

# Notes: Stakeholder Visioning Workshop I

Midtown Cap Park

## Excited About...

- Culture
- Proximity to SE Houston
- Transit-oriented development
- Opportunities for development
- The fact that road builders learned that elevated freeways are a thing of the past
- Houston's forward thinking
- Potential jobs
- Area's transformation
- Intersection of neighborhoods
- Intersection of public/ private partnerships
- Opportunities for the Innovation District
- Chance to transform "bad situations" just as Discovery Green did
- Transit connections
- Opportunity to accelerate redevelopment of the area
- Opportunity to do something aspirational
- Opportunity to create a walkable place
- Potential for active space
- Anchor to neighborhood
- Opportunity for collaborative partnerships
- Opportunity for affordable workforce housing
- Benefits to community
- Timing
- Potential to be a developer for affordable housing
- Opportunity to find the most appropriate solution for the area

## Concerned About...

- Setting up a plan that allows for more in the future
- Maintaining north/ south connections
- The transition
- Homeless people
- Impact on people in the area
- Displacement
- Equity
- Housing at all price points
- Acknowledging and embracing existing character and culture
- Must be programmed – not just iconic
- Protect future possibilities for multi-modal opportunities
- Can't do it quickly enough
- Have to do excellent job of planning
- Aggressive schedule – make sure we get it right
- Miss long-term improvements due to fear of lack of money
- Maintenance going forward

# Small Group Activity Responses

Table #1

(Facilitator: Natalia)

## Who will use the open space?

- Creative class
- Day & night
- Residents (functional) and visitors (regional attraction, hub, transit)

## How do you see the area changing in the future?

- All types of development viable
- Money from the Innovation District will attract investment
- Park will be a development catalyst for:
  - Public agency to build affordable housing
  - Transit-oriented development – multimodal
- Tech company investment “Silicon Bayou”
- Transition from oil/gas economy
- Grow our own creative class
- Mitigate displacement
- Housing at all price points

## What type of urban space is appropriate?

- Must be an active open space
- Flexible planning for multiple scenarios, but all active
- John Sibley Butler “Austin Model”
- Innovation Wheel
- Future is in Tech
- Successful parks = successful edges

## What amenities/ features are in the open space?

- Live/ work
- Mixed use
- Classroom
- Light manufacturing/ robotics
- Maker space
- Density at one of the transit lines
- Equitable situation for students and young entrepreneurs

Table #2  
(Facilitator: Lauren)

#### Diverse Users

- Existing neighbors, business employees, transit users

#### Density toward transit hub and openness

- Transit hub serving as center of rail, bus, bike, and ped
- Wayfinding opportunity at transit hub
  - "½ mile to Discovery Green", "1 mile to Hermann Park"

#### Programmed events that attract other residents

#### Creating identity amongst the mix of varying land uses

#### Tech/innovation hub

- Outdoor shaded "resting", "thinking" areas for innovation center

#### Important intersection/crossroads at Caroline and Wheeler

- Could serve as major connection between the denser transit hub and the softer streets such as Austin and La Branch

#### Elevated transit?

- Elevate the Red Line, but then aren't we recreating what already exists with the highway?

#### Future of transit? Uber, Lyft, other rideshare, autonomous vehicles

*Table #3*  
*(Facilitator: Velyjha)*

The US Vets housing facilities, plans of the Innovation District and the nearby Metro rail line were primary considerations brought up during the group's conversations and it influenced the group's ideas about the open space. Recognizing those areas assisted the group in identifying users of the open space as well as recommended features and amenities.

### Who will use the open space?

- Everyone
- Local residents
- Commuters taking light rail
- Vets (in nearby housing units)

### How do you see the area changing in the future?

Addition of:

- Grocery stores
- Food options
- Community gardens
- Transit-oriented development
- Workforce housing

### What type of urban space is appropriate?

- Space with varying heights; dimensions
- Terraces

### What amenities/ features are in the open space?

- Dog park
- Café

*Table #4*  
*(Facilitator: Wu)*

Biggest issue was the intersection of Wheeler and Main as it intersects light rail and bus route in addition to vehicle, pedestrian and cyclist traffic. Signal timing and more innovative ways need to be considered in order to tackle this location.

### Who will use the open space?

- Regional destination
- Multiple community

### How do you see the area changing in the future?

- Mixed use development
- Transit oriented development
- Multi-modal node
- Interactive with existing facility and amenities
- Smart parking strategy
- Grade separation for Wheeler and Main

### What type of urban space is appropriate?

- Conservancy
- Dog Park

### What amenities/ features are in the open space?

- Playground
- Public gathering place
- Art, cultural plaza
- Dog park
- Work-place balance place

Table #5  
(Facilitator: Melissa)

### Who will use the open space?

- Neighborhood residents
- Those taking transit
- Visitors to Museum District and Innovation District (to be created)
- Visitors to the place

### How do you see the area changing in the future?

- Housing. A Veteran's project will open nearby. Lots of opportunities for mixed-income housing
- Innovation District will be established. The hub will serve as an anchor for the area.
- Commercial development and mixed use with ground floor retail and housing on top.

### What type of urban space is appropriate? & What amenities/ features are in the open space?

- Lunch spots, places for people to get a glass of wine and relax after work
- Leisure activities: hanging out, kick a ball around in open space, etc.
- Food truck court
- New grocery store at Fiesta location
- Water feature as a play feature
- TOD on a small-scale. Scale of any buildings should be mid-rise
- Generally passive open space uses.