

## ANALYSIS FOR UNDERSERVED COMMUNITIES

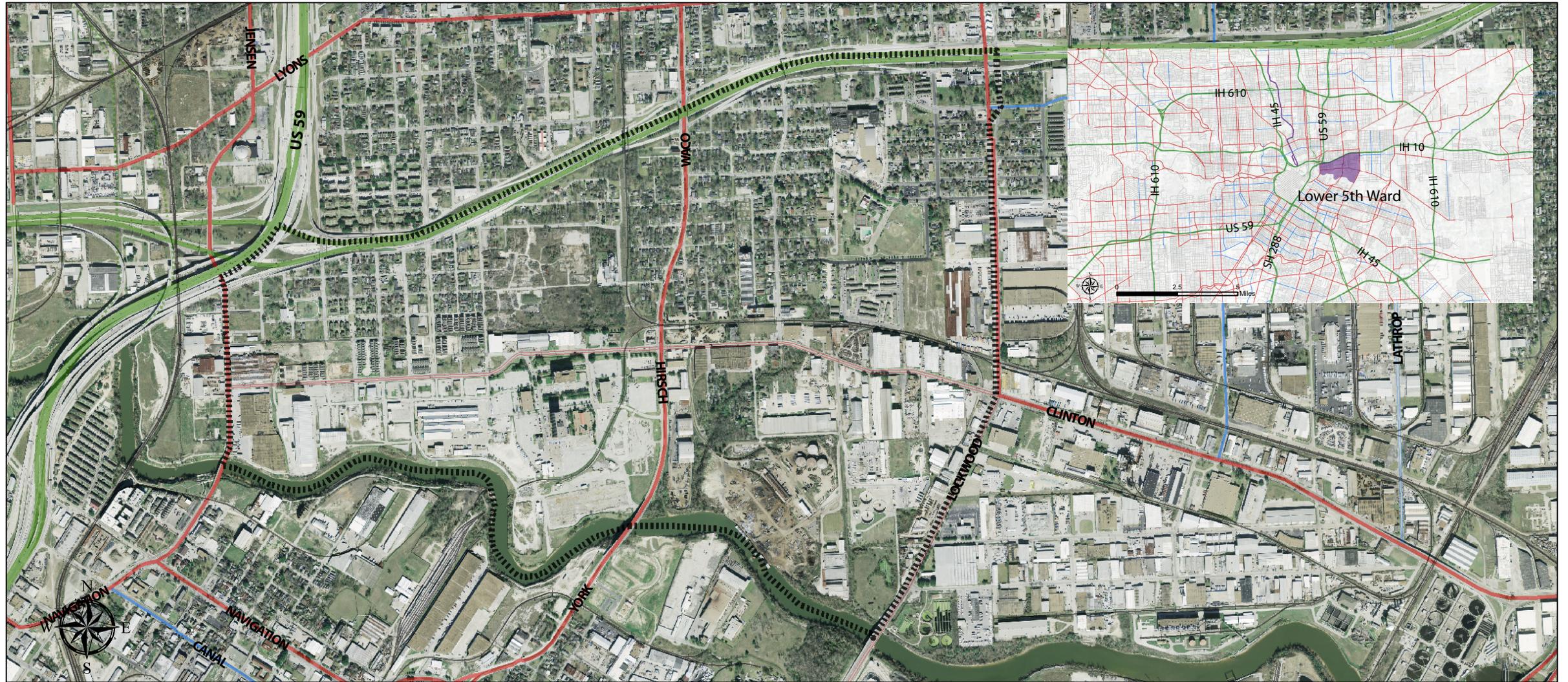
# *Lower Fifth Ward*



Planning & Development Department, City of Houston  
11 May, 2009

# LOCATION OF LOWER FIFTH WARD

 Lower Fifth Ward



0 0.5 1 Miles

# TESTIMONIAL

## What do you like best about the Fifth Ward Community?

*I am proud of the keen sense of pride and the community support that resembles a loving family. My family brings me to the community. My grandmother lives in the Fifth Ward community. I attend church here and I work here. I also like the individualized attention offered by specialty businesses, such as Davis Meat Market, our community credit union – OMOM, and local shoe shops. The lack of traffic congestion is also a plus.*

## What type of retail or service related businesses would you like to see in your community?

*My preference would be to have all the amenities and choices of suburbia - restaurants, clothiers, and entertainment. In the immediate future I would like to see a larger retailer such as Wal-Mart. Plus choice is important. We could use another grocery store such as Kroger's or HEB.*

## Is there anything else you would like to add?

*We need to do more globally to market the Fifth Ward community as a place of choice and not a place of last resort. Let us display our inner city communities by highlighting their rich history and prosperities instead of the negatives conditions, such as blight and derelict properties.*



Kathy Flanagan Payton  
President/CEO

Fifth Ward Community Redevelopment Corporation

## Why do you live in the Fifth ward Community?

*Because my mother lives in Fifth Ward and she has Alzheimer. I moved back to take care of her. However, I also find that it is convenient. It is convenient in the sense that it is close to major freeways, downtown, the medical center and it is inside the Loop.*

## What do you like best about living in the Fifth Ward Community?

*It has close proximity to everything. I feel safe in the neighborhood. We have parties in the yards and we live in the community like family.*

## What type of retail or service related businesses would you like to see in your community?

*I would like to see major stores such as Palace Royal or Marshall. I would like to see a strip mall that would really pull in the people. I would like to see a major grocery store like Randall or HEB. I know that retail like that would bring consumers to the community.*

## Is there anything else you would like to add?

*In defense of Fifth Ward, it gets a bad rap from the past. However, when I was growing up, I did not know that bad thing exist in the community. This under current that people are talking about is just words.*



Barbra Miller  
Fifth Ward Super Neighborhood President  
Resident

## Why do you live in the Fifth ward Community?

*There is convenience as far as accessibility to downtown. Fifth Ward has very good freeway access. A city park is across the street from my home. My son will be attending Bruce Elementary School, which is also across the street from me. It was a great investment for me buying a home in Fifth Ward. We got in at the right time when land value was low, but now it is increasing.*

## What do you like best about living in the Fifth Ward Community?

*The proximity is in the center of Houston. It is close to everything important to me, such as downtown and work. In addition, the fact that it does not flood is also a benefit.*

## What type of retail or service related businesses would you like to see in your community?

*Grocery stores, more family style restaurants such as Luby's. We need more restaurant options.*

## Is there anything else you would like to add?

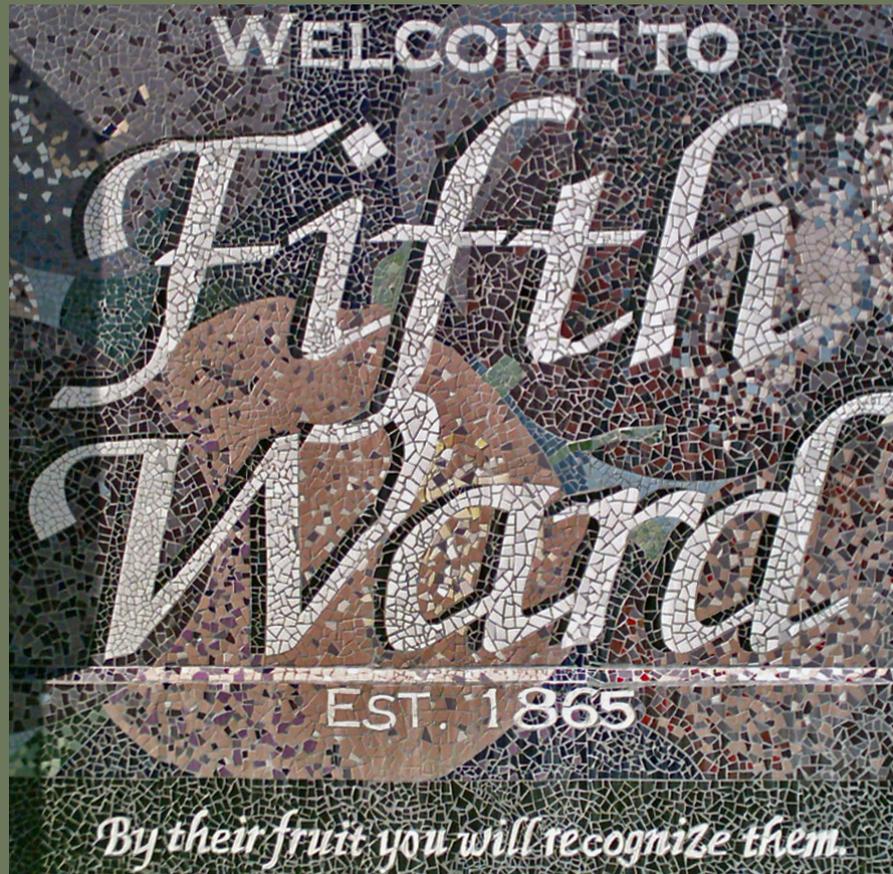
*I like the direction the neighborhood is going. Vacant lots are being replaced with new homes. I would like to see more mix income developments. In addition, a greater emphasize should be placed on Historic Preservation. Lyons Avenue is over ripe for retail development. I am excited about what is happening in the Lower Fifth Ward area. Two new schools were recently built in the community: Wheatley Senior High and Bruce Elementary. I am looking forward to seeing what happens to the MDI site, a super fund site that been environmentally cleaned. There is also an opportunity to develop the KBR property, which is a 100-acre site. There's a great community garden in the area where I can take my son to help pick fresh vegetables.*

Reginald Adams  
Executive Director  
Museum Of Cultural Art Houston (MOCAH)  
Resident



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**Neighborhood Focus -  
Great Fifth Ward**

# INTRODUCTION

In May 2008, Social Compact, Inc, a non-profit corporation that supports and aids private market investment, presented the Houston Neighborhood Market Drilldown report (Drilldown Report attached). According to Social Compact, Inc, the report was established to provide “up-to-date profiles of market strength, stability and opportunity for small, dense, and rapidly changing urban geographies.” In doing so, it presents prospective corporate retailers, commercial investors, residential builders and developers, and other entrepreneurs with relevant financial and economic data to make informed decisions about inner-city investment. The Drilldown Report included 25 inner-loop communities, including Acres Home, Greater Fifth Ward Clinton Park, Gulfgate/Pine Valley, Settegast and Sunnyside. According to the report, the 25 Superneighborhoods<sup>1)</sup> analyzed in the study demonstrated significant market potential; therefore, making way for possible investment and economic opportunities.

While frequently used as a tool for economic and investment related analyses, the decennial census data’s level of accuracy and usefulness diminishes over time until the next census report is available. The data contained in the Drilldown Report was extracted from varied, time-relevant sources and not simply an extrapolation from Census data only. Those sources include but are not limited to Bureau of Labor Statistics, Consumer Expenditure Survey 2004; U.S. Census Bureau, Census 2000; IRS, 1998 and 2004; Claritas, 2006; Info USA, 2007; and City of Houston municipal data.

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1) Superneighborhood is a City of Houston classification of neighborhoods based on geographical boundaries. The COH comprises 88 Superneighborhoods

The area of focus for this market analysis is the “Lower” Fifth Ward, which is the portion of the Greater Fifth Ward neighborhood that falls south of Interstate 10 and extends southward to Buffalo Bayou. The Lower Fifth Ward is defined by I-10 to the north, Buffalo Bayou to the south, and Jensen and Lockwood to the west and east respectively and comprises approximately 749 acres. It is fully contained within census tract no. 211400. This neighborhood is selected for several reasons. First, the City of Houston has committed financial and other resources towards public infrastructure projects and other development initiatives. In addition, there is active platting, building permitting and construction activity as well as potential lot acquisitions thru the Land Assemblage and Redevelopment Authority (LARA) program. Finally, the location of this neighborhood is within one mile proximity of the proposed site for the professional soccer stadium, positioning it well for prospective commercial as well as residential development initiatives.

The COH Planning and Development Department supports the development projects targeted for this area and demonstrates that support by preparing this market analysis as a tool to aid prospective investors in their decision making. The ultimate objective is to improve the quality of life for Houston’s underserved communities and enhance economic development. This analysis is directed at local and regional retailers, restaurants, service providers, builders, developers, and other investors to consider the untapped market potential of this community.

# HISTORICAL BACKGROUND

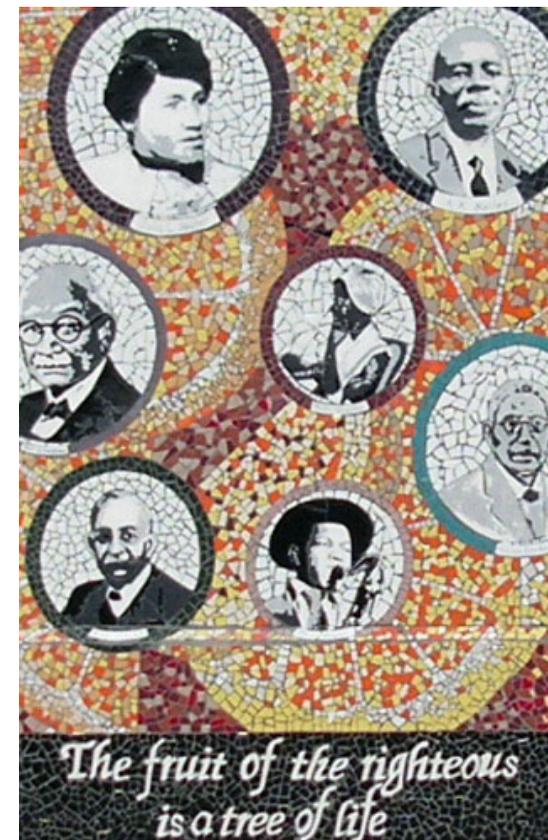
The Fifth Ward is a neighborhood located northeast of downtown Houston. First settled by freedmen in 1866, the neighborhood has a rich and interesting history. The area is the proud home of at least five churches that are over 100 years old and was home to many laborers on the Houston Ship Channel and the Southern Pacific Railroad in the late 1800s.

