

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.

Master plan

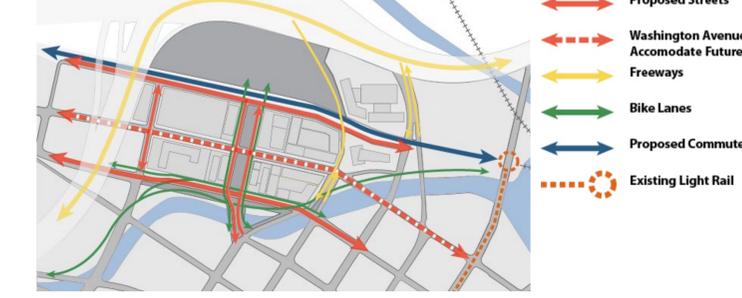
- Waterfront Park with ramping access to bike trails (VISION PLAN)
- Smith Street Bridge Park
- Cafes / Retail
- Grocery Store
- Bike Repair Shop
- Business Incubator and Office Space
- Artesano I Condos
- Craftsman and Light Industrial Space
- Craft Retail
- Roof farming
- Silver LEED-Certified SRO and Market Rate Rental Housing
- Food Truck Bazaar
- Open Public Space /sculpture park
- Shaded Public Space
- Washington Avenue Shopping
- Cultural Center
- Silver LEED-Certified SRO Housing
- Affordable Artist Housing
- Workforce Housing
- Artesano II Condos
- Boutique Eco-Hotel
- Microbrewery
- Flexible Office Space
- Commerce Street Bridge
- Artesano Commuter Rail Station
- Market Rate Rental Housing
- Proposed University of Houston/light rail pedestrian bridge (VISION PLAN)
- Water management / Rain Garden Park
- Proposed pedestrian bridge (VISION PLAN)
- Franklin Street Linear Park
- "Living walls" urban street art and skate park (VISION PLAN)
- Amphitheater
- Parking Deck



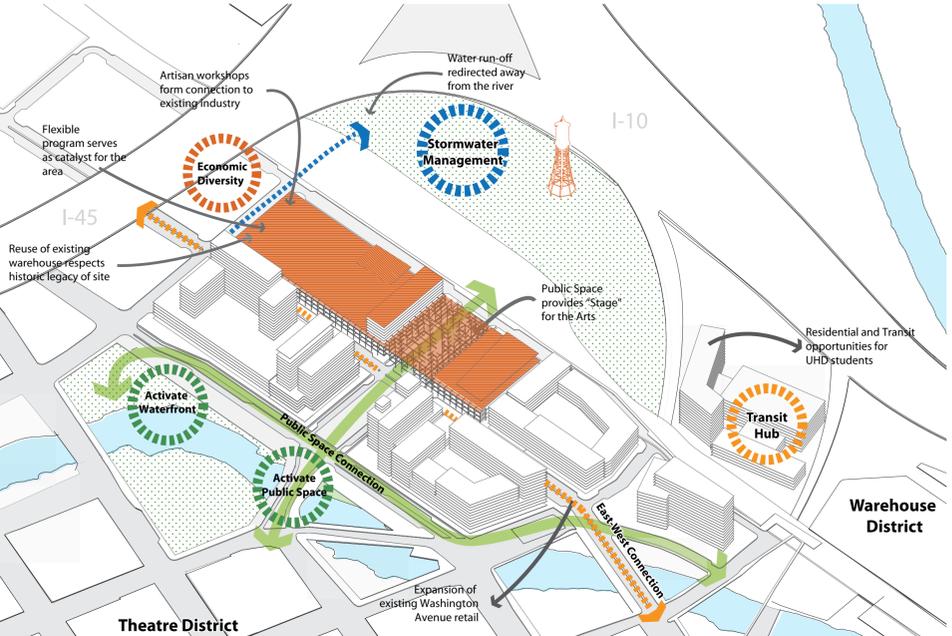
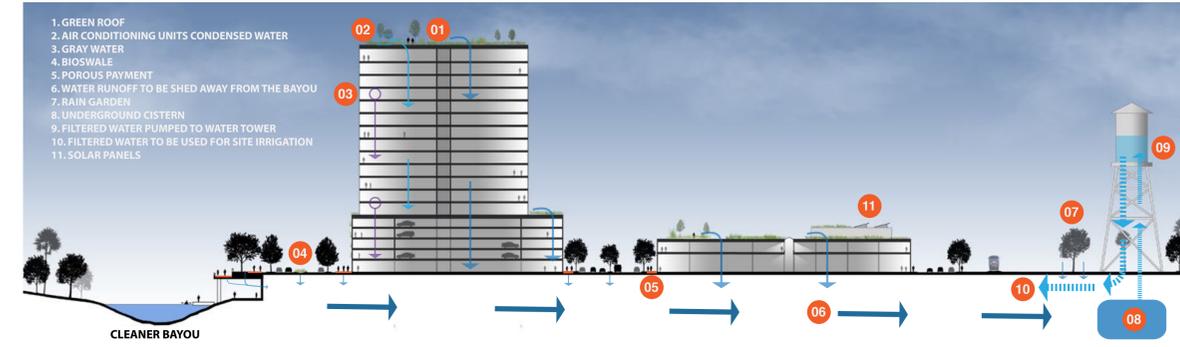
REGIONAL CONNECTIVITY



PROJECT CONNECTIVITY



TYPICAL CROSS SECTION - WATER CONSERVATION SYSTEM AND SUSTAINABILITY FEATURES



Phasing and Land Use

Existing	Phase 1	Phase 2	Phase 3
<p>26.8 acres valued at \$27.1 million</p> <ul style="list-style-type: none"> 1500 feet of waterfront of Buffalo Bayou 240,000 square feet of warehouse 60,000 square feet of office Over 800 parking spots 	<p>1.2 million SF > \$150 million</p> <ul style="list-style-type: none"> 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 	<p>1.26 million SF > \$133 million</p> <ul style="list-style-type: none"> 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 	<p>1.03 million square feet > \$111 million</p> <ul style="list-style-type: none"> Commuter rail station 250 market rate rental units 330,000 square feet of office space Sidewalk and streetscape improvements 1175 parking spots <p>Final Value 2023: \$379.7 million 3.5 million square feet developed</p>

Hotel, Office, Retail

Residential

Residential, Retail

Artisan Flex Space

Cultural

Public Space

Existing Public Space

Street Modifications

Parking, Transit, Streets

