PARK EIGHT - WALKABLE PLACES
APPLICATION AND SUPPORTING DOCUMENTS

Houston, TX

03/28/2024

park eight

Gensler TBG BGE

Walkable Place Designation Application Form

PLANNING & DEVELOPMENT DEPARTMENT

Applicant Name: TBG for Garden Capital Partners **Contact Person:** Blake Coleman / TBG Partners

Phone Number: 713-439-0027 **Email Address:** 1333 W. Loop South, Suite 1450, Houston, TX 77027

Council District (please label your council district from A-K): F

Tax Increment Reinvestment Zone (TIRZ): Southwest Houston **Management District:** Westchase

Civic Club: N/A **Super Neighborhood:** N/A

Are you also applying for a Special Parking Area (SPA) with this application? If yes, please fill out the Special Parking Area Applicaion. Yes ☐ No ☒

Summary of the Proposed Walkable Place:

Park Eight features a grid design and multi-modal accessibility by foot, by bike and by transit from Bellaire Blvd and the Brays Bayou trail. Wide sidewalks, comfortable planting buffers, and permeability to the street are central to the design and promote safe and walkable access throughout. Park Eight streets will feature a mix of uses including: office, retail, residential multi-family, and public park spaces that encourage pedestrian interaction. Park Eight discreetly provides vehicular parking internal to the site. In addition to the goals set by Walkable Places, Park Eight's streets also align and meet goals of the Westchase District Long-Range plan.

Description of the Proposed Walkable Places Boundaries:

The proposed Walkable Places boundary extends:
south to Bellaire, approximately 2,000 feet north from Bellaire,
east to Rogerdale and Beltway 8, and west to Brays Bayou

Provide a summary detailing how the proposed Walkable Place designation would preserve and enhance the pedestrian-friendly design and development along the streets within the petition boundaries.

The site boundary is currently fenced at the ROW and the closest destination is 1/4 mile away, thus there is limited to no pedestrian traffic. The combination of adjacency to the 200-acre Arthur Storey Park, the Brays Bayou Greenway Trail, and a soon to be developed walkable mixed-use destination would encourage the community to experience the place with their own two feet. The master plan proposes internal streets with block sizes of around 300 feet (similar to downtown Houston) that will transform the current 1,200 foot mega block into something more manageable and accessible.

Retail, multi-family, and other mixed-use will front on Bellaire and Rogerdale as well as internal streets, creating a vibrant street scene that encourages pedestrian interaction and 'eyes on the street'. Wide sidewalks with comfortable planting buffers will also encourage that walkability and aid in making Park Eight a destination for people to live, work, and play. Park Eight's adjacency to the 200-acre Arthur Storey Park and the Brays Bayou Greenway Trail will enhance the usage of those community parks and trails.

Additional Documentation:

Please submit the following documents with the application:

√ **1. The signed Evidence of Support form(s) representing at least fifty percent of the total linear frontage with this application**

√ **2. The Proposed Street Segment Classification Form with this petition. The link to the sheet is provided below.**

- **A. https://houstontx.gov/planning/docs_pdfs/Walkable_Places_Street_Designation_Table-07-6-2021.xlsx**

3. Any other supporting documentation (maps, photos, etc).

For any questions on Walkable Places, call the Planning and Development Department at (832)393-6600, or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al numéro 832-393-6659.

Walkable Place Designation Application Evidence of Support

PLANNING & DEVELOPMENT DEPARTMENT

EVIDENCE OF SUPPORT FOR A PROPOSED WALKABLE PLACE

My property (approximately 50-acre site at Bellaire and Rogerdale) **is located within the proposed** Park Eight **Walkable Place boundary.**

I hereby confirm that I am the property owner or the legal representative of the property owner(s) of the listed property.

By signing the Evidence of Support,

☒ I support the proposed Park Eight Walkable Place Designation Application.

☐ I oppose the proposed _____ Walkable Place Designation Application.

Property Owner (Please Print Name):	Address:	
68B LLC	1707 Post Oak Blvd., Unit 200, Houston, TX 77056	
Signature:	**Date:**	**Telephone:**
X By 68B Manager LLC, its Manager, by L. Lee Wong	4/20/2023	713-904-1950

For any questions on Walkable Places, call the Planning and Development Department at (832)393-6600, or visit the department's website at www.houstonplanning.com.

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese al numéro 832-393-6659.

TBG

park eight
walkable places

application form &
evidence of support

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

Tiffany D. Thomas
Houston City Council Member, District F

March 8, 2024

Jennifer Ostlind
Interim Planning Director
City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Ostlind,

I am writing to express our enthusiastic support for the proposed Walkable Places designation for the Park Eight Place project located at the intersection of Bellaire Boulevard and Rogerdale Road.

The Park Eight Place project falls within the boundaries of District F, which I proudly represent. I am pleased to note that this project will provide connectivity to the existing Westchase District's Trail System, offering pedestrians and cyclists enhanced accessibility to various destinations within our community, such as Arthur Storey Park, Harwin Park, and the HCC-Alief Campus.

I believe that designating Park Eight Place as a Walkable Place would mark a significant milestone for the District F area and serve as a catalyst for future efforts to promote walkability and pedestrian-friendly initiatives within our community. I wholeheartedly endorse this designation and believe it aligns with our vision for a more vibrant, accessible, and sustainable District F.

