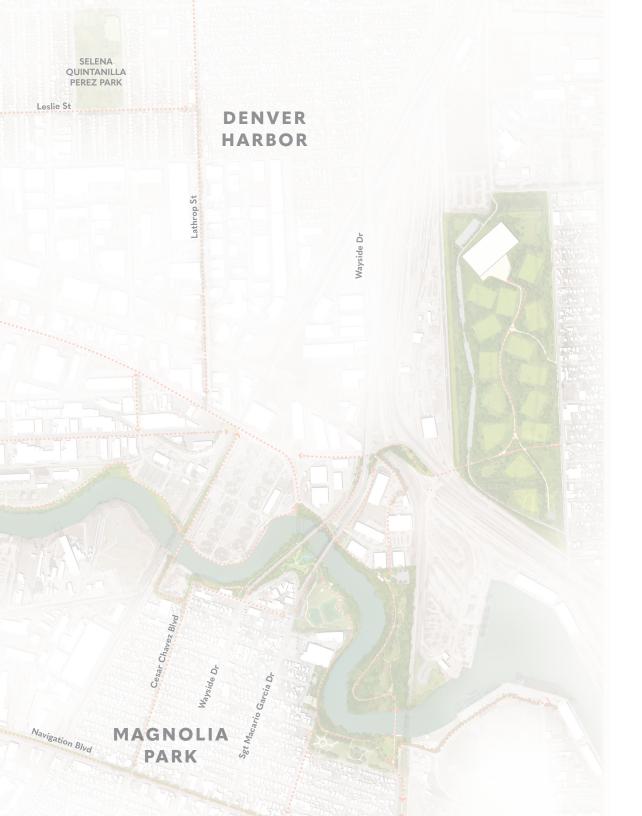
The Master Plan is divided into four key segments, each of which has a distinctive character and set of uses.

- The Downtown Gateway ties Buffalo Bayou East destinations to Downtown Houston and Buffalo Bayou Park.
- The Central Hub becomes the recreational core of the East Sector, improving existing parks, developing a new neighborhood, and creating seamless connections from adjacent communities to the waterfront.
- The Industrial District transforms legacy industrial facilities at the former Lockwood Water Treatment Works and Turkey Bend barge terminal and warehouse into exciting destinations that bring different experiences to Buffalo Bayou.
- Eastern Terminus upgrades link what is currently a set of disconnected open spaces into a cohesive destination that anchors the area adjacent to the Port of Houston Turning Basin.



DOWNTOWN GATEWAY





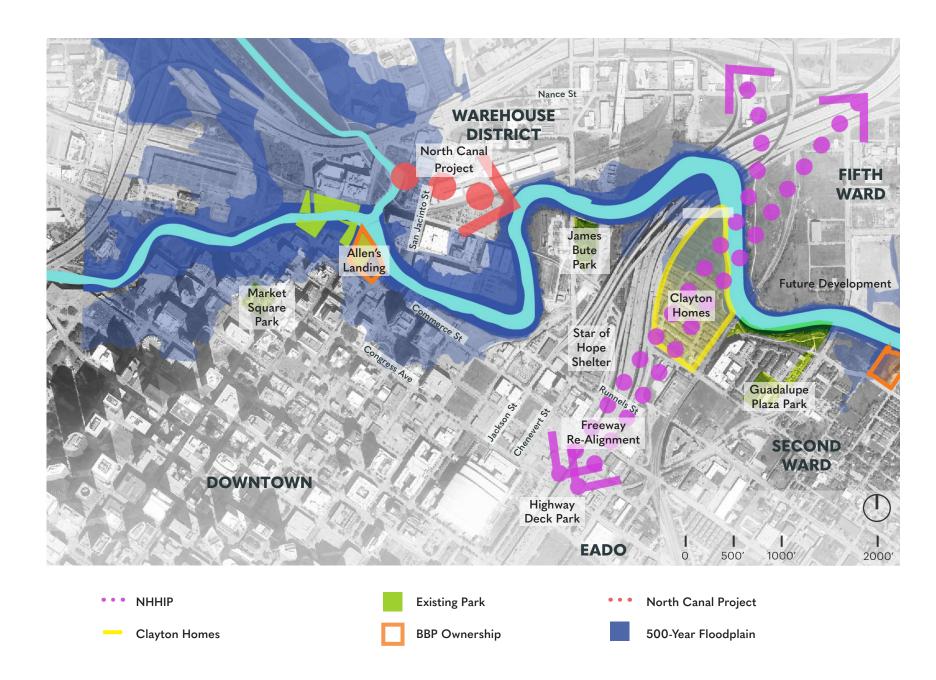
Bridge between East and West

Major infrastructure projects proposed for Downtown Houston offer a once-in-a-lifetime opportunity to create an exciting gateway to Buffalo Bayou East. New open spaces and connections adjacent to these upgrades in the northeastern corner of Downtown and areas just east of US Highway 59 link the East Sector to destinations farther west such as Buffalo Bayou Park. The planned improvements demonstrate how urban infrastructure projects can go beyond their strictly functional uses to incorporate green space amenities that serve the broader community.



Impact of Major Infrastructure Projects

- Allen's Landing currently marks the eastern limit of the existing Downtown trail system.
- TxDOT's North Houston Highway Improvement Project (NHHIP) will significantly reroute major freeways around Downtown and change Buffalo Bayou bank conditions.
- The proposed Downtown deck park over the reconstructed freeway between Downtown and EaDo will alter access routes to the Bayou.
- The North Canal, a planned hydrological connection between White Oak and Buffalo bayous, and other flood and erosion mitigation measures will improve new and existing waterfront areas.
- As the Bayou moves east from Downtown, its banks become steeper, and fewer parcels fall within the 500-year floodplain.
- Bank erosion is extensive throughout the area with some stretches of the embankments shifting almost 100 feet during Hurricane Harvey.





Building Through Which Future Downtown Trail Will Pass



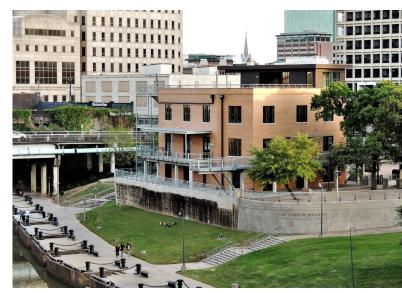
Freeway Ramps Near Star of Hope Shelter



Extensive Bank Erosion



James Bute Park



Sunset Coffee Building at Allen's Landing

Create a Front Door to Buffalo Bayou from Downtown

This stretch of Buffalo Bayou becomes the primary gateway to Buffalo Bayou East from Downtown's convention and entertainment district. Improvements in this area require close collaboration between BBP and a variety of public entities. Key plan components include:

- The North Canal (1) is required for flood mitigation and increases the bayou-frontage of the Warehouse District (12) opposite the renewed James Bute Park (4,5).
- TxDOT's planned freeway reconstruction provides the opportunity for detention that creates valuable habitat (7).
- Widening the main Bayou channel to mitigate flooding and erosion allows generous bayou lawns to be built, creating an open space gateway to Sesquicentennial Park, Sabine Promenade, and Buffalo Bayou Park upstream and Buffalo Bayou East downstream (8,9).
- Connecting the new highway deck park
 (11) to the Bayou through a greenway and
 extended urban grid (6,10) allows people
 to walk or cycle on a grade-separated trail
 from Downtown. The existing rail bridge (13),
 repurposed for pedestrians and bicycles,
 improves connectivity across to the Near
 Northside and Fifth Ward.



Downtown Gateway











PLAN COMPONENTS

- 1 North Canal
- 2 Allen's Landing
- 3 Trail Connection & Enhanced Habitat
- Sports Field
- 5 James Bute Park
- Downtown Development
- **Detention Basin**
- Recreation Lawn
- Sloped Bayou Lawn
- Greenway Connection
- Deck Park View Point
- Warehouse District Development
- Pedestrian Bridge





CENTRAL HUB







Expand and Improve Neighborhood Parks into an Open Space Core

Develop Tony Marron Park and Japhet Creek into the heart of Buffalo Bayou East and bring neighborhoods closer to the waterway.

Key plan components include:

• An expanded and improved Tony Marron Park directly linked to trails and nature play elements of Japhet Creek functions as THE open space anchor for residents of the Greater East End and Fifth Ward.

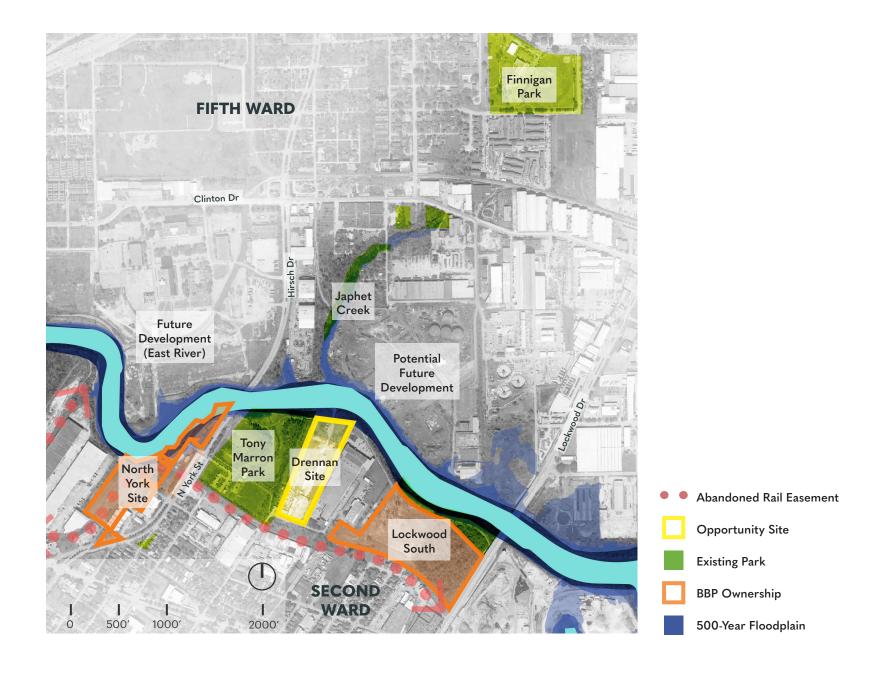
- Extending the neighborhood fabric to the water's edge at the proposed Lockwood South development and enhancing trail connections along and across Buffalo Bayou increases accessibility for East Sector residents.
- Converting the abandoned rail easement between North York Street and Lockwood Drive into a pedestrian, bike, and vehicular corridor significantly increases accessibility of major destinations in Buffalo Bayou East.

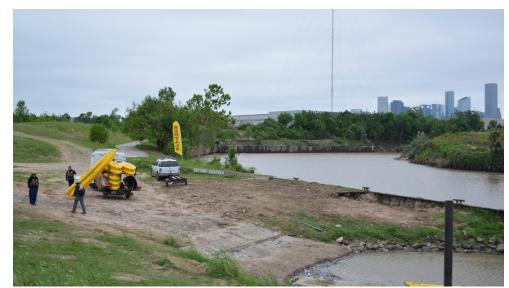


Buffalo Bayou Separated From Surrounding Neighborhoods

Tony Marron Park is centrally located for both the Greater East End and Fifth Ward but is physically disconnected from these residential areas. Its facilities, though fairly well utilized, are quite limited.

- Properties like the BBP-owned North York Street site and the City-owned Drennan Street site next to Tony Marron Park remain undeveloped.
- Continued industrial activity limits connections into surrounding neighborhoods.
- Japhet Creek, one of Buffalo Bayou's few remaining natural tributaries, between Clinton Drive and the Bayou, is almost entirely hidden from public view and is largely inaccessible.
- BBP's property along the south bank at Lockwood Drive is completely undeveloped and has direct access to both the waterfront and adjacent neighborhood.
- A rail easement between North York Street and Lockwood Drive sits abandoned.
- Steep banks in the area contain the 500-year floodplain close to the Bayou.







North York Site

Japhet Creek



Tony Marron Park's Sports Fields

Create One of Houston's Best Neighborhood Parks

An expanded and improved Tony Marron Park becomes a gathering place for Greater East End and Fifth Ward residents and serves as the primary green space destination for all of Buffalo Bayou East.

- At the North York Street site, a swimming hole
 (1)* and beach (2)* become one of the most unique destinations on the Bayou.
- An event plaza and picnic lawn (3) on the North York Street property allow residents to congregate while a boat launch (4) provides access to water activities.
- Upgrades to the existing Tony Marron Park include new entry gardens connecting to North York Street (5), enhanced playing fields (6), improved habitat areas (7), a new playground (8), and water play area (9).
- Existing buildings on the City-owned Drennan Street site, refurbished as picnic pavilions (10) for a food truck court, support community events and activities in the Fiesta Plaza (11).
- Shade structures distributed throughout the park encourage families to come for birthdays, picnics, and other celebrations. A pedestrian bridge connects the park to Japhet Creek (12).



Tony Marron Park Recreation Area



Tony Marron Park Green Space

^{*}Note: This project will be funded, developed, and operated by Friends of the Swimming Hole.







PLAN COMPONENTS

1 Swimming Hole

- 9 Water Play
- 2 Beach Pavilion & Café
- 10 Picnic Pavilion
- 3 Event Plaza & Picnic Lawn
- 11 Fiesta Plaza

Boat Launch

Pedestrian Bridge

5 Entry Gardens

13 View Point

6 Sports Field

14 Parking

- Habitat Area
- 8 Play Area

On- and Off-Street Connections





Build a Swimming Hole for the City

A swimming hole gives local residents a refreshing break from the summer heat and allows people from nearby neighborhoods and across the region to congregate in a new civic commons that embraces Houston's climate.

- Three acres of water can accommodate large numbers of people and groups varying in size.
- Ample beaches and lawns surrounding the man-made swimming hole let people relax.
- Food and beverage concessions allow visitors to spend all day enjoying activities in and near the water.
- Movies, concerts, and performances are hosted at the facility.
- A pool house provides convenient changing facilities, showers, and lockers.

Note: This project will be funded, developed, and operated by Friends of the Swimming Hole.



