

Located at the convergence of Houston's Theatre, Historic, and Warehouse districts, Artesano connects downtown's neighborhoods through economic and social diversity, environmental sustainability, and public space activation.

Challenges

Surrounded by I-45, I-10, railroad tracks, and Franklin Street, this site has been **isolated** from the rest of the city's fabric since the construction of the freeways.

Houston is one of the youngest, **fastest-growing**, and most diverse metropolitan areas in the nation. This diversity is not reflected in Houston's new developments or its corporate culture.

Located near distinct city districts along the Buffalo Bayou, this site lacks its own **identity** and does not embrace its **natural assets**.

Located in a **flood-prone** area, the site requires creative environmental responses to encourage private investment.

Strategies

Connect
By connecting Washington Avenue with Commerce Street, continuing the grid, tying the site to existing and future public transit, and integrating it with Buffalo Bayou, this project will benefit from its **strategic location** and its **connections** to its surroundings.

Diversify
By introducing a **light-industry and craftsmanship focus** to the site, while providing mixed-income residences, the project will stimulate **economic and social diversity**. Its program and spaces will appeal to entrepreneurs, artisans, and the creative class.

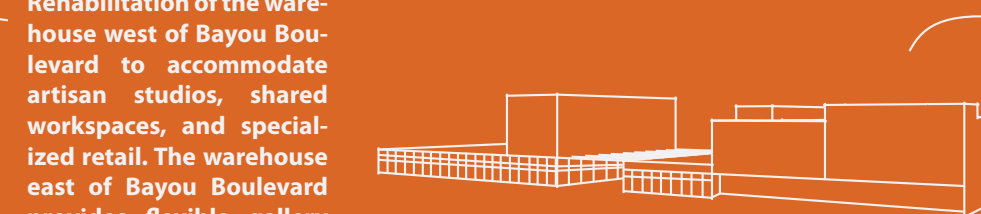
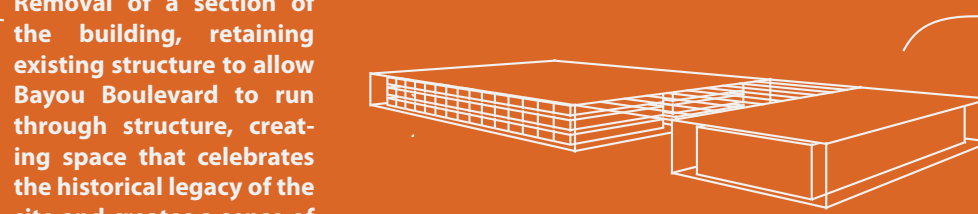
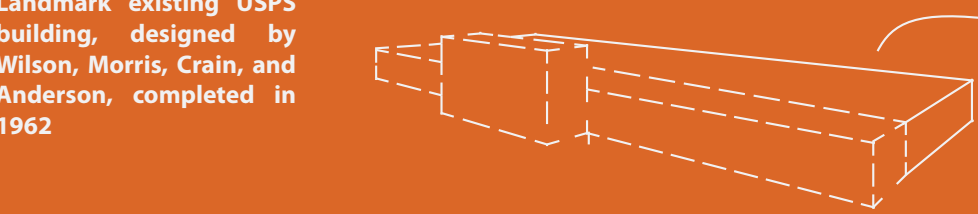
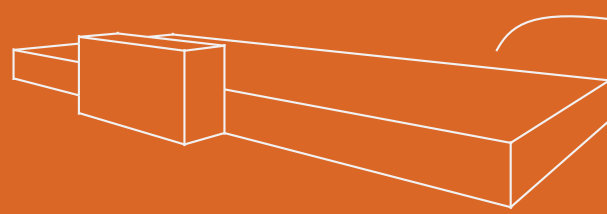
Activate
By rehabilitating the warehouse into a flexible space for light craft manufacturing, art production, cultural entertainment, and markets, this neighborhood will foster an **identity of creative energy**.

Through riverfront development and the purposeful location of programmed public space, Artesano **activates the waterfront**.

Sustain
By reusing a significant portion of the existing structure, and recycling the building and site materials, Artesano will reduce construction costs and **environmental impact** associated with new development.

