

H-GAC

Houston-Galveston Area Council

P.O. Box 22777 · 3555 Timmons · Houston, Texas 77227-2777

Intergovernmental Agreement - Seabrook EDC - Community and Environmental -

HOUSTON-GALVESTON AREA COUNCIL INTERGOVERNMENTAL FUNDING AGREEMENT

This ("Agreement,") made and entered into by and between the Seabrook EDC, a corporation within The City of Seabrook, a political subdivision of the State of Texas, hereinafter called the "Consultant", and the Houston- Galveston Area Council, hereinafter called "H-GAC".

RECITALS

1. It is to the mutual benefit of the Seabrook EDC and H-GAC that a Planning and Feasibility Study for Livable Centers be performed to facilitate the creation of quality places within the Seabrook EDC that creates multi-modal travel choices.
2. The Planning and Feasibility Study will identify where and how in the Seabrook EDC future Livable Centers implementation projects should be supported by analyzing the potential for the creation of Livable Centers and supportive elements, hereinafter called the "Study".
3. The total cost of the Study is \$194,000.00.
4. The Consultant is willing to contribute or cause to be contributed support for this effort as outlined in the attached budget page, Attachment A.
5. The balance of funding for the Study will be provided by H-GAC for an amount not to exceed the total cost of the Study identified in Recital 3 above.
6. This Agreement shall commence on Jun 26 2020 and end on Aug 31 2021. All performance under this agreement must be completed during the period of this Agreement unless amended by mutual agreement and fully executed in writing by both Parties.

NOW THEREFORE, for and in consideration of the mutual covenants, agreements, and benefits to the parties herein named, it is agreed as follows:

TERMS

I.

Upon execution of this Agreement, the Seabrook EDC will deliver their contribution as outlined in Attachment A to H-GAC. Upon receipt of such funds H-GAC shall prepare, or cause to be prepared, specifications for the Study.

II.

H-GAC will be responsible for preparation of agreement for professional services with a certain consultant in connection with the Study. H-GAC shall develop the consultant scope of work in partnership with the Consultant. The Consultant will approve the consultant scope of work prior to the consultant beginning work. H-GAC shall forward to the Consultant a copy of the completed Study at the end of the Study period.

III.

H-GAC will be responsible for administering the contract for the Study. During the course of the Study, the Consultant shall have the right to access the Study sites, and review all documents, maps, plats, records, photographs, reports or drawings affecting said Study, provided however, that notice be given by telephone to H-GAC prior to any inspection of either the sites or documents and provided further that in conducting said inspections, the Consultant shall not interfere with the work in progress. The Consultant is not a party nor does the Consultant have any obligations pursuant to the contract.

IV.

Upon completion or termination of this Agreement, all data prepared for the Study shall be made available by H-GAC to the Consultant, as provided by applicable law, without restriction or limitation on their further use.

V.

This Agreement may be terminated by any of the following conditions:

1. By mutual agreement and consent of both parties.
2. By any party, upon failure of the other party to fulfill the obligations as set forth herein.
3. Circumstances, prior to awarding the contract, that increase the total Study cost to the Consultant.

The termination of this Agreement shall extinguish all rights, duties, obligations, and liabilities of H-GAC and the Consultant under this Agreement, except as provided in Section VII. If the potential termination of this Agreement is due to the failure of any party to fulfill its contractual obligations as set forth herein, the party alleging the breach will notify the other party in writing, prior to termination that possible breach of contract has occurred and allow 30 days to remedy.

VI.

H-GAC hereunder shall not use payment by the Consultant to H-GAC for any purpose other than paying Study costs.

VII.

H-GAC shall cause funds paid by the Consultant which are not needed to meet obligations due or contemplated to be due within sixty (60) days, to be invested in the same manner as similar funds are invested by H-GAC in federal obligations or interest-bearing time deposits. The determination by H-GAC of said funds necessary to meet such obligations is conclusive. Upon termination of this Agreement or completion of the Study, H-GAC will perform or cause to be performed a reconciliation of revenues and expenses received and incurred as a result of this Agreement. If the sum paid by the Consultant to H-GAC hereunder plus interest earned thereon, exceeds 100% of Study costs as determined at the time of such reconciliation, H-GAC must promptly reimburse the amount of such excess to the Consultant.

At the conclusion of the Study, the Consultant agrees to provide updates on implementation to H-GAC, including but not limited to updates on funding received, policy changes, and both public and private projects completed as a direct result of, in support of, or influenced by Study recommendations. This information shall be submitted for two years after the end date of this Agreement or the conclusion of implementation of Study recommendations whichever is later. Such reports will be submitted quarterly at the request of H-GAC and shall be submitted in a format requested by H-GAC.

VIII.

H-GAC acknowledges and agrees that the Consultant's sole obligation under this Agreement during the duration of the Study is to contribute funding for the costs of the Study to the extent stated in Attachment A of this Agreement.

IX.

H-GAC acknowledges that it is not an agent, servant, or employee of the Consultant, and that it is responsible for its own acts and deeds during the performance of this Agreement.

The Consultant acknowledges that it is not an agent, servant, or employee of H-GAC, and that it is responsible for its own acts and deeds during the performance of this Agreement.

X.

It is expressly understood and agreed that the Seabrook EDC has available funds to meet their maximum obligations hereunder and that the Seabrook EDC shall reserve such funds to fulfill their obligation under this Agreement. Seabrook EDC shall not be obligated to incur additional expense or reserve additional funding beyond the amount identified in Attachment A or amendments mutually accepted and executed thereto. It is expressly understood and agreed that the Consultant shall provide update of project status to H-GAC for Livable Center Program Tracker.

XI.

Any changes in this Agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both parties.

XII.