Swimming Hole



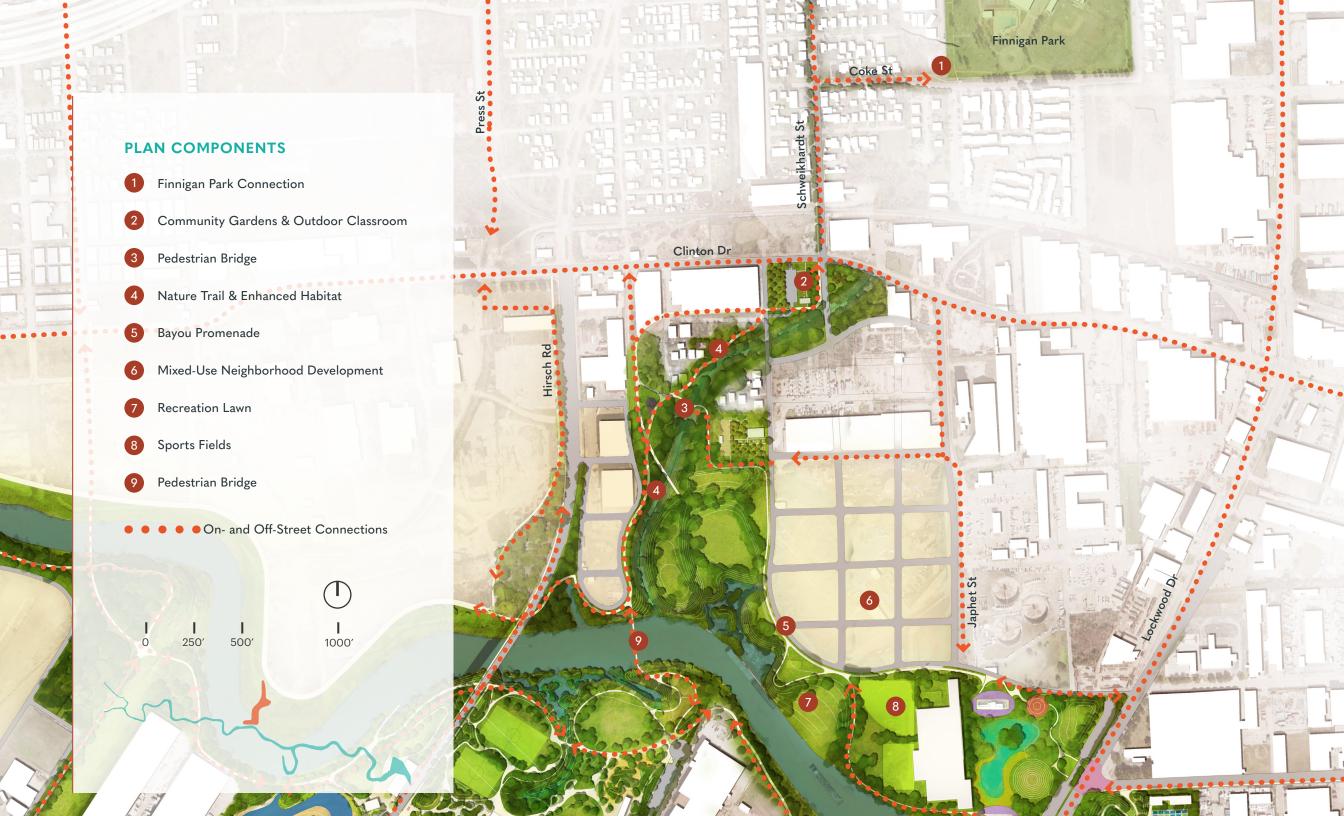
Reestablish a Natural Connection from Fifth Ward to the Bayou

Before the development of this part of the city, Japhet Creek was a Bayou tributary, stretching north, deep into the Fifth Ward. The creek is now only visible south of Clinton Drive. By restoring it and providing residents better access, Japhet Creek can serve as a key connection to Buffalo Bayou.

- New pedestrian and bike trails (1) along Schweikhardt and Coke streets connect to Finnigan Park and Lyons Avenue and arrive at a Bayou trailhead with parking, community gardens, and an outdoor classroom (2).
- Nature trails lead along the creek and cross at a new pedestrian bridge (3), linking a series of nature play and interpretive elements (4) that extend to the Bayou. These upgrades integrate with the urban farm St. Catherine's Montessori School is developing in the area.
- In the long-term, redevelopment of the adjacent industrial site (6) includes a publicly accessible Bayou promenade (5), and open space designed to attract neighbors from the Fifth Ward.
 Amenities could include recreation lawns and sports fields (7,8).
- A pedestrian bridge across the Bayou (9) links Japhet Creek seamlessly to Tony Marron Park.



Nature Trails Along Japhet Creek











A Community Garden





Nature Trail

Recreation Lawn

B Nature Play



F Sports Fields



Develop an Economically Inclusive Neighborhood at Lockwood South

A new residential development along the south bank of Buffalo Bayou near Lockwood Drive is among Houston's first inclusive, mixed-income neighborhoods.

- New single and multifamily residences (6,7), including affordable and workforce housing, generate activity and density to build a critical mass of Bayou users.
- The neighborhood plan thoroughly integrates new dwellings with surrounding green spaces (1-5) and adjacent existing housing to stitch historically disconnected communities to the waterfront.
- Lockwood South incorporates Low Impact
 Design (LID) features, such as permeable
 pavement and over four acres of stormwater
 detention capacity.
- Strong design guidelines promote welcoming housing and public realm environments.
- Creative financing measures can provide revenue for park capital investment and operations.



"Green Finger" Through Lockwood South















B Bayou Promenade





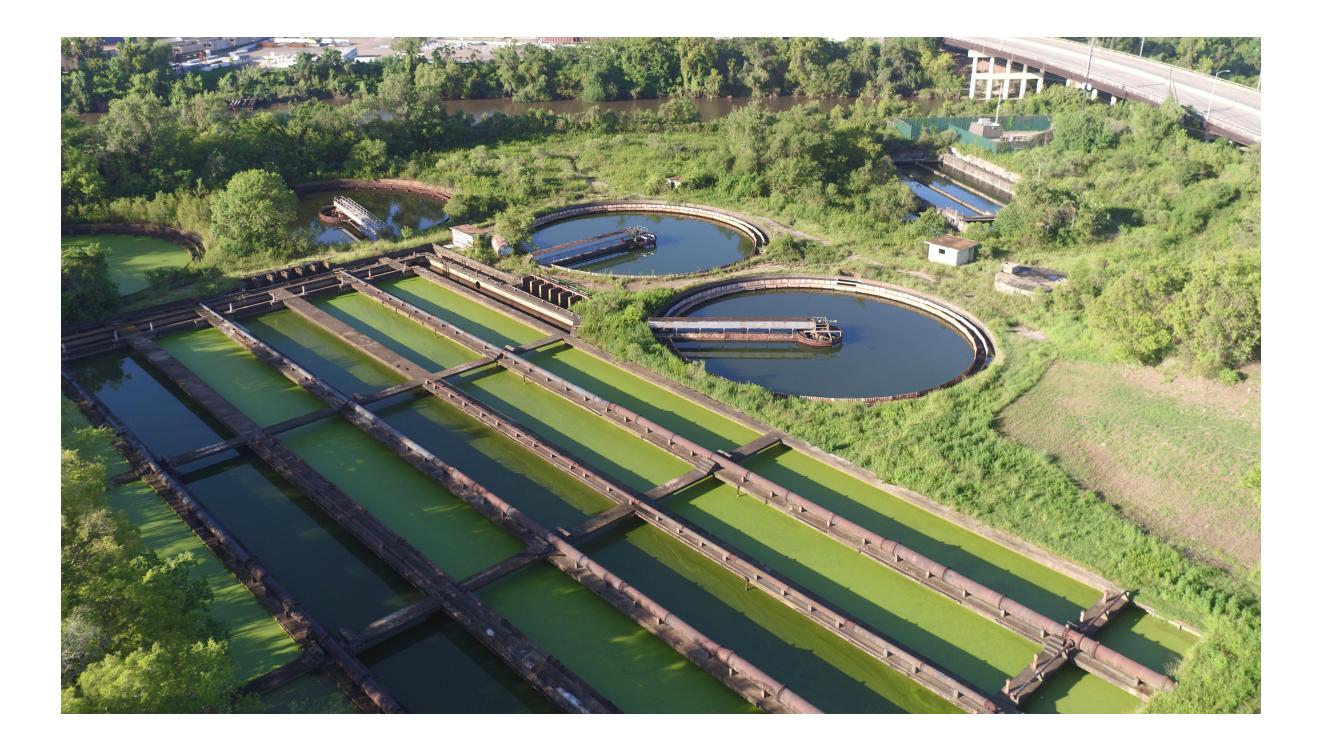
D Shared Driveway



E Community Garden



Enhanced Habitat



INDUSTRIAL DISTRICT



Transform Industrial Assets into Regional Attractions

Legacy industrial structures, repurposed with exciting new uses, become key destinations for the Houston region.

Key plan components include:

- The former Lockwood Drive Water Treatment Works, owned by BBP, include water gardens and an adventure park.
- The complex of warehouses, gantries, and large wooden wharf on BBP's Turkey Bend property becomes an arts and events venue and neighborhood gathering space.
- Connections along the Bayou and into existing communities create a strong armature around which neighborhood development can grow.



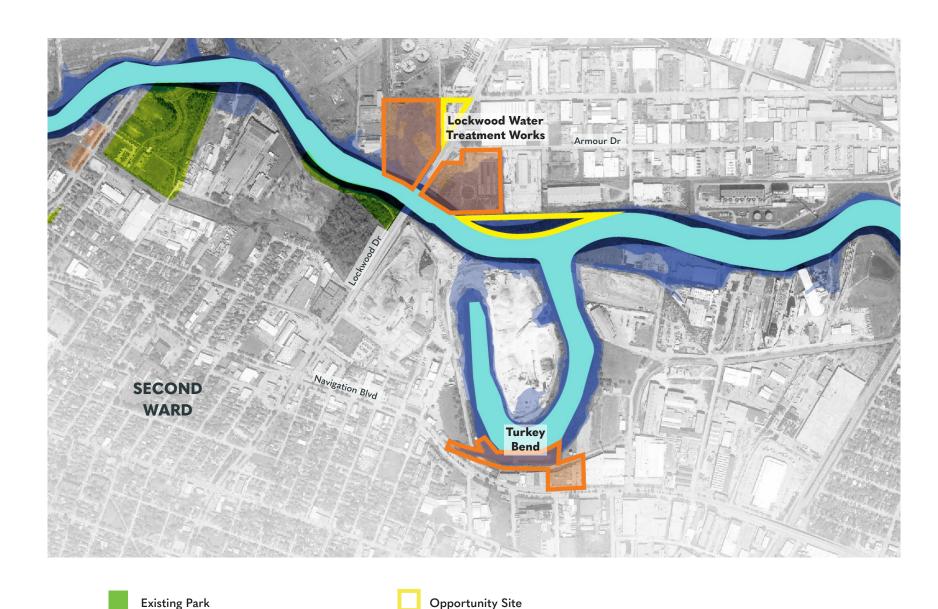


500-Year Floodplain

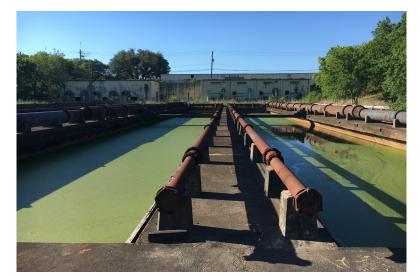
Abandoned Industrial Sites Along the Waterfront

Many properties along this stretch of the Bayou include facilities and structures that are visually dramatic.

- Large water processing basins and abandoned buildings on BBP's Lockwood Water Treatment Works site present unique opportunities for rehabilitation.
- A Navigation Boulevard warehouse and the wharf, gantries, and large waterfront shed at BBP's Turkey Bend site offer spaces adaptable to a variety of uses.
- Key access points to the Turkey Bend wharf provide strategic links between the waterfront and established neighborhoods.
- Large industrial parcels—some of which are still active—limit access and the ability to create connections to and along the Bayou.
- Though the limits of the 500-year floodplain remain close to the Bayou, flooding does impact areas such as the wharf and waterfront structures at BBP's Turkey Bend site and portions of the Lockwood Water Treatment Works.



BBP Ownership







Water Treatment Works West of Lockwood Drive



Active Industry



Turkey Bend Wharf



Navigation Boulevard Warehouse

Introduce Nature into an Industrial Relic

Transform the former Lockwood Water Treatment Works into water gardens.

- On the east side of Lockwood Drive, repurposed industrial artifacts of the Water Treatment Works host botanical displays, water gardens, and experimental stormwater cleansing basins (1-3).
- Main buildings along Armour Drive house a small visitor center, event space, and café (5).
- A boat dock for water access links these sites to others on the Bayou (6) as well as to a new transit stop on Lockwood Drive and connects destinations and trails to the Second and Fifth Ward neighborhoods.



Lockwood Water Treatment Gardens









B Botanical Display



Provide Facilities for Adventure Sports

Convert former industrial site owned by BBP into an adventure and extreme sports park including activities that attract users of all ages and abilities from nearby neighborhoods and from throughout the region.

- The park includes a series of training hills (2), obstacle and ropes courses (6), and facilities and equipment for people with limited mobility.
- Though most of the industrial structures are gone, two remaining concrete buildings become a ticket office and picnic pavilion (1,7).



Lockwood Adventure Park











- 1 Bayou View Picnic Pavilion
- Training Hill
- Marsh
- BMX Course
- Lawn
- Obstacle & Ropes Course
- 7 Picnic Pavilion & Ticket Office



Develop a Community Arts and Events Destination at Turkey Bend

A Navigation Boulevard renovated warehouse owned by BBP hosts activities that foster creativity and community, while the wharf and waterfront structures allow residents and visitors to congregate for events and gatherings.

- A warehouse accommodates community art and event facilities, possible incubator space for nurturing neighborhood businesses, and spaces for food service (1).
- The timber wharf and industrial shed (3) along the water serve as event and gathering spaces as well as a boating center for the Rice Crew team, Texas Dragon Boat Association, and the general public (4).
- A three-way "tripod" bridge at the mouth of Turkey Bend connects the property to nearby trails on the north and south banks and provides spectacular views over the Bayou to Downtown (5).
- Links between the north and south bank trails connect the Turkey Bend event and community center to other Buffalo Bayou East destinations (6).
- The protected oxbow off of Buffalo Bayou's main channel allows boaters to explore the water in a safe environment (7).
- Transformation of Navigation Boulevard into a linear greenway (8) improves pedestrian and bicycle connections and allows for outdoor events and activities in the plaza in front of the warehouse building (2).