In 1922, a group of residents established what became known as Frenchtown in the Fifth Ward, where 500 black residents built, owned and operated several small businesses. As the neighborhood grew, several other new businesses were created including the Club Matinee, which was once known as the Cotton Club of the South.

The area saw a mid century decline in population with the passage of integration laws and the residents moved to neighborhoods that were previously unavailable to them. More recently, the community has seen a significant increase in growth and development through the efforts of the Fifth Ward Redevelopment Corporation, established in 1989 to revitalize the neighborhood by providing access to information and exposure to resources previously overlooked by the residents. Japhet, a section of the Fifth Ward at Emile Street at Clinton Drive (two blocks east of Hirsch Road/Waco Street), was the Houston Press 2004 "Best Hidden Neighborhood." The article stated that Japhet is "more like a village than anything else -- fragrant organic gardens are everywhere, bursting with vegetables, fruits and flowers, and the whole neighborhood comes together for a big party every full moon."

Given suburban residents' frustration with Houston's traffic congestion, there is a quickly growing trend to move from the suburbs back into the city. This is evidenced by the substantial growth the Fifth Ward is experiencing of new residents with higher incomes and more professional occupations, a trend that is expected to continue.

*Source: Houston Hope Typology 2005 and COH Planning & Development*



# DEMOGRAPHICS

## Ethnic Mix of Lower Fifth Ward

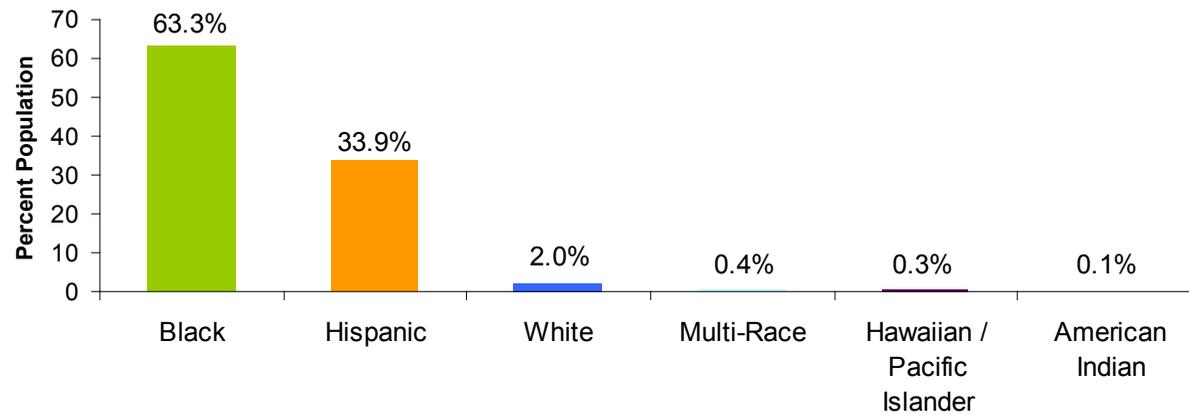
### Demographic Information

Total Population	5,295
Total Number of Households	1,634

Source: Social Compact Drilldown Data (Drilldown)

**FIGURE 1: Population by Ethnicity**

Source: Claritas 2007

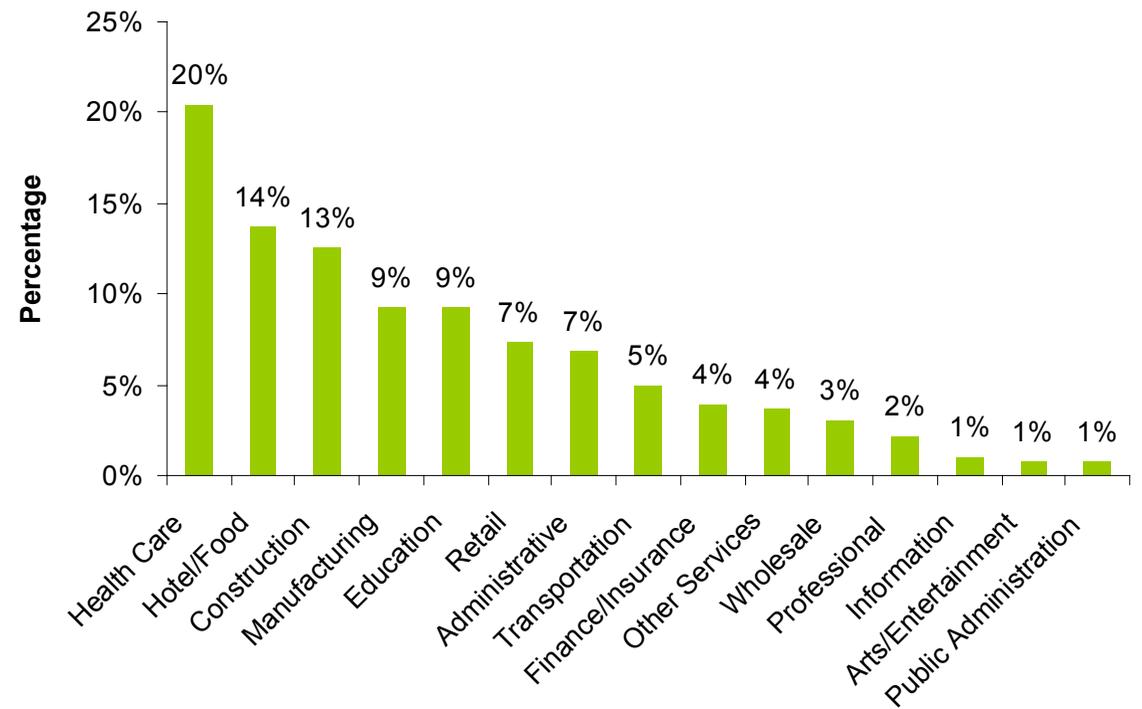


## Employment

More than 60% of employed residents within the Lower Fifth Ward community work in one of the following industries: Healthcare, Construction, Hotel/Food, Education and Manufacturing.

**FIGURE 2: Employment by Industry**

Source: Claritas 2007

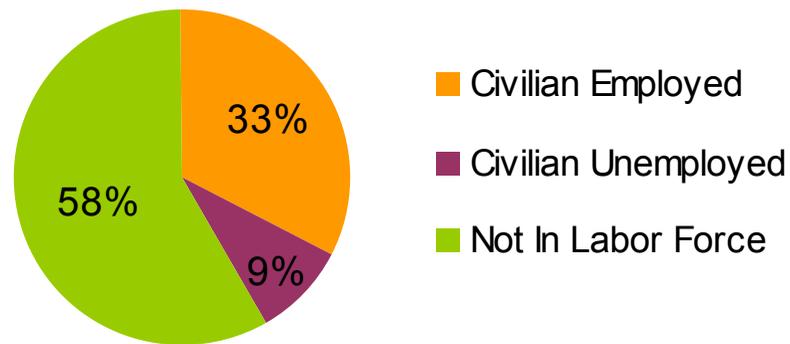


# DEMOGRAPHICS

Source data indicates that 58% of employable residents are not in the labor force. This employment factor creates an opportunity for educational and training programs to improve the employment status and sustainability of this community.

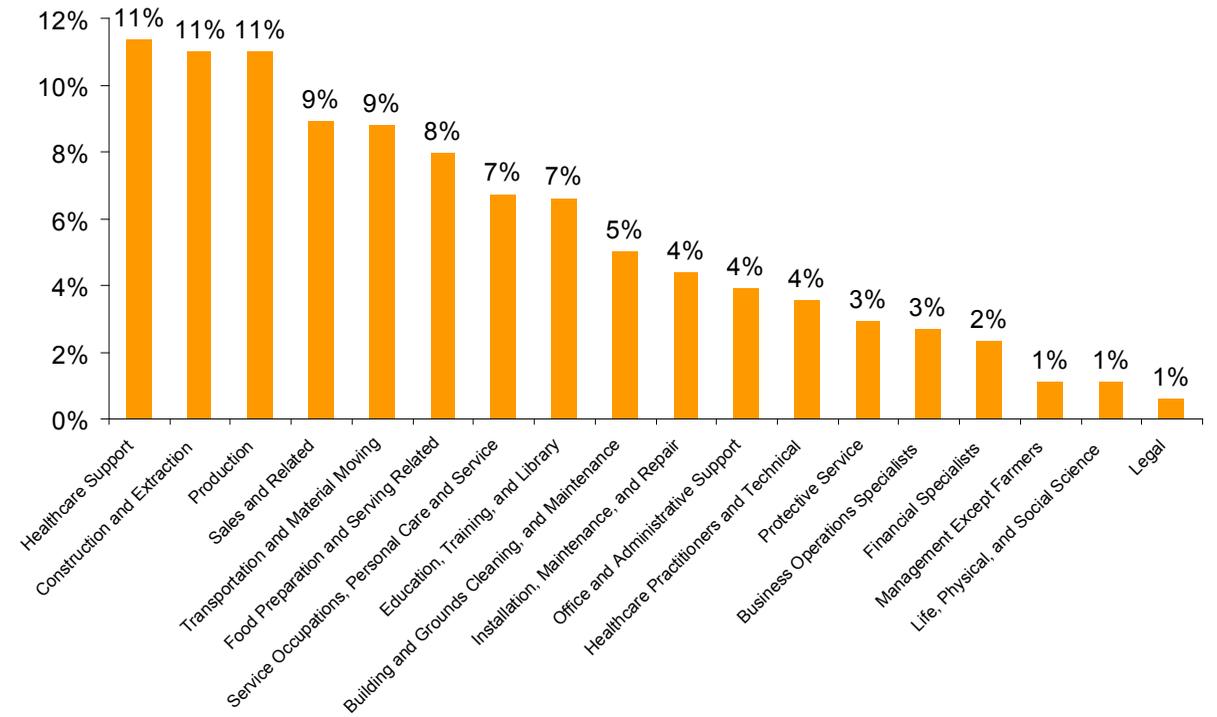
**FIGURE 3: Employment Status**

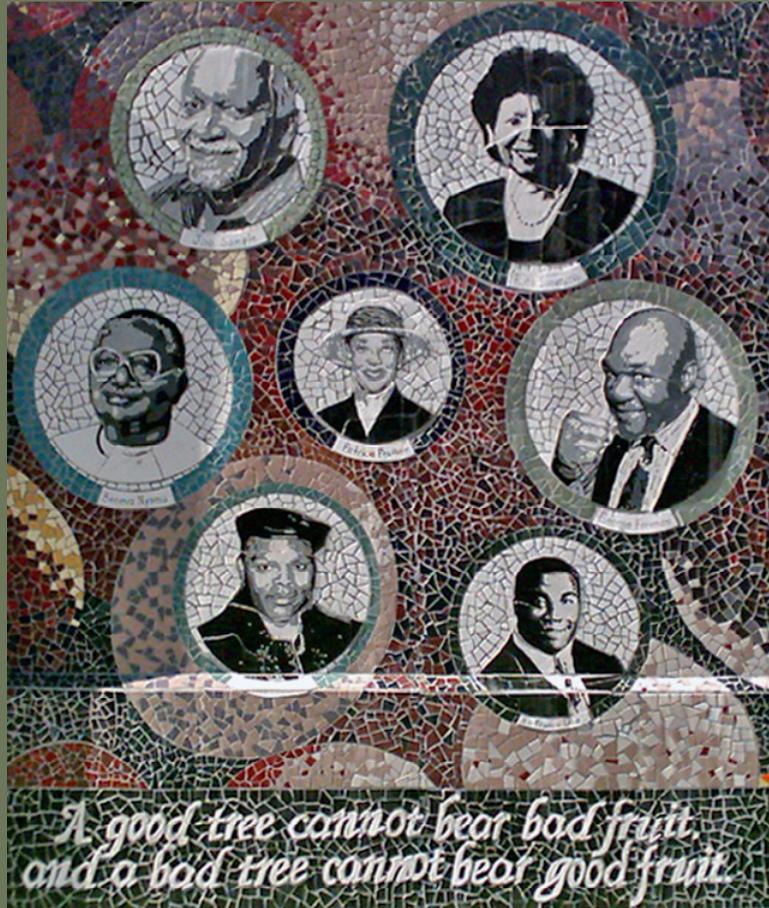
Source: Claritas 2007



**FIGURE 4: Employment by Occupation**

Source: Claritas 2007



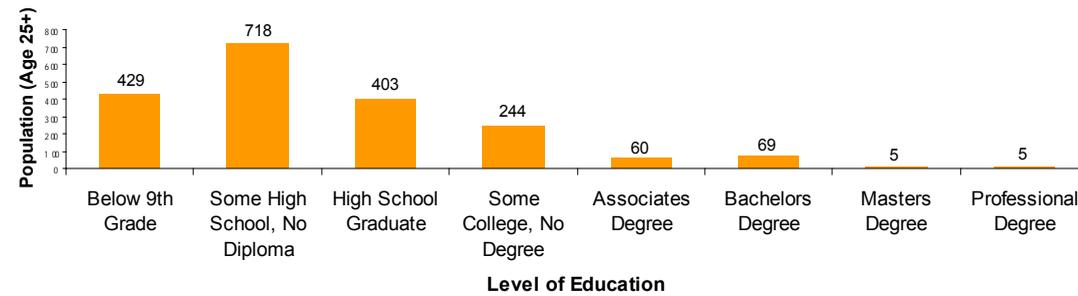


Lower Fifth Ward -  
"Old Frenchtown"

