



Low Impact Development Design Competition

Urban Redevelopment Design Challenge

Bastrop Promenade, a City of Houston/TIRZ 15 project

Program

The proposed urban redevelopment, Bastrop Promenade, is located adjacent to a proposed professional soccer stadium. It is conceived to be a six block pedestrian promenade developed between the stadium and a proposed Sister City Garden at the end opposite the stadium. The vision for the TIRZ 15 area, of which this promenade is a central component, is summed up in four words: human scale, connectivity (particularly to the adjacent downtown attractions), slowed traffic and place-making.

The linear promenade which is the key element of the design challenge will have through streets, except Clay. Polk will be a major portal. The 21,500 seat soccer stadium may also be used for a nearby local university's home football games as well as the local school district's larger scale football and soccer games, and other public events. During games and events, anticipate a large number of pedestrians along the Promenade. Potential uses of the Bastrop Promenade include outdoor dining, cafés, entertainment facilities, tailgate parties, and block parties. A Metro Light Rail Station will be located on the corner of Texas and Dowling.

- The adjacent properties are to be developed with 4/6 story mixed use with zero setback including parking garages.
- Density for the project is required to be a minimum of a 120,000 square foot development average per acre.
- Bastrop will remain a public right away. The adjacent property owners, through TIRZ 15 will be encouraged to develop for the expected growth.
- For purposes of the competition, the adjacent property will be included in the boundary (see map).

Provide a design solution that meets the needs of the property owners and the public Promenade.

Criteria

In addition to meeting the basic Design Goals indicated in the main Design Competition Program document located on the website, all project submittals should be designed in accordance with the following guidelines.

General

- Design in accordance with the City's development regulations ([Chapter 42](#)) in mind except for Storm Water Quality, Detention, and LID criteria.
- Assume that green roofs and green walls count as green space.
- Assume that stormwater runoff from the properties bounding the Promenade will have ultimate outfall at the manhole(s) indicated on the attached Utilities Map.

Storm Water Detention & Storm Water Quality

- The post development hydrograph must indicate the peak flows are *below* the pre-development hydrographs for the 5yr, 10 yr, and 100yr storm events. The pre-development hydrograph is included in the project specific details.
- Designs incorporating mechanically "pumped" outfall discharges are highly discouraged.
- Submissions and presentations should include a discussion on the percentage reduction of storm water runoff volume, if any.
- Submissions should include a discussion of the Hydrologic Model used and why.
- Selected storm water quality and LID best management practices should provide at least 80% TSS removal for the first 1" of storm water volume as documented by available research. In addition, discuss the bacteria removal efficiencies, if any. Include references as appropriate.

LID Design

- All projects must utilize LID features as the predominant storm water infrastructure system.
- Acceptable design criteria may be used from any of the following sources. The design must incorporate applicability for the Houston area, and references should be noted in both the project submittals and presentations.
 - City of San Diego
 - City of Portland
 - City of Seattle
 - Bay Area Agencies Association
 - South Florida Water Management District
- Discuss maintainability, marketability, and acceptance by the public of the design submitted.
- Present an economic evaluation contrasting the projects' LID-focused design versus a conventional design for this development.

Supporting Documents and Resources

- [TIRZ 15 Aerial View](#)
- [Bastrop Promenade schematic](#)
- TIRZ 15 Visioning Report ([1](#)) ([2](#))
- [Site Boundary](#)
- [Bastrop Drainage Sketch](#)

- [COH GIMS Information](#)
- [Potential Historic Sites](#)
- [Shenshen Garden Rendering](#)
- Predevelopment Hydrograph and associated assumptions ([V2, Revised 10-21-09](#))
- [East Downtown Tax Increment Reinvestment Zone \(TIRZ\) No. 15 Infrastructure Assessment Study](#)