

HOUSTON LAND BANK *REVITALIZING HARRISBURG BLVD.*



Perkins&Will

adaapta

April 18, 2025

TABLE OF CONTENTS

7811 HARRISBURG BLVD.

- 1. Introduction of PW's Scope and Process**
- 2. Community Sessions**
 - a. *Session 1*
 - b. *Session 2*
 - c. *Session 3*
- 3. Final Proposal**

INTRODUCTION

Perkins&Will partnered with the Houston Land Bank in order to assist in driving meaningful conversations with the Magnolia Park community members so that the eventual development of the Harrisburg Blvd site represented in this package reflects the goals and needs of the community itself. This document includes the culmination of those conversations, including the final proposed vision of the site, as well as the process and steps that lead to that vision.

This engagement process included 3 community sessions over the course of 5 months. These sessions revolved around different methods of information gathering and testing of community preferences and key urban development drivers.

- **Session 1** (Dec 7th, 2024) focused on information gathering on general residential and community amenity preferences/needs and local knowledge of the site itself
- **Session 2** (Feb 8th, 2025) tested a variety of potential site options that challenged the preferences found in the first session
- **Session 3** (Apr 5th, 2025) honed in on a couple similar options that balanced the feedback heard on the diverse options from Session 2

The final proposal shown at the end of this document represents the culmination of these discussions, as an option that best responds to the needs and desires of those who live in or nearby the neighborhood. The primary goals in supporting these needs include:

1. Provide a diversity of affordable housing options, with a focus on supporting flexibility for multi-generational households.
2. Activate economic development (retail) opportunities with adjacent outdoor public spaces to offer desirable leasable spaces.
3. Provide ample parking, but not parking that dominates the frontage of the site and buildings.

This document represents a vision for and by the community, of turning a neglected piece of land into an affordable cornerstone of a vibrant neighborhood.

(The drawings and diagrams included within are conceptual, and are not for use in permitting or construction).