# EDUCATION, SCHOOLS & PARKS

**FIGURE 5: Education Attainment Age 25+**

Source: Claritas 2007



## Summary of Area Schools

School Data Source: HISD Connect – www.hisd.org

### Wheatley High School

Address: 4801 Providence Houston, TX

Advanced Academic :	Vanguard Neighborhood
School Based Programs:	Magnet – Technology Careers
2007- 2008 Enrollment	1,239
Texas Scholars	154
Percentage of Advanced Degrees	44%

### Nathaniel Henderson Elementary School

Address: 701 Solo Houston, TX

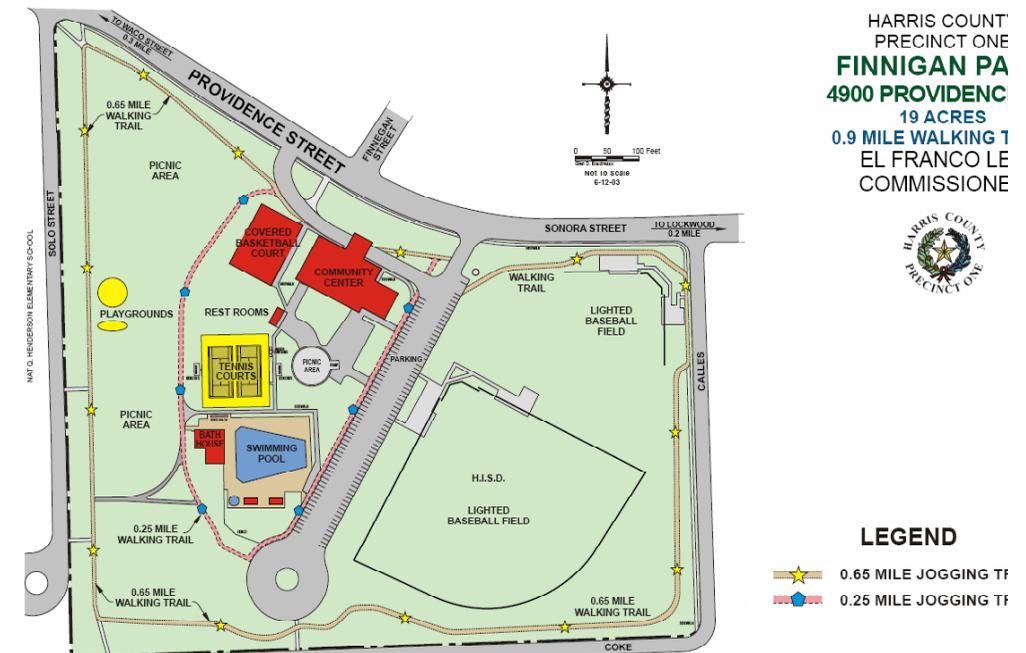
Advanced Academic :	Vanguard Neighborhood
TEA Accountability	Acceptable
2006- 2007 Enrollment	406
Percentage of Advanced Degrees	32%

### Blanche Bruce Elementary School

Address: 510 Jensen Houston, TX

Advanced Academic:	Vanguard Neighborhood
School Based Programs:	Magnet – Fine Arts
TEA Accountability	Academically Acceptable
2007-2008 Enrollment	513

Within the Lower Fifth Ward, there are three parks, two of them, Swiney and Gregg Street Parks, are owned and managed by the City of Houston. Swiney Park is .10 acres and local residents often use the park for family picnics. Gregg Park is 2.5 acres and has a community center, two playgrounds, two basketball courts and a .15 mile paved trail. The largest park in the area, Finnigan Park, is the property of Harris County. Finnigan Park was named after Annette Finnigan who donated approximately 18 acres of land in the early 1900's for use as a park, primarily intending it to benefit black residents. This park serves the community well and its amenities include a .9 mile walking trail, a swimming pool, a lighted baseball field, a basketball court and a community center.



# PUBLIC SAFETY

**TABLE 1: Lower Fifth Ward Crime Data (Jan. 1, 2004 to Dec. 31, 2008)**

OFFENSE	2004	2005	2006	2007	2008	Total
Aggravated Assault	47	61	44	48	51	251
Auto Theft	56	62	76	51	55	300
Burglary	55	96	84	86	45	366
Murder	3	0	1	1	1	6
Robbery	28	23	21	29	34	135
Sexual Assault	4	6	4	2	2	18
Theft (Includes BMV)	138	168	163	189	163	821
<b>Total</b>	<b>331</b>	<b>416</b>	<b>393</b>	<b>406</b>	<b>351</b>	<b>1,897</b>

Note: Crime selected with No Buffer applied using Lower 5th Ward boundary Shapefile supplied by City Planning and Development Department.

BMV: Burglary of a Motor Vehicle

Source: Crime Statistics provided by HPD Crime Analysis and Command Center Division

**TABLE 2: Downtown and Lower Fifth Ward Comparison (Jan. 1, 2007 to Dec. 31, 2008)**

OFFENSE	2007		2008		Change	
	Downtown	Lower Fifth Ward	Downtown	Lower Fifth Ward	Downtown	Lower Fifth Ward
Aggravated Assault	132	48	152	51	15.2%	6.3%
Auto Theft	290	51	203	55	-30.0%	7.8%
Burglary	103	86	60	45	-41.7%	-47.7%
Murder	2	1	2	1	0.0%	0.0%
Robbery	107	29	79	34	-26.2%	17.2%
Sexual Assault	11	2	12	2	9.1%	0.0%
Theft (Includes BMV)	1,694	189	1,510	163	-10.9%	-13.8%
<b>Total</b>	<b>2,339</b>	<b>406</b>	<b>2,018</b>	<b>351</b>	<b>-13.7%</b>	<b>-13.5%</b>

Note: Downtown population (Claritas 2007): 8,273

Lower Fifth Ward population (Claritas 2007): 3,817

Source: Crime Statistics provided by HPD Crime Analysis and Command Center Division

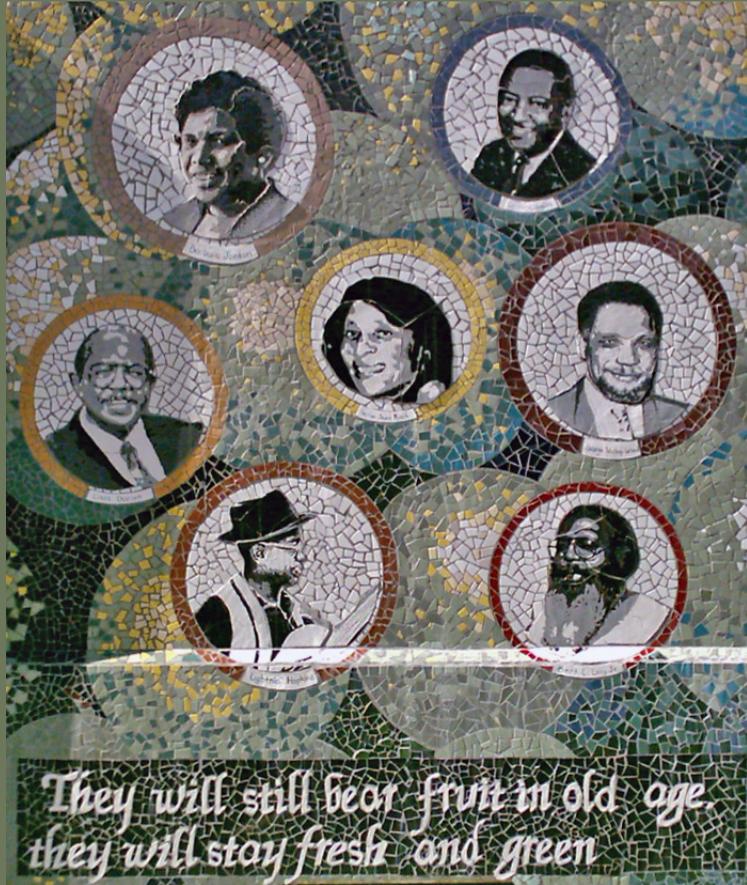
According to Social Compact, underserved urban neighborhoods are often stereotyped and defined by deficiencies rather than strengths. Excessive media coverage on crime and other undesirable characteristics in underserved communities can lead to negative perceptions of inner-city neighborhoods.

Compared to Downtown, the 2007 and 2008 crime data shows that Lower Fifth Ward did not have higher incidents of criminal activities, even after factoring the difference in population (8,273 in Downtown and 3,817 in Lower Fifth Ward). In fact, the crime reported was lower. Although there are about 1/2 the number of people living in the Lower Fifth Ward area compared to Downtown, the crime statistics in Lower Fifth Ward is far fewer than 1/2 the crime statistics reported for Downtown.

In 2007, approximately 2,300 incidents were reported for Downtown compared to 406 for the Lower Fifth Ward. The Downtown criminal incidents reported in 2008 was 2,018 compared to 351 for Lower Fifth Ward.

In the Lower Fifth Ward, the total crime decreased by approximately 14% between 2007 and 2008, with the largest decline occurring in burglary incidents, which decreased by 48%.





## Lower Fifth Ward - The Economic Factors

# THE ECONOMIC FACTORS

With recent revitalization, there has been an increase in the average disposable income for the Lower Fifth Ward community. Social Compact reports that the average household income of new homebuyers in this area is \$84,480 a year,<sup>1)</sup> which is approximately 150% more than that of the general population. Such a significant increase in income can be a positive factor for potential restaurants and retail establishments. According to the Bureau of Labor Statistics, consumers at that income level spend approximately 12.3% and 16.9%<sup>2)</sup> of total expenditures on food items and other retail respectively. Based on those percentage factors, the purchasing potential from these higher income households is sizeable and could average about \$7,793<sup>3)</sup> for food items and restaurants per household per year and an additional \$10,708 for apparel, and other retail products and services. Given an estimated 384 households at that income level, the purchasing potential associated with new homebuyers is close to \$7.1 million. Some portion of this potential retail demand may be met with existing retail establishments within the neighborhood. However, the Drilldown Report suggests that much of the retail demand for new homebuyers as well as the general population of Lower Fifth Ward is unmet.

1) Source: Social Compact as a supplement to the Drilldown Report and is based on home purchase loans. Av. household income is calculated using weighted average household income for the three block groups that comprise the neighborhood.

2) Source: Bureau of Labor Statistics Consumer Expenditure Survey, 2007. Allocation is based on the average annual expenditure (approx. 75% of income) and reflects 12.3% for food and restaurants and 16.9% for other retail and services, excl. transportation, healthcare, education and insurance related services.

3) \$84,480 x 75%\* = \$63,360 (12.3% and 16.9% of \$63,360 is \$7,793 and \$10,708)  
(\* 75% reflects the expenditure rate of total income)

Social Compact Inc. describes unmet demand as leakage. The general definition of leakage is the difference between retail revenues and the retail expenditures within the community. Positive leakage exists when the residents' expenditures exceed the revenue of businesses within the study area or community, indicating that resources are leaving the area and being spent outside, in part due to unmet demand. According to supplemental data provided by Social Compact specifically for the Lower Fifth Ward community, grocery, restaurant and apparel leakage are \$4.3 million, \$2.8 million and \$2 million respectively.