Any notice required to be given under the provisions of this Agreement shall be in writing and shall be duly served when it shall have been deposited, enclosed in a wrapper with the proper postage prepaid thereon, and duly registered or certified, return receipt requested, in a United States Post Office, addressed to H-GAC or the Consultant at the following addresses:

Seabrook Economic Development Corp: 1700 1st Street
Seabrook, TX 77586

H-GAC: Houston-Galveston Area Council
3555 Timmons Lane, #120
Houston, TX 77027
Attention: Chuck Wemple
Executive Director

Either party may designate a different address by giving the other party ten days written notice.

XIII.

The Parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence and preliminary understandings between the parties and others relating hereto are superseded by this Agreement.

XIV.

All disputes concerning questions of fact or of law arising under this Agreement, shall be decided by the Executive Director of H-GAC or his designee, who shall reduce his decision to writing and provide notice thereof to the Consultant. The decision of the Executive Director or his designee shall be final and conclusive unless, within thirty (30) days from the date of receipt of such notice, the Consultant requests a rehearing from the Executive Director of H-GAC. In connection with any rehearing under this Article, the Consultant shall be afforded an opportunity to be heard and offer evidence in support of its position. The decision of the Executive Director after any such rehearing shall be final and conclusive. The Consultant may, if it elects to do so, appeal the final and conclusive decision of the Executive Director to a court of competent jurisdiction. Pending final decision of a dispute hereunder, the parties shall proceed diligently with the performance of the Agreement and in accordance with H• GAC's final decision

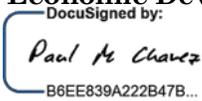
XV.

This Agreement shall be governed by the laws of the State of Texas. Venue and jurisdiction of any suit or cause of action arising under or in connection with the Agreement shall lie exclusively in Harris County, Texas.



H-GAC and the Seabrook Economic Development Corp have read, agreed, and executed the whole Agreement through their authorized signatures below:

Seabrook Economic Development Corp

Signature 
B6EE839A222B47B...

Name Paul M Chavez

Title Economic Development Director

Date

H-GAC

Signature 
82EC270D5D61423...

Name Chuck Wemple

Title Executive Director

Date 9/11/2020

Project Description / Scope

Goal Statement

To leverage the recently adopted city-wide “2035 Comprehensive Master Plan” and “Master Landscaping and City Branding Plan”, with a focused plan for Old Town Seabrook District that promotes walkable, mixed-use destinations, expands multi-modal travel choices, promotes economic development and place-making, expands housing choices and greatly improves environmental quality and quality of life in the city and the region.

Need and Purpose

A picturesque seaside town, Seabrook, Texas is a popular tourist destination facing existential challenges, by both man-made and natural forces. Unlike its constant New England coastal counterparts, Seabrook has had to reinvent and rebuild itself with some regularity following episodic, epic hurricanes on the Upper Texas Gulf Coast. The Town and its public and private institutions have had to respond and adapt as a standard operating procedure. The natural circumstances of its location have also meant that man-made forces have brought significant changes to the Town, evidenced by loss of land from debilitating subsidence and erosion, in particular in its downtown area, Old Town Seabrook (“the District”). More recently, major change has come in the form of rethinking SH146 as part of a super-regional storm evacuation route. As planned, the new SH146 scheduled to begin construction in mid-2019 will bisect the town as a high-speed, elevated freeway. These and other changes, including effects from climate change, will merely accelerate and compound the challenges ahead.

Seabrook’s circumstances pose pointed questions:

1. How might Seabrook plan for accelerated change to its local economy and the urban fabric that supports it?
2. What does mixed-use look like in Seabrook in 2050, with housing wanting to be a critical, vibrant component?
3. What are the opportunities to harness the forces of change to support and enhance its authentic seaside character?
4. What connectivity strategies might be deployed to bind the town more closely together both to advance tourism and to improve the quality of life for its citizens?
5. How are these and other considerations best addressed in the District and how might Main Street become a catalyst for new ideas and projects that further the Town’s economic, environmental and cultural sustainability?

The Seabrook Economic Development Council (EDC) is enthusiastically seeking funding for a Livable Centers Study. The study will consider Seabrook's systemic circumstances (natural and man-made) as a general backdrop. It will address strategies whereby the town can leverage regional and local connectivity to preserve its economic base as a tourist destination, and provide enhancement to its local quality of life, with a focus on its historical District.

Old Town Seabrook District – Main Street
H-GAC Livable Center Study Application

The reasons to conduct a Livable Centers project in Seabrook are notable:

Seabrook occupies a hugely strategic location. It is the “window” to the big waters of Galveston Bay by an urban center whose population may reach 9 million by 2050. Seabrook will be increasingly attractive to this population, which seeks authentic experiences and open access to the precious eco-system of the Upper Texas Gulf Coast. The District is the heart of the town, and faces immediate challenges and opportunities.

1. Main Street in Old Town Seabrook is the eastern extension of the NASA Parkway (NASA Road 1), the primary business, tourist and scenic corridor of the Clear Lake Are communities. It is the gateway to Galveston Bay.
2. Land use is a promising mix of uses, but new growth and development has not been guided by a vision or plan.
3. Antiquated infrastructure (constrained ROW, open ditch roadways, etc.) is not conducive to functional, multi-modal mobility to support this key destination. Curing these deficiencies must not be done at the expense of the intrinsic quaintness of character that give the District its charm.
4. The proposed SH146 elevated freeway will create barriers between the historical east side of town and its west side, where new development includes a growing network of trails and other urban amenities. Fortunately, the SH 146 project brings the possibility of excess ROW being available for public access via new trails and boardwalks. As a piece of urban infrastructure, the new SH146 also lends itself to being treated as a vital economic development investment. “Designed with and in” the urban landscape rather than imposed upon it, SH146 can contribute to the unique landscape of Galveston Bay and create a unique gateway to the District.
5. Regulations requiring habitable structures to be elevated above the storm surge impose a necessary but significant form-giving challenge by separating street / access routes and buildings. Partly in response, a pilot project is considering this challenge on Main Street by investigating methods and techniques to create a lively street edge. Additional study is necessary for discretionary guidelines and character standards that are context appropriate and directed at: streetscape; parking lots; building lines; walls / fences / gates, and building articulation.
6. In addition to taking up these challenges and opportunities, the Seabrook EDC is seeking ideas and designs to connect the town’s existing trail system to the District to create the ultimate, connected walking experience on its extensive waterfront.