Outdoor Gathering Space Along the Wharf



Activated Boat Launch and Community Gathering Space



















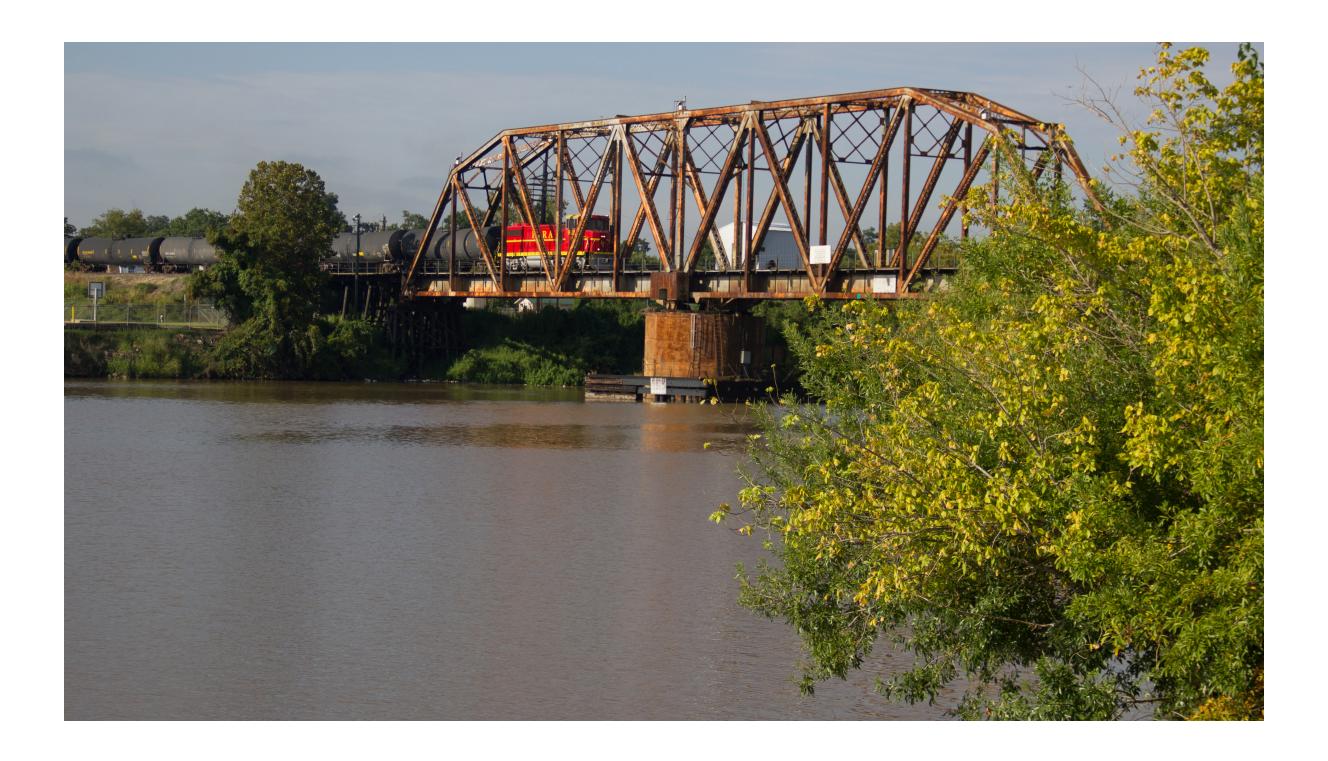












EASTERN TERMINUS





Navigation Blvd

SELENA QUINTANILLA

DENVER HARBOR



Connect Open Spaces to Neighborhoods and Each Other

New links tie disconnected open spaces adjacent to the Port of Houston Turning Basin into a larger neighborhood destination and link the Port of Houston Dredged Material Placement Area (DAMP) site east of Denver Harbor to the Bayou with trails.

 Connections between an expanded Yolanda Black Navarro Buffalo Bend Nature Park, an enhanced Hidalgo Park, and a newly developed Port of Houston nature park create an open space anchor at the far eastern edge of Buffalo Bayou East.

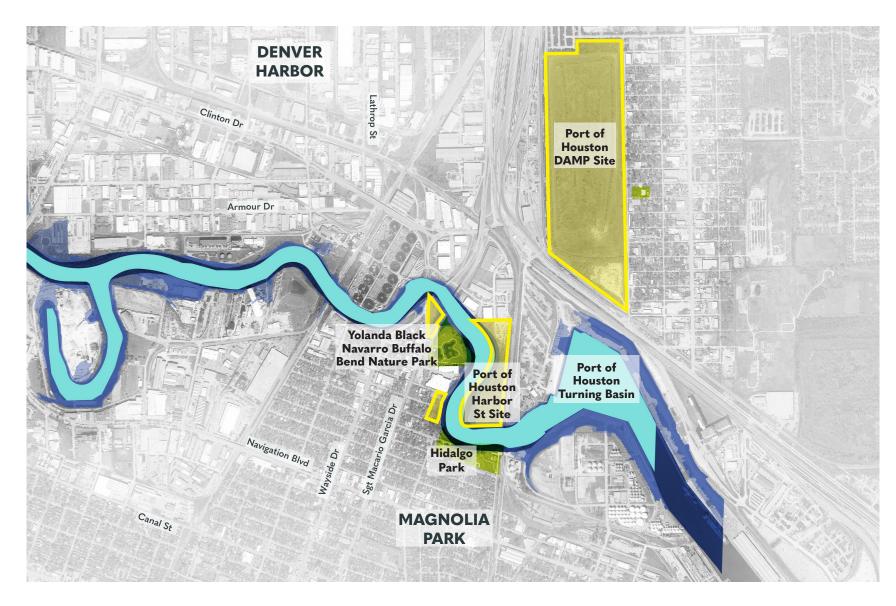
- A link to the Port of Houston DAMP site ties the neighborhoods of Magnolia Park and Denver Harbor together should the site be fully decommissioned in the future.
- Trails connect Buffalo Bayou to surrounding neighborhoods and other trail networks such as the Sunset Rail Trail and the Brays Bayou Greenway.





Open Spaces Disconnected from Each Other

- Yolanda Black Navarro Buffalo Bend Nature Park is cut off from the surrounding neighborhood and Hidalgo Park.
- The undeveloped Port of Houston Harbor Street site sits in a largely natural state. Its location on the northern Bayou bank next to an active rail line makes it difficult to access.
- The inactive DAMP site, which has been used by Port Houston to store dredge material, occupies a strategic location with possible connections to neighborhoods farther east and to the north.
- The 500-year floodplain remains close to the Bayou throughout the area.







Existing Park









Wayside Drive Bridge



Hidalgo Park



Port of Houston Harbor Street Site



Port of Houston DAMP Site



Link Disconnected Green Spaces

Enhanced and expanded destinations adjacent to the Turning Basin act as an eastern terminus, while trails continue east to provide connections along the waterfront and between these spaces.

- A trailhead with parking, restored habitat, and a picnic grove beneath Wayside Drive Bridge
 (1) provides a new waterfront open space in the Magnolia Park neighborhood.
- An enhanced trail connection between Yolanda Black Navarro Buffalo Bend Nature Park and Hidalgo Park (2) creates a much larger green space destination that links directly to surrounding neighborhoods.
- A new sloped lawn at Hidalgo Park opens up views to the Bayou and supports an accessible path down to a new boat dock (3).
- A new pedestrian bridge (4) adjacent to the existing rail trestle bridge further expands the green space to a new nature park with its own trailhead and nature pavilion (5-7) on the Port of Houston Harbor Street site as well as to the Sam Houston boat tour embarkation point (8).
- Trails up to Wayside Drive and towards the Port of Houston DAMP site improve pedestrian and bicycle connectivity in an industrial area that is currently challenging for non-vehicular movement.



Hidalgo Park and Pedestrian Bridge to Port of Houston Nature Park











- 1 Picnic Grove & Enhanced Habitat
- 2 Green Space Connector
- 3 Boat Launch & Lawn Bowl
- 4 Hidalgo Park Pedestrian Bridge
- 5 Nature Trail
- 6 Nature Pavilion
- 7 Trailhead Parking
- 8 Sam Houston Tour Boat Launch
- On- and Off-Street Connections

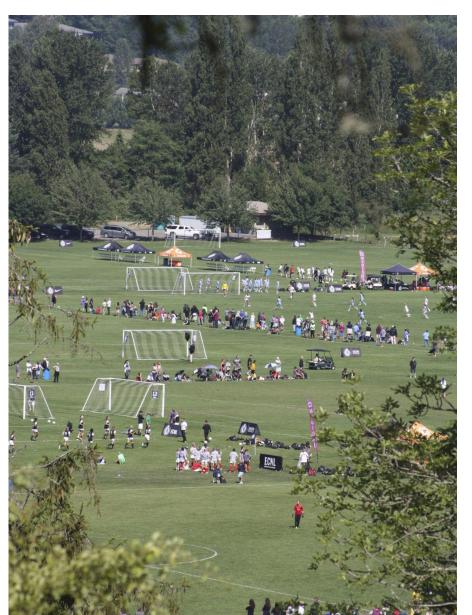




Establish a Regional Sports Park

Transform the DAMP site into a regional destination for sports.

- A landform and pedestrian bridge connects across streets and freight rail lines (1) to the Port of Houston DAMP site.
- The elevated site's ample size and level top host a regional- and national-scale sports park.
- Parking and convenient connections to Interstate 10 to the north make the site easily accessible to athletes across the region.
- An emphasis on soccer, softball, and baseball offers a valuable attraction to the surrounding neighborhoods (2).
- An elevated view point at the southeast corner (3) affords panoramic views to the Port of Houston Turning Basin.



Sports Fields



Baseball Fields



View Point



- Pedestrian Bridge
- Sports Fields
- Port of Houston View Point
- On- and Off-Street Connections













Activate Areas Between Destinations

The Master Plan identifies open spaces, new trails, and upgrades to existing trails to link major destinations.

- Enhancements, including lighting, furniture, shade structures, and landscape upgrades, make existing trails more attractive, secure, and comfortable.
- New linkages allow residents to travel easily between larger destinations, neighborhood-scale open spaces, and surrounding communities.

Link Destinations with Small Neighborhood Parks

Improvements build Bayou connections and establish an armature for future development integrated with surrounding neighborhoods.

- A lawn amphitheater and boat landing connect Guadalupe Plaza Park to the Bayou west of Jensen Drive (1,2).
- A traditional barbecue pit and shed at the Silos as well as arts events held on the site bring visitors to the Bayou's edge (3,4).
- A new pedestrian bridge connects the area around the City of Houston former incinerator site to the East River development and neighborhoods north of Buffalo Bayou (5).
- A bayou lawn creates an attractive open space at the end of a "green finger" along Velasco Street (6-8).
- A new plaza at the corner of Navigation Boulevard and Velasco Street brings the Bayou's presence into the neighborhood (9).



Waterfront at Guadalupe Plaza Park



Barbecue Pit and Shed at the Silos













- Guadalupe Plaza Park Amphitheater
- Picnic Grove & Pavilion
- Barbecue Shed
- Arts & Events at the Silos
- Gregg Street Pedestrian Bridge
- Habitat Enhancement
- Bayou Lawn
- Navigation Green Finger
- Neighborhood Plaza
- On- and Off-Street Connections



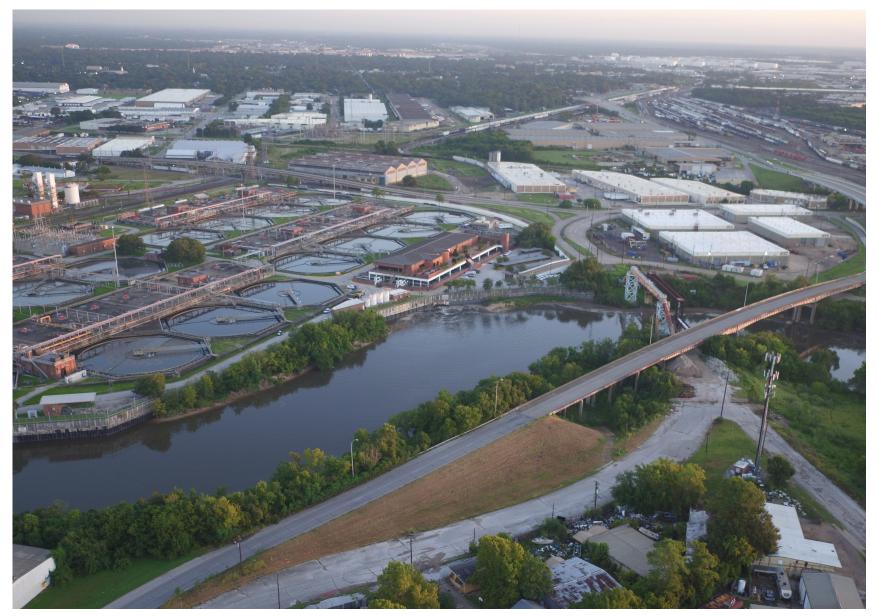


Maneuver Connections Through Active Industry

To link the Eastern Terminus with the rest of Buffalo Bayou East, the Master Plan identifies trails and connections that avoid active industrial sites.

Creating safe connections to the waterfront requires careful planning as most active industry is concentrated between the Industrial District and the Eastern Terminus.

- Trails (1) for this section primarily follow the northern banks, as most sites along this stretch are not using the waterfront.
- Once the trail passes under the rail bridge at the 69th Street Wastewater Treatment Plant, it crosses the Bayou on a pedestrian bridge
 (2) to the south bank.
- Trail connections (1) follow surface streets in Magnolia Park until they reach the new green space under the Wayside Drive Bridge (3) and Yolanda Black Navarro Buffalo Bend Nature Park (4).