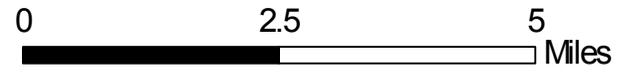
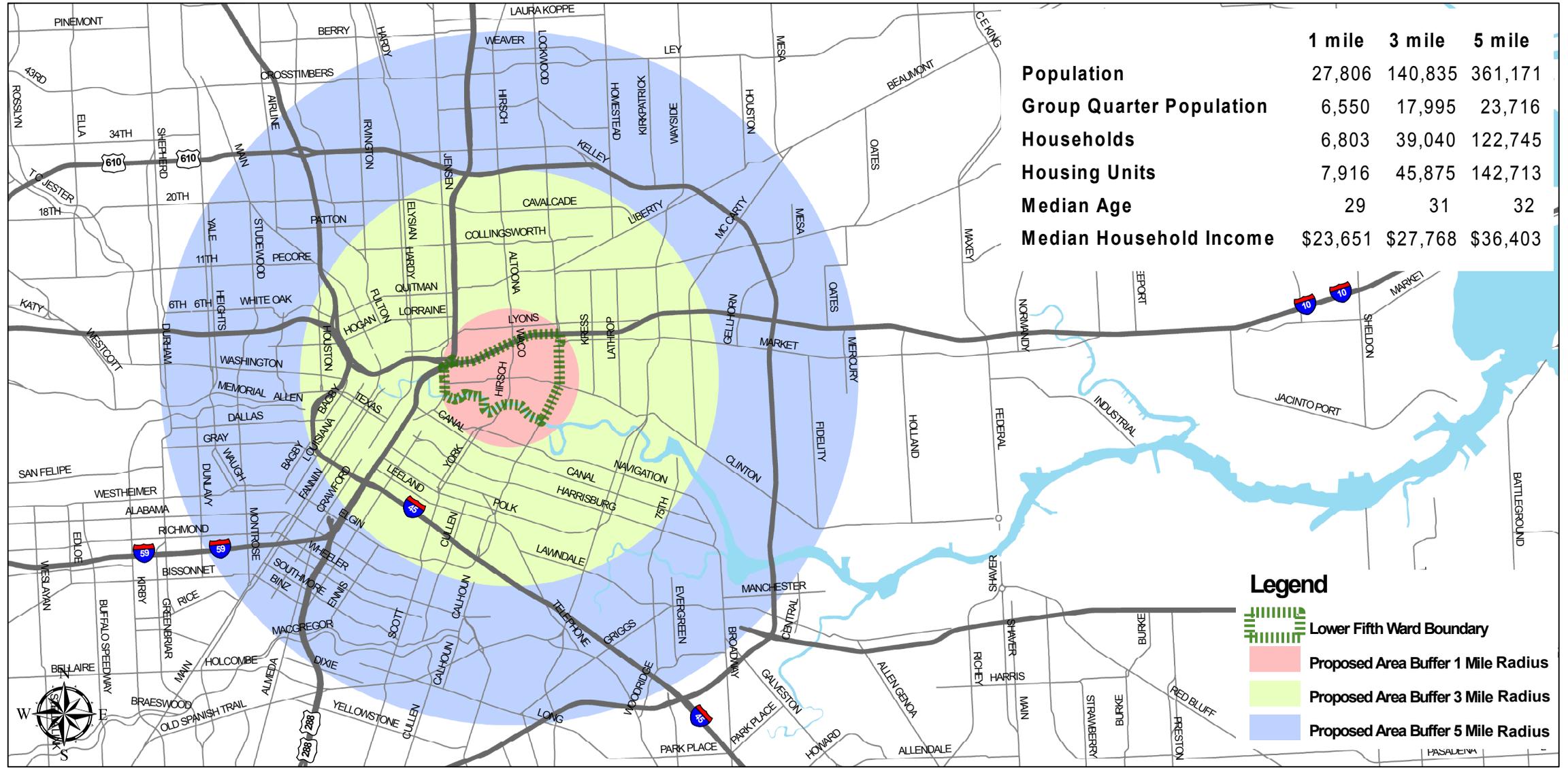
Another economic consideration for this community is the added financial benefit derived from social services programs such as WIC, Food Stamps and TANF. The combined benefits for 2008 exceeded \$2 million for the qualifying households.<sup>4)</sup>

Purchasing Power		Source: Social Compact Drilldown Data (Drilldown)
Median Household Income		\$20,881
Average Household Income		\$33,786
Average Income New Homebuyers*		\$84,480 (see note)
TANF Stamps Annualized Benefits**		\$39,342
Food Stamps Annualized Benefits ***		\$1,820,576
WIC Benefits****		\$200,467
Grocery Retail Leakage		\$4.3 Million
Restaurant Leakage		\$2.8 Million
Apparel Leakage		\$ 2 Million

Note: The AINH value is reported in the Drilldown report and is comprised of approximately 384 homebuyers as indicated by home purchase loans. New homebuyers' average income is 150% higher than that of the general population of the neighborhood.

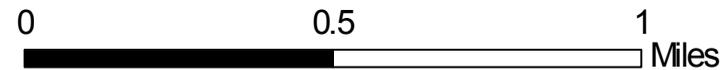
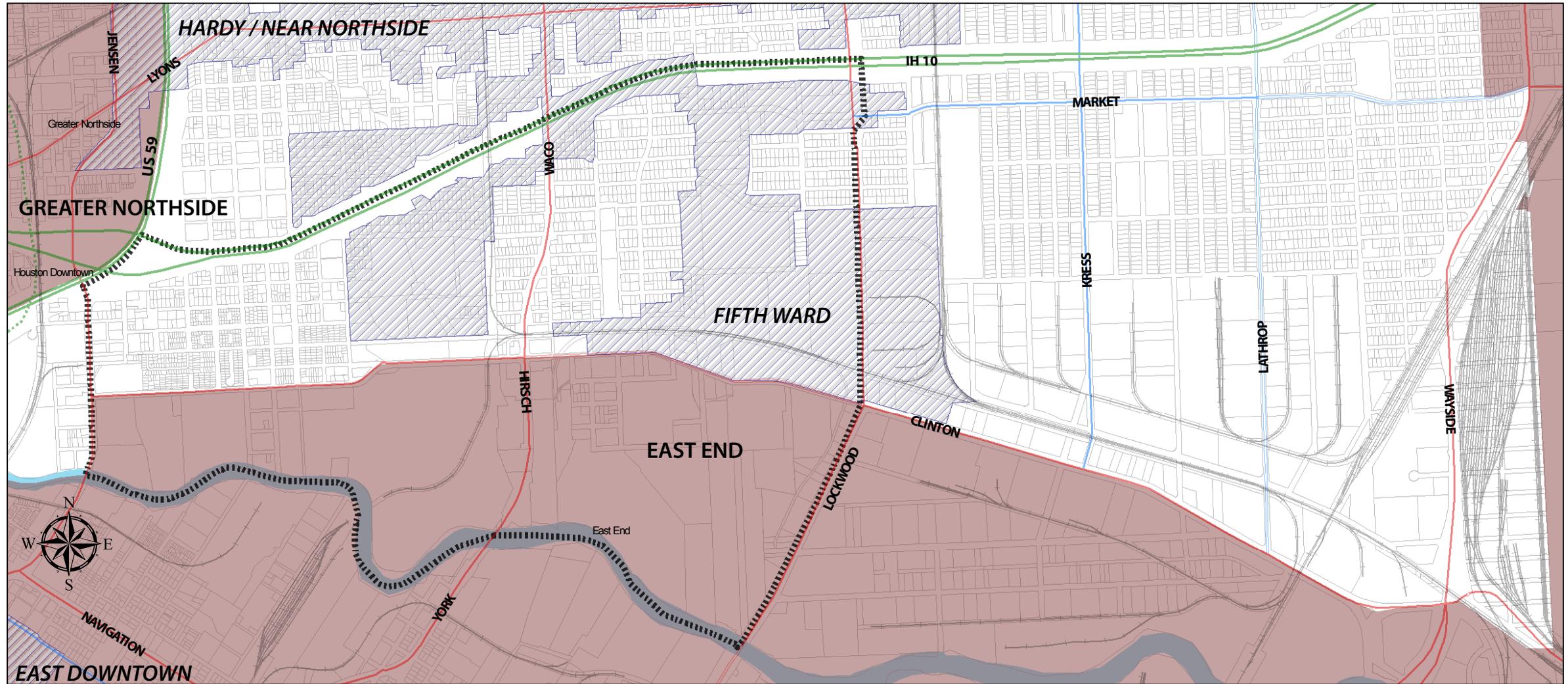
4) Food Stamps, WIC and TANF benefits are \$1.8M, \$200k and \$39k respectively for 2008 (WIC as of Feb 2009)

# THE ECONOMIC FACTORS



- Legend**
- Lower Fifth Ward Boundary
  - Proposed Area Buffer 1 Mile Radius
  - Proposed Area Buffer 3 Mile Radius
  - Proposed Area Buffer 5 Mile Radius

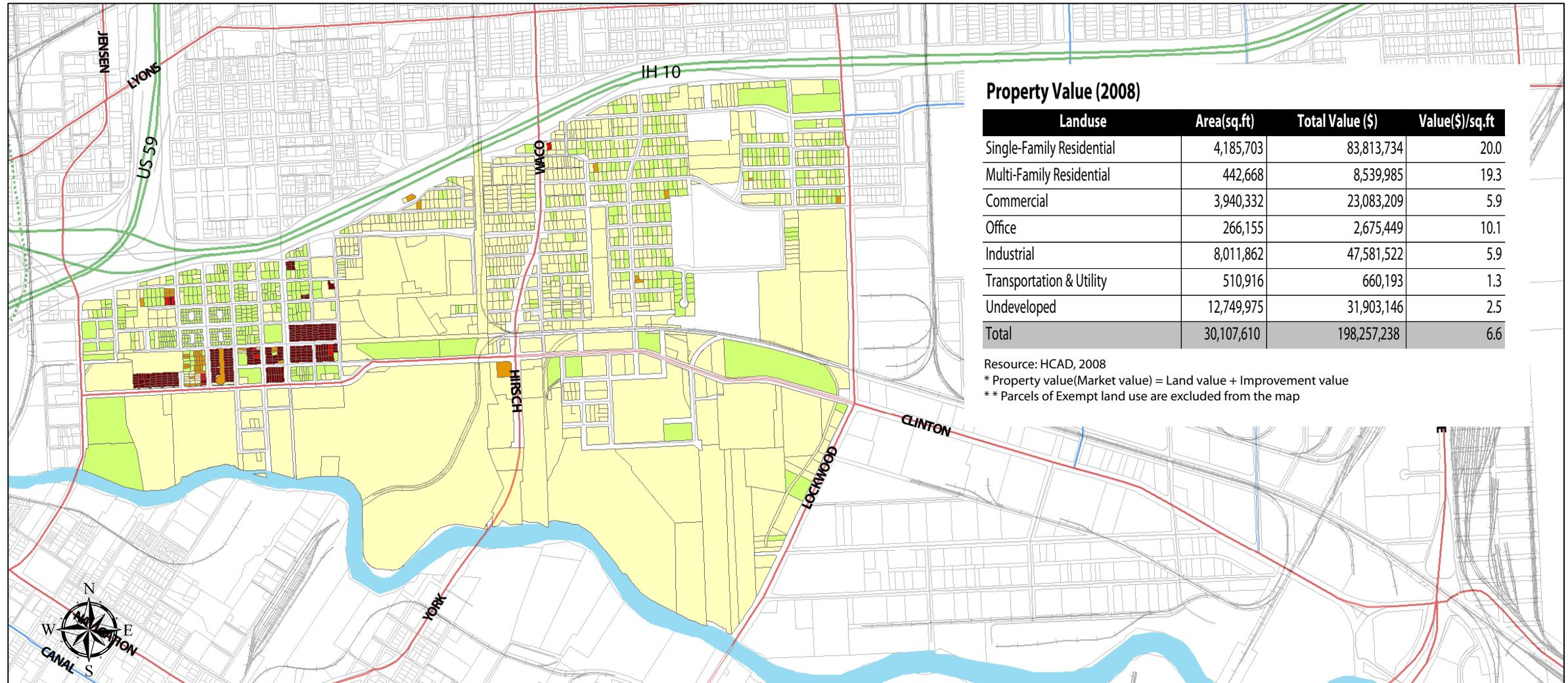
# MANAGEMENT DISTRICT / TIRZ



Planning & Development Department, City of Houston

# PROPERTY VALUE (2008)

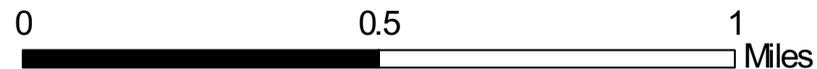
Property Value (\$ / sq.ft) (Land + Improvement value)



**Property Value (2008)**

Landuse	Area(sq.ft)	Total Value (\$)	Value(\$)/sq.ft
Single-Family Residential	4,185,703	83,813,734	20.0
Multi-Family Residential	442,668	8,539,985	19.3
Commercial	3,940,332	23,083,209	5.9
Office	266,155	2,675,449	10.1
Industrial	8,011,862	47,581,522	5.9
Transportation & Utility	510,916	660,193	1.3
Undeveloped	12,749,975	31,903,146	2.5
<b>Total</b>	<b>30,107,610</b>	<b>198,257,238</b>	<b>6.6</b>

Resource: HCAD, 2008  
 \* Property value(Market value) = Land value + Improvement value  
 \*\* Parcels of Exempt land use are excluded from the map



Planning & Development Department, City of Houston



## Lower Fifth Ward - Development Activity

# PLATTING, PERMITTING & CONSTRUCTION ACTIVITIES

Within the last several years, there has been good, solid platting and permitting activity. Both are development indicators. Platting reveals the proposed development's intended land use, which until the plat is recorded can be modified or updated. Plats are valid for up to two years from the submittal date and can be extended for an additional year; and therefore are not a strong and solid indication of when actual development will occur. On the other hand, the building permitting activity is a better indicator because it begins the actual construction process and usually results in a completed structure within one year from the permit date. Of course, the best indicator of development is the level, type and rate of construction actually occurring within a given area...that which is actually being built.