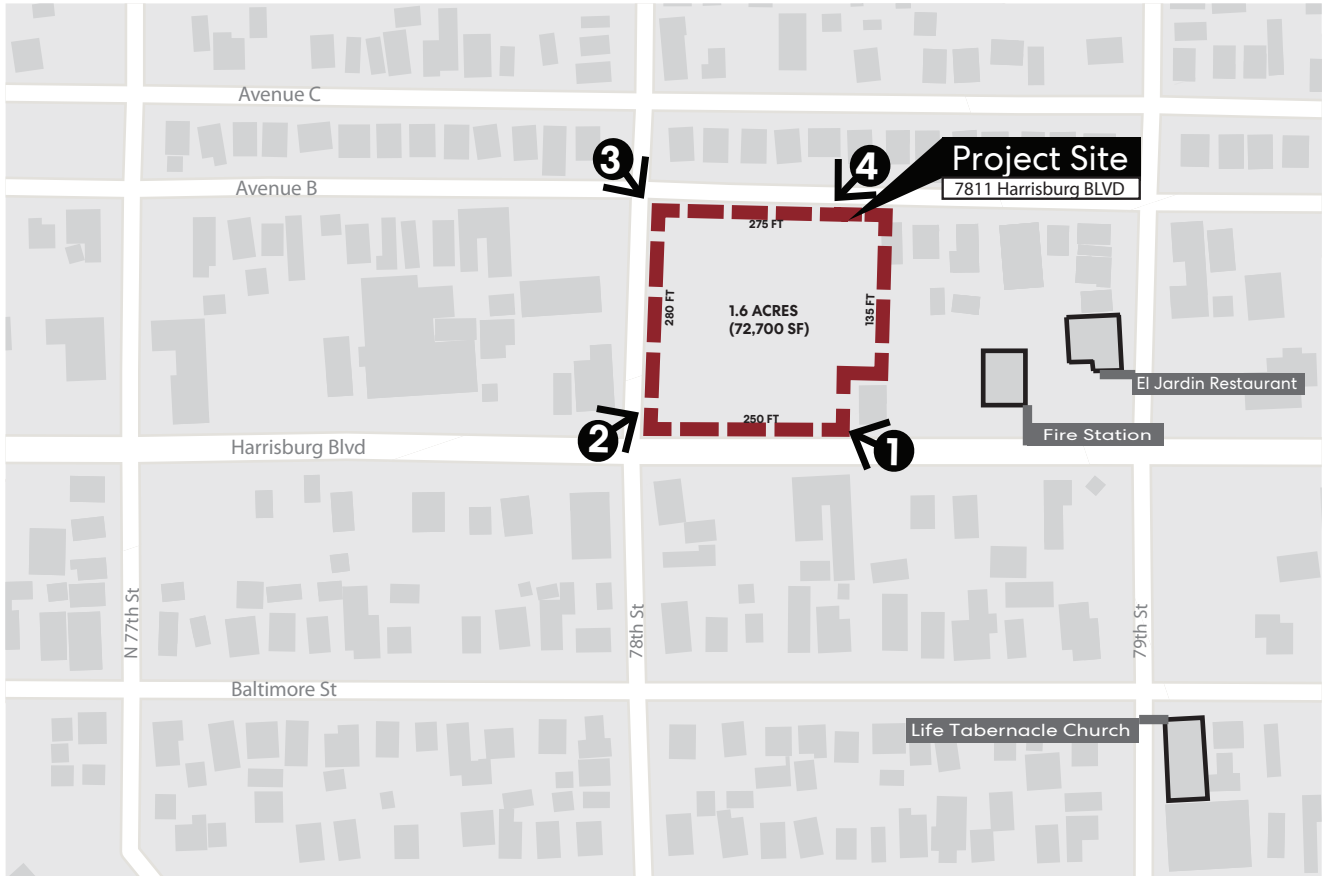
SCOPE & PROCESS



7811 HARRISBURG BLVD

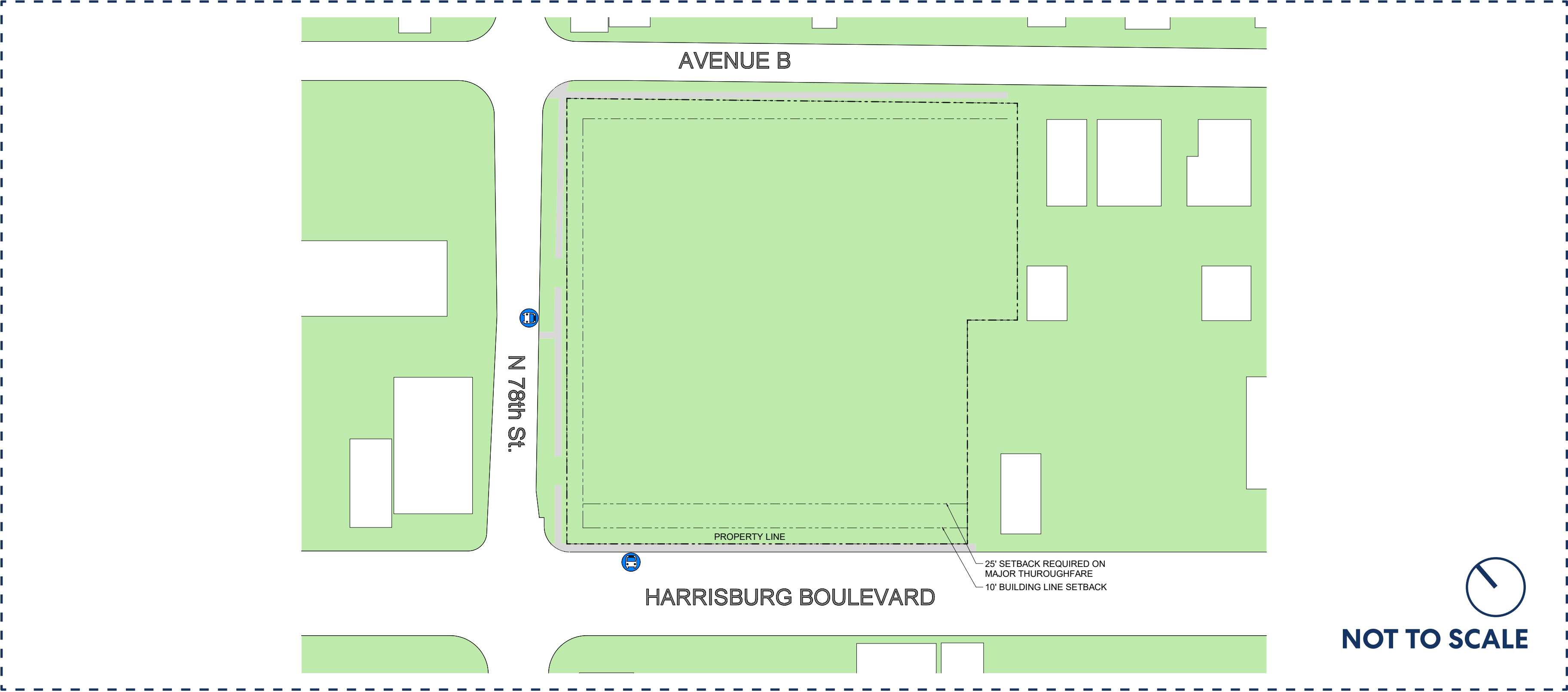
INTRODUCTION

EXISTING SITE



INTRODUCTION

EXISTING SITE PLAN



COMMUNITY SESSIONS

SESSION 1

RECREATIONAL AMENITIES



SHADED GATHERING SPACE
ÁREAS DE REUNIÓN



COURTS AND FIELDS
CANCHAS DEPORTIVAS



KID'S PLAY AREA
ZONA DE JUEGOS PARA NIÑOS

COMMUNITY AMENITIES



LIBRARY
BIBLIOTECA



PUBLIC ART/MURALS
ARTE PÚBLICO/MURALES



HEALTH CLINIC
CLÍNICA



CHILDCARE
GUARDERÍA



JOB/CAREER TRAINING
ENTRENAMIENTO LABORAL/PROFESIONAL



NUTRITIONAL CLASSES
CURSO DE NUTRICIÓN

RETAIL AMENITIES



OFFICE SPACE



LOCAL SMALL BUSINESS
PEQUEÑOS NEGOCIOS



CAFE
CAFETERÍA



FITNESS CENTER
GIMNASIO



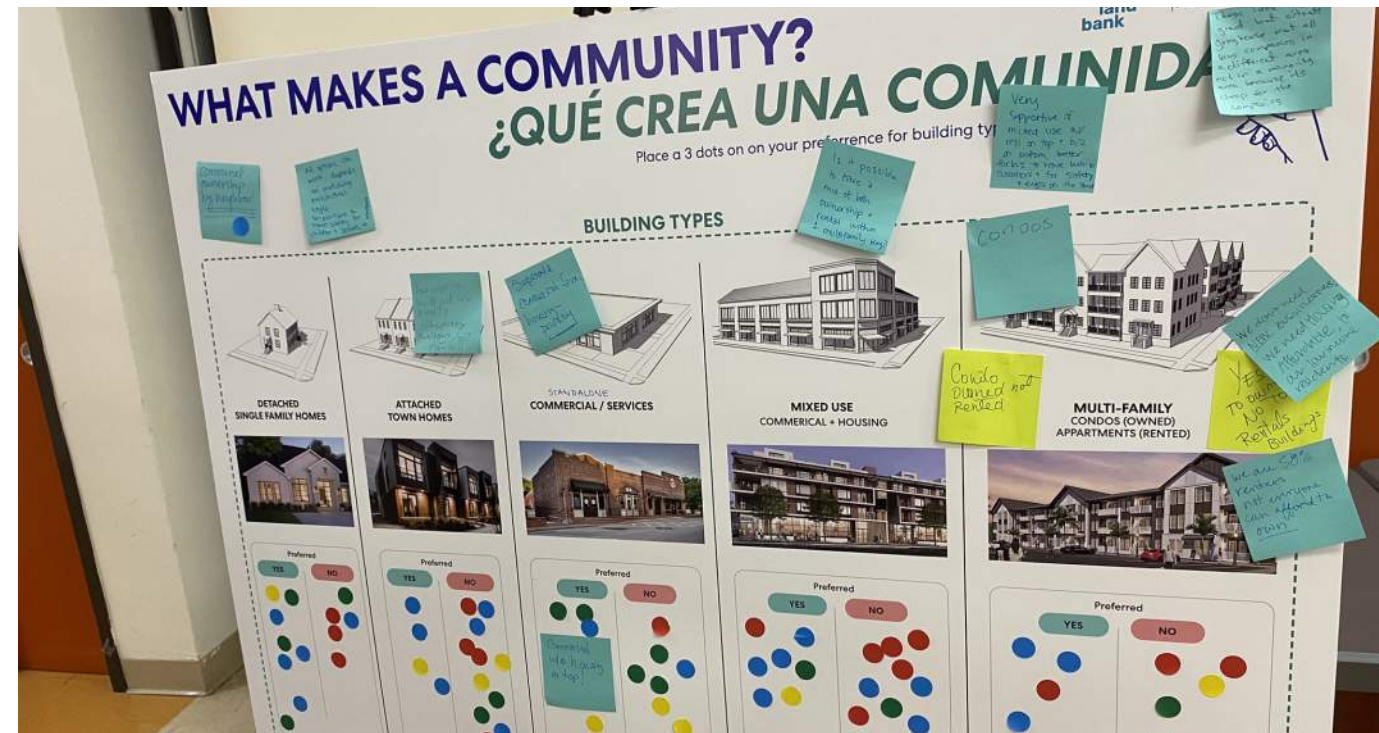
GROCERY STORE
SUPERMERCADO



RESTAURANT
RESTAURANTE

COMMUNITY SESSIONS

SESSION 1 RESULTS



COMMUNITY SESSIONS

SESSION 1 RESULTS

Neighborhood Planning

Planeación del Vecindario



Suburban Layout

Yes: 4 No: 3



