

What **SHOULD** be built at Koehler / Yale?

Andrew Burleson

President, CNU-Houston

Conventional big-box development underutilizes this prime infill location.

More appropriate: mixed-use.

What kinds of uses?

Townhomes

Live/Work

Apartments

Retail

Restaurants

Bars

Office







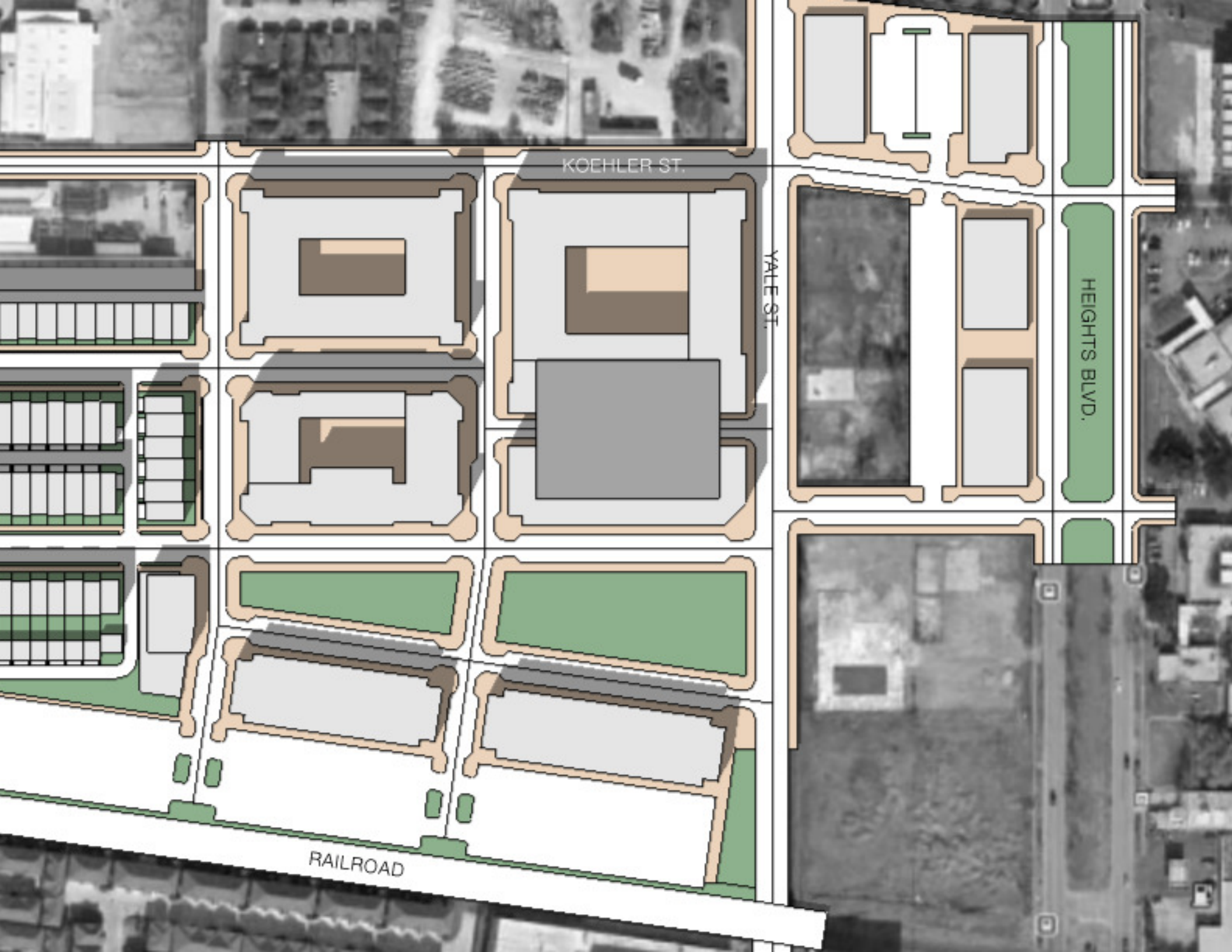
BEST BUY

BEST BUY

DRIEMANEN & CLARK

20

How do we tie it all together?