I would be grateful for your consideration of this request and eagerly anticipate the positive impact that this designation would have on our community. If you have any questions or require further information, please do not hesitate to contact my office at 832-393-3002 or via email at TiffanyD.Thomas@houstontx.gov.

Thank you for your attention to this matter.

Sincerely,

Houston City Councilmember, District F

Housing & Community Affairs, Chair | Budget & Fiscal Affairs | Ethics, Elections & Council Governance

February 8, 2024

Ms. Jennifer Ostlind, Interim Director
Planning Director, City of Houston
611 Walker, 6th Floor
Houston, TX 77002

RE: ***Park Eight Place - Walkable Places Designation***

Dear Ms. Ostlind:

On behalf of TIRZ#20 Southwest Houston Redevelopment Authority, we would like to express our support for the proposed Walkable Places designation for the Park Eight Place project, located at the corner of Bellaire Blvd. and Rogerdale Rd.

The Park Eight Place project is a proposed mixed-use, pedestrian friendly development located within the TIRZ#20 boundary. The project's scale, design and public spaces are intended to provide for a more human scaled environment and would benefit from a Walkable Places designation. Additionally, the project provides pedestrian and cyclist friendly connections to destinations throughout the area including Arthur Storey Park, HCC-Alief Campus, Camden Park, Harwin Park, numerous transit routes, and residential and employment destinations. Destinations as far as the Houston Ship Channel will also connect to Park Eight Place via the Brays Bayou Trail.

We encourage you to consider designating the Park Eight Place project as a Walkable Place. This project is important to continued redevelopment in southwest Houston and the designation will contribute to creating a true mixed use, walkable destination in this part of town.

Sincerely,

Welcome Wilson, Jr.
Chairman
TIRZ#20 Southwest Houston Redevelopment Authority

TIRZ #20 Southwest Houston Redevelopment Authority
c/o Hawes Hill & Associates, LLP
P.O. Box 22167
Houston, Texas 77227-2167
713-595-1200

TBG

park eight
walkable places

additional letters
of support

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

WESTCHASE DISTRICT

BOARD OF DIRECTORS

Chair
Harry Greenblatt
Houston Marriott Westchase

Vice Chair
Diana Santos
Phillips 66

Secretary
Pamela Culver
Richfield Corp.

Assistant Secretary
Philip Schneidau
Woodbranch Management

Treasurer
Donna Flowers
First Service Credit Union

Assistant Treasurer
Mark Taylor
CBRE

Chris Ball
Parkway Properties

Sandy Berak
Granite Properties

John Boriack
Veritas Equity Management

Guy Cook
Hervey Builders

Cindy Dahl
Camden Property Trust

Stacy Hunt
Greystar Management Services

Louann Pereira
Transwestern

Jim Russ
EHRA Engineering

Laura Smith
Patrinely Group

Lee Wong
Gawdun Capital Partners

January 29, 2024

Ms. Margaret Wallace Brown
Planning Director, City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Wallace:

On behalf of the Westchase District, we would like to express our support for the Proposed Walkable Places designation for the Park Eight Place project, located at the corner of Bellaire Blvd and Rogerdale Rd.

Park Eight Place project is located within the Westchase District boundaries and connects directly to the Westchase District Trail System. The Trail System provides pedestrian and cyclist-friendly connections to destinations throughout the area including Art Storey Park, HCC- Alief Campus, Camden Park, Harwin Park, numerous transit routes, and residential and employment destinations. Furthermore, destinations as far as the Houston Ship Channel will connect to Park Eight Place via the Brays Bayou Trail.

We strongly encourage you to consider designating Park Eight Place as a Walkable Place. This designation will contribute to our overall goal of making Westchase District a walkable, pedestrian and cyclist accessible community. We believe that this designation could be a catalyst for other developers to pursue walkable projects.

Should you have any questions, please contact me at 713-780-9434 or at isanchez@westchasdistrict.com.

Sincerely,

Irma H. Sanchez
President & CEO, Westchase District

10370 RICHMOND› SUITE 1350› HOUSTON, TEXAS 77042› VOICE: 713.780.9434› FAX: 713.780.8025› WWW.WESTCHASEDISTRICT.COM

ASNC
Alief Super Neighborhood Council

PO Box 1098
Alief, TX 77411-1098
www.aliefsuperneighborhood.org

February 12, 2024

Jennifer Ostlind
Interim Planning Director
City of Houston
611 Walker, 6th Floor
Houston, TX 77002

Dear Ms. Ostlind:

The Alief Super Neighborhood Council #25 (ASNC) gladly supports the proposed Walkable Places designation for the Park Eight Place project located at the intersection of Bellaire Boulevard and Rogerdale Road.

The Park Eight Place project is located within the ASNC's boundaries and will connect to the existing Westchase District's Trail System. Several of the current destinations within the Westchase Trail System are also within the ASNC's boundaries (e.g., Art Storey Park, Harwin Park, HCC-Alief Campus) and we welcome this expanded pedestrian and cyclist-friendly connectivity.

We would sincerely appreciate your designating Park Eight Place as a Walkable Place. This designation would be a first for the Alief area and would, hopefully, encourage further efforts to create walkable projects within our community.

Should you have any questions, please contact me at 281-787-8827 or via email, bquattro@sbcglobal.net.