Typical Mixed-Used Layout

Yes: 2 No: 4



Detached Homes with Small Apartments in the Back (ADU)

Yes: 3 No: 2



Alternative Mixed-Use Layout

Yes: 3 No: 0



Courtyard Neighborhood Layout

Yes: 10 No: 0

Outdoor Space

Espacio al Aire Libre



Front Yard

Yes: 4 No: 1



Back Yard

Yes: 2 No: 0



Shared Community Green Space

Yes: 11 No: 1



Community Garden

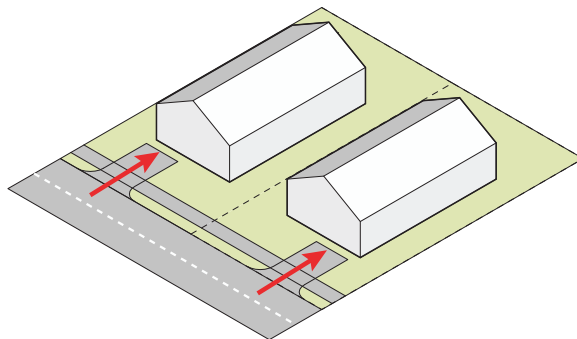
Yes: 8 No: 0

Additional Suggestions / Comments:

- Communal. Ownership by neighbors.
- Privacy for residential areas.
- Community based economic development building(s) without housing on top.
- Option for ownership of with rental units within one multifamily building.
- More than half of the population rent and cannot afford to own.
- Buildings no more than 3 stories tall.
- Provide wide sidewalks and public lighting.
- Suggesting residential area in the back of the site and commercial in the front.
- Neighbors and community able to walk into the site freely.
- No HOA.