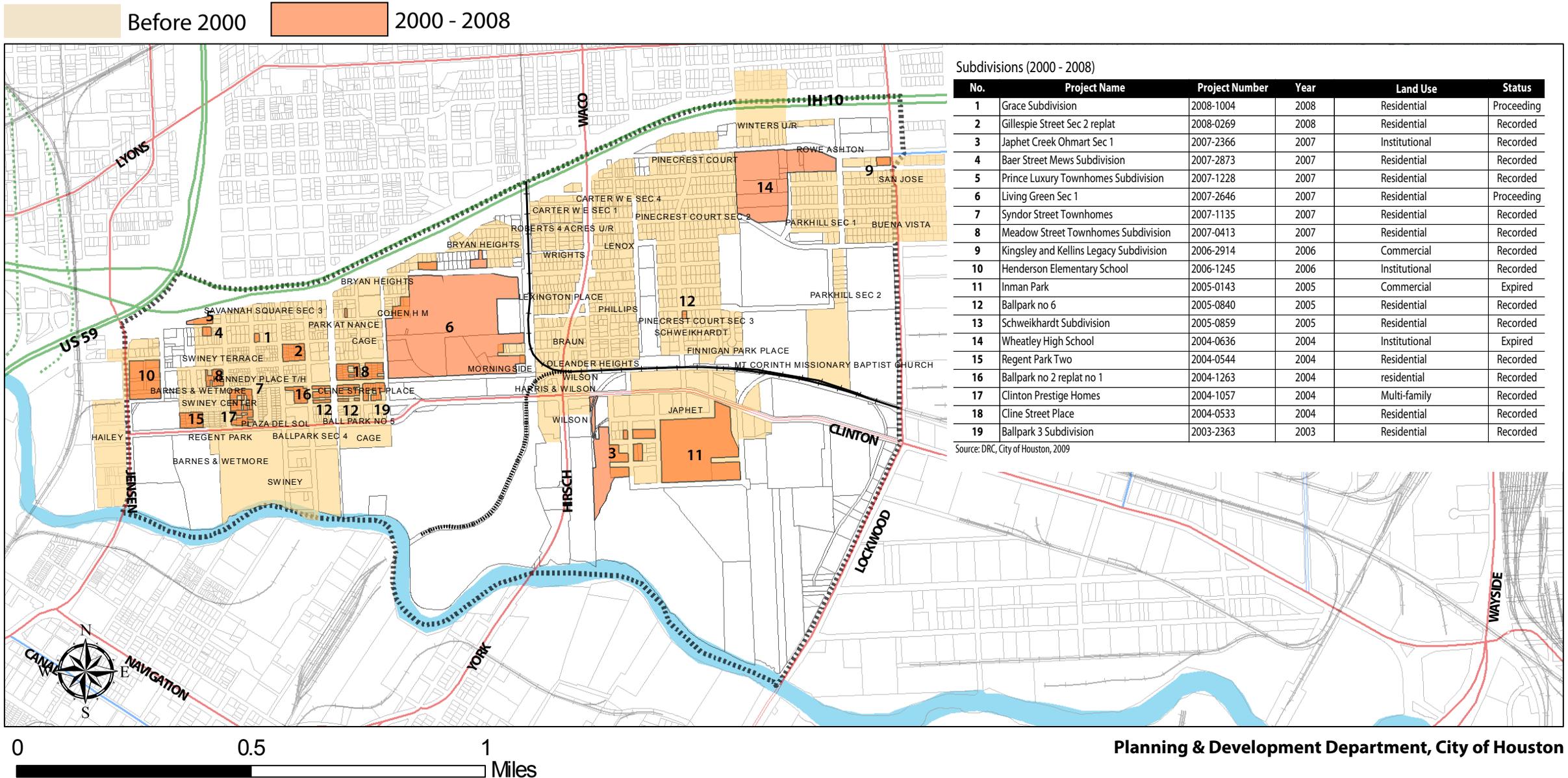
Between 2000 and 2008 the platting activity within the Lower Fifth Ward was quite varied and included a large residential development on what was previously an industrial site (Living Green Section 1). Additionally, plats were submitted for an elementary school (Henderson Elementary), a relatively large commercial development (Inman Park), Clinton Prestige Homes, a multi-family unit and the expansion of Japhet subdivision, a Houston Press 2004 "Best Hidden Neighborhood", among others. The diversity of the plats suggests that type and scope of future development activity is market driven and will only enhance the current status of the community.

The number of permits issued for new construction of both single-family and multi-family residential units has varied since 2004, with much of the activity occurring between 2005 and 2006. During that period, 157 single family and 4 multi-family permits were issued. In 2007, there was substantial demolition activity, which is a sign for new development and redevelopment in that demolitions make way for new construction. Much of the permitting activity is concentrated in the west and northeast sectors of the community.

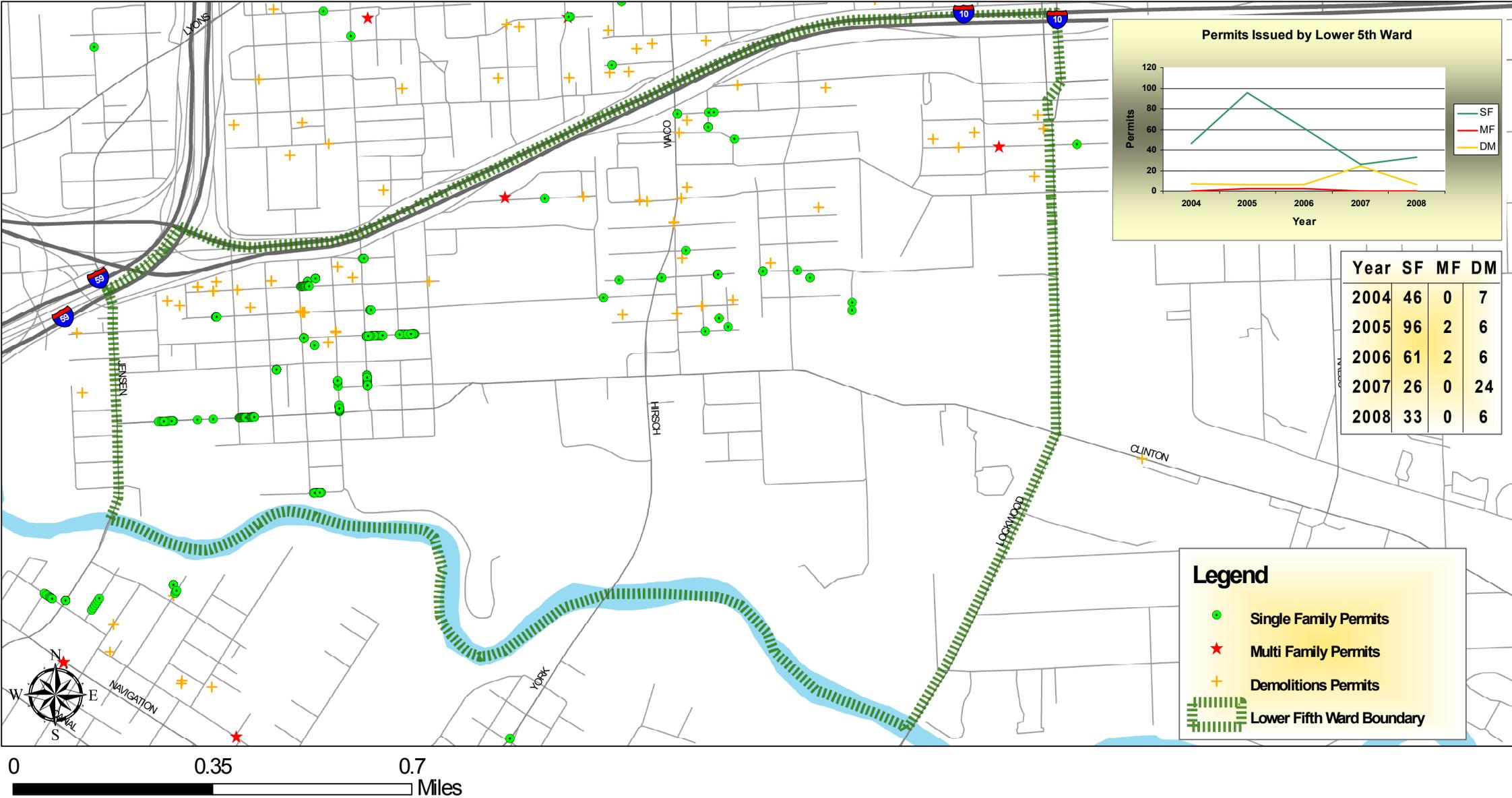
Construction projects are ongoing in this area. Since the year 2000, more than 100 residential properties have been developed. The trend in the Lower Fifth Ward for new homebuyers demonstrates household incomes in excess of \$80,000. Given that trend, the buying power in this community has increased which sets a positive tone for redevelopment.

Given the various stages of development from permitting to complete constructions, the growth outlook for the Lower Fifth Ward community is encouraging. While many projects have been completed, the platting and permitting activity suggests that there is still opportunity for more development in the residential sector.

# SUBDIVISION PLATS



# BUILDING PERMITS (2004 - 2008)





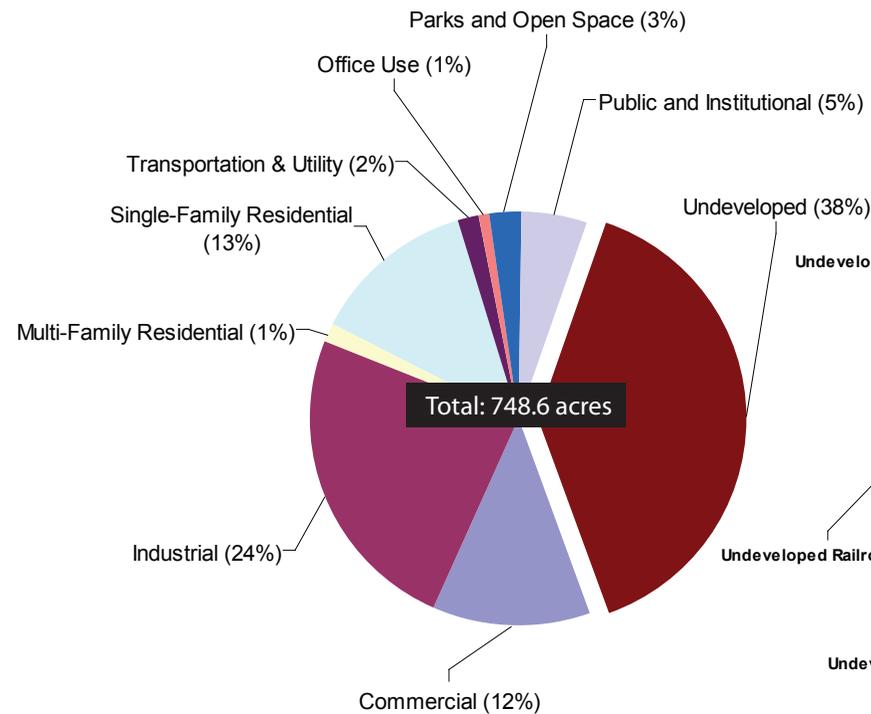
## Lower Fifth Ward - Land Use Mix

# LAND USE SUMMARY

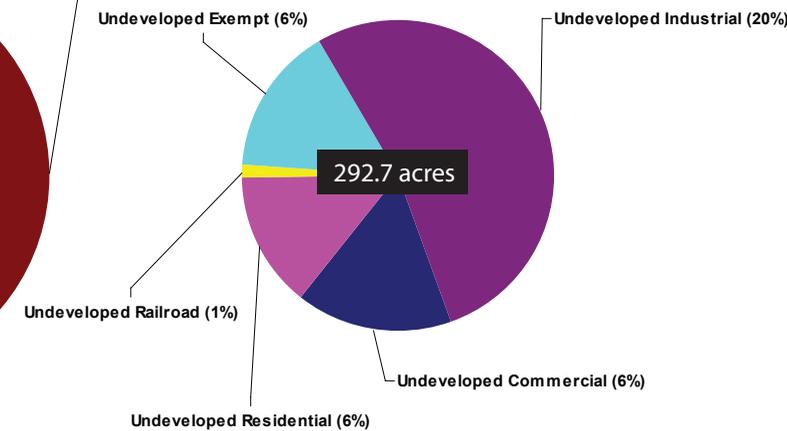
The Lower Fifth Ward was substantially industrial for many years but recent redevelopment initiatives have included residential and commercial development. According to the 2008 Harris County Appraisal District (HCAD) and City of Houston GIS (COHGIS) Enterprise, approximately 25% of the Lower Fifth Ward reflects residential and commercial, while another 38% is undeveloped land, which could be a favorable factor for future development opportunities.

The Land Use Map shown on page 22 reflects those sites that have been identified as undeveloped by HCAD. Further, the Undeveloped Sites Map highlights the large undeveloped sites that are between 3.5 and 11+ acres and that have good access to major thoroughfares and freeways. Illustrated on this map are parcels 7, 8, 10, and 11 which comprise an area of approximately 35 acres that has been recently cleared for development. Platting information suggests future residential development on this site.