Sincerely,

Barbara Quattro
Chair

TBG

park eight
walkable places

additional letters
of support

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

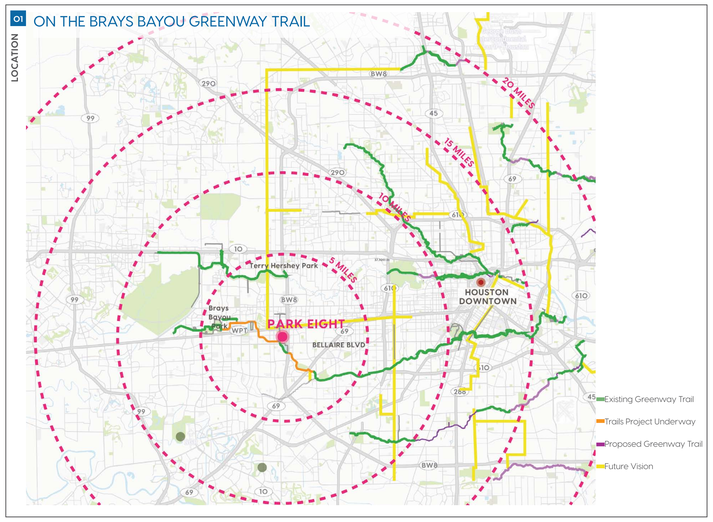
[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