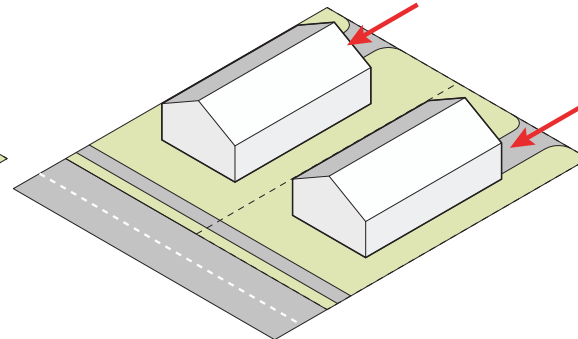
Parking

Estacionamiento



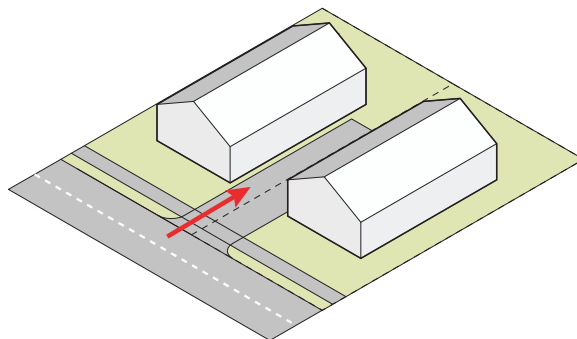
Front Access Driveway

Yes: 3 No: 1



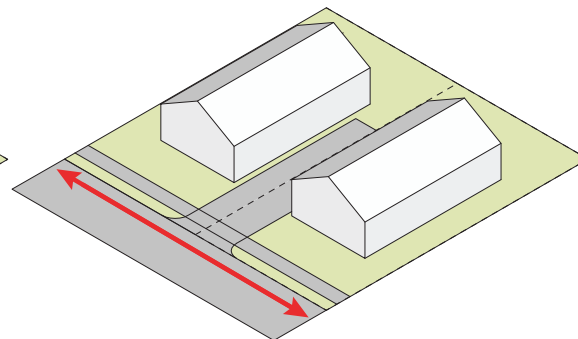
Rear Access Driveway

Yes: 7 No: 3



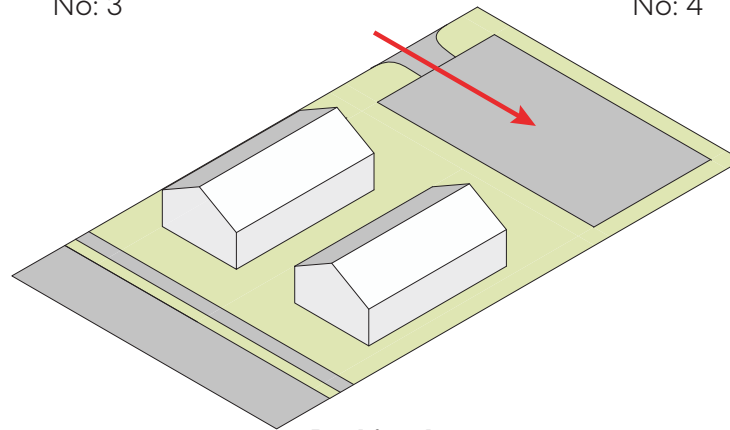
Shared Access Parking

Yes: 3 No: 3



Street Parking

Yes: 3 No: 4



Parking Lot

Yes: 1 No: 0

COMMUNITY SESSIONS

SESSION 1 RESULTS

Recreational Amenities

Espacios de Recreación



Shaded Gathering Space

Yes: 8 No: 1



Courts & Fields

Yes: 4 No: 0



Kids Play Area

Yes: 9 No: 0

Additional Suggestions / Comments:

- Community needs more schools. Not enough schools in the community.
- Spaces that are open for the community.
- Affordable childcare is priority and much needed.
- Affordable health clinic. A considerable percentage of the population in the community is undocumented.
- Murals and public art do not do anything for the community.
- Do not recommend places where people have to spend money.
- No more office / coworking spaces.
- Commercial spaces not needed. Got enough in the area already.
- No more bars.