Industrial Sites Along Buffalo Bayou East

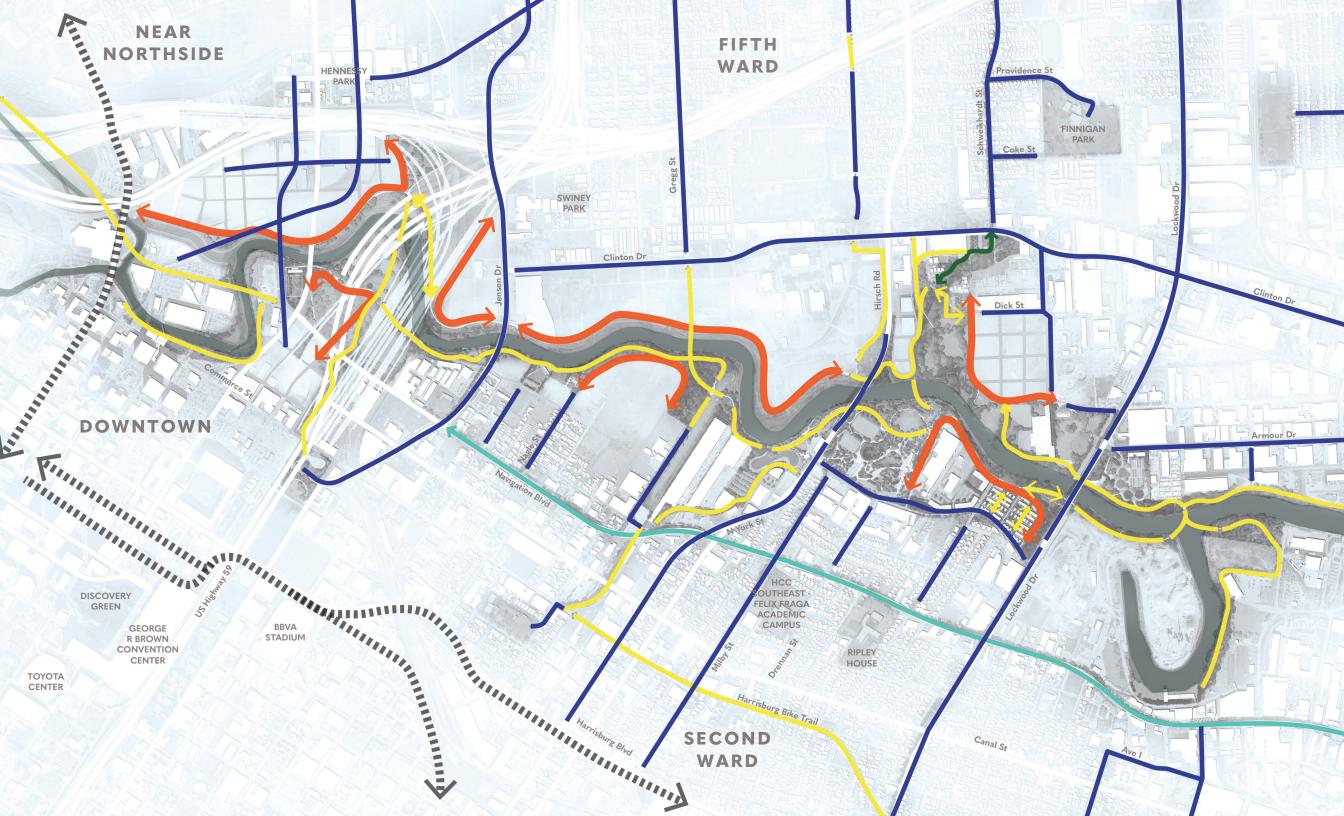




PLAN COMPONENTS

- Trail Connections
- 2 Pedestrian Bridge
- 3 Picnic Grove & Enhanced Habitat
- Yolanda Black Navarro Buffalo Bend Nature Park





AREA-WIDE CONNECTIVITY

A Network of Connections

The Master Plan identifies a network of trails, on-street bikeways, "green fingers," and promenades to connect open space destinations throughout Buffalo Bayou East to each other and to surrounding communities.

- The network allows residents to travel along the length of the Bayou, deep into the Greater East End and Fifth Ward as well as into Denver Harbor where possible and to destinations across Houston.
- Connections take a variety of forms to adapt to the area's unique conditions. Trails pass through BBP-controlled sites as well as through private properties, such as the planned mixed-use East River development along Clinton Drive.
- The Navigation Greenway acts as both a major bike and pedestrian connection for the Greater East End and a linear green space.

Trail Types

Bayou Promenade



On-Street Trail



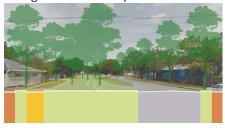
Off-Street Trail



Nature Trail



Navigation Greenway



METRORail



SELENA

PEREZ PARK

DENVER

HARBOR

A NETWORK OF CONNECTIONS

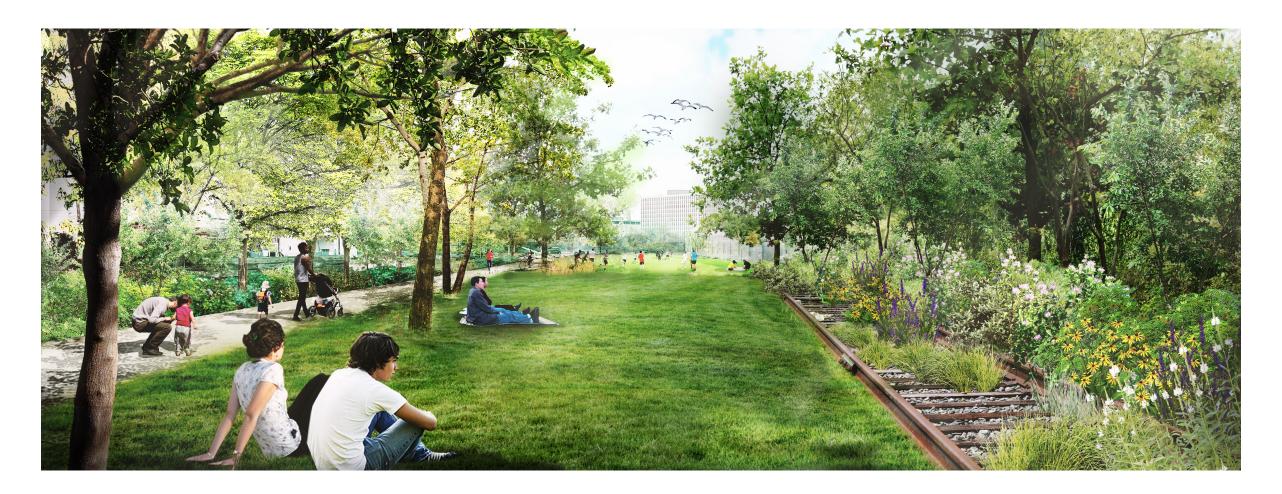






Waterfront Trails

A continuous, multi-use trail follows the north and south banks of Buffalo Bayou where possible. Benches at regular intervals along the trail provide places to rest, while lighting increases the sense of security. Wayfinding and interpretive signage mark key points along the Bayou.





Navigation Green Finger

A generous green space links the Bayou to commercial establishments along the Navigation Esplanade and to Second Ward neighborhoods. Remnants of the site's former rail yard remind users of Buffalo Bayou East's industrial legacy. Shade trees and lush lawns provide an inviting refuge for local residents to relax and enjoy a break from hectic city life.

A NETWORK OF CONNECTIONS

BUFFALO BAYOU
145: EAST





Trailheads

Trailheads identify gateways to the Bayou from surrounding neighborhoods. At Clinton Drive and Schweikhardt Street, Fifth Ward residents enter Buffalo Bayou East's open space network half a mile from the waterway. An on-street bikeway, with well-marked crosswalks, turns into a multi-use path. A nearby bus stop is part of the gateway that includes maps and wayfinding signage.





Vehicular Bridge Connections

Outside traffic lanes on the over-scaled Lockwood Drive Bridge transform into a multi-use promenade. The promenade offers a safe place to walk and bike between the Greater East End and Fifth Ward, but also a place to linger, observe the Bayou, and see Downtown in the distance.

A NETWORK OF CONNECTIONS

BUFFALO BAYOU
147: EAST





Neighborhood Connections

Connections created by the City and County extend trail networks across entire neighborhoods. A path along St. Elmo Street in the Fifth Ward brings residents to nearby establishments and transit.





Navigation Greenway

Along Navigation Boulevard, the former westbound lanes become an on-street greenway, wide enough to be a transportation corridor and a linear park. At the Navigation Warehouse site, a plaza space can be used for neighborhood festivals and events. The former eastbound lanes now handle traffic in both directions.

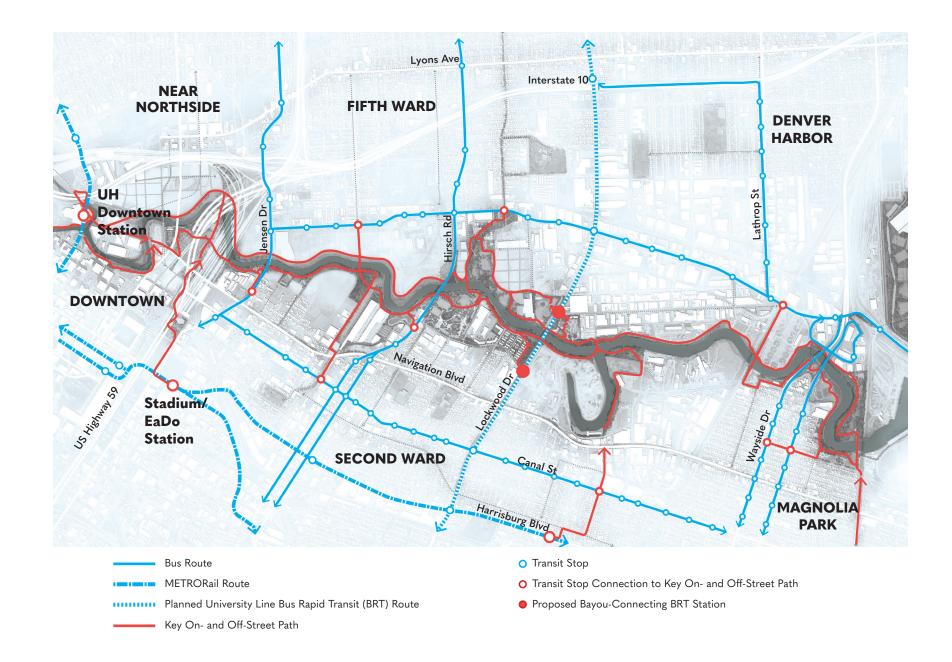


Increase Mobility in Buffalo Bayou East

With a goal of connecting Buffalo Bayou East not only to surrounding neighborhoods but to the larger city as well, the Master Plan takes into account public transit access and alternative means of transportation in developing the on-and off-street network.

Existing bus and light rail routes offer key connection points for planned trails, sidewalks, and bikeways. The METRONext Moving Forward Plan includes new transportation options that will significantly increase access to Buffalo Bayou East from surrounding neighborhoods and across the city.

The Master Plan also anticipates accommodating alternative means of transportation, whether by expanding existing bikeshare networks or preparing for increased adoption of emerging transportation technologies and services.





Linking Buffalo Bayou East to the City

In the METRONext network, three rail lines and three BRT lines stop within walking distance of Buffalo Bayou. These routes link thousands of Houstonians—including underserved residents of Kashmere Gardens, Fifth Ward, Acres Homes, Northline, Third Ward, OST/South Union, and Glenbrook Valley—and visitors arriving at Houston's airports to open space destinations throughout Buffalo Bayou East.



Gateway Stations

The existing UH Downtown station and many of the Green Line METRORail stops in the Greater East End are gateways to the East Sector, linked to the Bayou through on- and off-street paths. Buffalo Bayou wayfinding begins at the station platforms.



BCycle Stations

By coordinating with Houston BCycle to locate future docking stations in key destinations and nearby neighborhoods, BBP can provide local residents better access to Buffalo Bayou East.



University Line

As it plans its METRONext University Line BRT across Buffalo Bayou on Lockwood Drive, BBP can help METRO locate stations on either side of the Lockwood Drive Bridge to connect area trails and destinations to the new transit line.



Alternative Transport Modes

As more people adopt emerging transportation technologies and services, such as electric vehicles and dockless scooters, BBP can work with the City of Houston, METRO, other public agencies, and private entities to ensure Buffalo Bayou East destinations and connections can adapt to a changing transportation landscape.

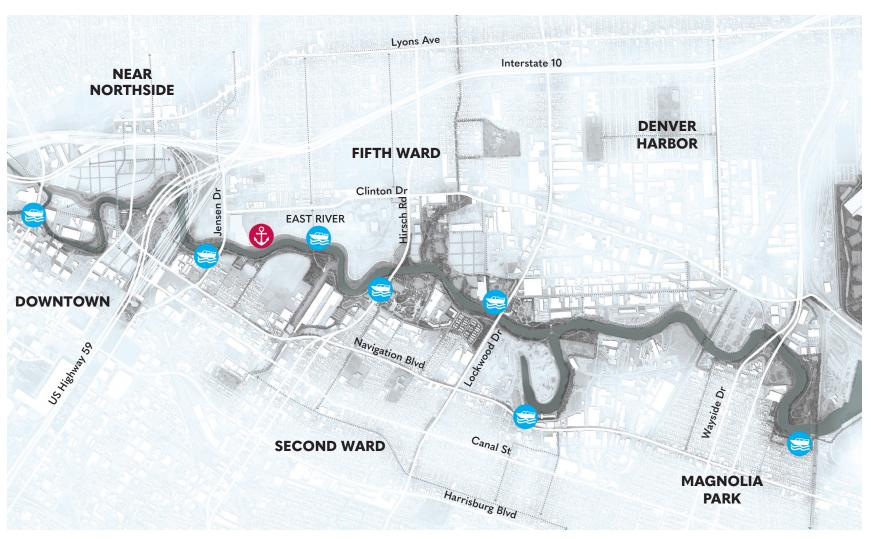


Establish Connections Along the Water

In its early days, Buffalo Bayou was not only used for shipping and transportation but for recreation as well. Sailing and power boating became popular pastimes and steamboats were taking passengers from Buffalo Bayou docks to the shores of Galveston Bay.

In recent years, under BBP's leadership, boating has grown in popularity. Whether it's canoe/kayak rental operations, pontoon boat tours or the annual 15-mile Regatta, BBP has made boating a central part of the waterway's revitalization.

Unlike its shallower and narrower portion upstream, Buffalo Bayou's East Sector, with its wide navigable channel, is destined to become Buffalo Bayou's boating hub.





Boat Landing



Houston Maritime Museum (Proposed Location)



Public Canoe/Kayak Launches

Improvements at seven Bayou landing sites allow canoeists and kayakers to launch their watercraft on their own. The multiple sites within a four-mile area allow leisurely boating opportunities for novices and families.



Boating Concessions

Canoe/kayak concessions, like the one currently operating from Buffalo Bayou Park and slated to operate from Allen's Landing, are headquartered at BBP's North York and Turkey Bend properties.



Water Taxis

As development increases along the waterway east of Downtown, water taxis should be considered as a way to allow residents and visitors to travel between Downtown and the East Sector.



Houston Maritime Museum

With an extensive collection of maritime artifacts and ship models as well as exhibits, the Houston Maritime Museum in the planned East River project showcases the origins of the Houston Ship Channel and the Bayou's importance in our city's development. The organization's planned facility will allow residents to further understand how Houston's activities on and along Buffalo Bayou shaped their lives and communities.



Boating Hub

Turkey Bend offers a safe location for mooring BBP's pontoon boat as well as storage facilities for the Rice Crew team and the Texas Dragon Boat Association, as it is out of the Bayou's main channel and is not subject to fast-moving floodwaters.