ASIATOWN DRAWS OVER TWO MILLION RETAIL VISITS PER MONTH

01 ON THE BRAYS BAYOU GREENWAY TRAIL

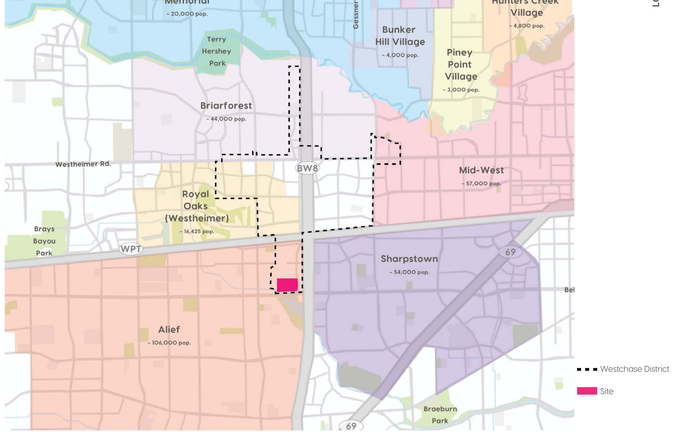
LOCATION

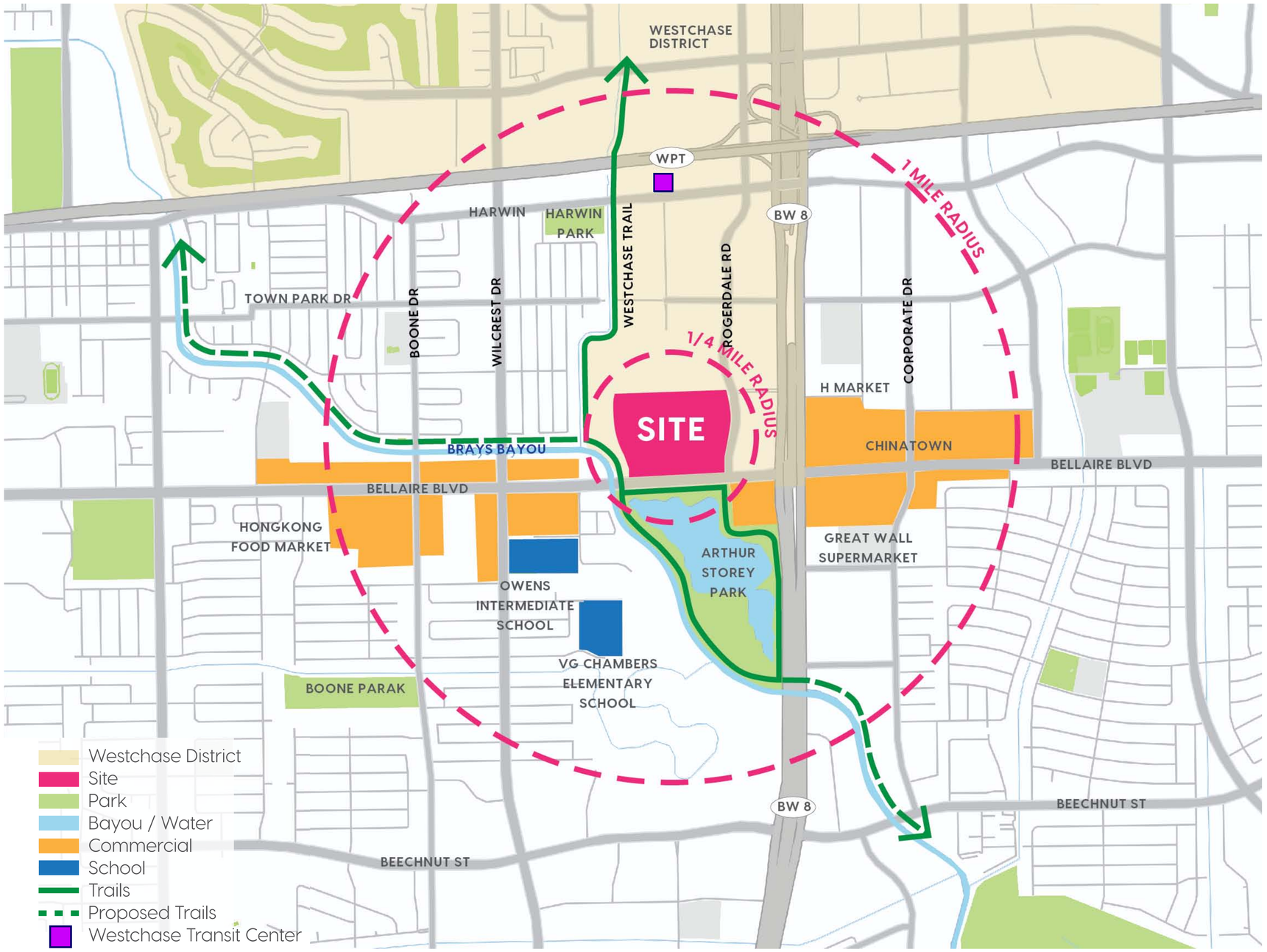


DIVERSE NEIGHBORHOODS WITHIN 5 MILES HAVE 300,000 RESIDENTS

02

LOCATION





TBG

park eight
walkable places

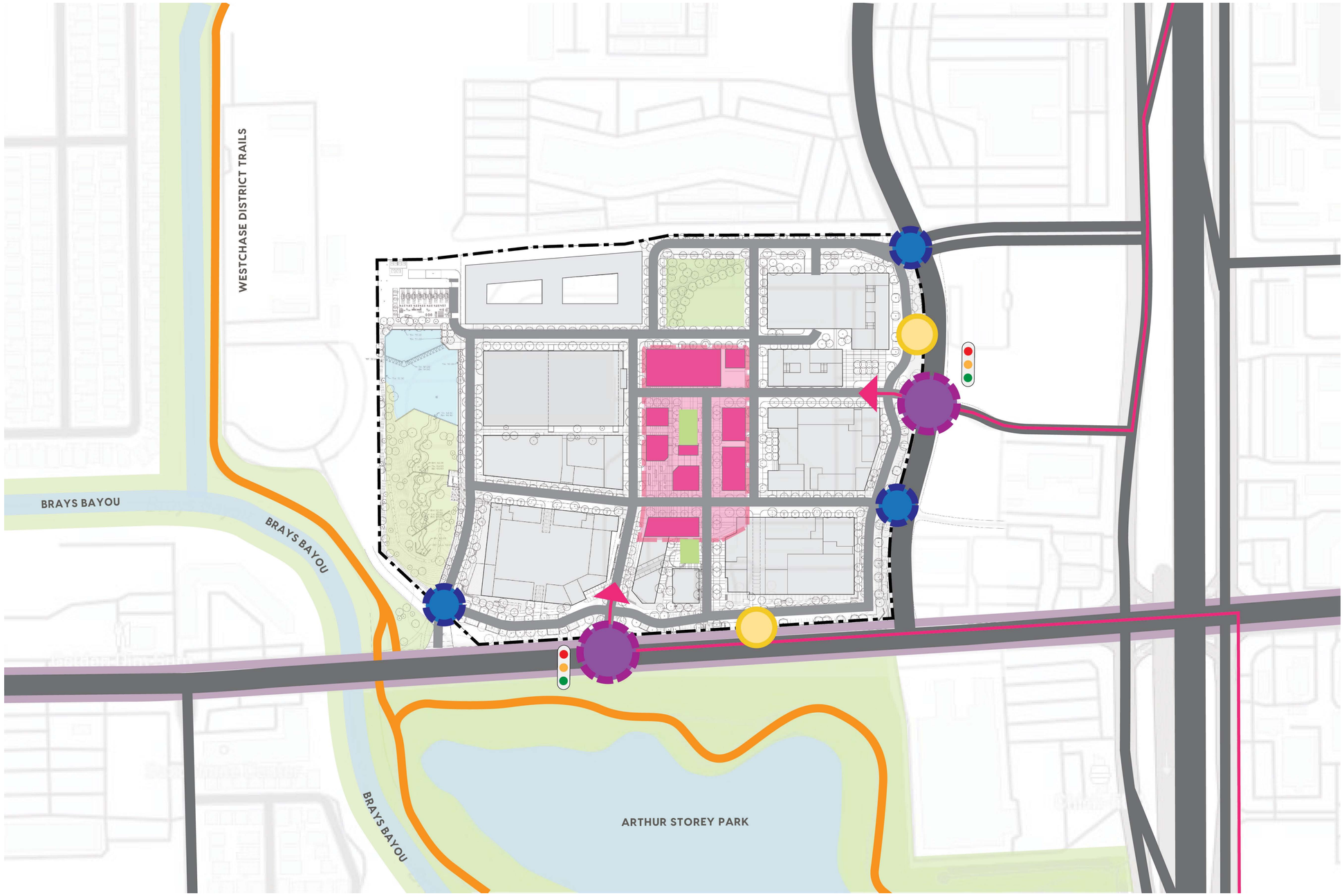
site context

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



LEGEND

- Street Network
- Off-site Main Street
- Trails
- Sidewalk
- Water / Bayou
- Green Space
- Primary Vehicular Entry
- Secondary Vehicular Entry
- Tertiary Vehicular Entry
- Proposed Signalized Intersection
- Primary arrival sequence from Beltway 8
- Site
- Heart of the Project

