

MEMORIAL SUPER NEIGHBORHOOD COUNCIL

815 Elk Run Circle
Houston, Texas 77079

March 15, 2013

Mr. Alan Clark
Transportation Director
Houston-Galveston Area Council
3555 Timmons Lane
Houston, TX 77027

Dear Mr. Clark:

The Memorial Super Neighborhood strongly supports the Memorial Drive reconstruction project sponsored by the City of Houston for the 2013-2016 Transportation Improvement Program (TIP). As a community, we have done all we could to participate in and support the process long before the TIP call for projects began.

Our community is located along Memorial Drive between the Memorial Villages and SH 6. This area encompasses Memorial City and the Energy Corridor. Memorial Drive is the heart of this community and runs parallel to the Katy Freeway from SH 6 to downtown. Every day Memorial Drive functions as an alternate to and reliever for the Katy Freeway. In fact, it is our only alternate to the Katy Freeway.

Today, during the morning and evening rush hours, it is not uncommon to wait through numerous traffic signal cycles to cross any of the intersections in the project area, which is between Kirkwood and Eldridge. Attached is a listing of new commercial development that will add millions of square feet of office space within the corridor. The overwhelming majority of those new offices will be occupied by people who drive to work and may also go to lunch or run errands at the shops along Memorial Drive. Without reconstruction, the new commercial development will only add to the existing delays along Memorial Drive. And it is not just neighborhoods, retail and office space. The reconstruction area includes five public schools from elementary through high school. As reported by the Houston Business Journal, our area is the fastest growing submarket in the region.

The Memorial Super Neighborhood has worked closely with the City of Houston over the last two years in the design of the Memorial Drive reconstruction project.

- Residents requested a bike lane and sidewalks. They were added.
- Residents requested medians for safe pedestrian crossings and safer turning movements. They were added.

- Residents balked at additional lanes that would further bisect the community. Public Works and Engineering replaced them with right and left turn lanes that consultants indicate will provide comparable travel time benefits.

We believe there is significant regional benefit to the Memorial Drive reconstruction and the City of Houston has shown it.

- Memorial Drive is the closest alternative to the Katy Freeway and travel times will be improved with new turn lanes.
- Memorial Drive is a connector between two rapidly growing regional business activity centers: Memorial City and the Energy Corridor. Buses connecting the two as well as commuters and customers will benefit from the improved travel times from turn lanes and access management.
- Memorial Drive medians will reduce accidents and provide a quantifiable savings in property damage and injury.
- Memorial Drive sidewalks and bike lanes will provide alternatives to driving for local trips, which will reduce congestion and emissions. Both are quantifiable.

In H-GAC terms, Memorial Drive reconstruction is a Livable Centers improvement. It is certainly a "Complete Street" in the minds of community members. This is the type of development that is being encouraged by urban planners. It is also regionally significant given its role as an alternative to the Katy Freeway and connector of two fast-growing activity centers. Memorial Drive reconstruction should be funded in the 2013-2016 TIP.

Regards,

By:



Gregory J. Sergesketter
President

Memorial Drive Area Growth – updated March 12, 2013

The Energy Corridor - current commercial projects underway are expected to bring 11,250 employees to the area in 2013.

Under Construction – Office Space

Building Name	SF	Delivery	Energy Corridor/Memorial City
Westgate I	120,000	2Q13	EC
Westgate II	186,000	2Q13	EC
Energy Crossing II	321,000	3Q13	EC
Murphy Building	320,000	2Q13	MC
Energy Tower III	429,000	1Q14	EC
Energy Center III	546,000	4Q14	EC
Shell Woodcreek I	321,000	2Q14	EC
Shell Woodcreek II	336,000	2Q14	EC
Westgate III	225,000	2014	EC
West Memorial Place	650,000	2014 ?	EC
TOTAL	3,454,000		

Under Construction/Scheduled – Multifamily

Project Name	Units	Delivery	Energy Corridor/Memorial City
Wilcrest @ IH-10	360	4Q13	EC
Icon at City Centre	152	4Q13	MC
Broadstone Energy Corridor	320	3Q13	EC
Domain West	333	4Q14	EC
Domain (Memorial)	300	4Q14	EC
TOTAL	1,465		

HealthCare – Planned

UT MD Anderson Cancer Center	300,000	2017 Start	EC
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