



PLANSOURCE

professional planning services

**MORRIS
ARCHITECTS**

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MANN EYE/MUSEUM DISTRICT: LAND USE STUDY

Morris Architects was hired by the owner of three city blocks in Houston's Museum District - initially to evaluate potential development capacity for the property.

The team began by evaluating the existing conditions and important drivers of land use, access, transportation, and commercial activity in the area. The firm conducted a mini-visioning session, identifying the various types of mixed-use developments that could be considered.

Based on the results of the visioning, the firm continued by studying the potential massing of uses and parking requirements on the site.

Making some initial judgments about the proposed uses, Morris developed multiple site plan configurations and the resulting program and density of the development. A key consideration of the conceptual site planning was to define a coherent pedestrian realm in conjunction with proposed retail development.

It was important to create a strong identity for the place that would draw users from the surrounding area and be distinguished in the somewhat anonymous urban fabric of the area. The project is ongoing. Next steps will include market studies for the various uses, conceptual architectural design, and economic analysis.