TBG

park eight
walkable places

site arrival

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

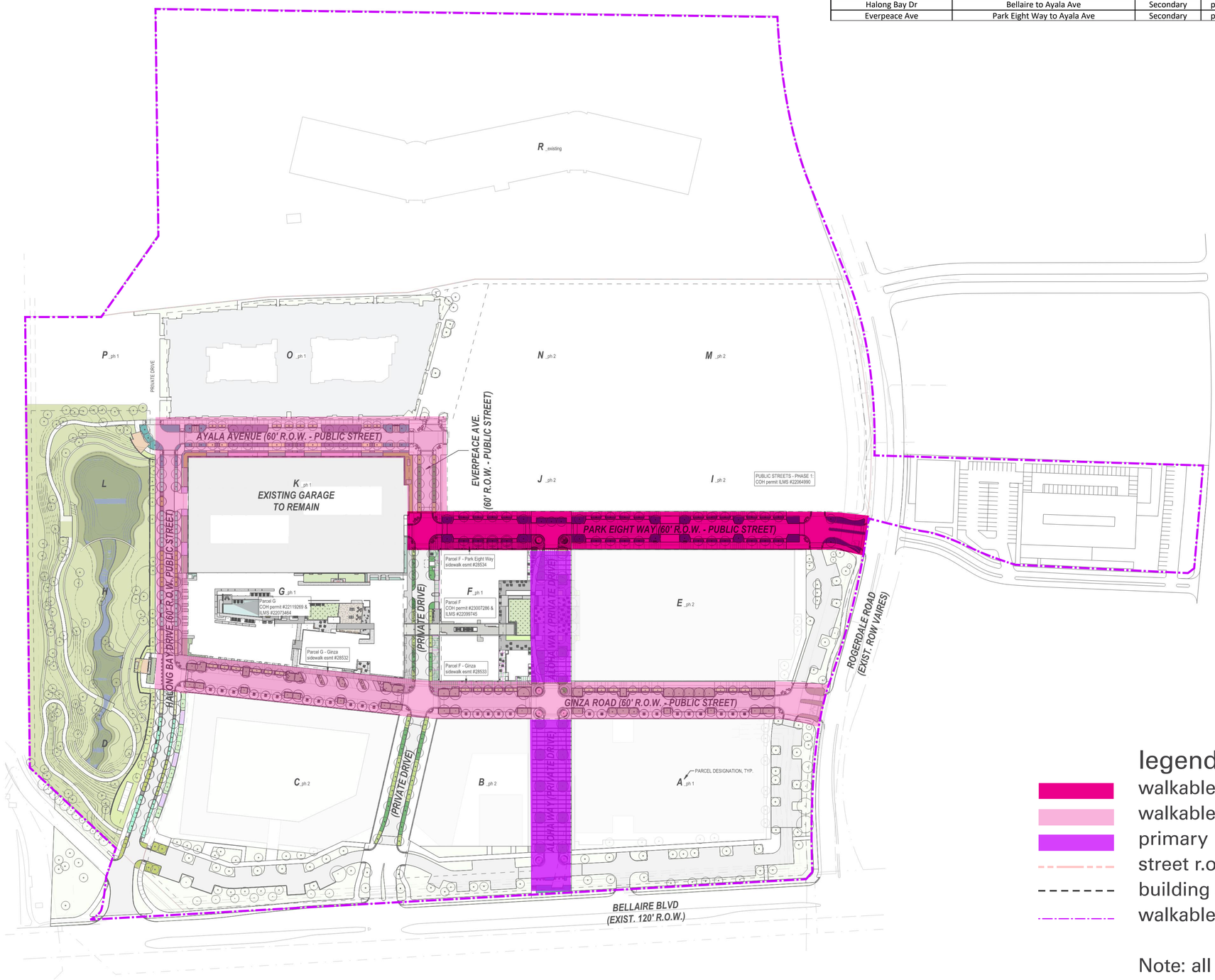
[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

PLANNING & DEVELOPMENT DEPARTMENT

Proposed Walkable Places Street Segement Classification Table

Street Name	Segement Description	Designation	Pedestrian Realm Standards	Minimum Unobstructed Sidewalk Width	Minimum Right-of-Way Width
Park Eight Way	Everpeace Ave to Rogerdale	Primary	pedestrian realm width: 16' min. - 26' max.	8 feet	60 feet
Ayala Ave	Halong Bay Dr to Everpeace Ave	Secondary	pedestrian realm width: 17' min. - 29' max.	6 feet	60 feet
Ginza Road	Halong Bay Dr to Rogerdale	Secondary	pedestrian realm width: 10' min. - 25' max.	8 feet	60 feet
Halong Bay Dr	Bellaire to Ayala Ave	Secondary	pedestrian realm width: 19' min. - 29' max.	6 feet	60 feet
Everpeace Ave	Park Eight Way to Ayala Ave	Secondary	pedestrian realm width: 16' min. - 32' max.	8 feet	60 feet



legend

- walkable places - primary public pedestrian street
- walkable places - secondary public pedestrian street
- primary private pedestrian street
- street r.o.w
- building setback
- walkable places boundary

Note: all parcels adjacent to a Primary or Secondary WP street shall opt-in to the standards set forth in the WP Guidelines. Those that intend to opt-out will be subject to the review process noted at the end of this document.