Boat Tours

Whether through history tours, trips to the Waugh Drive Bat Colony, or private parties, BBP's pontoon boat, *Spirit of the Bayou*, offers a way to see Houston from a unique perspective. At Buffalo Bayou East community meetings, participants suggested that BBP add to its tour offerings by developing a boating operation similar to Xochimilco, the popular tourist destination in Mexico City. Fiesta-filled canals feature brightly colored non-motorized boats outfitted with flowers, mariachis, and tables and chairs for eating and drinking.



Reinforce Networks of Social Connections

Besides the many ways in which Buffalo Bayou East trails and parks can be physically linked to nearby areas, there are equally important social connections that can be made as well. As two of the most historic neighborhoods in Houston, the Greater East End and Fifth Ward share distinctive heritages and enduring cultural traditions. Food, music, dance, and storytelling may be different from one community to the other, but they are powerful tools for making connections. With Buffalo Bayou East being a place of transition and change, the Bayou becomes a new civic commons.



Buffalo Bayou East's parks, trails, and destinations become sites for regular programming, events, and recreational and educational experiences. Such activities span in scale from individual groups presenting a specific art form with a targeted group of neighbors to larger scale multi-cultural festivals that draw visitors from across Houston and beyond.

Whether it is site specific pieces, temporary installations, or programming, Buffalo Bayou East holds enormous opportunity for public art collaborations between artists and neighborhood residents. Heritage tours, signage, and kiosks displaying historical information also inform residents and visitors of the rich story of Buffalo Bayou East.















PREPARING FOR THE FUTURE: A RESILIENT BAYOU

Whether through physical strains, as with extensive erosion during Hurricane Harvey, or less tangible pressures, like evolving socioeconomic conditions, Buffalo Bayou East must be able to withstand the various chronic stresses and acute shocks that the area may face in the coming years. Therefore, the Master Plan team carefully considered a variety of solutions to physical and socioeconomic disruptions as it designed open spaces, trails, structures, and other amenities across a range of scales and identified activities and programs that support surrounding communities' long-term resilience.

A RESILIENT BAYOU

Strengthen the Bayou's Banks

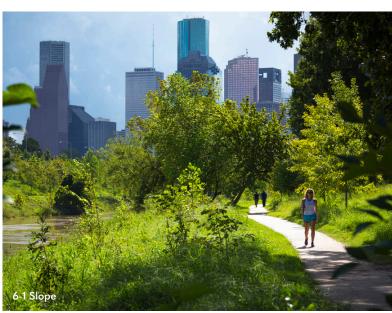
Unlike other stretches of the waterway, high banks in Buffalo Bayou East help prevent flooding in surrounding neighborhoods. However, the Bayou's banks in this area have suffered significant erosion for years, especially during Hurricane Harvey. Therefore, the Master Plan identifies solutions for protecting banks and stabilization strategies based on a specially-commissioned hydrology study. These strategies allow BBP to minimize the threat of erosion to Buffalo Bayou East destinations and open spaces and guide private landowners' investments towards solutions for their own properties. There are a number of bulkheads along this stretch of the Bayou that owners should examine for structural integrity. Assessments allow property owners to determine whether the bulkheads can be retained, repaired, reinforced, or replaced.

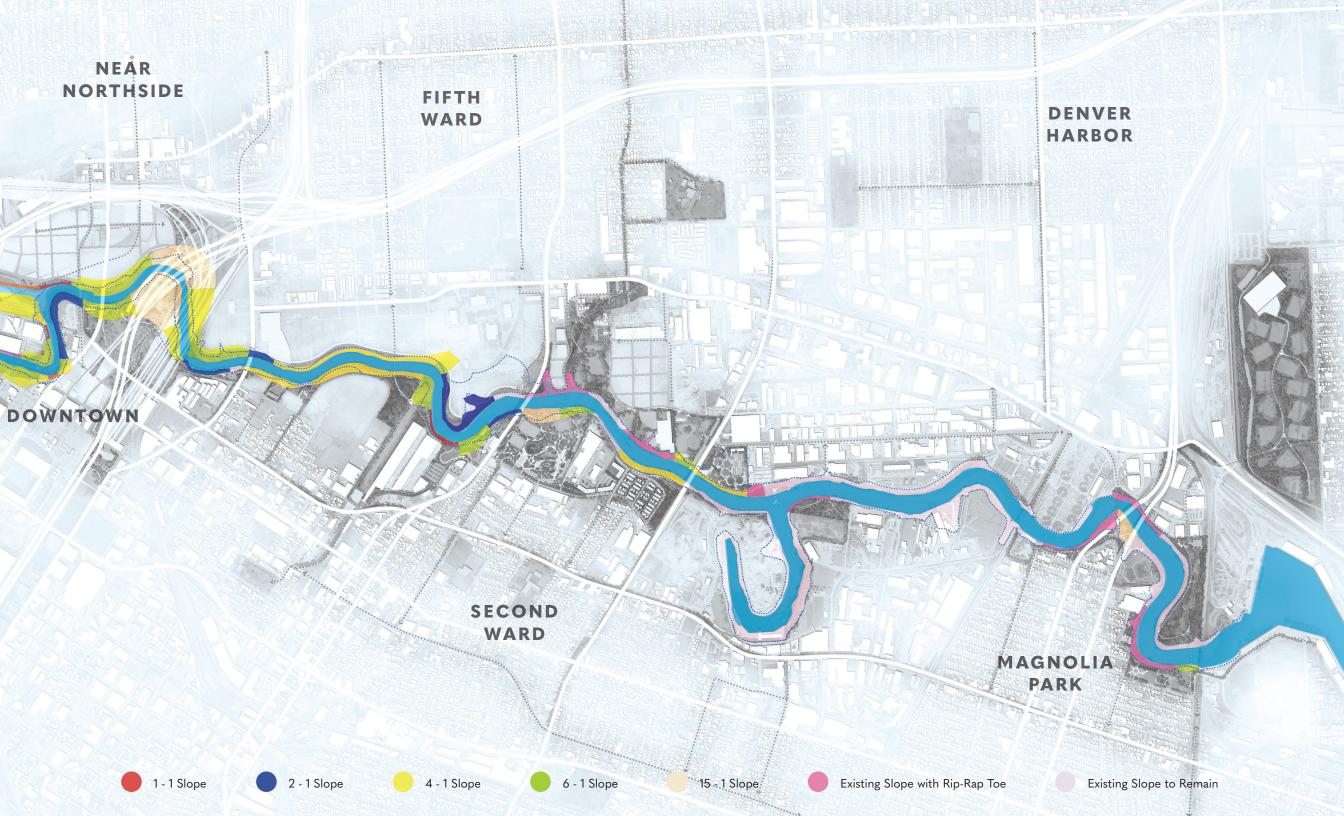
- In general, erosion risk is higher closer to Downtown and diminishes downstream towards the Port of Houston.
- Early action includes stabilization of the channel in key locations.
- Bank stabilization strategies retain habitat value and extend the natural character of the waterway as far upland as possible.
- A variety of channel conditions and landbased restrictions such as roads, rail lines, buildings and infrastructure prescribe a range of stabilization treatments.













Follow Best Practices for Stormwater Management

Nearly 500 square miles of watershed drain to Galveston Bay through Buffalo Bayou. Recurring floods are a natural feature of this landscape. Buffalo Bayou East offers an opportunity to demonstrate a model for resilient open spaces and neighborhoods.

Open space recommendations incorporated into the guidelines developed for the Master Plan include Low Impact Design (LID) features that help minimize localized flooding from less intense storms. Many LID strategies also help filter pollutants from non-point sources like lawn chemicals and fuels spilled onto roads to improve stormwater quality.

- Vegetated swales (1) in parking lots and other areas detain, convey, and filter stormwater runoff.
- Rain gardens (2) filter pollutants from stormwater, provide detention capacity, and prevent long-term stormwater surface ponding.
- Permeable pavement (3) on parking and other hardscape areas detains stormwater on-site rather than allowing it to flow into overtaxed storm sewer systems.
- Rainwater harvesting from roof structures
 (4) reduces runoff volumes and serves irrigation purposes.

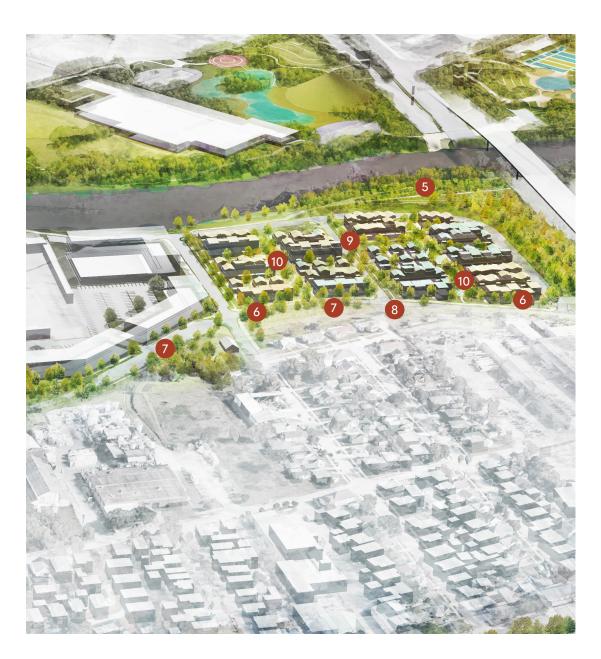












Strategies implemented at a neighborhood scale, such as the Lockwood South development which sits on natural high ground, work to mitigate risks across a larger area.

- Open space land preserves the natural functions of the waterway (5).
- Single-family homes are built on pier-andbeam foundations to limit impermeable ground cover (6).
- Even though buildings are outside the mapped floodplain, ground floors of townhouses and multifamily structures are elevated above the surrounding landscape, ensuring that localized flooding does not impact homes (7).
- Where new development borders neighborhoods, building sites are intentionally sloped away from existing homes. This grading

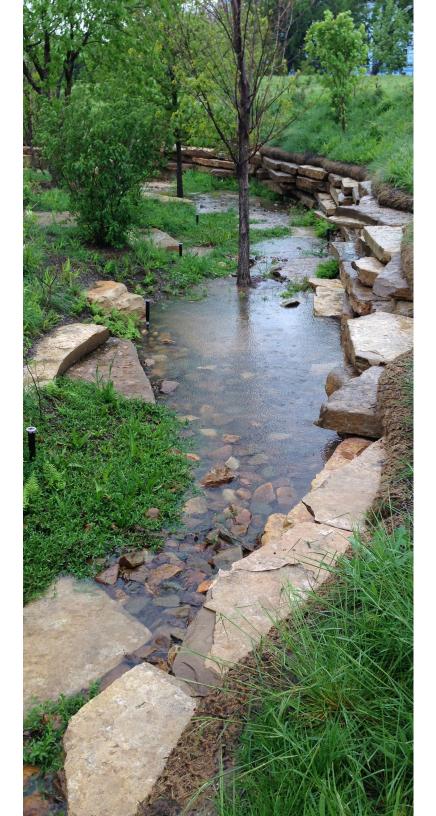
- not only ensures that new construction does not exacerbate Bayou flooding but may actually reduce localized flooding (8).
- Within this development, a network of green spaces acts as distributed detention, slowing down and holding water as it runs off the site. This condition mimics natural ponding action (9).
- Water drains to the Bayou down the "green fingers." These open spaces contain wetlands that naturally filter water to improve water quality (10).



A RESILIENT BAYOU

ENVIRONMENTAL QUALITY

Environmental quality in Buffalo Bayou
East is a key concern given its proximity
to active and former industrial sites. A
number of factors may contribute to
localized environmental conditions. East
Sector destinations, spaces, and structures
incorporate various strategies to increase
the area's environmental resilience.



Water Quality

Federal and state regulations work to address water quality issues related to discharges from specific sources such as individual industrial facilities. Yet a good deal of contamination that enters Buffalo Bayou comes from sources that are much more dispersed.

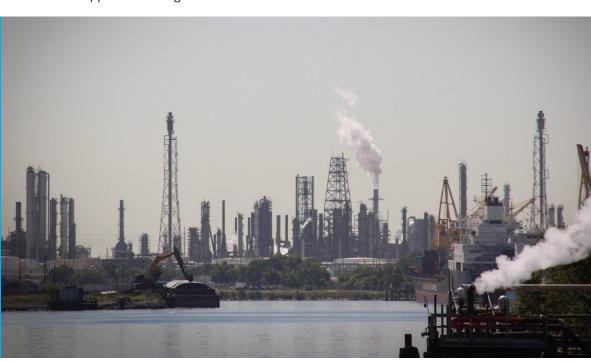
The most recent Houston-Galveston Area Council Basin Summary Report, performed in 2016 as part of the Clean Rivers Program, identified elevated nutrient levels in Buffalo Bayou that likely come from fertilizer runoff on urban landscaped areas and agricultural fields. Though BBP has no jurisdiction to address runoff issues for sites it does not control, it can integrate solutions into its own properties. In addition to implementing the individual LID strategies to prevent contaminants from reaching Buffalo Bayou identified on previous pages, larger projects, such as the botanical displays at the Lockwood Water Treatment Gardens, can be engineered to cleanse stormwater and runoff before it enters the waterway.



Air Quality

Because of the high concentration of industry in eastern parts of the Houston region, air quality is of great concern within Buffalo Bayou East. While air quality regulations fall far beyond BBP's ability to control, it can engage in activities that provide better information to government officials and the public at-large about the area's air quality. BBP can increase the amount of data local professionals use by including air monitoring stations at a variety of projects proposed in the Master Plan. BBP also can support other organizations

developing communication tools that allow residents to become more cognizant of health risks as local air quality changes. By contributing to better awareness about issues related to air quality, BBP can help build a healthier, more resilient community. And by working with both neighborhoods and advocacy organizations, BBP can help ensure its initiatives strike the right balance between environmental justice and other equity issues such as providing access to green space and affordable housing.



Brownfield Sites

Given its industrial past, site contamination potentially poses a challenge to Buffalo Bayou East and surrounding neighborhoods. Though BBP has confronted few contamination issues with East Sector properties it has acquired, obstacles related to site pollution are a possibility in the future. By continuing its longstanding partnership with the City of Houston's Brownfields Redevelopment Program, BBP can ensure that open spaces, destinations, and connections within Buffalo Bayou East are safe and healthy.



A RESILIENT BAYOU

LANDSCAPES AND HABITATS

In addition to the recreational and community benefits residents and visitors get from Buffalo Bayou East open spaces, East Sector destinations also can support healthy landscapes and habitats that are more resilient in the face of changing climate patterns. By developing projects that are best suited for the area's specific environment, BBP can ensure that green spaces endure for generations to come.