The Proposed Seabrook Livable Centers Study is a fitting initiative and very much the “right time / right place”. The City, local business and community leaders have a track record of demonstrating their shared vision of livable centers concepts, as evident in past and recent achievements. The Seabrook EDC annually budgets for economic development projects to enhance the livability of our community. Matching funds for this study would come from the Seabrook EDC.

Desired Outcomes

The Desired outcomes for the Seabrook Livable Centers Study include the following:

1. Improve pedestrian accessibility and circulation

- a. Identify additional pedestrian linkages for the existing city trail system serving the District and key destinations, especially the waterfront
 - b. Connect the District to other districts in Seabrook utilizing a backbone trail system
 - c. Utilize other important linkages to optimize the local / regional connectivity including land and water based systems
 - d. Prioritize trail segments and possible funding sources
 - e. Improve ease of local shopping, dining and entertainment by residents and tourists
 - f. Concentrate mixed uses within the District to reduce the need for automobile trips
2. Increase access to transit
 - a. Identify opportunities and methods to introduce transit to increase economic activity
 - b. Connect residents to transit, employment and retail centers in the Clear Lake Area
 - c. Leverage Seabrook’s strategic partnership and membership with Bay Trans (Bay Area Houston Transportation Partnership)
3. Improve the quality and range of available housing
 - a. Develop housing options appealing to contemporary markets that are climate-responsive
 - b. Develop incentive programs to encourage revitalization of aging homes
 - c. Attract new residential developments that expand housing choices
4. Promote efficient use of existing infrastructure
 - a. Improve property values to achieve a better “return on investment” on existing infrastructure
 - b. Promote infill development and redevelopment of under-utilized parcels
 - c. Generate tangible solutions to overcome existing infrastructure deficiencies such as a lack of sidewalks and well-defined pedestrian connectivity
5. Create opportunities for private investment
 - a. Identify owner-occupied vs. rental properties
 - b. Encourage small business
 - c. Encourage home ownership
 - d. Develop vacant land
 - e. Redevelop under-utilized / obsolescent land (industrial / commercial)
 - f. Leverage Seabrook’s strategic partnership and membership with BAHEP (Bay Area Houston Economic Partnership)
6. Incorporate the image and aesthetic elements of the Comprehensive Plan
 - a. Capitalize on place-making opportunities that will bolster civic pride and capitalize on Old Town Seabrook’s historical ambiance
 - b. Encourage the long term viability of the District as a desirable place to work and live
 - c. Reinforce Main Street’s civic focal point and identifiable center
 - d. Develop character standards to influence and encourage architectural and streetscape standards appropriate to a historical district

Study Area Location

Seabrook’s jurisdictional area is approximately 9 square miles. The District encompasses about 55 acres, a footprint well scaled for a walkable, mixed-use area. Main Street has a length of approximately three-quarters of a mile, which provides a scale that further reinforces walkability and civic gathering. The

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study area is the traditional small town center and local destination for goods and services, civic functions and entertainment. Its preeminence as a commercial center has diminished as businesses have relocated to SH146 and NASA Parkway over the past several decades. The area's emphasis as a historical district and traditional center of the town is relatively recent. With its mixed-uses and traditional street grid surrounded by a modestly resurgent residential neighborhood, the area lends itself to a holistic approach to create a plan for this special area. This plan will reassert Main Street's connectivity and value to the whole of Seabrook as its historical "Main Street" and the "heart" of the community.

Regional Significance

Seabrook's value as a regional attraction is important. It is situated at the Harris / Galveston County lines at the outlet of Clear Lake / Clear Creek to Galveston Bay. Symbolically, it is Houston's "window" on the Bay being this urban center's closet vantage and launch point to "big water". This is the third largest boating center in the US. Bayport and the Houston Petro-Chemical Industrial complex lies immediately north. SH146 traverses the town north to south, defining the older bay-side areas to the east from the newer Clear Creek and landside areas to the west. After SH146, NASA Parkway is Seabrook's most important high-capacity roadway. Both provide crucial connections to major employment centers and to Houston. Seabrook's seaside setting and casual life-style located 30 miles from Downtown Houston and a drive time of under one hour makes it a popular destination for living and leisure. Major employment continues to expand as an increasing number of people seek the area's local lifestyle and high quality of life. The District has not leveraged its position to gain economically from these trends. The Seabrook Study Area has significant potential to attract and focus local economic activity and by so doing drive multi-modal connectivity towards an under-utilized connectivity network with significant upside to expand.

Seabrook's strategic partnerships in both Baytran and BAHEP are notable in providing regional coordination across a host of important cooperative initiatives including transportation and economic development.

MAP / GIS

The proposed boundary of the Seabrook Study Area generally conforms to the city boundaries, with a focus on the District and Main Street.