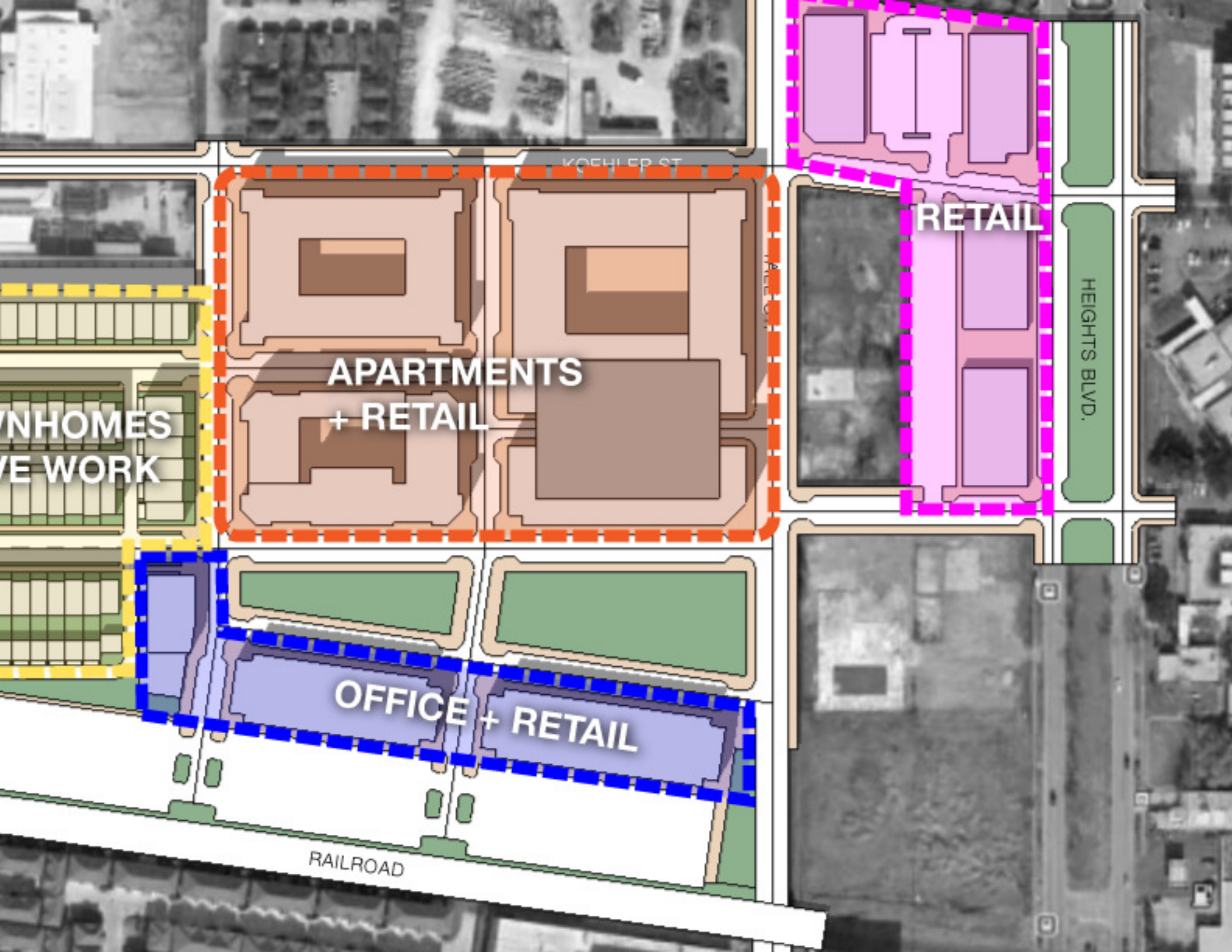


KOEHLER ST.

YALE ST.

HEIGHTS BLVD.

RAILROAD



KOEHLER ST

RAILROAD

HEIGHTS BLVD.