Community Amenities

Espacios Para la Comunidad



Library

Yes: 7 No: 0



Health Clinic

Yes: 7 No: 0



Job / Career Training

Yes: 3 No: 1



Public Art / Murals

Yes: 4 No: 3



Childcare

Yes: 12 No: 0



Nutritional Classes

Yes: 2 No: 1

Retail Amenities

Espacios de Comercio/Venta



Office / Coworking Space

Yes: 1 No: 6



Cafe

Yes: 5 No: 3



Grocery Store

Yes: 9 No: 0



Small Business

Yes: 3 No: 1



Fitness Center

Yes: 3 No: 3



Restaurant

Yes: 3 No: 2

COMMUNITY SESSIONS

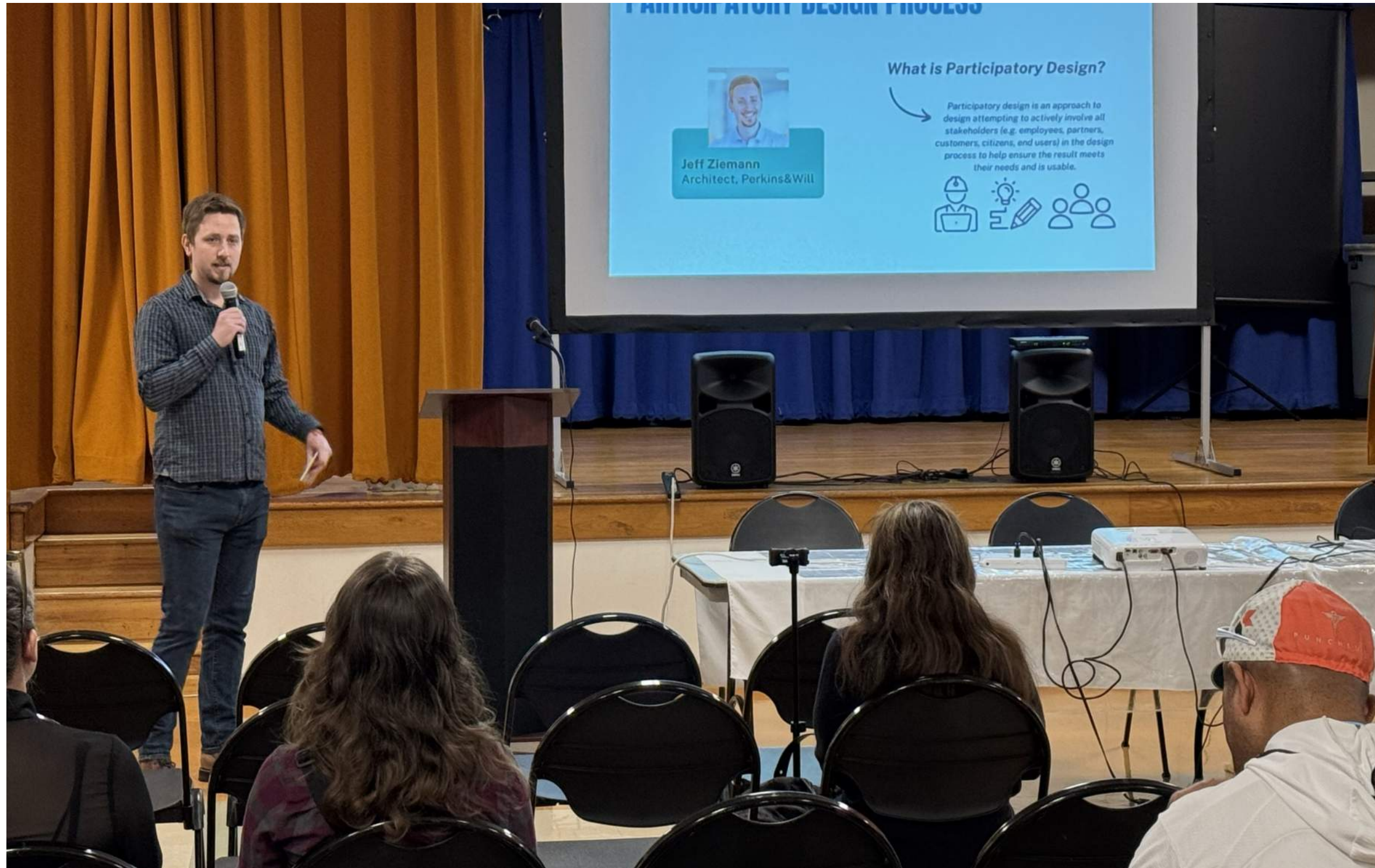
SESSION 1 RESULTS

Additional Feedback

- Communal. Ownership by neighbors.
- Privacy for residential areas.
- Community based economic development building(s) without housing on top.
- Option for ownership of with rental units within one multifamily building.
- More than half of the population rent and cannot afford to own.
- Buildings no more than 3 stories tall.
- Provide wide sidewalks and public lighting.
- Suggesting residential area in the back of the site and commercial in the front.
- Neighbors and community able to walk into the site freely.
- No HOA.
- Community needs more schools. Not enough schools in the community.
- Spaces that are open for the community.
- Affordable childcare is priority and much needed.
- Affordable health clinic. A considerable percentage of the population in the community is undocumented.
- Murals and public art do not do anything for the community.
- Do not recommend places where people have to spend money.
- No more office / coworking spaces.
- Commercial spaces not needed. Got enough in the area already.
- No more bars.

COMMUNITY SESSIONS

SESSION 2



COMMUNITY SESSIONS

SESSION 2 PROPOSALS

Option 0

Single Family Units

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

Option 1

Diverse Housing, with Central Courtyard

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

Option 2

Live/Work Units, with Shared Communal Green Spaces

- Community Based Economic Development - 5000 SF
- Single Family
14 Detached Homes, avg 1400 SF
- 5 Live-Work Units
- Community Green Space
- Parking & Driveways
40 Spaces

Option 3

Vertical Multi Family density, with Neighborhood-Facing Park

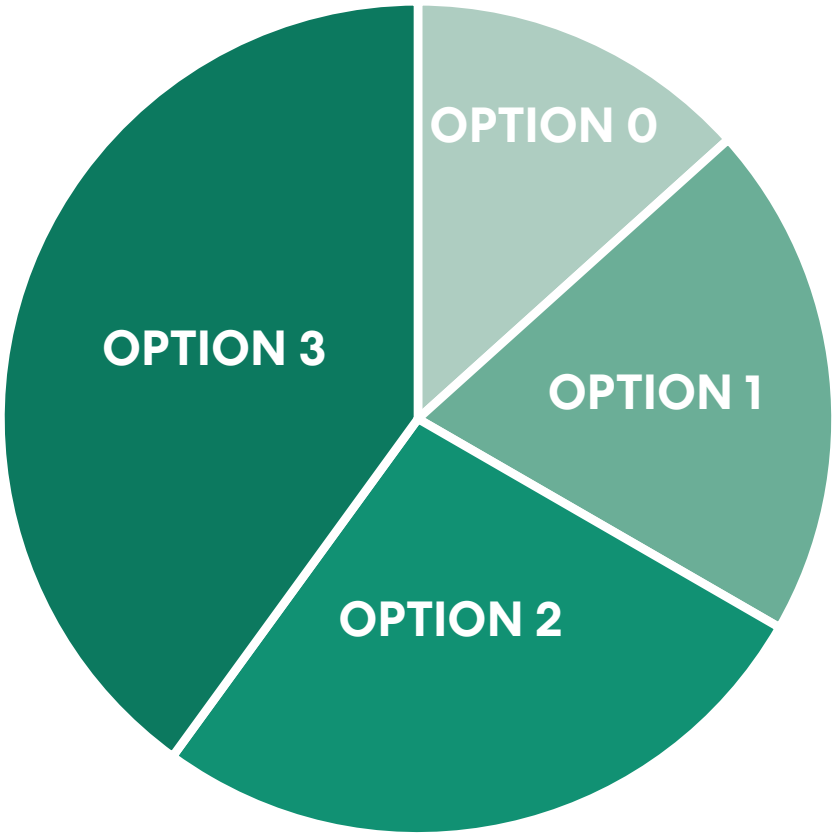
- Community Based Economic Development - 10,000 SF
- Single Family
3 Houses, 1700 SF
- Multi Family
39,000 SF
- Community Green Space
- Parking & Driveways
34 Spaces

