

# Restorative Transformation

## Affordable Housing Operations Center

### Emancipation Center ONE



#### 3131 Emancipation Avenue at Elgin Street

The Affordable Housing Operations Center is a transformational mixed-use facility that is envisioned to house organizations, agencies, institutions, and corporations that support the production of affordable housing, economic development and improvement of life quality for low-to-moderate income residents. Its mission is to house entities that will create and promote synergies of interaction for affordable housing and other activities that benefit historically underserved individuals. The Center will be operated by CCPPI as it implements the legislative mandate of the Midtown Redevelopment Authority to facilitate affordable housing.

The Project will consist of a new office building that is five stories tall, with approximately 58,000 net rentable square feet. Adjacent to the office building is a multi-level precast concrete parking garage with about 215 parking spaces for the use of office tenants, their customers, and the community. The ground level includes a community room and cultural center in addition to approximately 7,500 square feet available for one or more retail tenants. A mix of local government organizations, commercial tenants, and housing-related nonprofits will occupy levels two through five. The exterior will be clad in a combination of large format vented tile, curtain wall with extended mullions and punched openings. The Level 1 lobby will house gathering and gallery space finished in ceramic floor and wall tile with a custom linear suspended ceiling system. An open stairwell going up to Level 2 and will have wood clad treads and a custom perforated metal railing with natural light from exterior windows. The building's window openings provide ample views of historic Third Ward, Emancipation Park, Downtown Houston and the Texas Medical Center. The Level 1 public spaces provide opportunity for display of artwork and artifacts related to the history of the surrounding area. The south wall of the garage is designed to include culturally significant artwork for public display. The Operations Center and its garage are located at the northeast corner of Emancipation Avenue and Elgin Street.

The housing component, at the northeast corner of St. Charles Street and Elgin Street, is a 3-story building with two levels of residential units containing a total of approximately 17,000 gross square feet over grade level parking with approximately 27 spaces for residents and their guests. Each unit is a one-bedroom, one-bathroom residence with roughly 650 square feet of living space. The exterior will be clad in large format fiber cement paneling with metal windows. Balconies will be privately accessed through the unit living area and a resident patio with seating will be provided on the ground floor.



*“Enhancing quality of life opportunities through housing, education, health and economic development.” ..... CCPI*