By shedding the site's water runoff away from the bayou and creating a system for its reuse, Artesano will set the standard for innovative **stormwater** management and **water conservation** strategies in the city.

THE MAKING OF ARTESANO



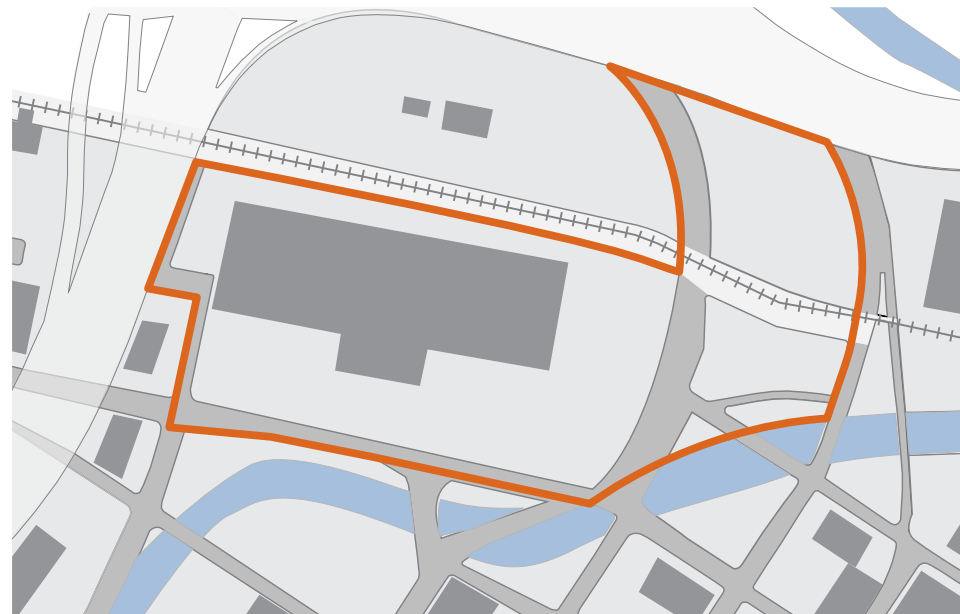
Master plan

1. Waterfront Park with ramping access to bike trails (VISION PLAN)
2. Smith Street Bridge Park
3. Cafes / Retail
4. Grocery Store
5. Bike Repair Shop
6. Business Incubator and Office Space
7. Artesano I Condos
8. Craftsman and Light Industrial Space
9. Craft Retail
10. Roof farming
11. Silver LEED-Certified SRO and Market Rate Rental Housing
12. Food Truck Bazaar
13. Open Public Space /sculpture park
14. Shaded Public Space
15. Washington Avenue Shopping
16. Cultural Center
17. Silver LEED-Certified SRO Housing
18. Affordable Artist Housing
19. Workforce Housing
20. Artesano II Condos
21. Boutique Eco-Hotel
22. Microbrewery
23. Flexible Office Space
24. Commerce Street Bridge
25. Artesano Commuter Rail Station
26. Market Rate Rental Housing
27. Proposed University of Houston/light rail pedestrian bridge (VISION PLAN)
28. Water management / Rain Garden Park
29. Proposed pedestrian bridge (VISION PLAN)
30. Franklin Street Linear Park
31. "Living walls" urban street art and skate park (VISION PLAN)
32. Amphitheater
33. Parking Deck



