

The Fifth Street Neighborhood Plan & Market Study

Presented by

University of Texas – Austin, School of Architecture

Center for Sustainable Development

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Presentation Overview

- Project Team
- Purpose & Goals
- Project Timeline
- Strategies & Objectives
- Neighborhood Vision
- Findings & Recommendations



Project Team: UTSOA, Center for Sustainable Development

- Our **mission** is to lead the study and practice of sustainable development in Texas, the nation and the world through complementary programs of research, education and community outreach
- Services
 - Sustainable Planning
 - Public Interest Design
 - Community Engagement
 - Research, Analysis
 - Scenario Tools



Project Purpose & Goals

- Fifth Street quality of life below area standards
- Community needs a vision, revitalization strategies
- University of Texas contract for services
 - Engage community in planning process
 - Conduct survey
 - Perform market research (housing, business)
 - Help community develop neighborhood vision
 - Compile final report of findings, recommendations



Fifth Street community survey participant

Project Timeline

Project Contract Approved August 2012



Complete Project Plan October 2012



Community Engagement/Survey November 2012 – September 2013



Perform Market Data Gathering & Analysis September 2012 - January 2014



Develop Neighborhood Vision September 2013 – October 2013



Final Report “Developers’ Toolkit” November 2013 - March 2014

Project Area: Fifth Street CDP





Build Local Leadership: Planning Task Force

- Ongoing consultation with residents, business, government
- Worked in subcommittees on report topics



Life in the Fifth Street Community

- Affordable
- 65+ & youth drive population
- Extremely low educational attainment
- Labor force
 - Construction, skilled workers
 - sole proprietors
- Housing
 - 60% single family, 40% mobile homes
 - High housing cost burden
 - Lack of choice
 - Stock is deteriorating



UT Project Staff listening to residents

Cultural Assets

- Family
- Faith (60 area churches)
- FIS Cemetery (historic), Fifth Street, and Community Center most commonly identified landmarks

Needs/Desired Amenities

Needs

- Safety and drainage improvements
- Small business training & access to credit
- Coordination between municipalities to access services, solve problems

Desired amenities

- Healthy Food/Farmers Markets
- Grocery Stores
- Clinic/Medical Services
- Restaurants
- Parks /Public Space



Community Meeting & Design Workshop

- All day workshop, discussion
- Expert facilitators (ACDDC)
- Hands on planning and visioning
- Completed charrette drawing



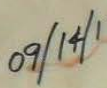
Stakeholder Vision for Fifth Street “Village”

- Stakeholders want a community that is
 - Walkable
 - Has healthy food, recreation nearby
 - Includes a variety of housing options
 - Near a substation, urgent care
 - Commemorates area families and culture with public art, street names



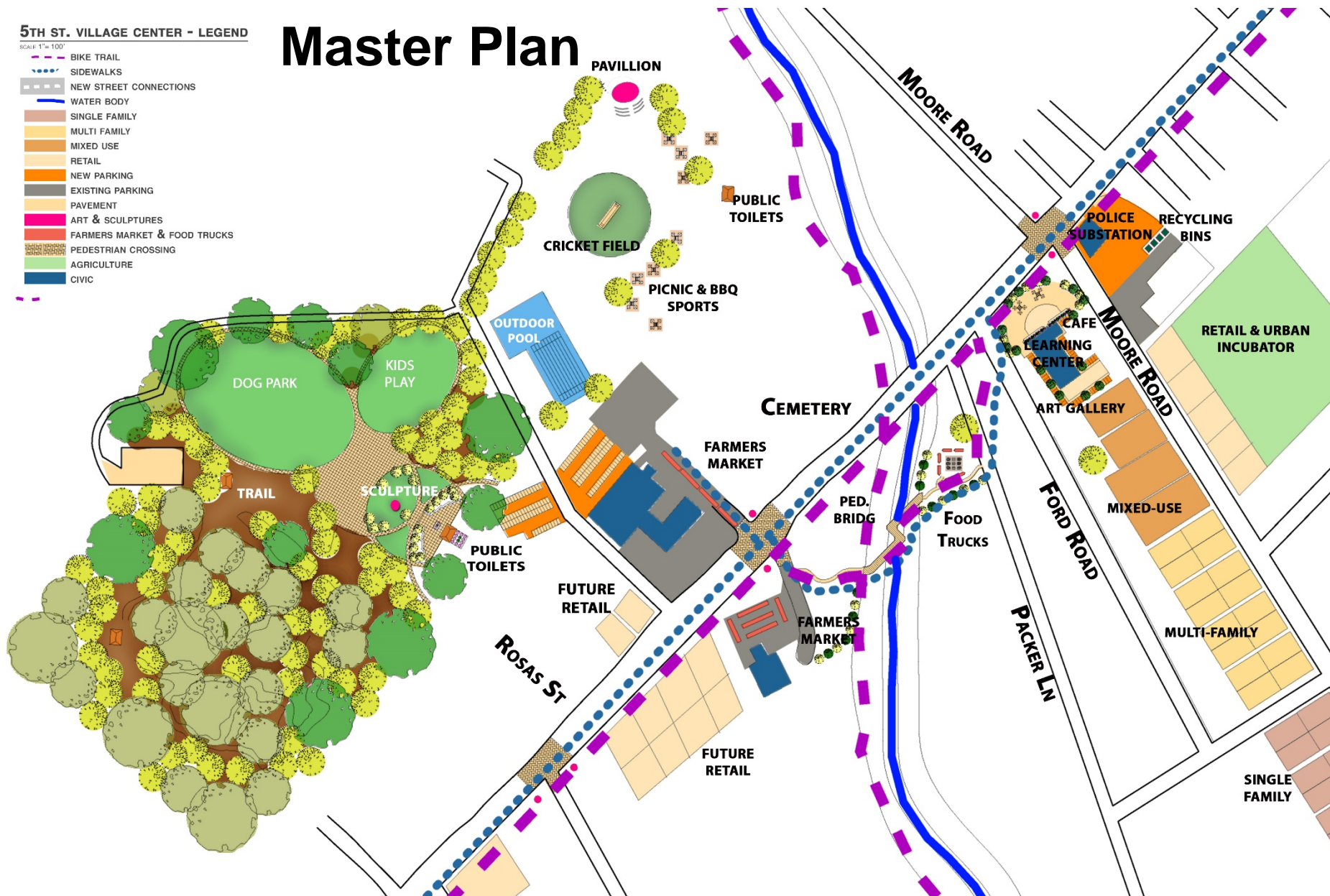
“Fifth Street shall be the center of the Missouri City – Stafford community”

