

City Centre Houston

Houston, TX

CityCentre Houston is a 47-acre, mixed-use development where exceptional public spaces and streetscapes integrate the many offerings - offices, residences, hotels, restaurants, retail, conference, fitness, cinema and structured parking - into a cohesive whole.

When the Midway Development Group purchased a failing shopping mall on 37 acres at the intersection of two major Houston highways (two more parcels acquired for later phases added 10 additional acres), it engaged OJB to guide and implement its vision for a complete, walkable urban destination.

The heart of CityCentre is the public plaza enclosed by the 13-story Hotel Sorella to the west, by one- and two-story restaurant and retail buildings to the north and south, and by the five-story CityCentre One office building to the east of Town and Country Boulevard. An intimate event lawn, water and fire features, and outdoor seating for ground-level restaurants extend the hospitality atmosphere of the hotel out into the landscape, making it ideal for a variety of programmed and spontaneous outdoor activities. The plaza's paving pattern flows into and across the boulevard to CityCentre One. The design captures additional capacity for special events when the street is closed to automobile traffic.

Throughout the site, carefully detailed paving patterns, planting islands, curbs, and grade changes calm traffic and prioritize pedestrian movement. This inviting and well-used series of outdoor spaces and streetscapes is integral to the success of CityCentre, which was featured in an Urban Land Institute case study and is becoming a benchmark for mixed-use urban developments.

Client

Midway Companies

Size

47 acres

Cost

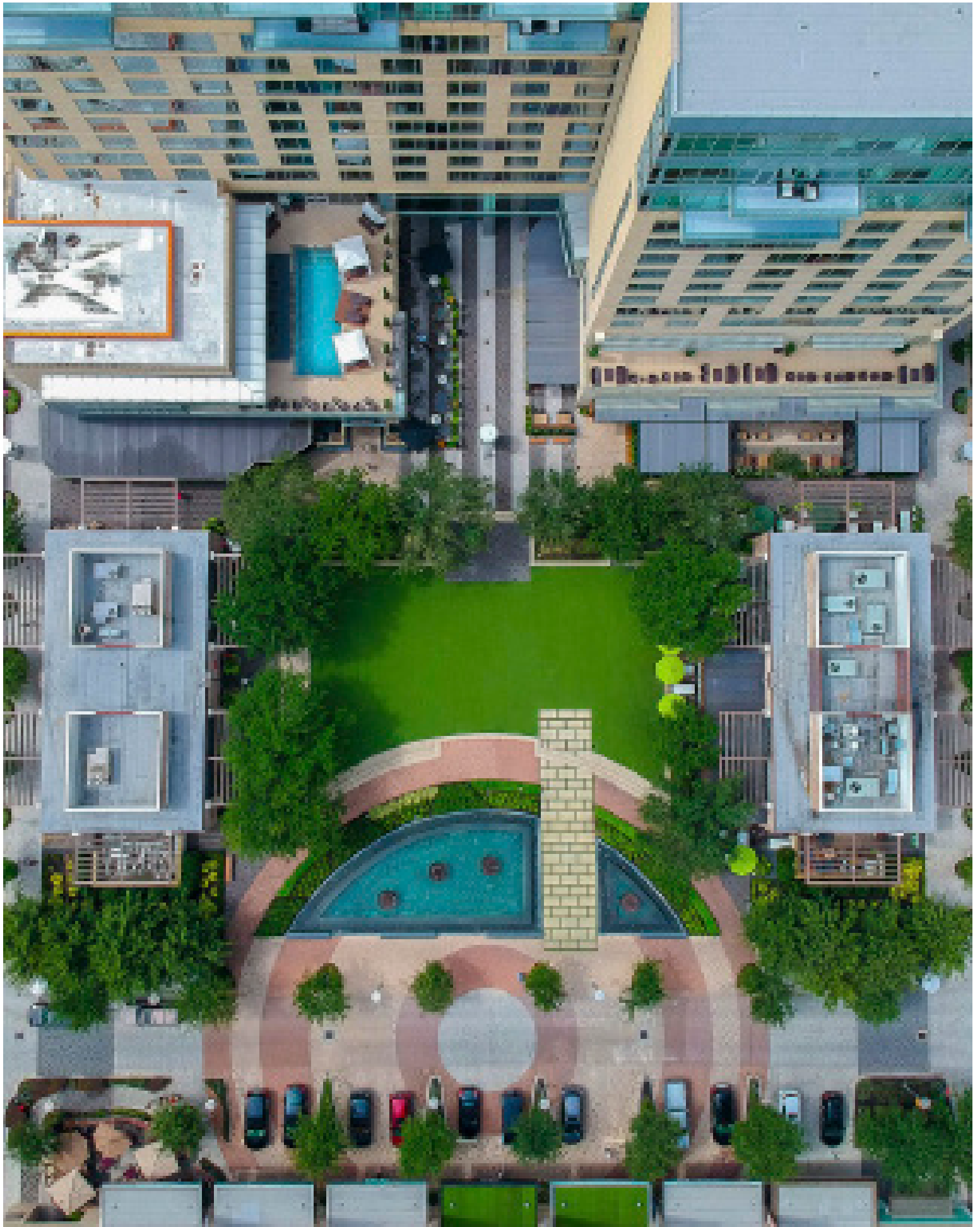
\$48.5 million

Team

Gensler
Walter P Moore
Haynes Whaley Associates
Valencia
Thomson Company

Awards

ASLA Texas Chapter Honor Award
ULI Houston Development of Distinction Award





Trees along pedestrian pathways shade patrons while travelling the development.







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Sustainability

The project was designed to be pedestrian friendly. CityCentre provides optimum site accessibility, safety and wayfinding.



SOCIAL

The project was designed to be pedestrian friendly. Since Houston is a vehicular dominant city, putting a majority of cars on the outer edges of the development in parking garages, allows the interior to become pedestrian dominant. This move makes the “city center” come to life.

The project provides optimum site accessibility, safety, and wayfinding.

The project provides benefits beyond its own footprint. The development acts as a center for gathering, dining, entertainment and shopping for the surrounding neighborhoods and drivers who pass the I-10/Beltway 8 intersection. Over 2 million people can reach City Centre in 20 minutes.

140+ events are scheduled per year, continuously activating the site.



PLANTING

405 native trees planted on site, including live oak, crepe myrtle and cypress.

12 trees transplanted on site.



CARBON, ENERGY & AIR

The project uses regional materials.

Water features are introduced to reduce temperatures and aesthetic value.

In shaded areas temperatures can fluctuate by up to 10 degrees Fahrenheit.

Trees sequester 48,600 pounds of carbon annually, which is the equivalent to a standard car driving 65,644 miles. **



ECONOMICS

By planning City Centre around 3 existing parking garages, the development was able to save over 57 million dollars.

In the last 5 years, the appraisal value has increased by 66%.

The original land parcel was purchased for \$27 per square foot and in 2014 was purchased for \$150.

With 21 shops, 25 restaurants, 9 lifestyle spots, 2 hotels and 4 apartments, countless jobs and volunteer opportunities were created on site.

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).