Phasing and Land Use

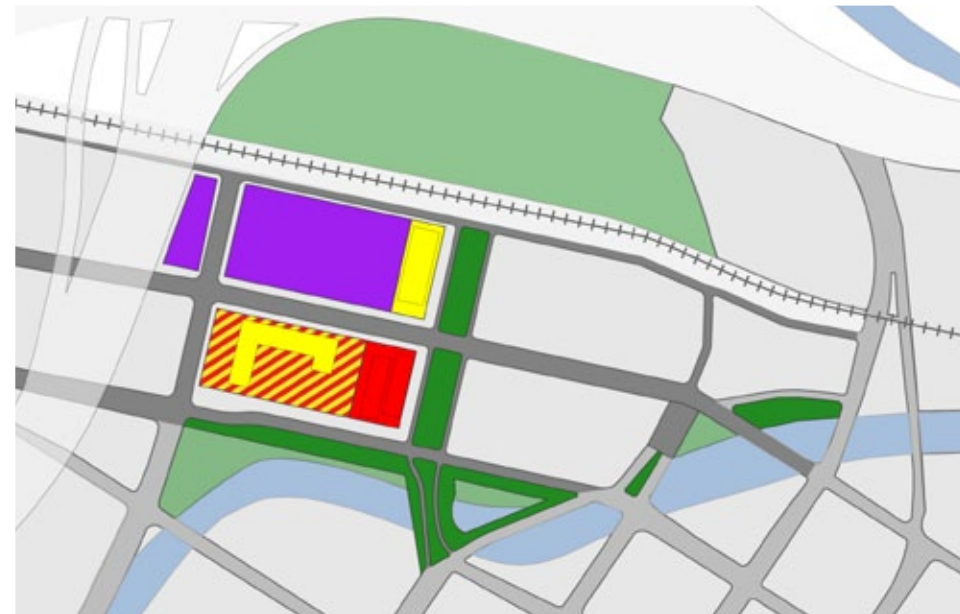
Existing



26.8 acres valued at \$27.1 million

- 1500 feet of waterfront of Buffalo Bayou
- 240,000 square feet of warehouse
- 60,000 square feet of office
- Over 800 parking spots

Phase 1



1.2 million SF > \$150 million

- Reuse of 1/3 of warehouse space.
- Infrastructure: 192,000 square feet of roads, new Commerce Bridge, and site utilities
- Green space development and storm water management systems
- 96,000 square foot transformation of warehouse space to The Market and Light Industry Hub
- 240,000 square feet of flexible office and business incubator space
- 60 SRO units, 140 market rate rental units, and 200 market rate for sale units
- 50,000 square feet of retail, including a grocery store
- 1,240 parking spots

Phase 2



1.26 million SF > \$133 million

- 100 affordable housing units, 100 SRO units, 100 market rate rental, 200 market rate for sale units
- 150 room boutique hotel
- 50,000 square feet of retail and restaurants
- Sidewalk and streetscape improvements
- 1563 parking spots

Phase 3



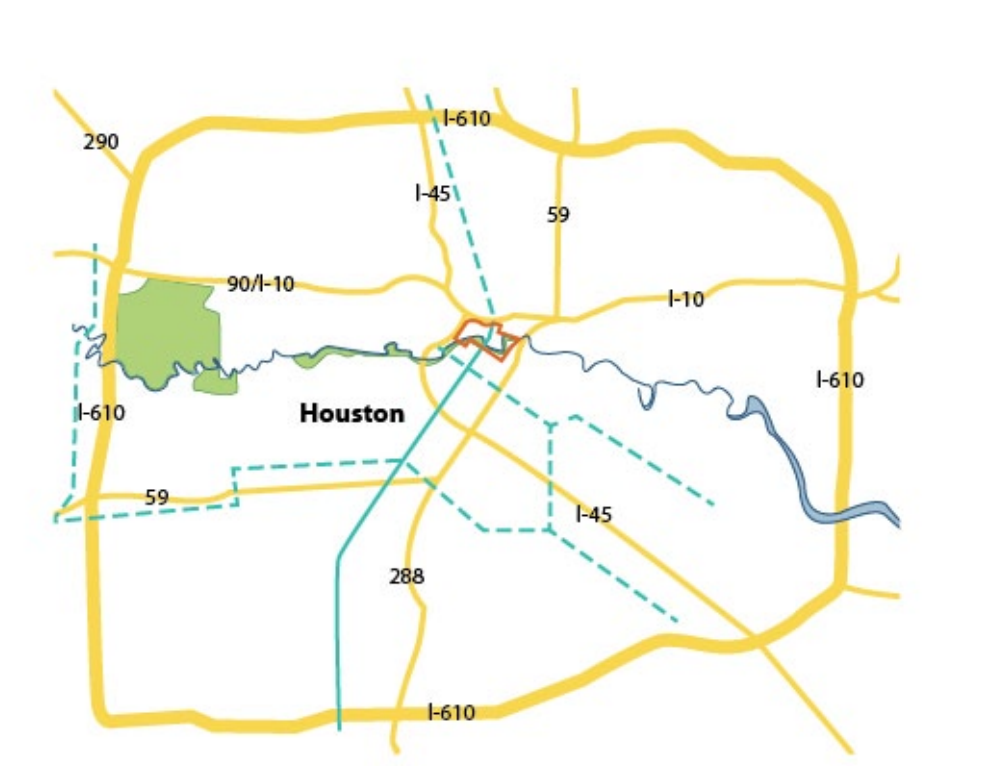
1.03 million square feet > \$111 million