Chinese Tallow



Prickly Sow Thistle

Invasive Species

While a primary goal of the Buffalo Bayou East Master Plan is to bring more people to the waterfront, an equally important goal is to preserve and expand green spaces, landscapes, and habitats. As industry has retreated from major stretches of the Bayou's banks, dense vegetation has often reestablished itself. Though it appears that natural conditions have been restored, areas throughout Buffalo Bayou East often are overrun by invasive species.

These invaders frequently compromise the health of local environments as they compete with native plants for moisture, sunlight, and nutrients, diminish plant diversity, degrade habitats, and pose a threat to endangered and vulnerable species. In order to combat the harm these invasive species cause, a key component of all Buffalo Bayou East projects is to remove as many invasive species as possible to restore ecosystems that allow native flora and fauna to thrive.

Native and Adapted Species

In contrast to invasive species, native and adapted species increase the overall health of ecosystems. Rather than compromise natural areas, they help restore them by maintaining robust levels of nutrients in soils and provide a variety of food sources for birds, animals, insects, and other wildlife. These species also improve water quality and prevent soil erosion to help increase

stabilization of the Bayou's banks. Unlike invasive species that often exist as a monoculture that thrive during specific seasons, native and adapted species allow for a diversity of plant varieties that can flourish throughout the year. Selecting species that are better able to handle increases in extreme weather ensures Buffalo Bayou East landscapes remain healthy.







Great White Egret



Red-Eared Slider Turtle

Wedelia





Bur Oak



Bald Cypress

Riparian Corridors

Green spaces that follow waterways like Buffalo Bayou play an important role in local ecosystems. These riparian corridors work to trap sediments, intercept excess nutrients, keep the waterway's food web and algae growth in balance, and help stabilize banks. Vegetation along the shoreline also provides healthy habitats for a wide variety of creatures both in and out of the water. Fish, turtles, birds, and other wildlife can find protected areas to forage and hunt for food, rest, reproduce, and raise their young.

Continuous riparian corridors along the Bayou's banks also allow different species to travel up and down the waterway in a route that is separated from the oftentimes hostile surrounding urban environment. By restoring and reconnecting these riparian corridors, the Master Plan envisions creating a diverse and active network of habitats that extends throughout Buffalo Bayou East.



A RESILIENT BAYOU

RESILIENCE IN THE COMMUNITY

If resilience represents the ability of the systems we depend on to recover from a disruption, developing solutions that address a wide variety of potential threats reinforces the strength of East Sector communities.

Buffalo Bayou East must adapt to disruptions that occur over a variety of timescales, whether relatively short, as with Hurricane Harvey, or gradually over time, as with gentrification.

Therefore, the Master Plan includes a number of inclusive growth strategies that work to strengthen adjacent communities and help them become more resilient in the face of continually changing circumstances.



Housing

Many residents face economic uncertainty with increasing housing costs. Demographic and economic forces continue to drive up rents and home prices in the East Sector. BBP's efforts to develop new housing at Lockwood South help mitigate these risks by providing new homes that are affordable to Buffalo Bayou East residents who might otherwise get displaced. And by supporting and promoting housing programs coordinated by other organizations, BBP helps lessen impacts of rising real estate costs for an even broader set of community members.

Affordable, Mixed-Income Development

Lockwood South provides an economically inclusive mix of housing options with a variety of unit sizes and configurations.

- Development partnerships. Partner with leading private and non-profit housing developers to deliver high-quality, economically inclusive, and accessible housing at Lockwood South.
- Public funding. Leverage Community
 Development Block Grant Disaster Recovery
 (CDBG-DR) funding associated with Hurricane
 Harvey and federal tools such as Low Income
 Housing Tax Credits.



Housing Preservation

Support organizations that help neighborhood residents to ensure that benefits of the Buffalo Bayou East projects flow to local communities.

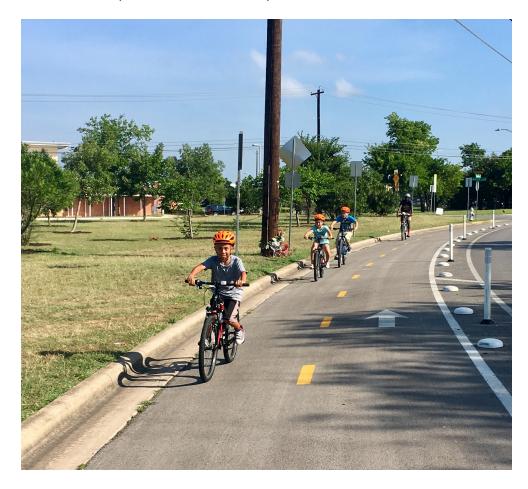
• Community land trusts. Support efforts by the City of Houston and non-profit partners implementing Community Land Trusts (CLT), shared-equity housing models that combat gentrification. In a CLT, a non-profit owns the land underneath a single-family home, or a long-term interest in a multifamily or mixed-use property. Through a ground lease arrangement or a development agreement, a CLT non-profit is able to ensure long-term affordability of the properties in which they have an interest.

CLTs also provide "stewardship" services to residents of the properties that they hold an interest in, including financial counseling, homeowner education, foreclosure prevention, and other benefits. Local organizations, such as Covenant Community Capital, Fifth Ward Community Redevelopment Corporation, and New Hope Housing provide such counseling services.

Home repair and rehabilitation. Coordinate
with groups, such as Rebuilding Together
Houston, an organization that helps longtime
residents safely remain in their communities
by enlisting volunteers and licensed
contractors to repair and rehabilitate homes.

Transportation

East Sector streets effectively exclude people who travel by any means other than a car. The extensive network of trails, paths, and sidewalks connected to public transportation proposed for Buffalo Bayou East underpins a resilient transportation system by giving residents an array of cost-effective mobility choices.



A RESILIENT BAYOU





Economic Development

Providing opportunities for economic advancement in the East Sector, whether through job creation, new business opportunities, or fostering entrepreneurs, gives local residents the ability to support themselves and be better equipped to face financial hardships. BBP's efforts in Buffalo Bayou East promote activities that allow more community members to achieve self-sufficiency.

- Park operations. To promote local economic development, integrate hiring of local Buffalo Bayou East businesses and residents in the operation and maintenance of projects and new amenities.
- Small business opportunities. As park programming and facility operations in Buffalo Bayou East ramp up over time, identify potential partnerships with local small businesses.
 For example, food and beverage kiosks can incorporate local restaurants and vendors.
- In collaboration with local incubators, businesses, and the City of Houston, BBP intends to identify opportunities to cultivate entrepreneurship and job training, within new facilities such as Turkey Bend.







Health and Wellness

Physical and mental health is essential to community resilience, as healthy individuals are more capable of dealing with personal challenges. With high rates of obesity, asthma, and other illnesses prevalent in Buffalo Bayou East, the trails and open spaces included in the Master Plan support individual exercise regimens, such as walking, running, biking, and paddling or organized activities, such as team sports or group fitness classes. BBP has already begun leading wellness walks with the Fifth Ward chapter of GirlTrek, an organization promoting walking within the African-American community. Open spaces also can address challenges related to food deserts persisting across much of Buffalo Bayou East.

With a wide variety of outdoor destinations identified in the Master Plan, BBP facilitates initiatives that support health and wellness.

- Training loops. Trail maps on directional signage lay out training loops and running courses of varying lengths throughout Buffalo Bayou East.
- Wellness programming. In partnership with local organizations, BBP promotes outdoor group exercise classes, such as guided walks, Zumba and yoga classes, boot camp-style training, and other wellness programs.
- Community Gardens. In addition to providing better access to nutritious foods, community gardens help residents better understand links between healthy foods and wellness.





Arts and Culture

With strong cultural identities being some of the most valuable assets of Buffalo Bayou East neighborhoods, visual arts, performing arts, music, food, and community events reinforce the distinctive character of the area.

Pressure for the East Sector's character to change increases as people move into Buffalo Bayou East. BBP's continuing support for activities and events that strengthen deep-rooted cultural identities while simultaneously welcoming newcomers helps ensure the resilience of Buffalo Bayou East communities.

- Arts and cultural events. In partnership with local organizations, develop a calendar of cultural events and programs related to art, food, and music to bring the East Sector communities together.
- Educational programming. Partner with schools, youth programs, and local artists to use public spaces and natural habitats to educate audiences on ecology, hydrology, and other natural sciences right in their own neighborhoods. Programs such as the BBP-hosted BioArt Bayou-torium project, an initiative developed by artist Henry Sanchez that focuses on making art by investigating nature, create engaging experiences for residents of all ages.















Buffalo Bayou East is an investment that will take many years to develop. Fragmented land ownership, a unique mosaic of active and abandoned waterfront industrial sites, and the overall project scale require implementation of destinations and connections to unfold over time. To guide its investments and activities, a core set of strategies informs BBP's long-term approach.



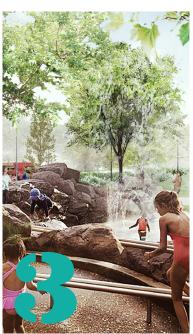
ACTIVATE AND ENHANCE

Invest in small improvements and engaging activities that draw people to individual sites.



COMPLETE KEY TRAIL CONNECTIONS

Complete high priority gaps and upgrade connections that grow over time into a complete street and trail network.



MAKE A SPLASH

Focus efforts to develop key destinations that will have the largest impact throughout Buffalo Bayou East.



BE NIMBLE

Grow the network strategically through transformative infrastructure, land acquisition, and partnerships. Take advantage of opportunities as they arise that allow projects to be developed earlier than planned.

IMPLEMENTATION

Today and Ongoing

Throughout the development period, activities undertaken by BBP work to opportunistically support achieving the Master Plan's vision. Building Bayou trails and on-street bikeways continually expands networks of connections. Creating small-scale green spaces between major destinations ties Buffalo Bayou East's open space system together. Key land acquisitions allow additional destinations to become a reality. And by organizing events, programs, and public art installations, BBP brings Greater East End and Fifth Ward residents to the waterway on an ongoing basis.





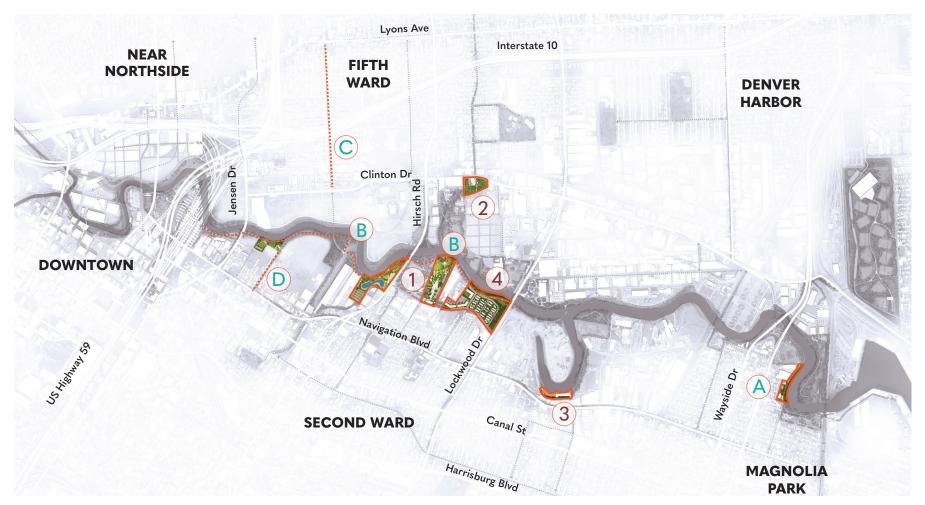












Today to Year 5

Early Buffalo Bayou East projects are spread across numerous neighborhoods north and south of the Bayou, serving the entire area. New connections close additional gaps in existing trail networks.

Key projects include:

- Upgrades to the North York and Drennan street sites to expand Tony Marron Park (1)
- Preliminary upgrades to Japhet Creek along Clinton Drive (2)
- Upgrades to the wharf at Turkey Bend including boat access (3)
- Lockwood South neighborhood (4)

Key connections include:

- Green link between Yolanda Black Navarro Buffalo Bend Nature Park and Hidalgo Park (A)
- Closing gaps in existing Bayou trails (B)
- Vital on-street connections into the Greater East End and Fifth Ward such as on Gregg (C) and Nagle streets (D)



Year 5 to Year 10

Building upon the momentum generated by early Buffalo Bayou East projects, BBP continues developing key destinations. New connections create additional links deep into surrounding neighborhoods.

Key projects include:

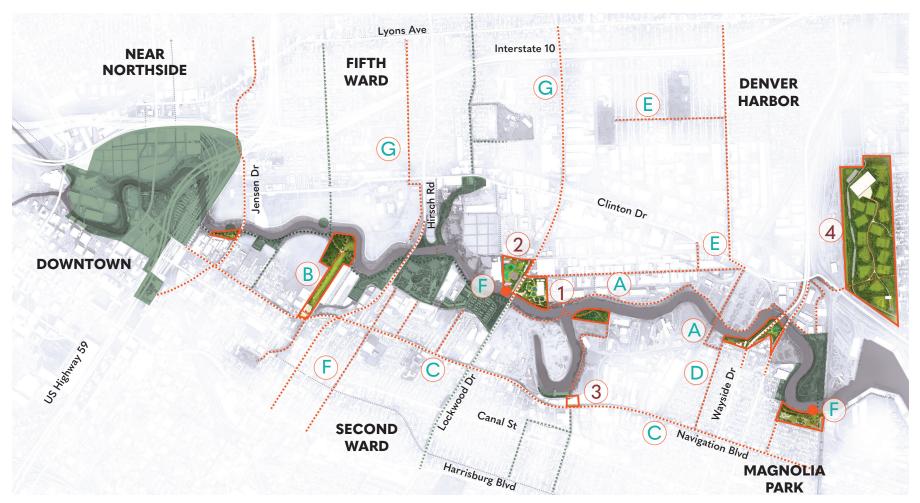
- Upgrades to the existing Tony Marron Park (1)
- Connection to the waterfront at Japhet Creek (2)
- Nature park on Port Houston's Harbor Street site with a pedestrian connection to Hidalgo Park (3)
- Downtown Gateway projects (4) (Note: The schedule for these improvements is dependent on TxDOT's North Houston Highway Improvement Project.)

Key connections include:

- Further expansion of bikeways such as on Schweikhardt (A) and Norwood (B) streets and Lockwood Drive (C)
- Boat Landing (D)







Year 10 and Beyond

As it finishes core projects, BBP's focus shifts to more complex projects that require private sector investment. New trails complete the network of connections.