**FIGURE 6: Existing Land Use**



**FIGURE 7: Undeveloped Land**



Source: Harris County Appraisal District, 2009  
City of Houston COH GIS, 2009

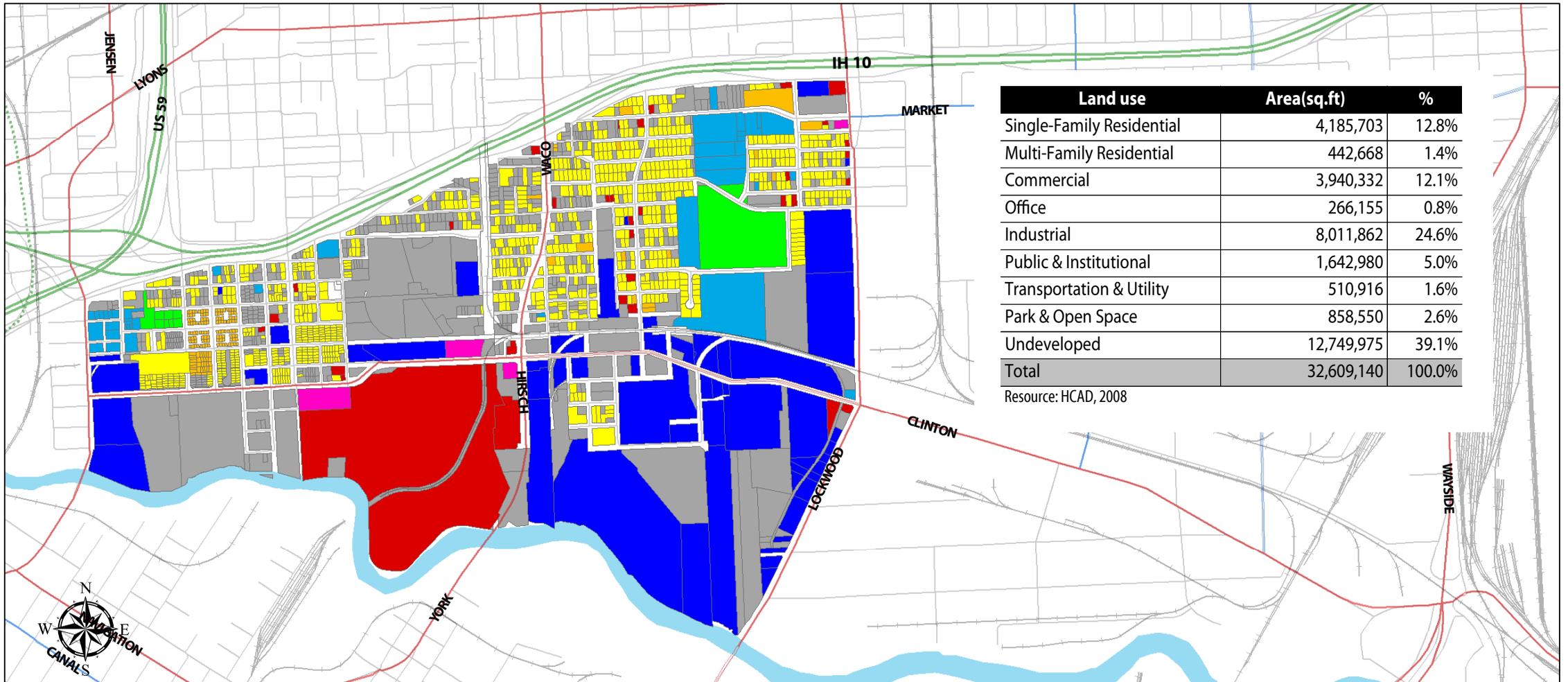
**TABLE 3: Land Use**

Land Use	Acre	%
Commercial	90.5	12%
Industrial	183.9	25%
Multi-Family Residential	10.2	1%
Single-Family Residential	96.1	13%
Transportation & Utility	11.7	2%
Office Use	6.1	1%
Parks and Open Space	19.7	3%
Public and Institutional	37.7	5%
Undeveloped	292.7	39%
<b>Total</b>	<b>748.6</b>	<b>100%</b>

**TABLE 4: Undeveloped Land**

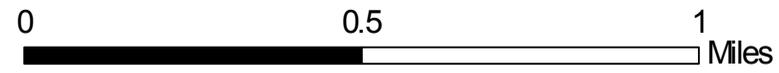
UNDEVELOPED: Detail of 292.7 acres	Acre	%
Commercial	47.1	16%
Residential	41.4	14%
Railroad	4.0	1%
Exempt	45.6	16%
Industrial	154.5	53%
<b>Total</b>	<b>292.7</b>	<b>100%</b>

# LAND USE (2008)



Land use	Area(sq.ft)	%
Single-Family Residential	4,185,703	12.8%
Multi-Family Residential	442,668	1.4%
Commercial	3,940,332	12.1%
Office	266,155	0.8%
Industrial	8,011,862	24.6%
Public & Institutional	1,642,980	5.0%
Transportation & Utility	510,916	1.6%
Park & Open Space	858,550	2.6%
Undeveloped	12,749,975	39.1%
<b>Total</b>	<b>32,609,140</b>	<b>100.0%</b>

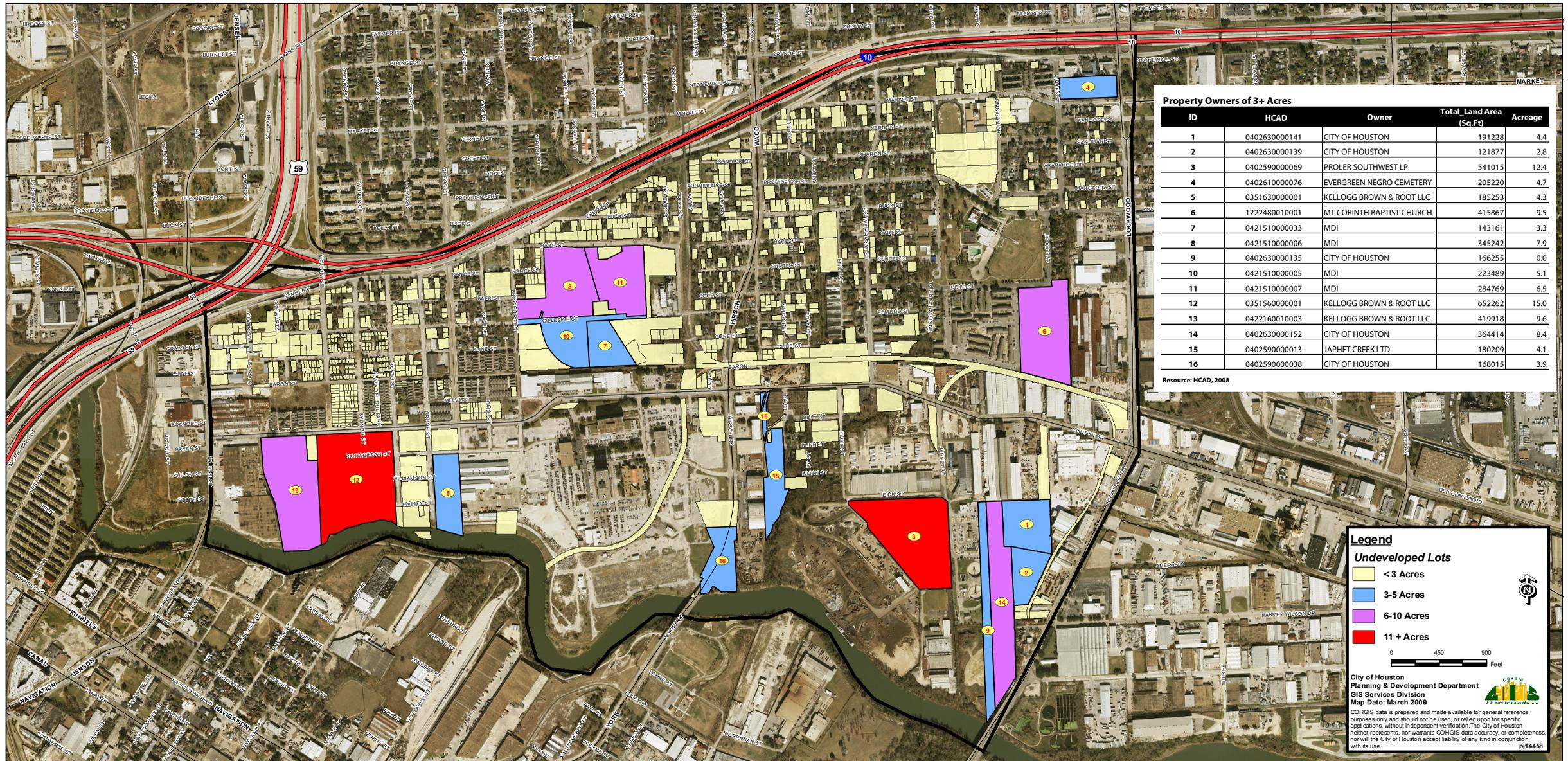
Resource: HCAD, 2008



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# UNDEVELOPED LAND (2008)



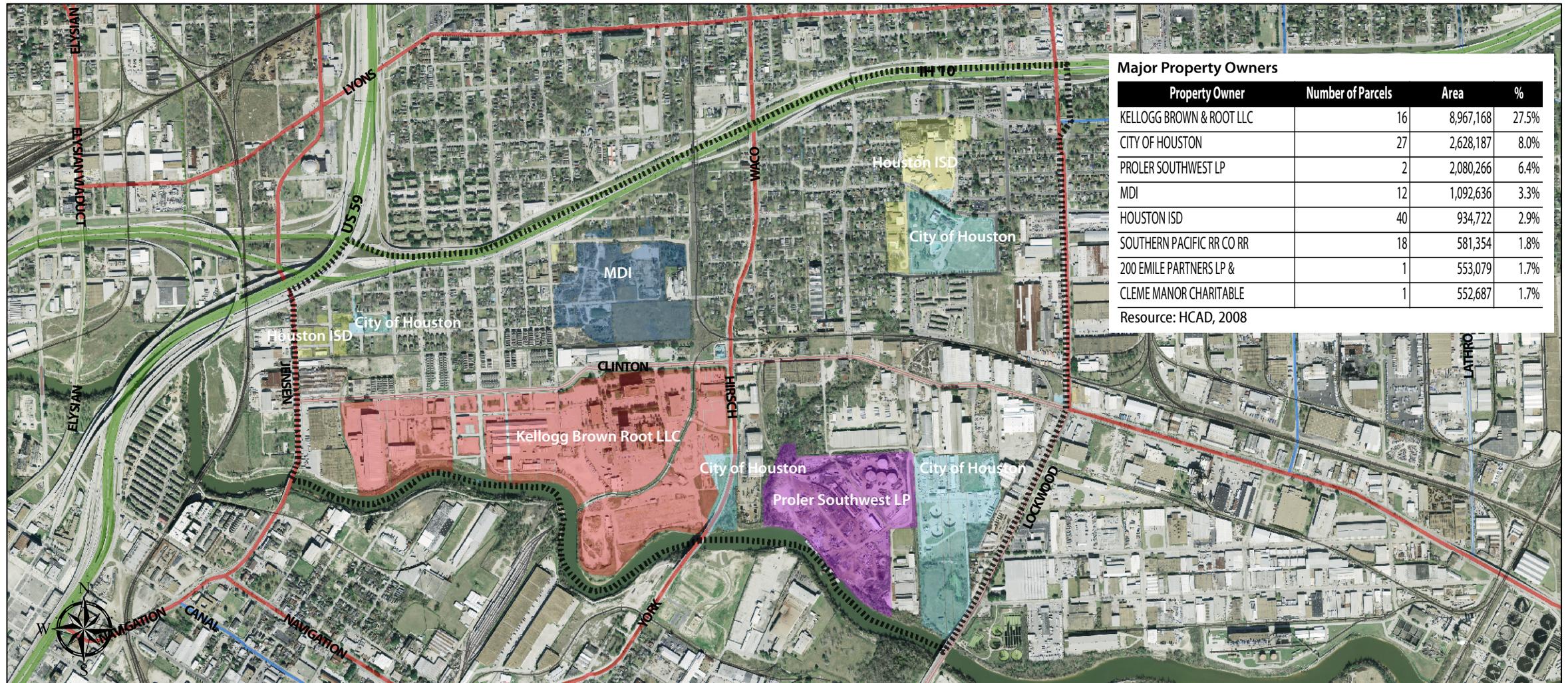
Note: The property owned by KBR (south of parcels 10 and 7 to Buffalo Bayou) is part undeveloped with some office use.