COMMUNITY SESSIONS

SESSION 2 FEEDBACK

- Accessory Dwelling Units (ADUs) are very desirable and match the character of the neighborhood.
- Parking directly off of Harrisburg is NOT feasible.
- Public/shared park spaces are desirable, but there are concerns of maintenance and security.
- Diversity and flexibility of housing options are preferred.

SURVEY RESULTS



COMMUNITY SESSIONS

SESSION 3



COMMUNITY SESSIONS

SESSION 3 GOALS

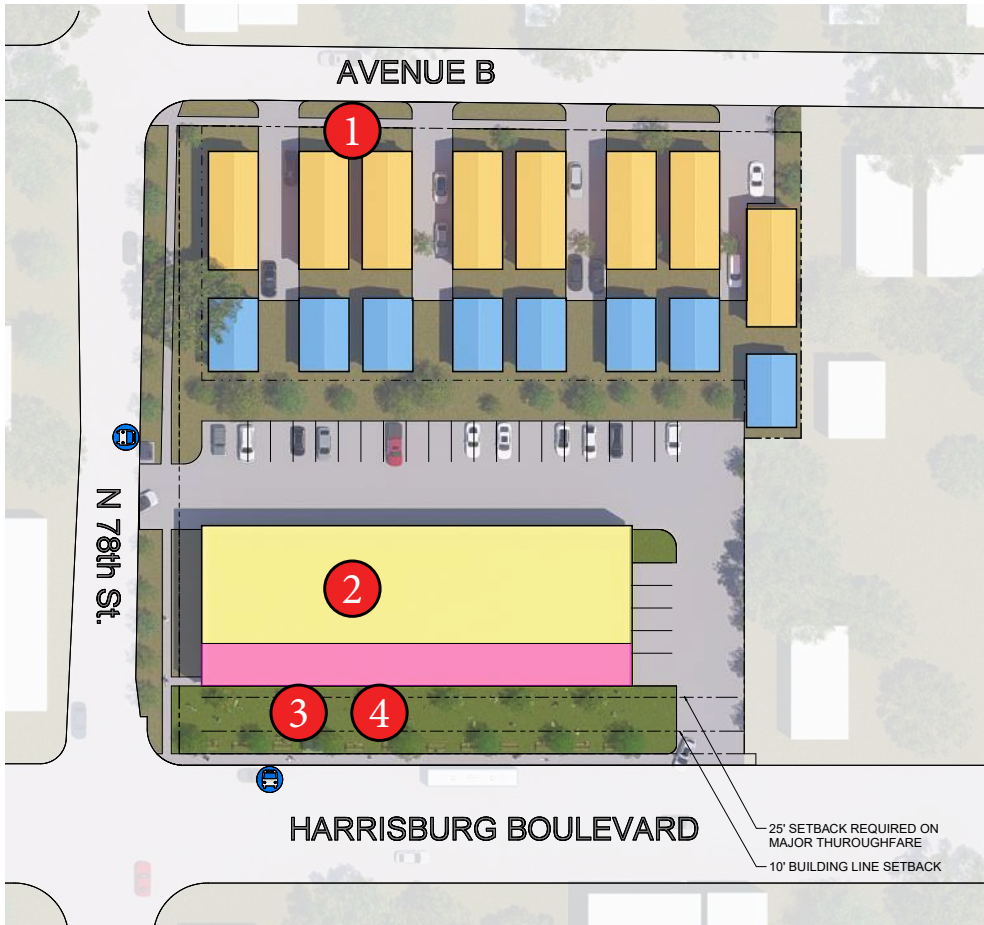
- Utilize Accessory Dwelling Units (ADUs) to diversify housing types and match the character of the neighborhood.
- Turn Harrisburg facing parking into a reason to gather outdoors on a potential green lawn.
- Assign green spaces to programs that will take care of the communal spaces.
- Illustrate how Live/Work concepts can create micro retail or commercial communities.