[\(see attached study area map on following page\)](#)

Old Town Seabrook District - Main Street Livable Center Study Map

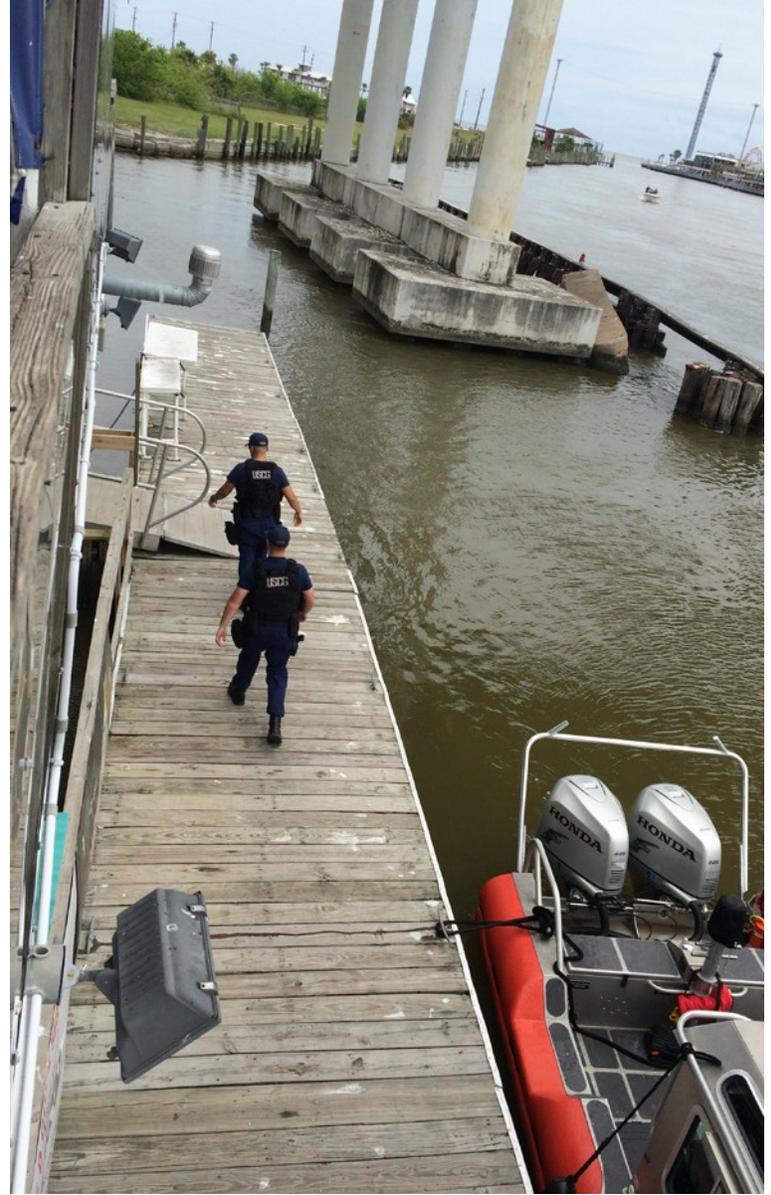


Seabrook EDC
Main Street

Seabrook Livable Center Study

Existing Conditions

1. Multi-Modal Opportunities



2. Blighted & Under-Utilized



Seabrook Livable Center Study

Existing Conditions

3. Coordinated Way-Finding



4. Under-Utilized "Blue" Open Space



Seabrook Livable Center Study

Existing Conditions

5. Incomplete & Inadequate Pedestrian/Cyclist Infrastructure



Seabrook Livable Center Study

Existing Conditions

6. Cool Destination Retail



7. Popular "Blue" Open Space Destinations



Seabrook Livable Center Study

Existing Conditions

8. Climate Impact on Streetscape



9. Main Street as Gateway



10. Main Street as Festival



Seabrook Livable Center Study

Existing Conditions

11. Main Street New Construction

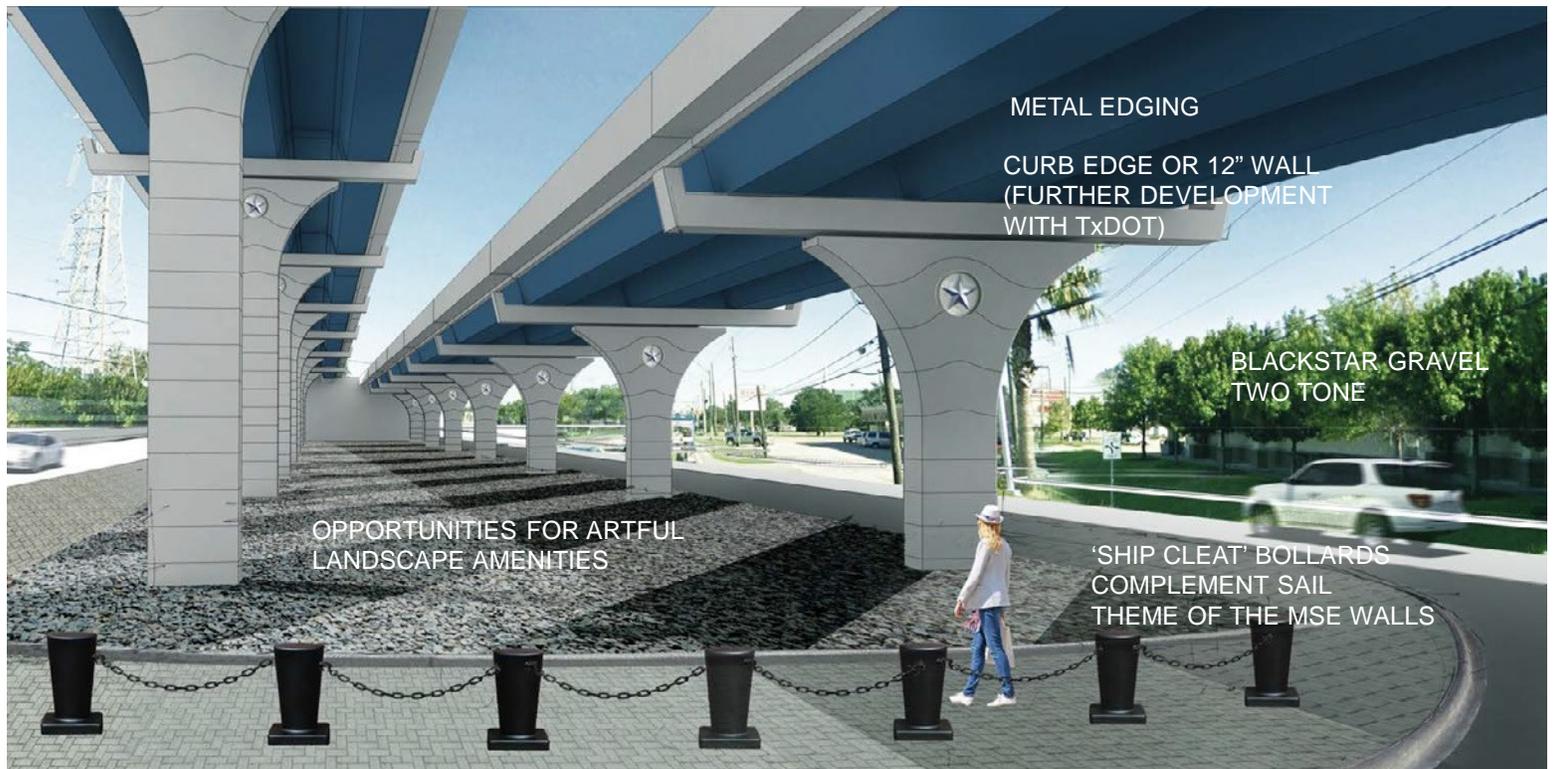
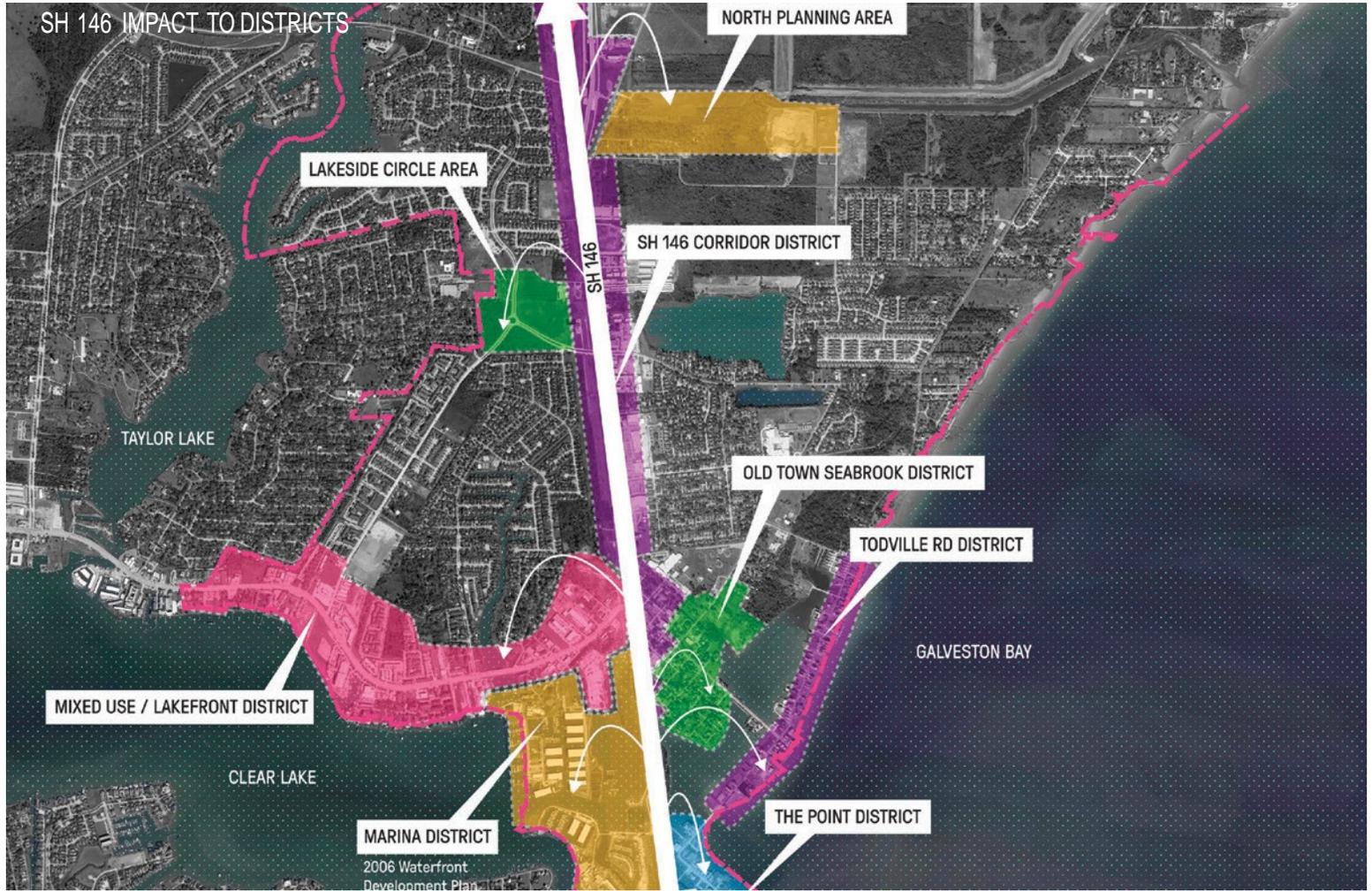


12. The District Seaside Charm



Seabrook Livable Center Study

Renderings from Master Landscaping & City Branding Plan



Seabrook Livable Center Study

Renderings from Master Landscaping & City Branding Plan



Seabrook Livable Center Study

Renderings from Master Landscaping & City Branding Plan



Seabrook Livable Center Study

Renderings from Master Landscaping & City Branding Plan

RETAIL/COMMERCIAL
DEVELOPMENT AREA



PEDESTRIAN
IMPROVEMENT AREA

URBAN / CITY DOWNTOWN



Main Street Livable Center Study



- Seabrook EDC
- Main Street

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Ability to Implement

Seabrook's programs and accomplishments are enabled through its City Council, EDC and Commissions. They include the: City Council, the EDC, and Commissions such as the Planning and Zoning Board and Open Space Committee. These bodies will be directly involved in the Livable Center Study both in the development of the plan the implementation of its recommendations. The EDC, Council and its Commissions are supported by a full complement of professional staff. For more on the Seabrook EDC, please see <http://seabrooktx.gov/>