## Lower Fifth Ward - Business Mix

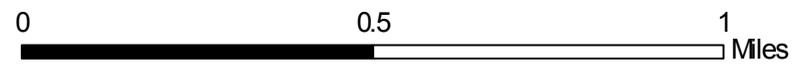
# MAJOR PROPERTY OWNERS

 Lower Fifth Ward



Major Property Owners			
Property Owner	Number of Parcels	Area	%
KELLOGG BROWN & ROOT LLC	16	8,967,168	27.5%
CITY OF HOUSTON	27	2,628,187	8.0%
PROLER SOUTHWEST LP	2	2,080,266	6.4%
MDI	12	1,092,636	3.3%
HOUSTON ISD	40	934,722	2.9%
SOUTHERN PACIFIC RR CO RR	18	581,354	1.8%
200 EMILE PARTNERS LP &	1	553,079	1.7%
CLEME MANOR CHARITABLE	1	552,687	1.7%

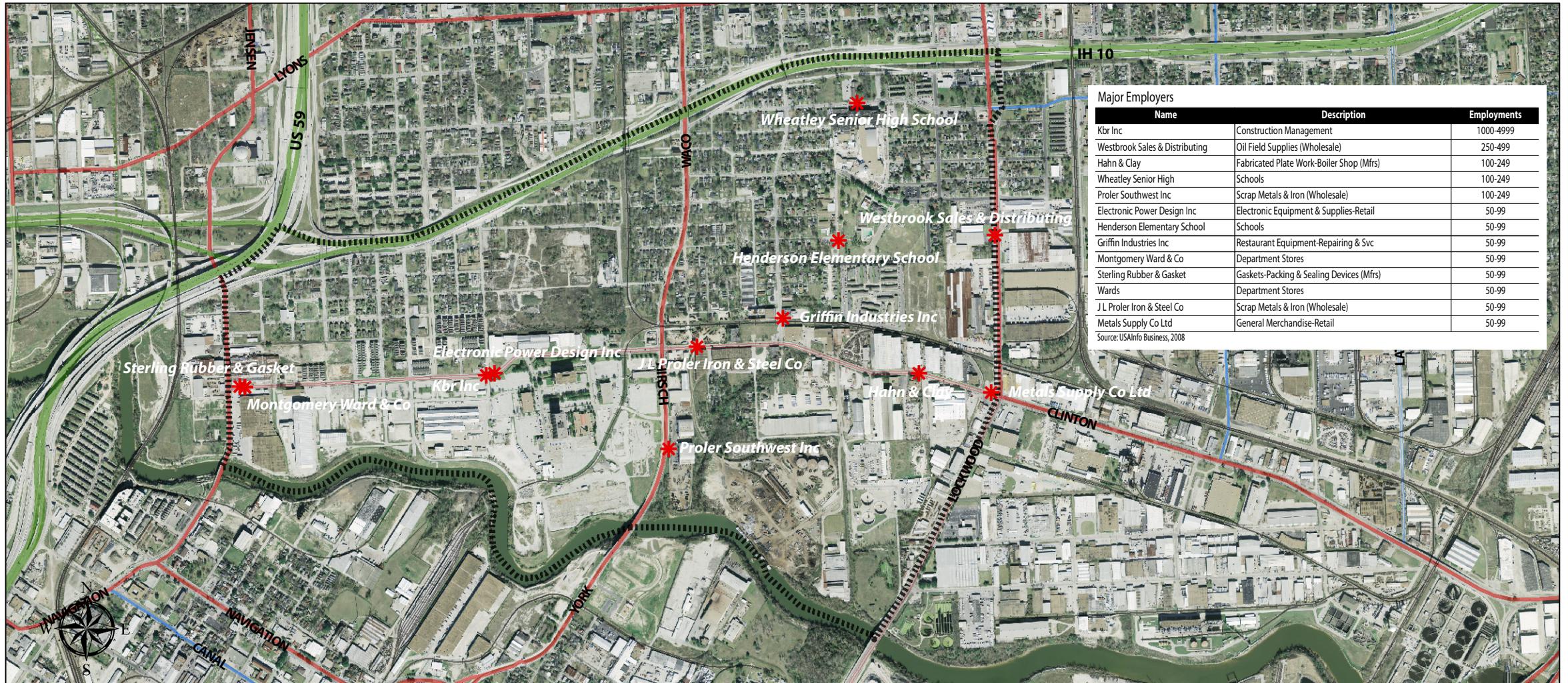
Resource: HCAD, 2008



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# MAJOR EMPLOYERS

 Lower Fifth Ward  Major Employer



Major Employers		
Name	Description	Employments
Kbr Inc	Construction Management	1000-4999
Westbrook Sales & Distributing	Oil Field Supplies (Wholesale)	250-499
Hahn & Clay	Fabricated Plate Work-Boiler Shop (Mfrs)	100-249
Wheatley Senior High	Schools	100-249
Proler Southwest Inc	Scrap Metals & Iron (Wholesale)	100-249
Electronic Power Design Inc	Electronic Equipment & Supplies-Retail	50-99
Henderson Elementary School	Schools	50-99
Griffin Industries Inc	Restaurant Equipment-Repairing & Svc	50-99
Montgomery Ward & Co	Department Stores	50-99
Sterling Rubber & Gasket	Gaskets-Packing & Sealing Devices (Mfrs)	50-99
Wards	Department Stores	50-99
J L Proler Iron & Steel Co	Scrap Metals & Iron (Wholesale)	50-99
Metals Supply Co Ltd	General Merchandise-Retail	50-99

Source: USAInfo Business, 2008

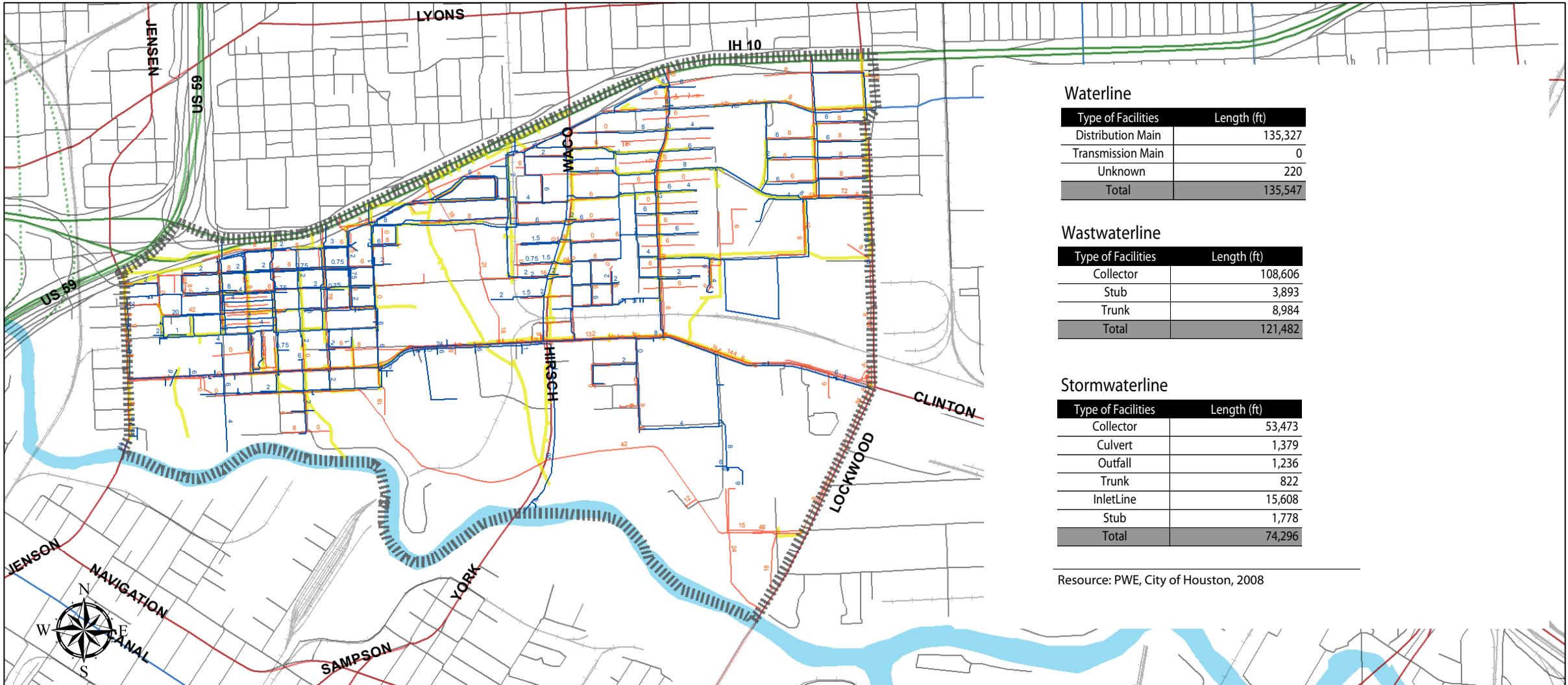
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## Lower Fifth Ward - Infrastructure & Transportation

# UNDERGROUND UTILITIES

— Waterline   
 — Waste waterline   
 — Storm waterline (Line Diameter In)



### Waterline

Type of Facilities	Length (ft)
Distribution Main	135,327
Transmission Main	0
Unknown	220
<b>Total</b>	<b>135,547</b>

### Wastewaterline

Type of Facilities	Length (ft)
Collector	108,606
Stub	3,893
Trunk	8,984
<b>Total</b>	<b>121,482</b>

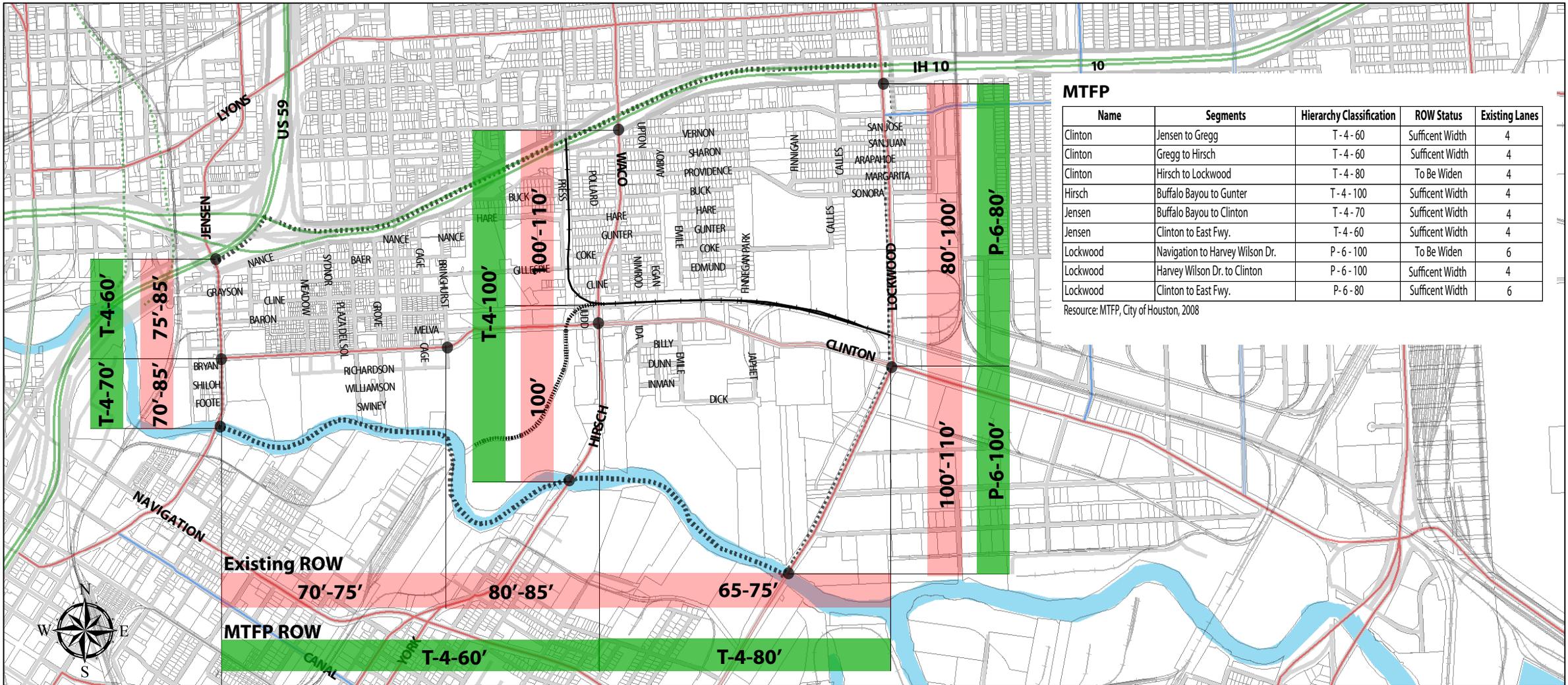
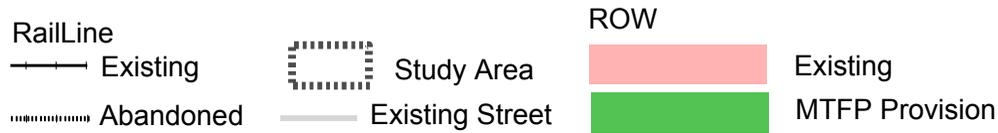
### Stormwaterline

Type of Facilities	Length (ft)
Collector	53,473
Culvert	1,379
Outfall	1,236
Trunk	822
InletLine	15,608
Stub	1,778
<b>Total</b>	<b>74,296</b>