COMMUNITY SESSIONS

SESSION 3 PROPOSALS

Option 1A



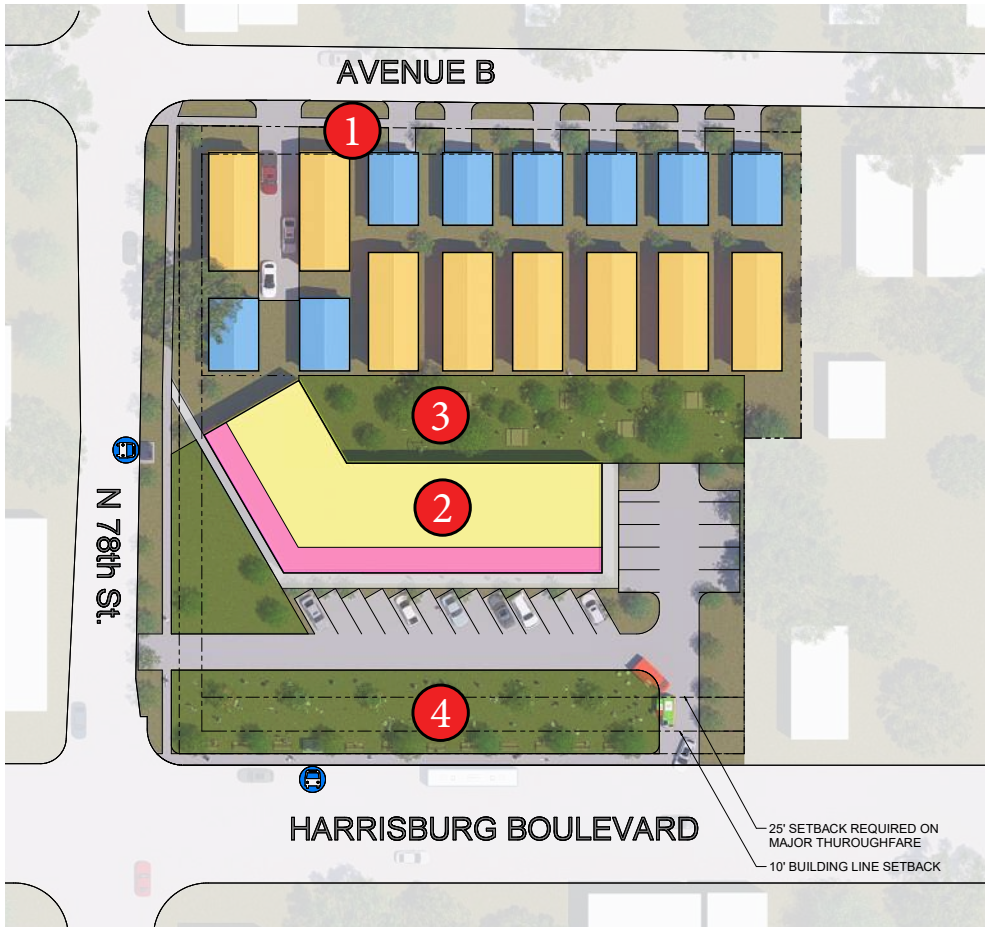
- Community Based Economic Development - 4 Units, 1,200 SF
- Single Family - 3 bed/2bath
8 Houses, 2,000 SF Each
- Multi Family
20 units, 1,500 SF Each
- Accessory Dwelling Unit - 1 bed/1bath
8 Units, 600 SF
- Community Green Space
- Parking & Driveways
28 Spaces



COMMUNITY SESSIONS

SESSION 3 PROPOSALS

Option 1B



- Community Based Economic Development - 6 Units, 5,700 SF Total
- Single Family - 3 bed/2bath
8 Houses, 2,000 SF Each
- Multi Family
12 units, 1,500 SF Each
- Accessory Dwelling Unit - 1 bed/1bath
8 Units, 600 SF
- Community Green Space
- Parking & Driveways
21 Spaces



COMMUNITY SESSIONS

SESSION 3 FEEDBACK

Parking:

- Concern about parking dynamic for single family homes/ADUs because it is shared between two lots.
- Concerned about the idea of the public sharing parking space with multifamily residents.
- They like that in this option the parking is not visible from Harrisburg.

Multifamily/Retail Portion:

- If we have 3 levels of multifamily, there were ideas for live-work owners/renters to park inside 1st level of their unit and live upstairs.
- Ideally keep to 2 levels of multifamily because of parking count limits on this site.



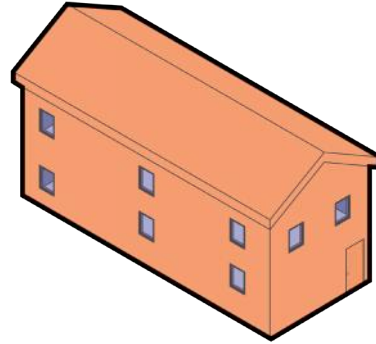
FINAL PROPOSAL

7811 HARRISBURG BLVD.

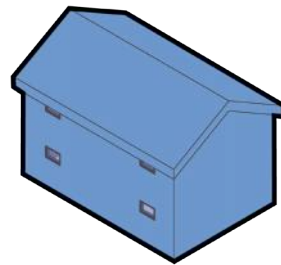


KIT OF PARTS

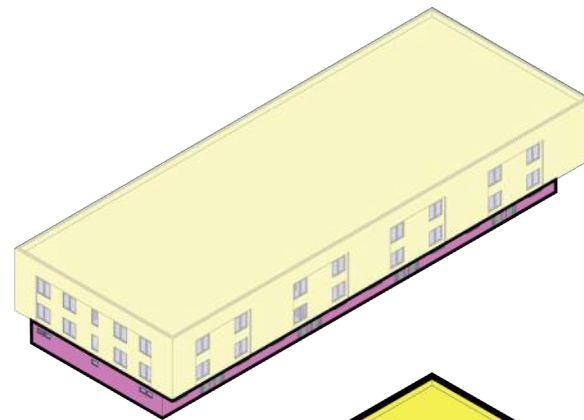
RESIDENTIAL/COMMERCIAL



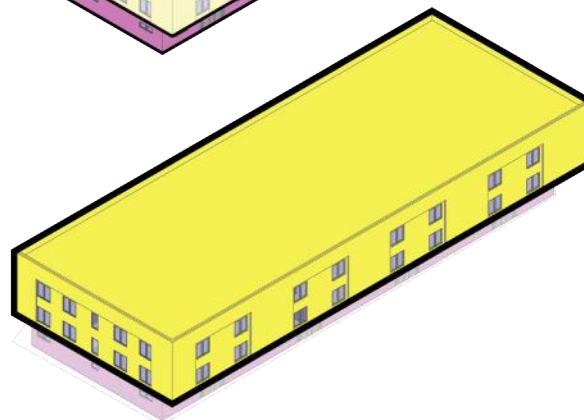
SINGLE FAMILY HOUSE
2,000 SF MAX, 3 BED, 2 BATH



