

UH FAMILY HOUSING SITE CONSIDERATIONS

CULLEN/I-45 SITE

Strengths:

- Good Access to Main UH Entrance, Highways
- Top Visibility, “Feels” Part of Campus
- Convenient for Childcare Parents
- Good Proximity for Utilities and Systems
- UH IT Fairly Close
- Could Enhance “Metropolitan/Urban feel” of Cullen
- Near Intramural Fields/Recreation- potential play area
- Fewer unknowns on Utilities and Masterplan Directions
- Site More Attractive for non-UH tenants
- Limited Site Development Costs
- Proximity to future rail connection

Challenges:

- Limited Area West of Cullen (7.84 Acres)
- Would Require Intramural Field relocation if Utilize Area East of Cullen (19.27 Acres)
- Potential Athletic Field Relocation Issues if Utilize Area East of Cullen
- Playground and Play areas an issue if limit project to West of Cullen
- Density of project if only West of Cullen would lead to Higher Cost/Apartment, Business Plan Challenges
- Major Change to 2006 Framework Plan and “Green Entrance Corridor”
- Major Traffic and Busy Street/Intersection could be a problem for Families, Children and Students arriving and departing Day Care Facility
- Potential Long term Maintenance Issues on UH Front Door
- Potential Neighborhood Issues and Conflicts
- Northernmost block West of Cullen and all of East Cullen site will have additional costs associated with buried city streets, city utilities, and apartment foundations.
- Security issues related to proximity of freeway access road and future rail

MACGREGOR PARK SITE

Strengths:

- Good Sized Site outside Flood Plain (25.9 acres)
- Natural Wooded Site good for Housing
- Near Parks, new hike/bike trails for recreation
- Convenient to Spur 5, OST
- Near new Metro Light Rail station
- No Campus Relocations Required- Fewer disruptions, Construction could begin earlier
- No Traffic problems for Children, Families
- Would not Impact Intramurals, Recreation, Athletics
- Would Not Require Major 2006 Framework Plan Change

Challenges:

- Less Visibility
- Less Accessible, Removed from "Main Campus"
- More Inconvenient for some Childcare Parents
- Requires Major Tree removal, Site Work
- Questions on Utility and UH IT Access
- Perceived Security Issues
- North portion of Site in Flood Plain
- No Masterplan Developed for Use of entire MacGregor Site-would need to limit area for this project
- Potential Neighborhood Issues