TBG

park eight
walkable places

street classification

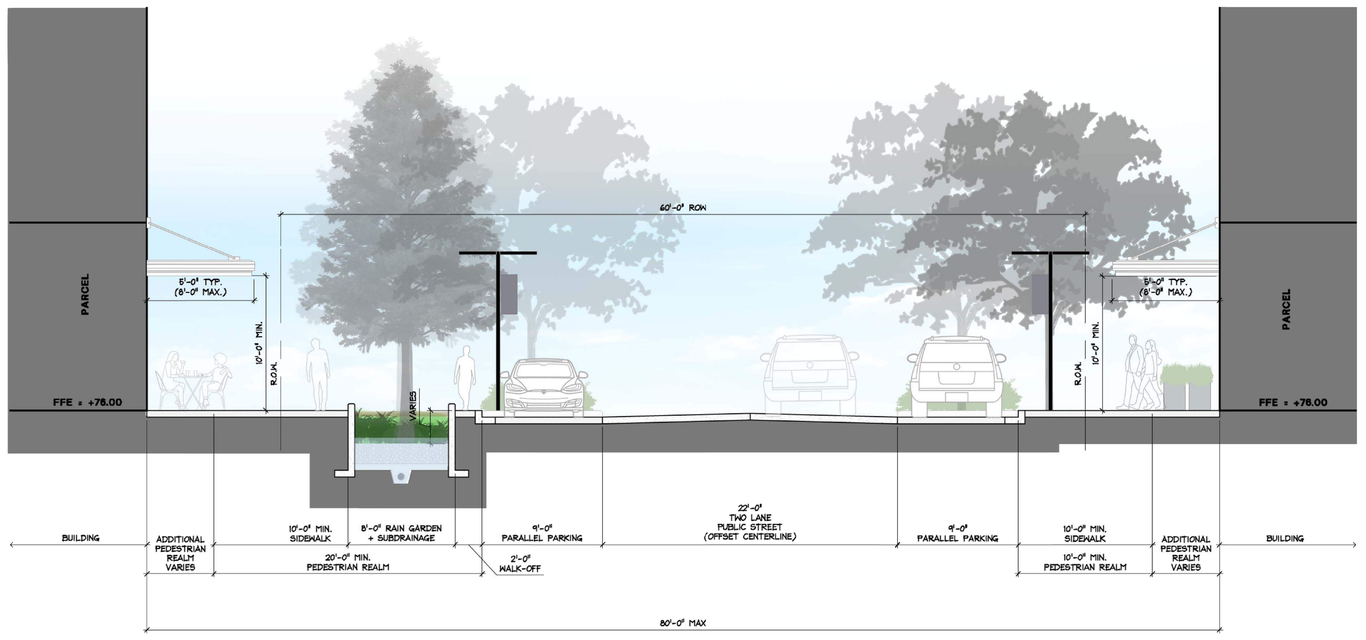
Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

0 40' 80' 160'