ACCESSORY DWELLING UNIT (ADU)
**GARAGE CONVERSION READY TO BE CONVERTED
INTO SMALL APARTMENT**



COMMUNITY BASED ECONOMIC DEVELOPMENT
**COMMERCIAL/RETAIL SPACES RUN BY TENANTS AND
SMALL LOCAL BUSINESSES**

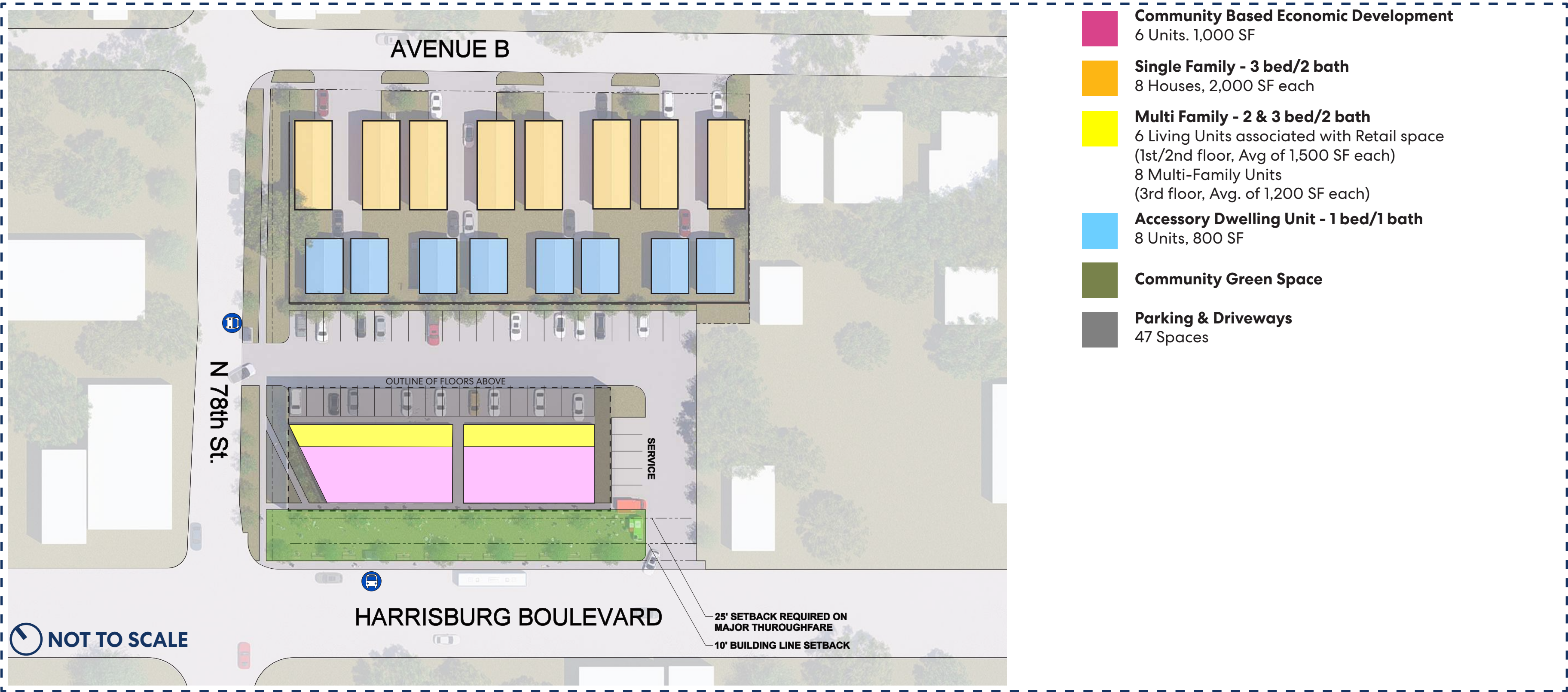


MULTI FAMILY
MIX BETWEEN 2 BEDROOM TO 3 BEDROOM UNITS

HERE'S HOW IT COULD LOOK:

PROPOSED SITE PLAN

Community Selection



HERE'S HOW IT COULD LOOK:

PROPOSED AXONOMTRIC

Community Selection



- Community Based Economic Development**
6 Units, 1,000 SF
- Single Family - 3 bed/2 bath**
8 Houses, 2,000 SF each
- Multi Family - 2 & 3 bed/2 bath**
6 Living Units associated with Retail space
(1st/2nd floor, Avg of 1,500 SF each)
8 Multi-Family Units
(3rd floor, Avg. of 1,200 SF each)
- Accessory Dwelling Unit - 1 bed/1 bath**
8 Units, 800 SF
- Community Green Space**
- Parking & Driveways**
47 Spaces

HERE'S HOW IT COULD LOOK:

PROPOSED SITE SECTION

Community Selection



HERE'S HOW IT COULD LOOK:

PROPOSED REFERENCES

Community Selection