Previous studies accomplished by the City include the following, which represent valuable resource information for the Livable Centers project and benchmarks for many of its accomplishments:

- ✓ Master Landscaping and City Branding Plan 2017
- ✓ Major Thoroughfare Plan 2016
- ✓ City Strategic Plan 2016
- ✓ Comprehensive Communications Master Plan 2014
- ✓ Open Space and Parks Master Plan 2012
- ✓ Water Conservation and Drought Contingency Plan 2012
- ✓ Hike and Bike Trails Master Plan 2010
- ✓ JJR Study 2006
- ✓ 2nd Street Improvement Project 1992

Many of the City's accomplishments could not have been possible without the on-going leadership and support of its elected representatives, especially State Representative Dennis Paul of District 129 and State Senator Larry Taylor of District 11. The active participation of these and other leaders from the community, businesses, and from the City in the Livable Center project will be vital in realizing the recommendations and opportunities from the study. (Also see related letters of support).

Level of Commitment

The project sponsor, Seabrook EDC, has committed the required local contribution and administrative fee of \$46,000 to match the proposed \$200,000 from H-GAC.

Ability to Complete Within Allotted Time

Assuming successful project selection in early November 2017, the City is ready to immediately work with H-GAC to refine the scope of work and budget to meet the goals of all involved parties. We expect that the interlocal funding agreement between the District and H-GAC could be completed by January 2018.

Assuming a three month period for consultant selection and an additional month for contract execution, the City hopes to begin the actual study by May 2018. Based on our preliminary scope of work and implementation goals, we expect to complete the study within nine months for an estimated completion by February 2019. We believe this study can capitalize on the momentum that is currently developing, so we hope to move the project along quickly so that best practices can be incorporated as rapidly as possible.

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H-GAC Livable Center Study Application

Stakeholder Involvement

The Livable Center Project will utilize a stakeholder group composed of land owners, business owners, community residents, and other representatives from major employers and institutions within or adjacent to the District. The District envisions the following outreach opportunities, as a minimum:

- ✓ Initial joint workshop with Council and EDC
- ✓ On-going stakeholder group involvement and engagement
- ✓ A series of informal interviews / working sessions with residents and the stakeholder group
- ✓ "Town Hall" style meeting(s) to review the results and seek input
- ✓ Work sessions with the Council and EDC

As demonstrated by previous planning efforts, the City is committed to meaningful and engaging public involvement.

Prior TIP implementation record

The City has not been a prior recipient of TIP funding.

Potential for Identification of Livable Center Implementation Projects

Several site, economic, and demographic factors exist which create great potential for identifying specific Livable Center implementation projects. The project area is in the early stages of redevelopment. In addition, the project area is adjacent to a large and growing population base attracted to the casual life style on the bay. In the future this will become a scarce and more precious commodity. The recently-completed Comprehensive Plan and Master Landscaping and City Branding Plan have identified, at a conceptual level, numerous potential initiatives that contain elements of Livable Center concepts.

The applicant and stakeholders are well on their way toward embracing Livable Center concepts. Award of this study will allow the applicant and stakeholders to identify specific physical projects and policy recommendations that can create the synergy and momentum necessary to attract private investment that is necessary to realize the implementation of the Livable Center. **This project already has a "head start" that will allow it to demonstrate positive results quickly, thus being a great example for others in the H-GAC service area to follow.**

Project Support

Staff support for the project will be provided by the Seabrook EDC.

Old Town Seabrook District – Main Street
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Create Multi-Modal Travel Choices by Facilitating a Range of Transportation Mode Opportunities

Seabrook is an ideal candidate for the H-GAC Livable Centers Program because it recently completed a two year, community-based initiative that included a Comprehensive Plan and Master Landscaping and City Branding Plan. These are foundational, aspirational guidance initiatives based on substantive community engagement and input. Top priorities include preserving and enhancing the small town, seaside village character of Seabrook generally, with the District being the symbolic core area; and creating a safe and convenient, and more connected and walkable, mixed-use district. Main Street is the principal armature to achieve this priority vision. The Seabrook Livable Center Study will provide a focused action plan for the District and Main Street.

Creating Multi-modal Travel Choices by Facilitating a Range of Transportation Mode Opportunities

Seabrook envisions a hike/bike network touching the entire town using a combination of street rights-of-way, off-street linkages, waterfront boardwalks and utility corridors. The network will connect its parks, schools and civic uses, commercial areas, neighborhoods and its waterfront, with Old Seabrook as a key destination and generator. The City also desires to provide connectivity to major employment centers north, west and south via SH146 and NASA Parkway. Safety will be enhanced by providing alternatives to vehicular travel and by creating safe pedestrian passageways between the major destinations and demand generators using a series of portals created as part of the SH146 elevated freeway.

Seabrook is a leading member of Bay Trans, whose mission is to “enhance regional mobility by advocating for improved infrastructure and air quality, reducing traffic congestion, and cultivating relationships with communities, business leaders, and elected/appointed officials that result in positive transportation solutions.”

Create Quality Places

The application of Livable Center principles has the potential to positively transform the Study Area and the whole of Seabrook as a community. Old Town Seabrook, in particular, has begun to experience a reversal to declining property values and dis-investment caused, by among other factors, coastal storm damage. Vacant land is both being improved and slowly being cleared to make way for new development. Following the Livable Center concepts outlined in the Comprehensive Plan and the Master Landscaping and City Branding Plan, the City is intent on attracting, guiding and incentivizing investment to bring vibrancy to the area. The City firmly believes further analysis and enhanced use of Livable Center principles focused on a certain plan and implementation strategies – including but not limited to complete streets and connection to the its expanding trail network - will provide momentum and impetus to transform the area.

Community Engagement

The City has demonstrated a commitment to public outreach, communication, and engagement. During the development of the Comprehensive Plan, the City held Town Hall meetings, workshops, stakeholder interviews and committee meetings to solicit input and understand the strengths, weaknesses, opportunities and threats of the City as a whole and its various districts, including Old Town Seabrook. These collective efforts lead to the Comprehensive Plan and a blueprint for action. The City just completed its Master Landscaping and City Branding Plan, which was an important recommendation from the Comprehensive Plan.

This substantial demonstration of sustained outreach and involvement will be extended to the Livable Center planning process and be able to leverage a significant and enthusiastic community network that already exists.

Range of Housing Options

The Comprehensive Plan seeks the promotion of housing variety within the community, especially to address starter housing and the changing housing needs of residents throughout their life cycles in terms of both dwelling types/sizes and price points. While the Comprehensive Plan calls for special attention to preserve the integrity of existing single family neighborhoods, it also promotes mixed-use in areas with high redevelopment potential, including the District. These include:

- ✓ Mixed use (on single sites and within individual structures)
- ✓ Attached residential (walk-ups, townhomes)
- ✓ Multi-unit attached residential in concentrated developments, whether for rent (apartments) or ownership (condominiums)
- ✓ Live/work units
- ✓ Commercial retail
- ✓ Office
- ✓ Public/institutional
- ✓ Entertainment
- ✓ Parking structures
- ✓ Parks and public spaces
- ✓ Education and other civic destinations

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The Livable Center analysis will further refine the appropriate mix, location, and interconnections that are most appropriate for the various housing types that are anticipated in the District. The City also intends to identify public perceptions that may create impediments toward the implementation of the Livable Center concepts so that the most appropriate solutions can be advanced.

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Improve Environmental Quality

As a seaside community on Galveston Bay, environmental stewardship is important to Seabrook. Much of the local economy is natural-resource based, since tourists flock to the town to enjoy the natural beauty and marine ecology. Supporting a healthy eco-system and maintaining public access to this resource are high priorities. The Comprehensive Plan envisions a broad network of pedestrian water-front linkages connected to the City's growing network of trails. The pedestrian system will provide safe linkages between residential, employment, retail, and entertainment venues within the Town. The Livable Center plan will enable the City to take the next step in refining the most viable alternatives and promoting implementation of selected options.

Green Space Integration and Preservation of Natural Resources

Seabrook contains significant natural and environmentally-sensitive areas within its jurisdiction, including Clear Lake and Galveston Bay and numerous, associated tributaries and inlets. The Livable Center analysis will assist the City in identifying the best ways to protect and enhance and more directly engage these areas, especially in Old Town Seabrook Main Street, while enhancing pedestrian accessibility and linkages to these facilities from the other activity nodes within the District. Important local, environmental partnerships include the Galveston Bay Foundation.

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Promote Economic Development

New development can be easily accommodated using existing infrastructure. Livable Center projects such as pedestrian connectivity, transit circulators, and urban design enhancements that are consistent with the Comprehensive Plan, combined with public financing opportunities through the District, will be a catalyst for additional development. Enhancement of properties in the Study Area and connection of those new uses to existing residential areas and the commercial areas of the District provide a proven opportunity for further economic development.

The City has public/private partnerships underway in the District on Main Street and is committed to furthering special partnerships that are consistent with building economically and culturally sustainable communities. It is open to the use of innovative tools to spur economic development, especially redevelopment of vacant and / or obsolete land uses including commercial and industrial properties.

At a regional scale, Seabrook also coordinates economic development through BAHEP. Created in 1976, the Bay Area Houston Economic Partnership (BAHEP) provides leadership in advocating for regional economic interests, innovative partnerships, and collaborations. A collaborative committee structure, BAHEP engages approximately 270 investor companies, business professionals, local governments, and educational institutions to enhance prosperity and a high quality of life.

16 August 2017



Cheryl Mergo
Manager
Houston-Galveston Area Council
3555 Timmons Ln. #120
Houston, Texas 77027

Re: H-GAC Livable Centers Planning Studies Letter of Support

Ms. Mergo,

On behalf of the City of Seabrook, this letter is written in enthusiastic support for Seabrook's application for a Houston-Galveston Area Council Livable Centers Study. Seabrook's seaside setting, small town atmosphere and casual lifestyle located under an hour from Downtown Houston, makes it a popular destination for both residents and visitors. Old Town Seabrook boasts a small town feel and traditional street grid centered on Main Street. Challenges facing the City include a proposed super-regional storm evacuation route (SH146) bisecting the town and requires immediate planning and implementation strategies to enhance the livability and economic longevity of Old Town Seabrook.

The City of Seabrook has recently adopted the city-wide "2035 Comprehensive Master Plan" and "Master Landscaping and City Branding Plan" over a two year time frame. The Livable Center plan will build on these plans with the ultimate goal of creating a walkable, mixed-use, and multi-modal corridor within the Old Town Seabrook District. Support for livable center goals come from all aspects of the community including the City, local businesses, community leaders and its citizens. The timing could not be better for this Livable Center study.

As the primary owner of the streets and sidewalks in the Study Area, the City of Seabrook supports the study. The Seabrook Economic Development Corporation has agreed to financial sponsorship of a \$40,000 local match plus 3% for the TxDOT fee of \$6,000 (a total of \$46,000 from the Seabrook EDC).

Sincerely,

A handwritten signature in blue ink that reads "Paul Chavez".

Mr. Paul Chavez
Economic Development Director
City of Seabrook
1700 First Street
Seabrook, Texas 77586-3540
281.291.5730



August 01, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

To whom it may concern:

On behalf of Seabrook City Council, I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

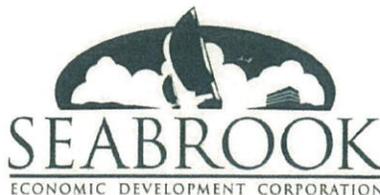
The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitors walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City of Seabrook and the Seabrook Economic Development Corporation on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas G. Kolupski".