Key projects include:

- Lockwood Water Treatment Gardens (1)
- Lockwood Adventure Park (2)
- Renovation of the warehouse structure on Navigation Boulevard at Turkey Bend (3)
- Regional sports park at Port Houston's DAMP site (4)

Key connections include:

- Bayou Trail Completion (A)
- Navigation Green Finger (B)
- Navigation Greenway (C)
- Magnolia Park Connections (D)
- Denver Harbor Connections (E)
- Boat Landing (F)

CAPITAL FUNDING STRATEGY

Buffalo Bayou Partnership

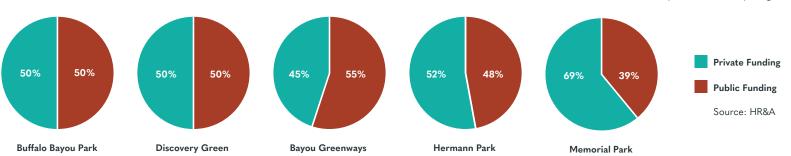
BBP will lead the implementation of the Buffalo Bayou East Master Plan. The organization has a solid and impressive track record developing public/private partnerships. Through strategic affiliations with the public sector, foundations, and private/non-profit entities, BBP can ensure that the implementation of Buffalo Bayou East is consistent with the Master Plan's principles. And by continually engaging with local communities as it realizes each new project, BBP can preserve Buffalo Bayou East's unique character and create spaces and destinations that truly reflect the needs and desires of residents.

Public Sector Partners

BBP shall continue to work closely with public sector partners in Buffalo Bayou East, including the City of Houston, Harris County Precincts 1 and 2, Harris County Flood Control District (HCFCD), Port Houston, and East End District. The organization also has the opportunity to



Buffalo Bayou Park Grand Opening, 2015



continue seeking support from agencies such as Texas Parks and Wildlife Department and the Texas General Land Office, longstanding BBP funding partners. Additionally, tools such as the local Tax Increment Reinvestment Zones (TIRZs) offer the important ability to locally capture new value that is created to support future investment. For example, incremental tax revenue captured by the Downtown Redevelopment Authority/TIRZ #3 has supported various Bayou-facing projects in Downtown and at Buffalo Bayou Park.

Houstonians recognize the importance of high-quality public spaces to support strong communities, and the city has become a nationally-recognized leader in park development. From investments such as \$100M for Buffalo Bayou Park*, \$100M for Discovery Green, \$220M for Bayou Greenways, \$120M for Hermann Park, and most recently, a plan for \$300M of improvements to Memorial Park, Houston does not shy away from big thinking and big plans for signature open space.

*Note: Total cost includes Buffalo Bayou Park improvements in addition to:

- HCFCD channel restoration
- TxDOT multiuse trails
- City of Houston Allen Parkway realignment
- Memorial Heights
 Redevelopment Authority/
 TIRZ #5 trails and
 Rosemont Bridge











Philanthropic Partners

Support from foundations, corporations, and individual donors is essential to launching Buffalo Bayou East. As the Master Plan identifies many different types of destinations and connections, it is important for BBP to establish, cultivate, and maintain relationships with a diverse set of contributors whose philanthropic goals align with different project types. The Buffalo Bayou East Master Plan's broad scope offers opportunities for funders to support projects beyond just parks, such as arts and culture, health and wellness, and small business development.

Private/Non-Profit Partners

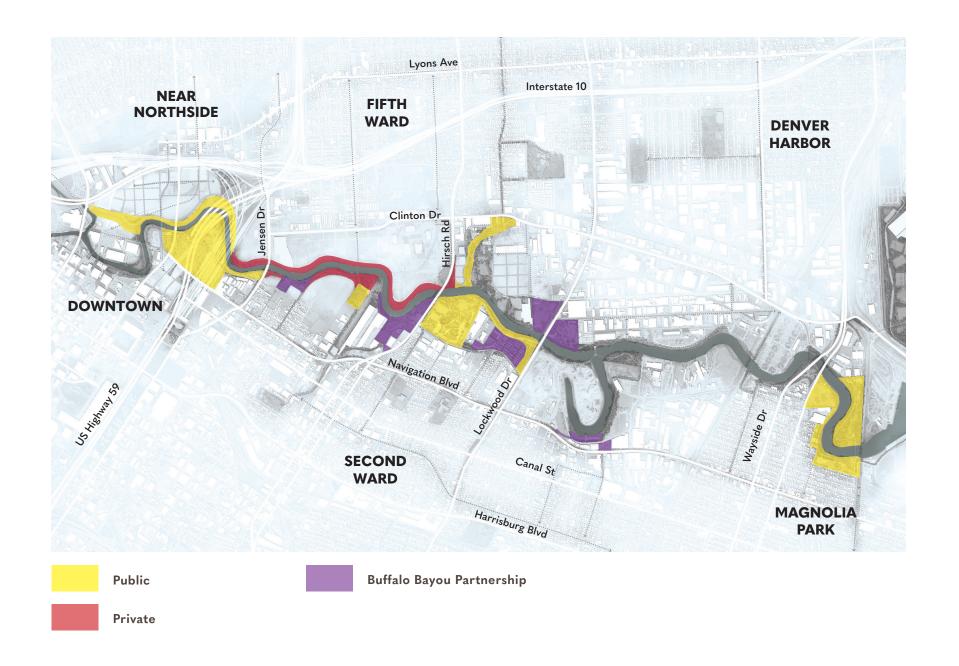
Private partners bring financial and operational resources to complement public capacities. Given the diversity of property ownership in the area, BBP aims to coordinate with landowners and real estate developers to facilitate new projects consistent with local neighborhoods' goals and the design standards BBP has created. The Lockwood South neighborhood and the rehabilitation of the Navigation Warehouse at Turkey Bend represent real estate development projects that require entirely different funding sources than those of other destinations identified in the Master Plan. Unique sites, such as the Lockwood Water Treatment Gardens and the Lockwood Adventure Park, have special operational requirements that may lead BBP to rely on special facility operators and private investors to help fund and develop these spaces.

181 : **EAST**

Operations and Management Coordination

Diversity of Management Responsibilities

With its fragmented land ownership, operations and maintenance management activities in Buffalo Bayou East pose a complex challenge. Maintenance is currently handled by individual property owners—private, public, and BBP. As parks and trails are developed, a more coordinated program will need to be established.





OPERATIONS AND MAINTENANCE (O&M) FUNDING STRATEGY

BBP will extend its expertise in park management to the East Sector. The organization's successful operation of Buffalo Bayou Park and Downtown Buffalo Bayou areas has proven the importance of effective, efficient, and high-quality maintenance.

A sustainable and comprehensive funding strategy is critical to preserving the quality of open space and trail investments. To do so, BBP must rely on a variety of funding sources, including a set of creative tools.

Today and Near-Term

Seek Public Sector Funding

The City and County currently maintain properties they own along Buffalo Bayou East. This work will need to continue until BBP has significant revenue generating opportunities.

Raise Dedicated Funding

As governmental funding is often constrained, BBP must raise dedicated funds for maintenance and operations.

Potential Scale of Operating Funding Sources Over Time \$4.0M \$3.5M \$3.0M \$2.5M \$2.0M \$1.5M \$1.0M \$.5M Today Near-Term Medium-Term Long-Term (6-10 years) (10+ years) (0-2 years) (3-5 years) Public/Dedicated Value Capture **Funding**

Medium- and Long-Term

Build a Strong Base of Earned Income

As the park and open space network grows geographically and programmatically, the potential for earned income increases—through rentals of BBP-owned facilities such as Turkey Bend—offering opportunities to supplement base public and dedicated BBP maintenance funding. Rental fees for large events, long-term leases of BBP-owned facilities such as the Navigation Warehouse, concessions from food and beverage offerings, and revenue from special programming can support operations and maintenance. BBP should aim to generate earned income covering up to 20% of O&M.

Explore Potential for Value Capture

Value capture funding has been essential to sustaining the operation and maintenance of Buffalo Bayou Park, with the Downtown Redevelopment Authority/TIRZ #3 providing approximately \$2.4M per year.

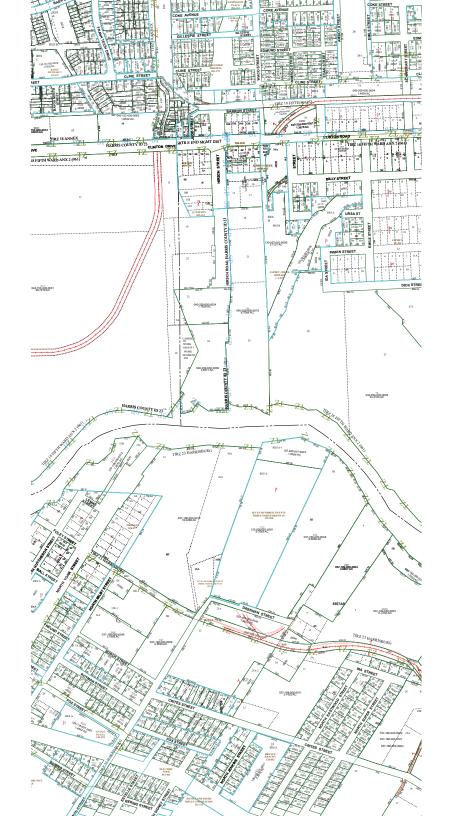
While TIRZ funding is not typically used for supporting operations, advocating for the use of value capture to fund Buffalo Bayou East operations can support the long-term sustainability of the open space network.*

^{*}Note: Value capture has been used for operations and maintenance funding for other public open spaces, such as Buffalo Bayou Park. However, funding is not guaranteed for future projects.



ADDITIONAL IMPLEMENTATION TOOLS

Beyond establishing key partnerships and leveraging public and private funding sources, there are a number of additional tools BBP can use to develop, operate, and maintain the Master Plan projects.





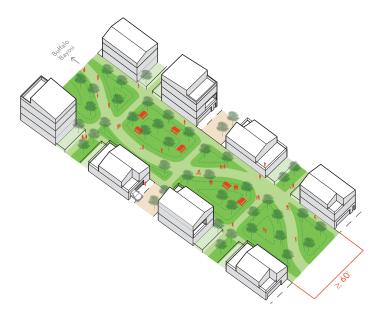
Property Acquisition and **Disposition**

A strategy of targeted property acquisition and disposition enhances the potential for delivering compelling open spaces and creates a framework for residential and commercial development. Continued acquisition of Bayoufronting easements helps achieve perpetual control over the waterfront experience and increases connectivity throughout the area. Portions of properties not essential for open space creation can be disposed of later with deed restrictions that require developers to follow BBP design standards.



Design Standards and Requirements

In developing the Master Plan, BBP devised a set of neighborhood design standards and recommendations to ensure the creation of an inviting public realm. Such standards help define ground-floor uses, facade composition, building orientation and placement, site access, and other key design features. BBP will work with TIRZs to adopt these standards within their district boundaries for developers seeking financial support.



380 Agreements

The City of Houston's 380 Program provides financial assistance in the form of loans and/ or performance-based grants to qualified businesses for eligible projects located within the City of Houston limits. Many private property developers enter into such agreements with the City to help pay for critical infrastructure and amenities on their sites. In exchange for offering these incentives, the City can request that projects meet certain requirements-such as incorporating publicly accessible Bayou-fronting trails or green spaces.

Brownfields Redevelopment Program

BBP has a long history of working with the City of Houston's Brownfields Redevelopment Program. Support comes through the form of Phase I and II environmental site assessments, remediation planning, regulatory guidance, technical assistance, and financing strategies. BBP should continue to work with the City's Brownfields Redevelopment Program as it looks to create new open spaces and destinations.



IMPLEMENTATION MATRIX

PROJECT TYPE	PROJECTS	ANTICIPATED PARTNERSHIPS	CAPITAL FUNDING	OPERATIONS AND MAINTENANCE FUNDING
New Open Space, Park Renovation, and Habitat Restoration	 James Bute Park Silos Tony Marron Park Japhet Creek Yolanda Black Navarro Buffalo Bend Nature Park Hidalgo Park Port of Houston Nature Park 	 Houston Parks and Recreation Department (HPARD) Harris County Precincts 1 and 2 Port Houston East End District, Fifth Ward Community Redevelopment Corporation, Harrisburg Redevelopment Authority/TIRZ #23, and Fifth Ward Redevelopment Authority/TIRZ #18 Community Programming Partners (local non-profits and cultural organizations supporting park programming) 	 HPARD Harris County Precincts 1 and 2 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18, Lockwood South) Private Funding Texas Parks and Wildlife Department Texas General Land Office Land Sales 	 HPARD Harris County Precincts 1 and 2 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18, Lockwood South)* Earned Income (rentals, food and beverage, other concessions) Private Funding
New and Improved Trails	Waterfront Trails Nature Trails	 Private Landowners (easements and financial support) HPARD (support for trails through City parks) Harris County Precincts 1 and 2 (support for trails through County parks) Harrisburg Redevelopment Authority/ TIRZ #23 and Fifth Ward Redevelopment Authority/TIRZ #18 Texas Department of Transportation (TxDOT) Bike Houston (advocacy and public engagement) 	 HPARD Harris County Precincts 1 and 2 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18, Lockwood South) Private Funding TxDOT U.S. Department of Transportation Land Sales 	 HPARD Harris County Precincts 1 and 2 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18, Lockwood South)* Private Funding

*Note: Value capture has been used for operations and maintenance funding for other public open spaces, such as Buffalo Bayou Park. However, funding is not guaranteed for future projects.



PROJECT TYPE	PROJECTS	ANTICIPATED PARTNERSHIPS	CAPITAL FUNDING	OPERATIONS AND MAINTENANCE FUNDING
Street Improvements	On-Street TrailsBayou PromenadeNavigation Greenway	 Houston Public Works (HPW) Harris County Precincts 1 and 2 East End District, Fifth Ward Community 	 HPW Harris County Precincts 1 and 2 Value Capture (Harrisburg Redevelopment 	HPW Harris County Precincts 1 and 2
		Redevelopment Corporation, Harrisburg Redevelopment Authority/TIRZ #23, and Fifth Ward Redevelopment Authority/TIRZ #18 TxDOT Bike Houston (advocacy and public engagement)	Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18) TxDOT U.S. Department of Transportation	
Bridges	 Gregg Street Bridge Tony Marron Park Bridge Turkey Bend Tripod Bridge 69th Street Wastewater Treatment Plant Bridge Hidalgo Park Bridge 	 HPW Harris County Precincts 1 and 2 Port Houston Private Landowners TxDOT 	 HPW Harris County Precincts 1 and 2 Port Houston Private Funding TxDOT 	HPWHarris County Precincts 1 and 2Port Houston

PROJECT TYPE	PROJECTS	ANTICIPATED PARTNERSHIPS	CAPITAL FUNDING	OPERATIONS AND MAINTENANCE FUNDING
Bank Stabilization and Repair	 Various Projects (See map on pages 160) Downtown Gateway, North Canal, and NHHIP 	 Private Landowners (investment in bank stabilization) U.S. Army Corps of Engineers (regulatory oversight and support) Harris County Flood Control District (HCFCD) (regulatory oversight and support) 	 Private Landowners TxDOT HCFCD 	Private Property Owners
Special Destinations	 Lockwood Water Treatment Gardens Lockwood Adventure Park Swimming Hole Port of Houston DAMP Site 	Special Facility Investors and Operators Port Houston	 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23, Fifth Ward Redevelopment Authority/TIRZ #18) Private Funding Land Sales 	Earned Income Private Funding

*Note: Value capture has been used for operations and maintenance funding for other public open spaces, such as Buffalo Bayou Park. However, funding is not guaranteed for future projects.