FROM BRAZOS



- BIKE TRAIL
- SIDEWALKS
- NEW STREET CONNECTIONS
- WATER BODY
- SINGLE FAMILY
- MULTI FAMILY
- MIXED USE
- RETAIL
- NEW PARKING
- EXISTING PARKING
- PAVEMENT
- ART & SCULPTURES
- FARMERS MARKET & FOOD TRUCKS
- PEDESTRIAN CROSSING
- AGRICULTURE
- CIVIC

Master Plan

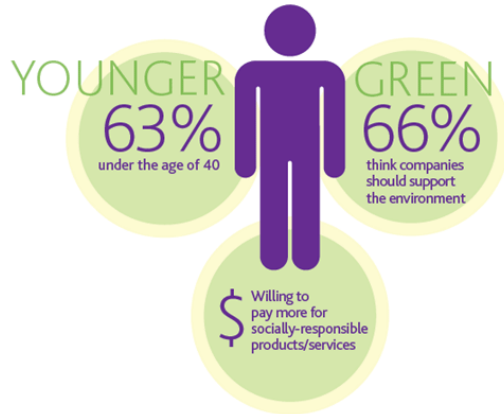


RECOMMENDATIONS



Fifth Street Village: East Ft. Bend's "Green" Core

WHO IS THE
GLOBAL, SOCIALLY-CONSCIOUS
CONSUMER?



- Fifth Street's values (family, faith) and enterprising people (skilled craftsman, construction, landscaping) can attract green consumers or locavores
- Village is ideal for Community Assistance District that promotes green/local business
- Empty retail space in adjacent areas is a competitive advantage (convert to shared, small business incubator sites)
- Use open green space for food trucks, open air markets
- Prioritize learning and job training (possible Texas Workforce Commission site)

Bring Fifth Street up to Fort Bend Standards

- Housing
 - Land reassembly
 - Variety of housing types
 - Development that helps seniors age in place; attracts families
- Infrastructure
 - Address connectivity issues (Parker Ln)
 - Walkability (sidewalks)
 - CAD funding for drainage
- Amenities/Public Spaces
 - Soccer field for youth
- Arts & Culture
 - Integrate community history and landmarks into area signage and street signs



Non-profit, cooperative mobile home ownership



Create zoning concessions for privately owned public space; pocket parks near businesses

Financing Options

Tool	How it works	Good for
Low-Income Housing Tax Credit	<ul style="list-style-type: none"> • Used to raise capital affordable housing projects • Investors receive federal tax credits for 10 years • The purchases help reduce the amount of money a developer must borrow to finance a project • State manages eligibility process 	<ul style="list-style-type: none"> • Developers • Creating mixed income communities • Avoiding displacement • Quality affordable housing
People Fund, Accion	<ul style="list-style-type: none"> • Flexible loan programs to Texas small businesses, non-profits, & affordable housing ventures 	<ul style="list-style-type: none"> • Small business/microbusiness • Green business ventures • Housing/Retail Developer
Community Assistance Districts	<ul style="list-style-type: none"> • Adopt a sales tax to fund capital improvements • Develop boundaries • Call an election within those boundaries • County may create a governing board composed of residents to help shape future development 	<ul style="list-style-type: none"> • Road maintenance • Law enforcement (substation) • Libraries, museums, parks or recreational facilities (village center, small business incubator) • Economic development/ tourism promotion (local branding)

Thank You!