- Commuter rail station
- 250 market rate rental units
- 330,000 square feet of office space
- Sidewalk and streetscape improvements
- 1175 parking spots

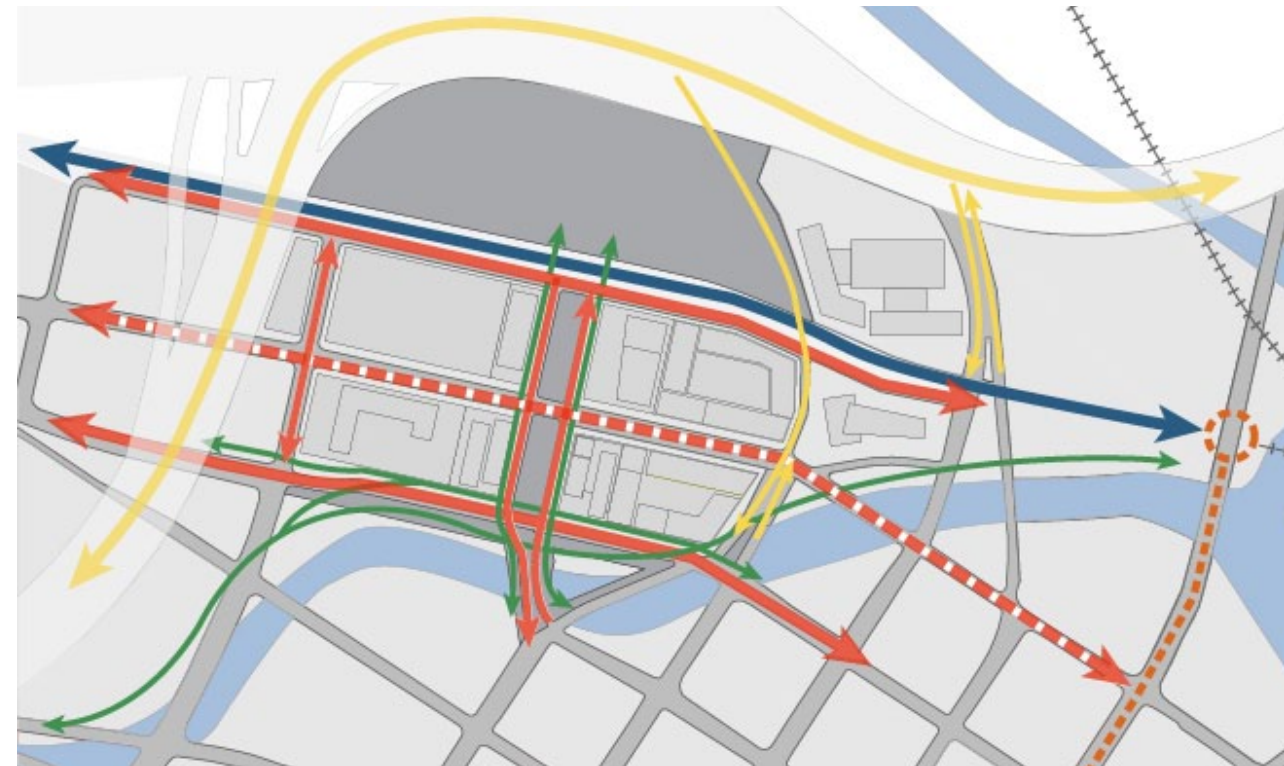
Final Value 2023: \$379.7 million
3.5 million square feet developed



REGIONAL CONNECTIVITY



PROJECT CONNECTIVITY



- Proposed Streets
- Washington Avenue to Accommodate Future Light Rail
- Freeways
- Bike Lanes
- Proposed Commuter Rail
- Existing Light Rail

TYPICAL CROSS SECTION - WATER CONSERVATION SYSTEM AND SUSTAINABILITY FEATURES