1 GINZA - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://4 - Park Eight/TBG-H2209-P8-R23-SITE.rvt

sheet title

STREET SECTIONS - EXPERIENTIAL STREETS

sheet

L3101B

TBG

park eight
walkable places

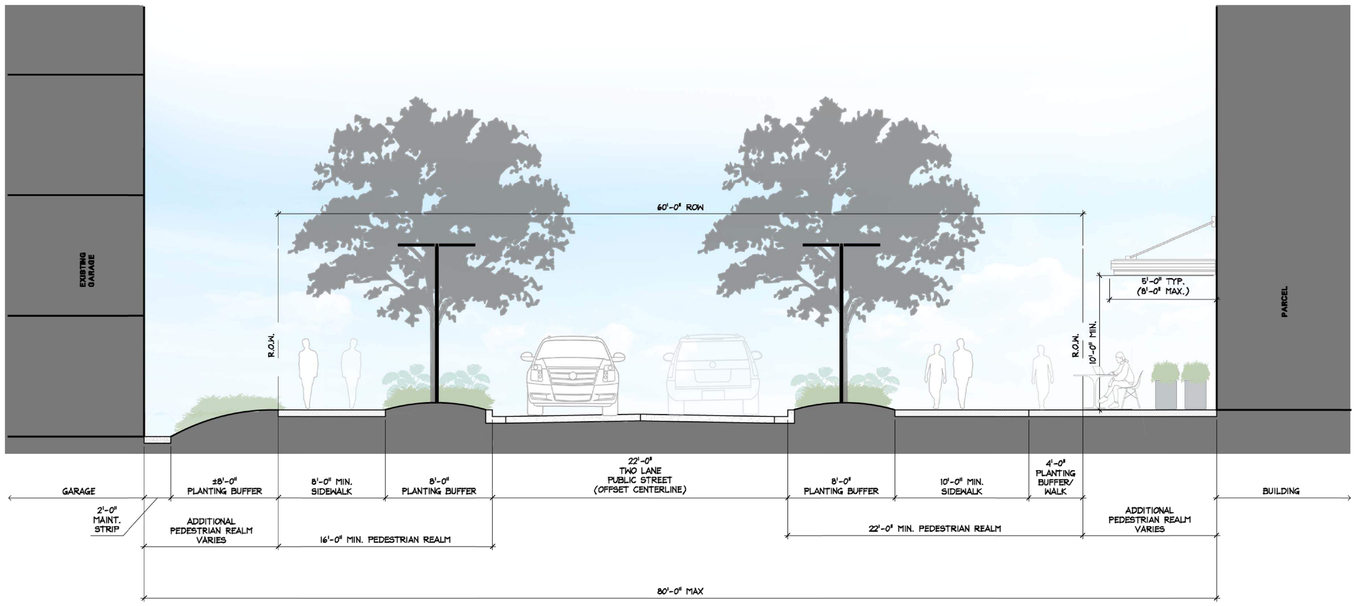
street sections

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

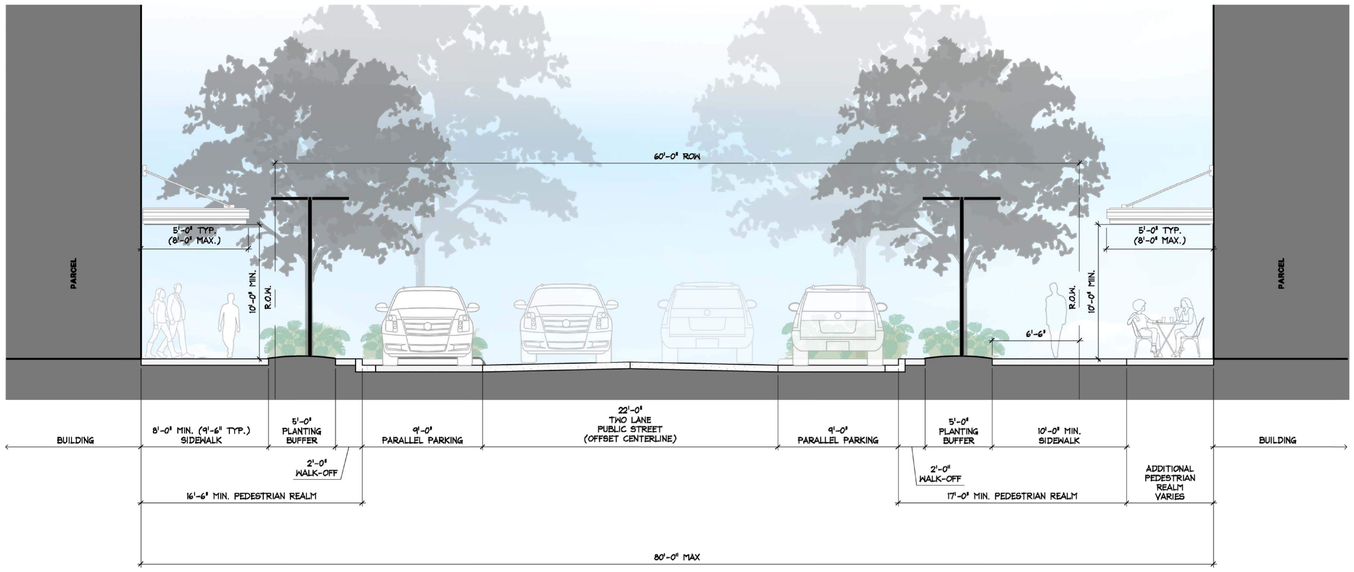
[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



2 EVERPEACE - TYP. STREET SECTION

1/4" = 1'-0"