Resource: PWE, City of Houston, 2008



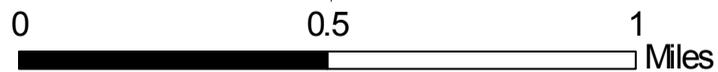
# MAJOR THOROUGHFARE & FREEWAY PLAN



**MTFP**

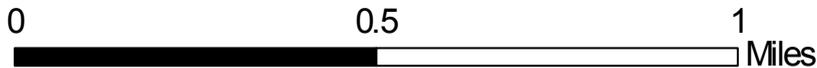
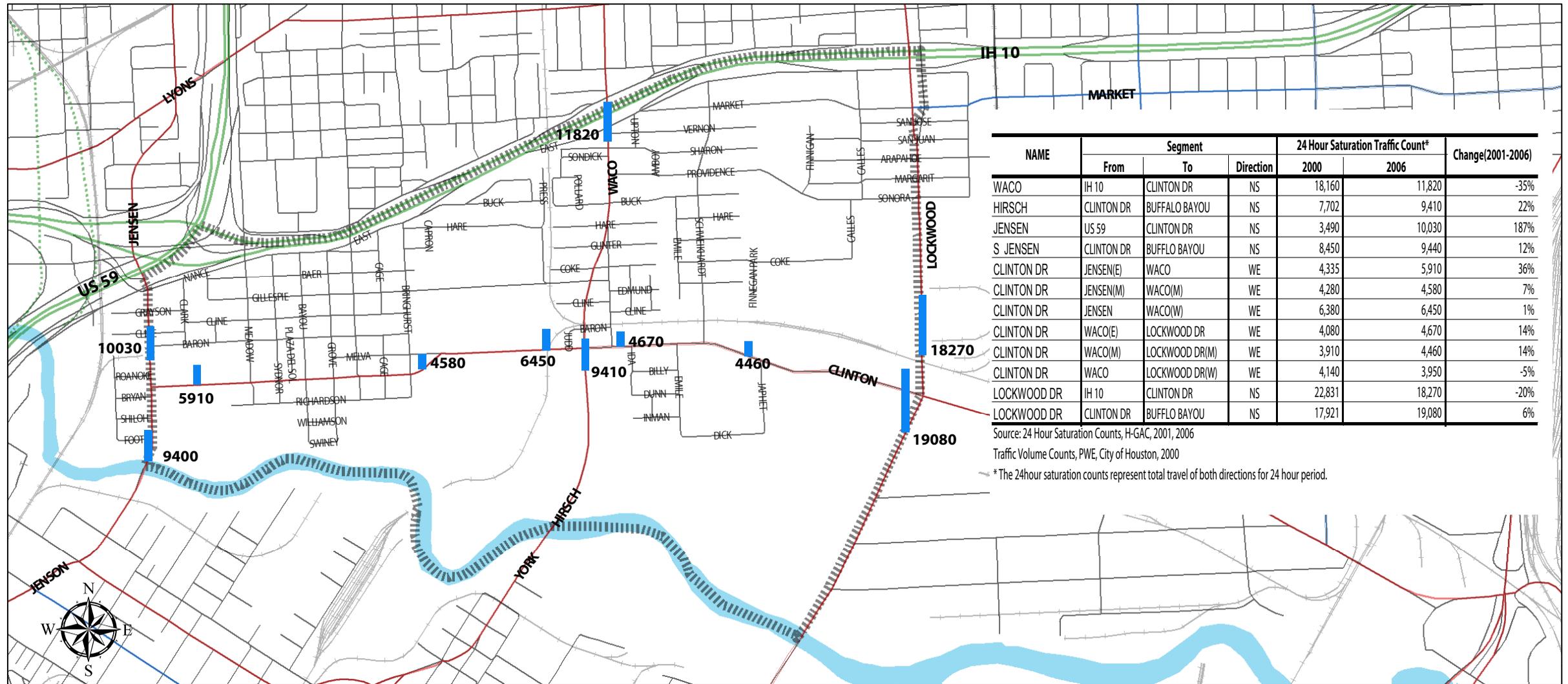
Name	Segments	Hierarchy Classification	ROW Status	Existing Lanes
Clinton	Jensen to Gregg	T - 4 - 60	Sufficient Width	4
Clinton	Gregg to Hirsch	T - 4 - 60	Sufficient Width	4
Clinton	Hirsch to Lockwood	T - 4 - 80	To Be Widen	4
Hirsch	Buffalo Bayou to Gunter	T - 4 - 100	Sufficient Width	4
Jensen	Buffalo Bayou to Clinton	T - 4 - 70	Sufficient Width	4
Jensen	Clinton to East Fwy.	T - 4 - 60	Sufficient Width	4
Lockwood	Navigation to Harvey Wilson Dr.	P - 6 - 100	To Be Widen	6
Lockwood	Harvey Wilson Dr. to Clinton	P - 6 - 100	Sufficient Width	4
Lockwood	Clinton to East Fwy.	P - 6 - 80	Sufficient Width	6

Resource: MTFP, City of Houston, 2008

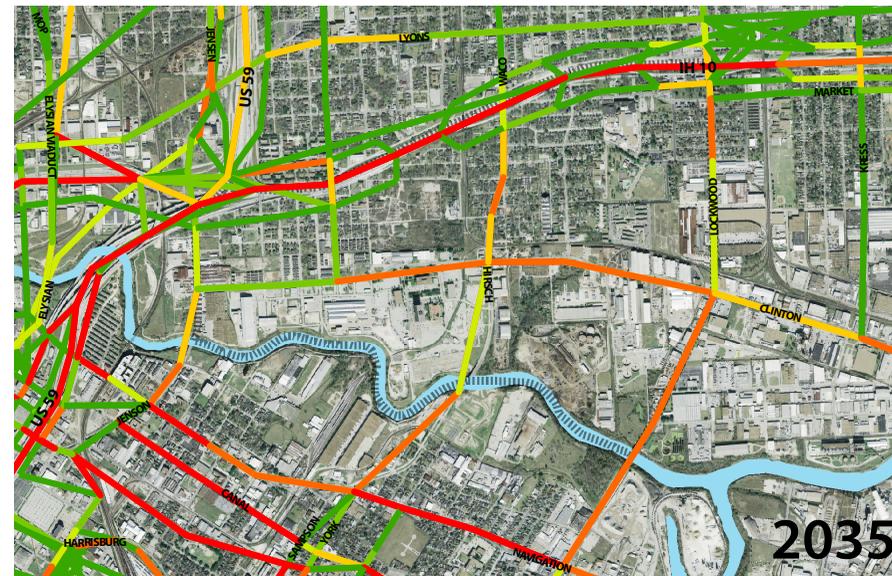
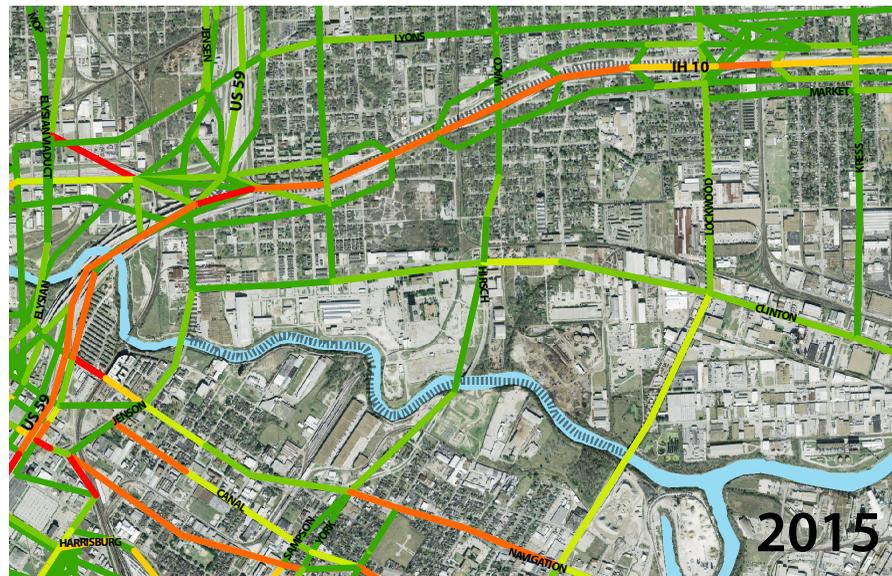
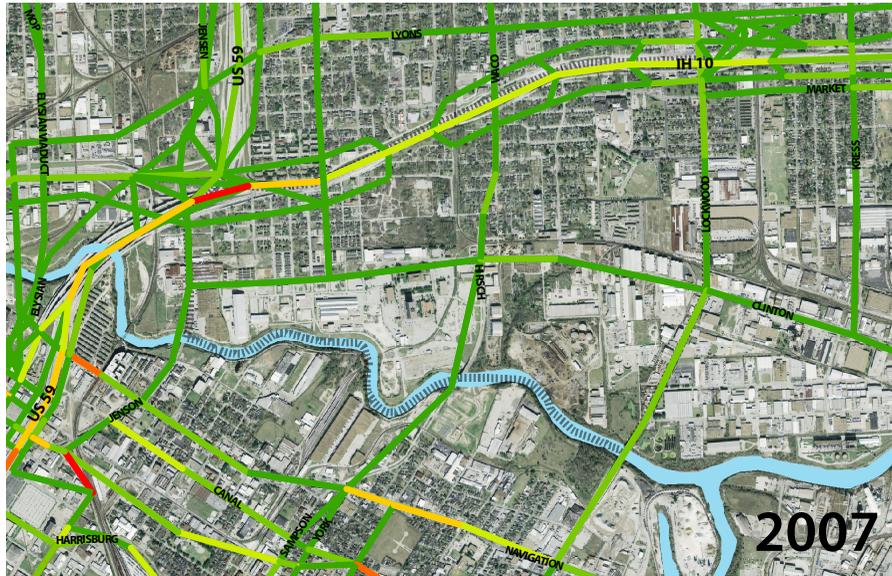


# TRAFFIC COUNT (2001 - 2006)

2006



# TRAFFIC FORECASTING (2007 - 2035)



The level of service represented in variants of green suggests that the existing street infrastructure is adequate to support the area's mobility demand. However, as the mobility patterns become more intense, moving towards red, traffic issues such as congestion and inadequate street infrastructure becomes a factor for future development.

## Level of Service

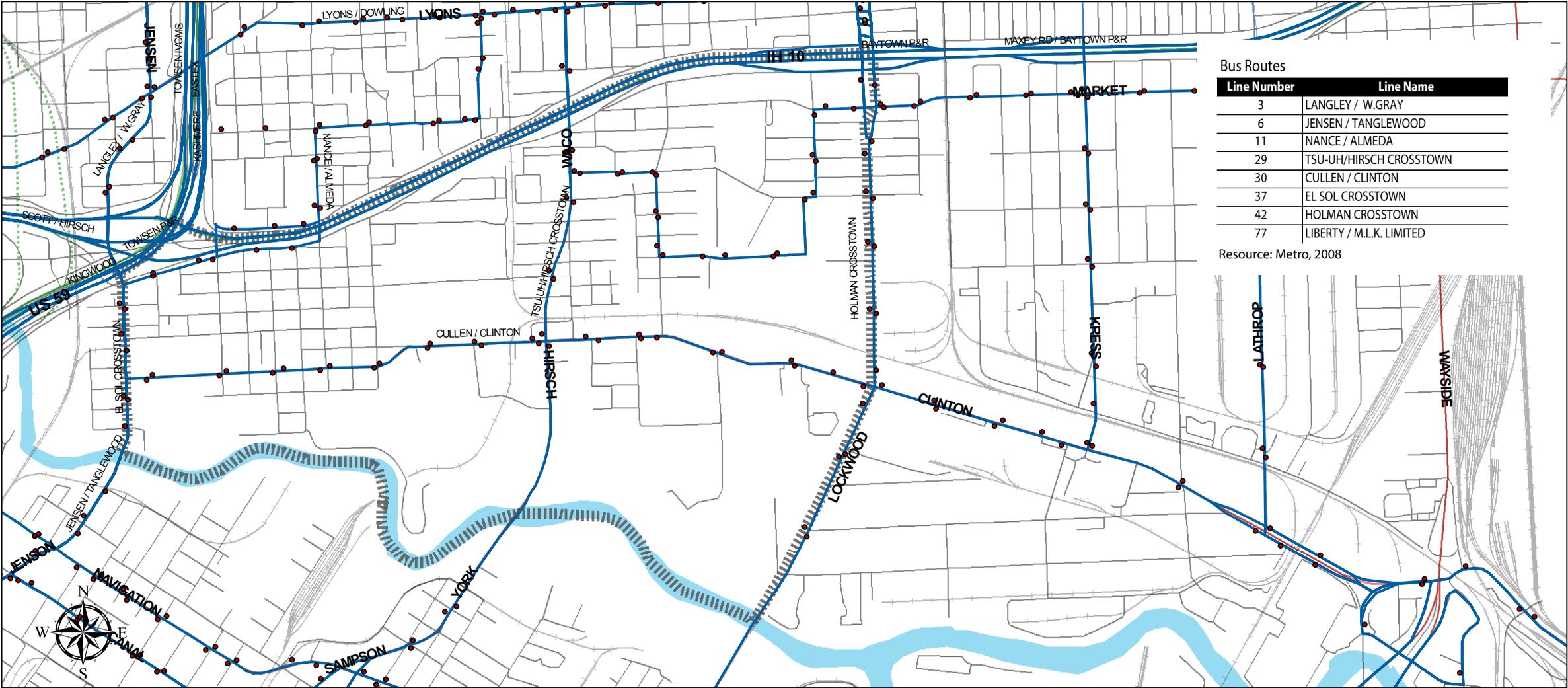
- A
- B
- C
- D
- E
- F

Resource: CUBE Travel Demand Model (City Mobility Planning, 2009)

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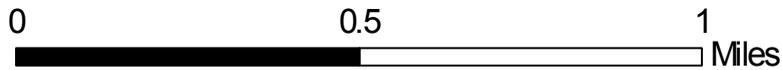
# PUBLIC TRANSIT (METRO BUS SERVICE)

• Metro Bus Stops — Metro Bus Routes



Line Number	Line Name
3	LANGLEY / W.GRAY
6	JENSEN / TANGLEWOOD
11	NANCE / ALMEDA
29	TSU-UH/HIRSCH CROSSTOWN
30	CULLEN / CLINTON
37	EL SOL CROSSTOWN
42	HOLMAN CROSSTOWN
77	LIBERTY / M.L.K. LIMITED

Resource: Metro, 2008



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