PROJECT TYPE	PROJECTS	ANTICIPATED PARTNERSHIPS	CAPITAL FUNDING	OPERATIONS AND MAINTENANCE FUNDING
Real Estate Development	 Lockwood South Neighborhood Navigation Warehouse Re-Use 	 Private and Non-Profit Real Estate Developers Special Facility Investors and Operators Harrisburg Redevelopment Authority/ TIRZ #23 and Fifth Ward Redevelopment Authority/TIRZ #18 	 Value Capture (Harrisburg Redevelopment Authority/TIRZ #23 and Fifth Ward Redevelopment Authority/TIRZ #18) Low-Income Housing Tax Credits Hurricane Harvey Disaster Recovery Funds Private Investment 	 Harrisburg Redevelopment Authority/TIRZ #23* Real Estate Proceeds



Partners for Ongoing Activation

Beyond building physical improvements that activate the waterway, there are a variety of programs and initiatives BBP must support and execute to ensure open spaces and destinations truly serve local residents' needs.

	ECONOMIC DEVELOPMENT VILLA ARCOS (40%) 715 - 506 - 1099 55%	TRANSPORTATION
PROGRAM TYPE	 Park Operations Small Business Opportunities Incubator Space and Entrepreneurship 	 Public Transit Routes and Stops/Station Location Planning Bike Sharing Alternative Transportation Planning (EV charging stations, electric scooters, etc.) Water Taxi
POTENTIAL PARTNERSHIPS	 BakerRipley East End Chamber of Commerce East End District Fifth Ward Chamber of Commerce Fifth Ward Community Redevelopment Corporation SERJobs TXRX Labs 	 Bike Houston City of Houston Planning and Development Department HPW Harris County Precincts 1 and 2 Houston Bike Share LINK Houston METRO



HEALTH AND WELLNESS	ARTS AND CULTURE	ENVIRONMENT	HOUSING
 Wellness Walks Outdoor Group Exercise Classes (Zumba, yoga, boot camps, etc.) Boating Canoe and Kayak Rental Community Gardens 	 Temporary and Permanent Art Installations Outdoor Performances and Concerts Local Arts and Cultural Events Educational Programming 	 Air Quality Monitoring Brownfield Assessments Riparian Corridor Restoration Invasive Species Removal 	 Affordable Housing Development Housing Counseling Home Repair and Rehabilitation Community Land Trusts
 Boating Concessionaires El Centro de Corazón East End Bike Group Finca Tres Robles GirlTrek Legacy Community Health Local Fitness Instructors St. Catherine's Montessori School Urban Harvest 	 Ambassadors International Ballet Folklorico Box 13 ArtSpace City of Houston Mayor's Office of Cultural Affairs (MOCA) East End Cultural District Fifth Ward Cultural Arts District (Proposed) Harrisburg Art Museum Houston Arts Alliance Local Artists Mystic Lyon 	 Air Alliance Houston City of Houston Brownfields Redevelopment Program Coalition of Community Organizations (COCO) Houston Audubon Nature Conservancy Texas Environmental Justice Advisory Services (T.E.J.A.S.) Trees for Houston 	 City of Houston Housing and Community Development Department Covenant Community Capital Fifth Ward Community Redevelopment Corporation Houston Housing Authority New Hope Housing Rebuilding Together Houston

191 : EAST

Buffalo Bayou Partnership thanks the following donors for their commitment to the Buffalo Bayou East master planning effort.

Houston Endowment Inc.

The Garver Foundation

The Wortham Foundation, Inc.

The Carruth Foundation, Inc.

Fifth Ward Redevelopment Authority/
Tax Increment Reinvestment Zone #18

Harrisburg Redevelopment Authority/
Tax Increment Reinvestment Zone #23

Midway

The Winston Charitable Foundation

BBVA

Anne Whitlock and Michael Skelly

Bank of America Charitable Foundation

East End District

The Cockrell Foundation

Susan Vaughan Foundation

The Harry S. and Isabel C. Cameron

Foundation

The Clayton Fund

Albert and Ethel Herzstein Charitable Foundation

Union Pacific

Environmental Fund of Texas

Seafarers International Union

BBP also thanks board members, residents, and community stakeholders who guided the Buffalo Bayou East master planning process.

MASTER PLAN COMMUNITY STEERING COMMITTEE

Maria Bolanos

City of Houston Department of Neighborhoods (East End)

Alvin Byrd

City of Houston Department of Neighborhoods (Fifth Ward)

Stephan Fairfield

Covenant Community Capital

Rachel Figgs Fifth Ward Resident

THEIR TYURG RESIDENTE

Kathy Flanagan-Payton

Fifth Ward Community Redevelopment Corporation

Sandra Flowers

Fifth Ward Resident

Bolivar M. Fraga BakerRipley

Thomas and Daniel

Garcia-Prats Finca Tres Robles

Estella Gonzalez BakerRipley Veronica Chapa Gorczynski

East End District

Erica Hubbard

Progressive Fifth Ward Community Association

Jessica Castillo Hulsey

Second Ward Super Neighborhood

Erik Iberra

East End Resident

Ernestine Lloyd

Greater Fifth Ward Civic Club

Robert Meaney East Bayou Civic Club

Chad Shaw

Rice Crew Team

Judith Villareal East End Bike Group

Roland von Kurnatowski

TXRX Labs

Anne Whitlock East End Resident

EAST SECTOR BOARD COMMITTEE

Gaynell Floyd Drexler

Co-chair

Bolivar M. Fraga

Co-chair

Anne Whitlock Co-chair

Ralph Abendshein

Nory Angel

Bonner S. Ball

Jonathan H. Brinsden

Rev. Harvey Clemons, Jr.

Roberto Contreras

Collin J. Cox

Carolyn W. Dorros

Erik Eriksson

Guy Hagstette

Sis Johnson

Christina Morales

David Ott, Jr. Geraldina Wise

Gloria Zenteno

BUFFALO BAYOU PARTNERSHIP BOARD OF DIRECTORS 2019

Jeff Taylor Chair

Ralph Abendshein Vice Chair

Shawn W. Cloonan

Treasurer

Kellie R. Jenks Secretary

Murad Ajani Bonner S. Ball

C. Ronald Blankenship Jonathan H. Brinsden

Rev. Harvey Clemons, Jr.

Roberto Contreras

Richard P. Dawson

Carolyn W. Dorros

Gaynell Floyd Drexler

Michael D. Fertitta

Cristina Garcia Gamboa

Stacey Gillman

Guy Hagstette

Samir Khushalani

Lisa Marshall

Erin Mincberg

Ginni Mithoff

Sara-Ashley Moreno

Judy Nyquist David Ott, Jr.

Alison Porter Winifred Riser

Shannon B. Sasser

Carson Trapnell Seeligson

Christof Spieler, PE, LEED AP

Karl S. Stern
Saul Valentin
Anne Whitlock

Geraldina Wise
Renee Wizig-Barrios

Gloria Zenteno

CHAIRS EMERITUS

Toni Beauchamp* Chuck Carlberg

Brady F. Carruth Collin J. Cox

Thomas O. Fish Mike Garver

Dennis Greer

Artie Lee Hinds*

Sis Johnson

Susan Keeton

Dr. Manuel Pacheco

Bob Phillips

F. Max Schuette*

Raymond Snokhous

Georgia Wilson
* deceased

EX-OFFICIO

Judge Lina Hidalgo

Harris County

Mayor Sylvester Turner City of Houston

Brenda Bazan Houston First

Margaret Wallace Brown
City of Houston Planning and
Development Department

Commissioner Rodney Ellis Harris County Precinct One

Erik ErikssonPort Houston

Robert M. Eury Central Houston, Inc. Commissioner Adrian Garcia Harris County Precinct Two

Pat Henry

Texas Department of Transportation

Dr. Juan Sanchez MunozUniversity of Houston-Downtown

Russell A. Poppe

Harris County Flood Control District

Commissioner Steve Radack Harris County Precinct Three

Nancy Sauer

Magnolia Cemetery Corporation

Steve WrightHouston Parks and
Recreation Department

BUFFALO BAYOU PARTNERSHIP STAFF

Anne Olson

President

Ian Rosenberg

Project Manager, Real Estate

José Solís

Project Manager, Planning

BUFFALO BAYOU EAST MASTER PLAN CONSULTANT TEAM

MICHAEL VAN

VALKENBURGH ASSOCIATES

Chris Matthews

Austin Chase

Megan Little

HR&A ADVISORS

Cary Hirschstein

Aaron Abelson

Juan Felipe Visser

HUITT-ZOLLARS

Christof Spieler

Alex Stitt

LIMNOTECH

Tim Dekker

Dan Medina

UTILE

Tim Love

Adam Himes

Randy Crandon

As part of the Buffalo Bayou East Master Planning process, Greater East End and Fifth Ward residents, bayou property owners, governmental officials and other stakeholders attended numerous community engagement meetings. In addition, BBP gathered input at festivals and civic association and Super Neighborhood activities. We sincerely thank everyone who shared their ideas and visions for the transformation of Buffalo Bayou East.

Anderson Canyon

Art and Environmental Architecture

BBVA

BakerRipley

Barrio Dogs

Bayou Preservation Association

Blackwood Educational Land Institute

Brett Zamore Design

The Brown Foundation, Inc.

Calamine

CAN DO Houston

Cantwell-Anderson

Caspian Enterprises

CEMEX

The Center

CenterPoint

Central Houston, Inc.

City of Houston 100 Resilient Cities

Program

City of Houston Administration and Regulatory Affairs Department

City of Houston Brownfields Redevelopment Program

City of Houston Citizen's Assistance Office

City of Houston Council Member District B

City of Houston Council Member District H

City of Houston Council Member District I

City of Houston Council Member At-Large Position #1

City of Houston Council Member At-Large Position #2

City of Houston Council Member At-Large Position #4

City of Houston Department of Neighborhoods (East End)

City of Houston Department of Neighborhoods (Fifth Ward)

City of Houston Health Department

City of Houston Housing and Community Development Department

City of Houston Mayor's Office -**Cultural Affairs**

City of Houston Mayor's Office -**Economic Development**

City of Houston Office of Business Opportunity

City of Houston Planning and **Development Department**

CleverBuild

Clinton Health Access Initiative

Covenant Community Capital

The Cullen Foundation

East Bayou District Civic Association

East End Bike Group

East End Chamber of Commerce

East End District

Eastwood Civic Association

El Centro de Corazón

Entertainment Cruises

Fifth Ward Chamber of Commerce

Fifth Ward Community Redevelopment

Corporation

Fifth Ward Enrichment Program

Fifth Ward Redevelopment Authority/

TIRZ #18

Fifth Ward Super Neighborhood

Finca Tres Robles

Frost Bank

Gensler GirlTrek

GO Strategic

Greater Fifth Ward Civic Club

Grit Grocery

Gutier

Harris County Engineering Department

Harris County Flood Control District

Harris County Judge's Office

Harris County Precinct 1

Harris County Precinct 2

Harrisburg Redevelopment Authority/

TIRZ #23

Hawes Hill and Associates

Headquarters

Hermann Park Conservancy

Houston Advanced Research Center

Houston Arts Alliance

Houston Audubon

Houston Downtown Management District

Houston Endowment Inc.

Houston Housing Authority

Houston Maritime Museum

Houston Needs a Swimming Hole

Houston Parks and Recreation

Department

Houston Parks Board

Idylwood Garden Club

Impact Hub Houston

Independent Bank

Infill Development

The Interfield Group

Interpretive Insights

Japhet Creek Association

Kinder Foundation

Kinder Institute for Urban Research

La Luz del Mundo

Last Organic Outpost

Law Office Center for Citizenship

and Art

Legacy Community Health

Local Initiative Support Corporation

Lone Star Legal Aid

Lovett Homes

Magnolia Park/Pineview Terrace

Super Neighborhood

Marquette Companies

Memorial Park Conservancy

Metalab

Midway

The Mission Continues-Houston

The Moody Center for the Arts

at Rice University

Moonflower Farms

Morales Funeral Homes

Mother Dog Studios

Near Northside Management District

New Hope Housing

Nickel Sandwich Shop

Ortega Office Care

Our Lady of Guadalupe Church

Padua Realty

Pinto Realty Development

Pleasant Hill Baptist Church

Port Houston

The Powell Foundation

Progressive Fifth Ward Community

Association

Read King

Rebuilding Together Houston

Refuge Development

Renaissance Neighborhood Development Corporation

Rice Crew Team

Rice University School of Architecture

Seafarers International Union

of North America

Second Ward Super Neighborhood

SERJobs

Sims Metal

Small Steps Nurturing Center

St. Catherine's Montessori School

St. Mark's Missionary Baptist Church Talento Bilingue de Houston

Texas Department of Transportation

Texas Dragon Boat Association

Texas Environmental Justice Advocacy

Services (T.e.j.a.s.)

Texas Iron and Metal

Texas House District #142

Texas House District #143

Texas House District #145

Texas Senate District #6

The Trust for Public Land

Traffic Engineers Incorporated

TXRX Labs

University of Houston Center for Art

and Social Engagement

University of Houston Cynthia Woods

Mitchell Center for the Arts

University of Houston Creative

Writing Program

University of Houston

Graphic Design Program

Urban Harvest

Urban Paths

US Congressional District 29

Villa Arcos

WATCO Companies

Weingarten Art Group

The Wortham Foundation, Inc.

YES Prep

YMCA of Greater Houston

PHOTO CREDITS

Jae Boggess

Buffalo Bayou Partnership

buildingcommunityWORKSHOP

Core Design Studio

Glenn Cox

Fifth Ward Community Redevelopment

Corporation

Katya Horner

Dan Joyce

Geoff Lyons

Michael Van Valkenburgh Associates

Midway Companies/East River

John Runnels

Christof Spieler

Steve Upperman