1 PARK EIGHT WAY - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://H - Park Eight/TBG-H2209-P8-R23-SITE.rvt

sheet title

STREET SECTIONS - PRIMARY URBAN

sheet

L3108B

TBG

park eight walkable places

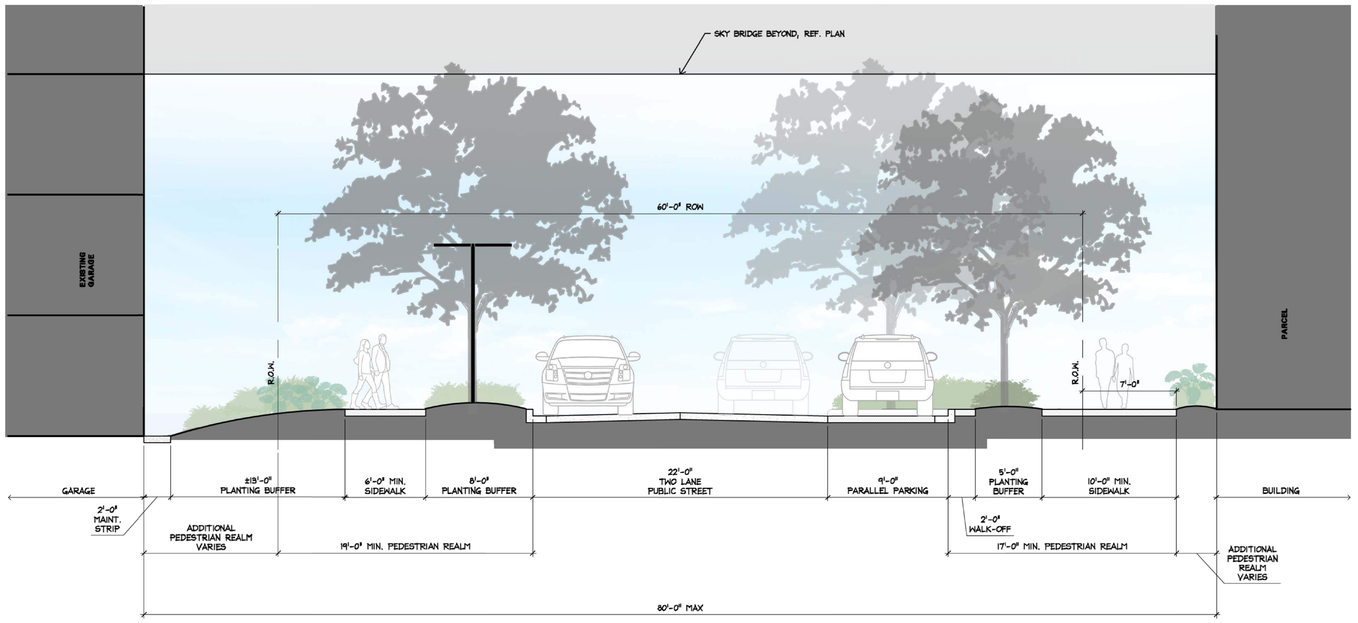
street sections

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

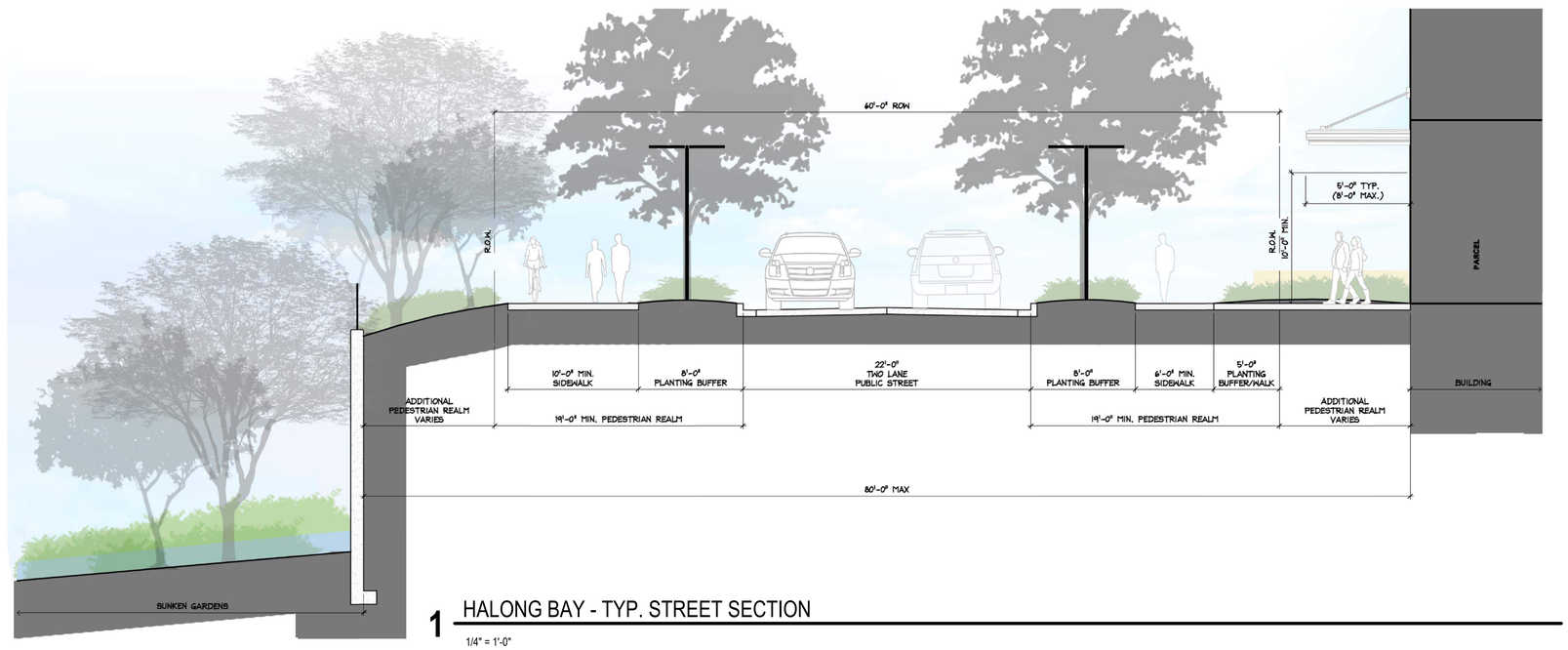
[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.



2 AYALA - TYP. STREET SECTION

1/4" = 1'-0"



1 HALONG BAY - TYP. STREET SECTION

1/4" = 1'-0"

Autodesk Docs://1 - Park Eight/TBG-H2000-PA-R23-SITE.rvt

sheet title

STREET SECTIONS - SECONDARY URBAN

sheet

L3113B

TBG

park eight
walkable places

street sections

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.

PARK EIGHT DEVELOPMENT REVIEW PROCESS

Each parcel developer will be responsible for following standards outlined by the governing agencies below. No improvements visible from the exterior may be erected or placed on any portion of the property without written approval by the following entities.

- Park Eight Design Guidelines* - governed by the Park Eight Architectural Control Committee (ACC) established through the Declaration of Covenants, Conditions and Restrictions (CCR) recorded under Harris County under File No. RP-2024-27278
- Design Guidelines and Development Standards for Oak Park at Westchase - governed by Westchase Section III Community Association - Oak Park Protective Covenants Review & Architectural Review Board (ARB)
- COH Planning, Public Works, and Engineering

*The Park Eight Design Guidelines will provide requirements for streetscape standards that prioritize the comfort and safety of the pedestrian, and building standards that ensure an integrated and upgraded architectural expression. Parcels adjacent to Secondary WP streets must submit an application to the ACC if they intend to opt-out of these guidelines. Parcels adjacent to Primary WP streets do not include an opt-out option.

- Building
- Streets and Laneways
- Sidewalk and Pedestrian Realm standards
- Lighting
- Wayfinding and Signage
- Parking

TBG

park eight
walkable places

development review
process

Houston, Texas
03/28/2024

TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027

[713] 439 0027
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice.