



*Proposed
Rice Village – Municipal Management District*

Rice Village – Existing Infrastructure Challenges



Rundown street conditions @ Times Blvd.



Sewer backup in COH manhole on Morningside Dr.

Rice Property – Log of Sample Sanitary Sewer Issues

- **August 2019** – City sewer line clog on Morningside & Times causing sewage backup into Hopdoddy restaurant.
- **August 2019** – Service corridor in Prego Building backed up with sewage caused by clog in City line.
- **September 2019** – City sewer line clog on Morningside & Times causing sewage backup into Hopdoddy restaurant.
- **September 2019** – City sewer line clog on Morningside & Times causing sewage backup into Hopdoddy restaurant (Separate Occurrence).
- **September 2019** – City sewer line clog on Morningside & Times causing sewage backup into Hopdoddy restaurant (Separate Occurrence).
- **September 2019** – Drain under trash compactor on Kelvin backed up due to clog in City line.
- **March 2020** – City sewer line clog on corner of Morningside & University causing sewage backup into public escalators & Victoria's Secret retail space.
- **January 2021** – City sewer line clog on University between Kirby & Kelvin causing sewage backup onto property.
- **February 2023** – City sewer line clog on corner of Morningside & University causing sewage backup into public escalators.
- **January 2024** – City sewer line clog on corner of Morningside & Times causing sewage backup into office space.

Rice Village – Existing Condition Challenges Cont'd.



Rundown street conditions @ University



Drainage Issues throughout Rice Village.



Sinkholes in streets @ Rice Blvd.



Disparate improvements that inhibit mobility.

Municipal Management District – Potential Benefits

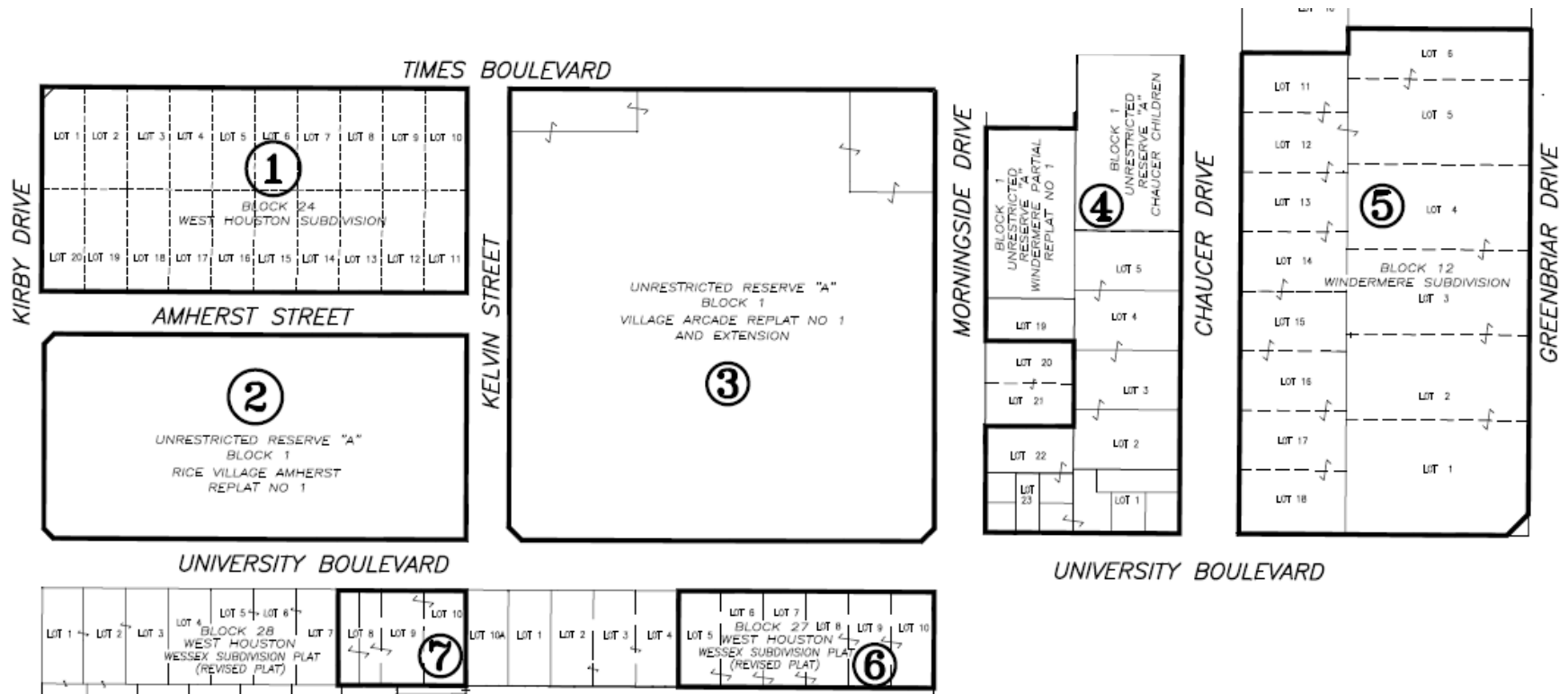
- Rice Real Estate Company (RREC), a division of Rice University, wishes to create Rice Village Management District, a Municipal Management District (MMD) to execute future public improvements in the Rice Village Area.
- ***Benefits of a Municipal Management District:***
 - **Developer taxes themselves** to pay for improvements
 - **No funding from City of Houston/ TIRZ** or any other mechanism.
 - **Incremental revenue** from redevelopment goes to the City's general fund.
- ***Public benefits from establishing a Municipal Management District in Rice Village:***
 - **Enhanced infrastructure** including buried powerlines, new sewer and wastewater lines, improved flood mitigation measures and new pedestrian and street infrastructure.
 - **Improved safety measures** to increase public safety including patrol services.
 - **Parking facilities** to improve mobility options to reduce traffic congestion.



Upper Kirby Management District – Kirby and W. Alabama: before, during, and after infrastructure and streetscape improvements.

Proposed Rice Village Management District Boundaries

22 acres in Rice Village including ~300K SF of retail and restaurant uses.



Rice Village Management District – Proposed Improvements & Services

- 1) **Street & Drainage Infrastructure and Water & Sewer** – Construct new or improved high-quality infrastructure to support existing and new businesses and promote long-term stability by maintaining new systems.
 - *Example Projects:*
 - *Improve storm infrastructure on Times Blvd., Amherst St. and Chaucer Dr.*
 - *Improvements to Times Blvd*
 - *Pedestrian and traffic improvements to Kirby Dr. & Greenbriar Dr.*
- 2) **Safety & Security** – Enhance security and public safety to encourage commercial activity.
 - *Example Project: Rice Village Security Patrol to coordinate the contracting of security and law enforcement patrol across Rice Village.*
- 3) **Parking Facilities** – Facilitate efficient parking & improve mobility options to reduce traffic congestion.
 - *Example Projects:*
 - *Rice Village parking garage(s) to provide integrated parking facilities for Rice Village.*
 - *Add traffic signal(s) and adjust signal timing throughout district to provide for more efficient traffic flow.*

Rice Village Management District Creation Process & Next Steps

- **Q3 2024** – Conduct stakeholder informational meetings with commercial property owners **(COMPLETE)**
- **Q4 2024** – Prepare Management District Creation Report **(COMPLETE)**
- **Q1 2025**– Receive City of Houston support and consent to the creation of the Rice Village Management District. **(COMPLETE)**
- **End Q1 2025** – Finalize petition forms & submit application to Texas Council for Environmental Quality for the creation of Rice Village Management District.
- **TBD (Goal Q3 2025)** – Once district is created, organize district and call election
- **TBD (Goal Q4 2025)** – Hold election to authorize bonds and the levy of an M&O tax

Rice Real Estate Company (RREC)

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200+ Years
Combined
Experience



Owner &
Manager



270K SF Retail
326K SF Office
745K SF Land



3.5M GSF
Planned Mixed
Use Buildouts