Thomas G. Kolupski
Mayor,
City of Seabrook



August 01, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

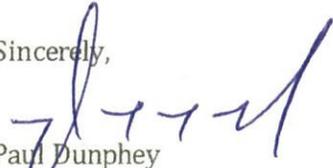
To whom it may concern:

On behalf of Seabrook Economic Development, I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitors walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City of Seabrook and the Seabrook Economic Development Corporation on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Sincerely,



Paul Dunphey
EDC President,
City of Seabrook



August 1, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

Dear Ms. Mergo:

On behalf of the Bay Area Houston Economic Partnership, I am submitting this letter of support to the Seabrook Economic Development Corporation for its application to the Houston-Galveston Area Council for its Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. The study would specifically address the connectivity between the residential and commercial areas of Old Seabrook focusing on the safety of the residents and visitors who walk from one retail area to another.

Seabrook has a rich history, which began with a land purchase by Seabrook W. Sydnor in 1895. The City has survived hurricanes and economic setbacks and today offers an excellent quality of life for its citizens. In order for that quality of life to be maintained and nourished, however, it's imperative that safety be made a top priority.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much-needed, safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Therefore, I believe that it is in the best interests of the region for the Houston-Galveston Area Council to approve the Seabrook Economic Development Corporation's application for its Livable Centers Planning Study.

Best regards,

A handwritten signature in blue ink, appearing to read "Bob Mitchell".

Bob Mitchell
President



PO Box 57942
Webster, TX 77598
832.771.0773 p
www.baytran.org

August 4, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane, Suite 120
Houston, Texas 77027

Dear Ms. Mergo,

On behalf of the Bay Area Houston Transportation Partnership (BayTran), I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitors walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Sincerely,

A handwritten signature in blue ink, appearing to be "TR", written over a horizontal line.

Theresa Rodriguez
President



August 1, 2017

Houston-Galveston Area Council
Attn: Cheryl Mergo, Program Manager
3555 Timmons Lane #120
Houston, TX 77027

To whom it may concern:

On behalf of the Economic Alliance Houston Port Region, I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitor walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

We thank you for consideration of our request and are available for any questions you may have regarding this event. We look forward to your response.

Sincerely,

Chad Burke
President/CEO
Economic Alliance Houston Port Region

HARRIS COUNTY
PUBLIC LIBRARY
your pathway to knowledge

August 1, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

Dear Ms. Mergo,

On behalf of the Harris County Public Library, I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitors walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Sincerely,



Edward Melton, Library Director
Harris County Public Library

CC: Harris County Judge and Commissioners Court
Garrette Smith, Deputy Director, HCPL
Milagros Tanega, Branch Manager, Evelyn Meador Branch Library
Paul Chavez, Seabrook Economic Development Director



Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane, #120
Houston, Texas 77027

Dear Ms. Mergo:

On behalf of The Seabrook Association, I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitor walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Respectfully,

Joyce Rowton
President
Seabrook Association
PO Box 1107
Seabrook, Texas 77586
[832-265-8142](tel:832-265-8142)

TEXAS HOUSE OF REPRESENTATIVES

CAPITOL OFFICE: E2.814
P.O. Box 2910
AUSTIN, TX 78768-2910
(512) 463-0734
FAX: (512) 463-0401



DISTRICT OFFICE:
17225 EL CAMINO REAL, SUITE 415
HOUSTON, TEXAS 77058
(281) 488-8900
FAX: (512) 463-0401

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

DENNIS PAUL
DISTRICT 129

Dear Ms. Mergo:

I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application will focus on connectivity issues in Old Seabrook. This study will allow for the needed support for safety of the residents and visitor walking from one retail area to another.

It is my hope this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Thank you,

A handwritten signature in cursive script that reads "Dennis Paul".

Dennis Paul
State Representative
House District 129



SENATE COMMITTEES
EDUCATION, CHAIR
BUSINESS AND COMMERCE
FINANCE
HIGHER EDUCATION



CAPITOL OFFICE
P.O. BOX 12068
AUSTIN, TEXAS 78711-2068
(512) 463-0111
FAX: (512) 475-3727

SENATOR LARRY TAYLOR
DISTRICT 11

August 8, 2017

Cheryl Mergo
Program Manager
Houston-Galveston Area Council
3555 Timmons Lane #120
Houston, TX 77027

Dear Ms. Mergo:

I am submitting this letter of support to the Seabrook Economic Development Corporation for their application to the Houston-Galveston Area Council for their Livable Centers Planning Study.

The Seabrook EDC's application for this study will be focused on Old Seabrook. Specifically, the connectivity between the residential and commercial areas of Old Seabrook – focusing on the safety of the residents and visitor walking from one retail area to another.

Ultimately, this study will help provide the guidance and potential funding sources to the City and the EDC on the development of a much needed safe, walkable network for the hundreds of visitors and residents in the Old Seabrook area.

Sincerely,

A handwritten signature in cursive script that reads "Larry Taylor".

Larry Taylor
State Senate
District 11

PEARLAND DISTRICT OFFICE
6117 BROADWAY, SUITE 122
PEARLAND, TEXAS 77581
(281) 485-9800
FAX: (281) 485-9804

LEAGUE CITY DISTRICT OFFICE
174 CALDER RD., SUITE 151
LEAGUE CITY, TEXAS 77573
(281) 332-0003
FAX: (281) 332-0036



Attachment A

Budget

1. The total cost of the Study is \$194,000.
2. The District is willing to contribute or cause to be contributed up to a maximum of \$38,800 (20% of \$194,000.00) toward the completion of the Study plus \$1,249.36 as the cost reimbursement for the contract oversight fee H-GAC must pay to the State of Texas **for a total of \$40,049.36**
3. H-GAC is willing to fund, or cause to be funded, the federal participation amount of \$155,200 (80% of \$194,000).