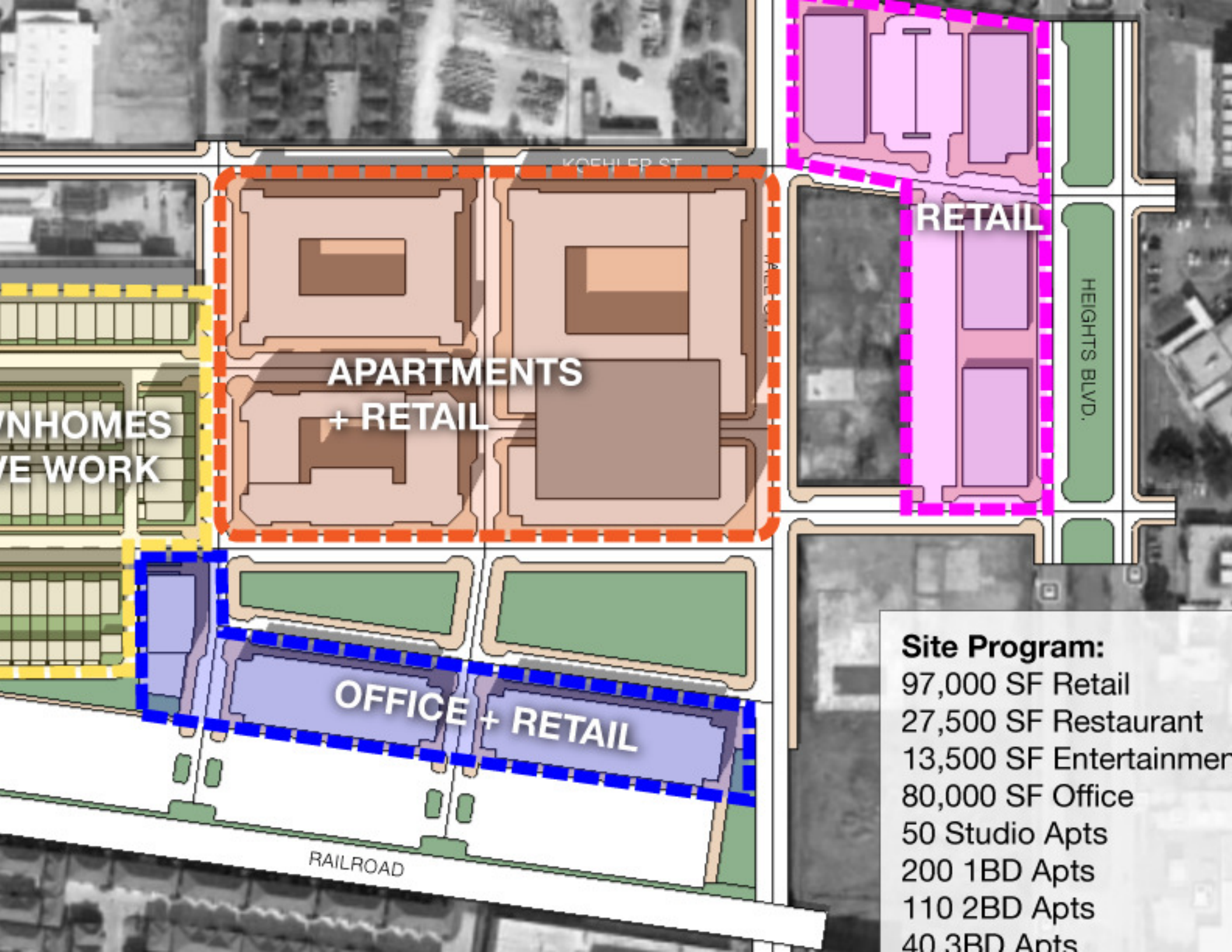
APARTMENTS
+ RETAIL

RETAIL

OFFICE + RETAIL

RAILROAD

INHOMES
VE WORK



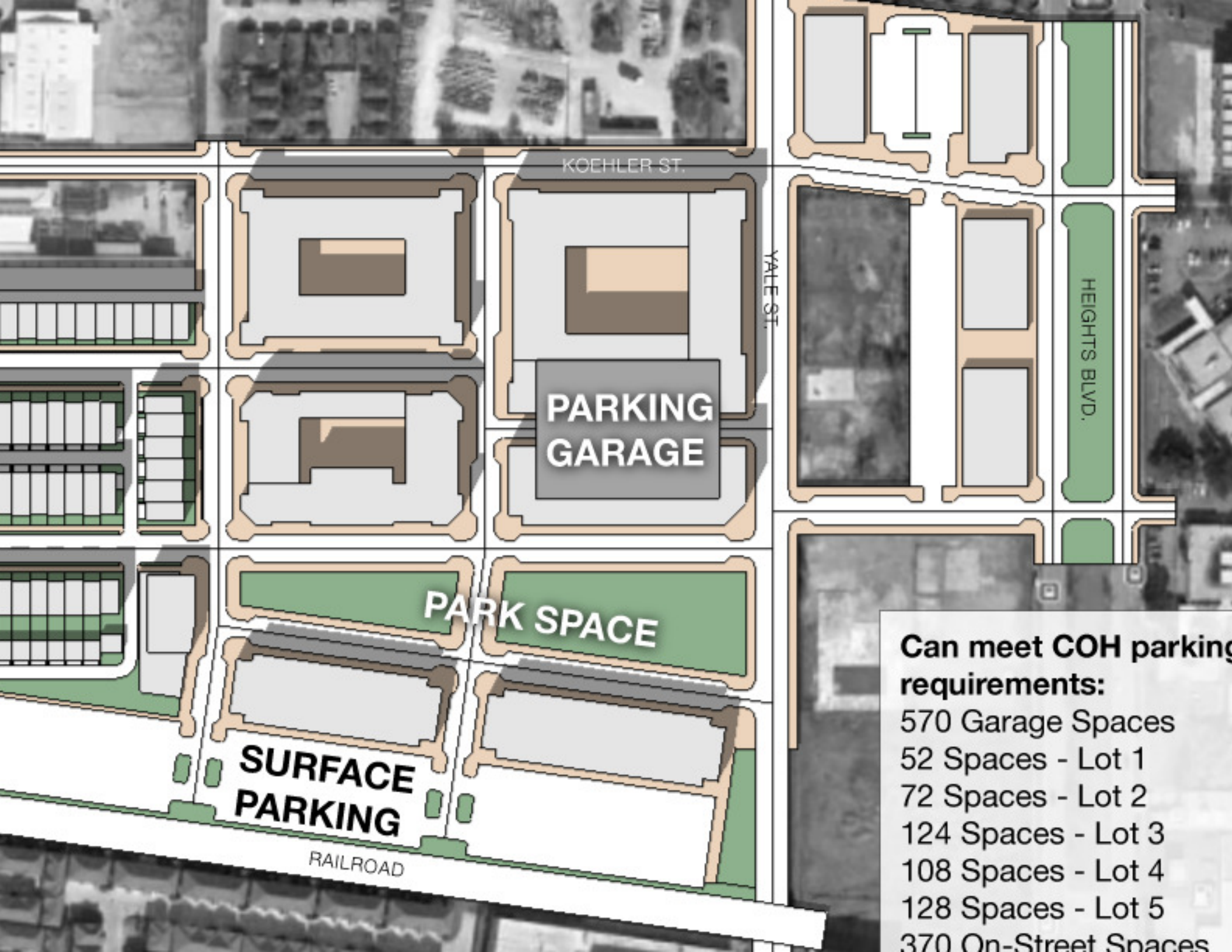
APARTMENTS
+ RETAIL

RETAIL

OFFICE + RETAIL

Site Program:

- 97,000 SF Retail
- 27,500 SF Restaurant
- 13,500 SF Entertainment
- 80,000 SF Office
- 50 Studio Apts
- 200 1BD Apts
- 110 2BD Apts
- 40 3BD Apts



KOEHLER ST.

YALE ST.

HEIGHTS BLVD.

PARKING GARAGE

PARK SPACE

SURFACE PARKING

RAILROAD

Can meet COH parking requirements:

570 Garage Spaces

52 Spaces - Lot 1

72 Spaces - Lot 2

124 Spaces - Lot 3

108 Spaces - Lot 4

128 Spaces - Lot 5

370 On-Street Spaces

More ad-valorem (property tax) value.
Comparable retail development (sales tax).
Plus parking meter revenue.

Questions?
president@cnu-houston.org