



# HOUSTON 2036

A BICENTENNIAL CITY REDEVELOPED BY MILLENNIALS



**Takeaway:** Graduate students presented what their generation wants in their city, and seasoned developers present three mega-projects currently in planning which will deliver to the Millennials what they want.

## What The Students Want for Houston:

Presenters- Mark Garcia-Prats & Cody Mitchell.

Team members - Chad Cox & Timothy Trahan.

### HEALTH & WELLNESS

- Active lifestyle
- Walking and public transport, life less dependent on the automobile; more protection for pedestrians and cyclists
- Public places for human interaction such as shops and restaurants
- Healthy food
- Safe neighborhoods
- Quality healthcare availability at reasonable cost

### DAILY WORKING CONDITIONS

- Office space designed to please users; more work from home
- Workspace customized for productivity and comfort, fewer private offices
- Flex time; more open space; consideration of tending to family needs during the week
- Rethinking how people use space; dedicated office space will shrink going forward

### PRODUCTION

- Robots and artificial intelligence will be more common in construction and other industries; lives more driven by 'tech'
- More prefabrication and 'printed' buildings
- More and more reliance on data in every facet of our lives

### MOBILITY AND LIVING PATTERNS:

- More density of dwellings connected by multi-modal transportation options such as electric scooters, bikes, bus rapid transit (BRT), commuter rail, commuter motor coaches, car sharing companies like Lyft and Uber

- Denser suburban nodes, easier to connect with transit network
- Those that plan ahead will be the most successful
- We must increase the level of cooperation between public and private entities to ensure that we achieve what the City Houston needs to be by 2036

## What the Forward Thinking Developers are Planning for Houston:



POST HOUSTON

Courtesy: Lovett Commercial

- Post Houston-occupying the former downtown central post office, Post Houston will be a 500,000 SF mixed use development accessible by walking to rail and bus connections in the CBD; rooftop parking and farm; shops, restaurants, and much more

# HOUSTON 2036

## A BICENTENNIAL CITY REDEVELOPED BY MILLENNIALS

<Continued from Page 18



EAST RIVER  
Courtesy: Midway

- East River-Mixed use development by the owners of City Centre east of the CBD on Buffalo Bayou; equal to 150 CBD blocks
- Houston Station-multi-modal transport hub designed for seamless movement of high speed train passengers into and out of the City; the bus rapid transit connector to Uptown Houston and the transit centers at either end presently being built is a 'gift' to the high speed train; different ways to access the CBD from Houston Station are under discussion with the City and METRO

RENDERING OF HOUSTON STATION  
Courtesy: Texas Central Partners



RENDERING OF DALLAS STATION  
Courtesy: Texas Central Partners



Kirby Liu  
Lovett Commercial  
POST Houston



David Hightower  
Midway  
East River



David Hagy  
Texas Central  
Houston Station for  
High Speed Rail  
Connecting Houston  
and Dallas

### Comments by the developers on the complexities of planning a for-profit development which may take thirty years to complete:

- City of Houston planning commission and development guidelines exist for the past and present and they must be modified for the future-this takes time to bring officials around to new ideas; fortunately our Houston officials are open to growth and change
- Development must take into account the future lessening need for parking structures and how to re-purpose currently required parking space in the future once privately owned automobiles are less prevalent
- Houston is too spread out to be able to install a comprehensive public transport system-the distances and costs are too great-so we must rely on services like Lyft and Uber as we reduce our dependence on the automobile
- We need to make the leap from adaptive vision to true innovation, which involves imagining now something which does not exist and taking the risk that it is the right choice-difficult in a for profit development with investors who have shorter timelines than 18-30 years-financial risk management is paramount in futuristic developments
- We need to remember that Houston has a huge reputation for innovation and technology all over the Americas, and what we do here will show leadership to other great cities in North, South, and Central America
- High speed rail between Houston and Dallas was chosen after studying 90 city pairs in the U.S.-the choice was entirely data-driven-there are 16 million annual trips between Houston and Dallas, and the Houston Station is located convenient to those travelers: Energy Corridor, Uptown Houston, and the CBD...more convenient than Hobby or IAH. "Dallas and Houston will become suburbs of each other with the 90 minute train trip"
- Timing of implementation of projects like East River is important; market cycles can hit at the 'wrong time'; planning financial pro formas is difficult beyond 36 months because leasing demand, absorption rates, interest rates and other variables must be estimated and returns projected; East River will be implemented in phases with the first one being 26 acres