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Project Overview



Fort Bend Houston: A Closer Look

What it's Like Living in an Underserved Community



The Need

Fort Bend Houston is made up of single-family subdivisions developed between the 1960s and 1970s. In 2017, there were over 12,000 housing units in Fort Bend Houston.

In 2017, 68% of area households owned their home, while 32% were renters. In Houston, 43% of households were homeowners in 2017. Between 2000 and 2017, home ownership in Fort Bend Houston declined by 13%. Much of the decline in home ownership was due to more and more families renting single family homes.

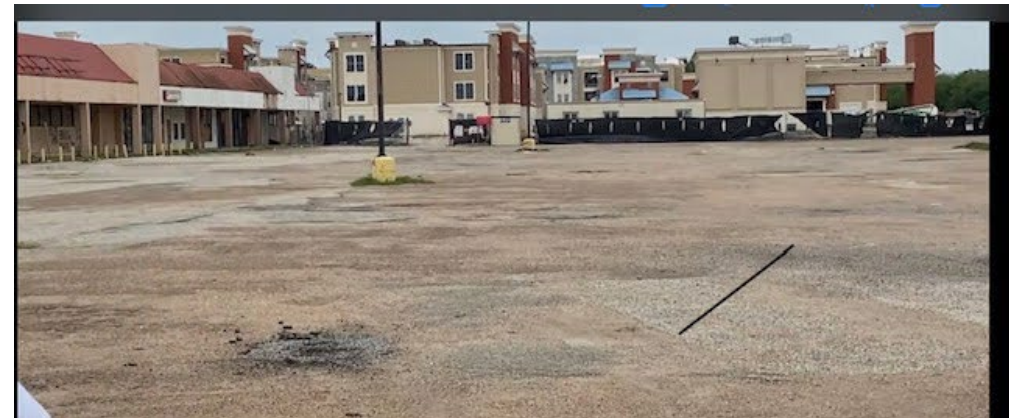
This site is the former location of a Kroger shopping center that at one point was the driver of economic and social value in the neighborhood. Following the departure of its anchor tenant, the property fell into disrepair and transition from a positive community asset to a prominent source of blight that has dragged down economic vitality and neighborhood character.



Current Exterior View of Subject



Current Exterior View of Subject



The Edison Center

A New Chapter for Fort Bend Houston

The Edison Center community revitalization plan is a bold, high-impact opportunity to advance quality of life, well-being, and prosperity for residents of the greater Fort Bend/Houston communities. A component of The Edison Center Master Plan is the Edison Lofts which is an affordable housing apartment complex containing 126 units that sits adjacent to this site and has already been completed.

Project Timeline

Stage 1: Situational Awareness

Orientation, Stakeholder Integration, and Design Charettes

Stage 2: Pre-Construction Work

Momentum Building, Credibility, and Tactical Wins

Stage 3: Construction Work

Edison Arts groundbreaking and community celebration event was held on December 18, 2021.

We are here



The Edison Center will strategically convene tenants to accomplish goals across four focus areas in the Fort Bend Action Plan:

Fort Bend Action Plan Areas & EAC Goals



Economy & Jobs

- ✓ **Create new jobs and support small business:** Over 26,000 SF of space will offer entrepreneurial training, access to capital, and a mix of affordable retail, restaurant, office, and nonprofit space to establish a supportive entrepreneurial ecosystem for local minority business owners.



Education

- ✓ **Provide quality education:** The After School Arts Academy (The Academy) is for students ages 5 to 13 to build on their love, passion, or interest for dance and the arts. The Academy also provides academic enrichment and exposure to STEM curricula and career options.



Health

- ✓ **Provide access to healthcare:** A 5,300 SF community **FQHC?** healthcare clinic will make primary care affordable and accessible to families at a time when it is critically needed.



Neighborhood Character

- ✓ **Provide a creative outdoor green space:** Nearly 12,000 SF of outdoor park space and two exciting public artwork commissions honoring African American cultural heritage complete The Edison Center design.

The Edison Center

Building Better



Building communities requires economic opportunity.

To change communities' trajectory, programs must be self-sustaining and create lasting opportunities for growth within the community. The basis of this is sustained economic activity. Our current partners that will contribute to this momentum include the Co-Op Kitchen and Houston Business Development, Inc.

A Model of Self-Sustainment

Igniting Empowerment, Local Entrepreneurship, and Wealth Building



The Edison Center



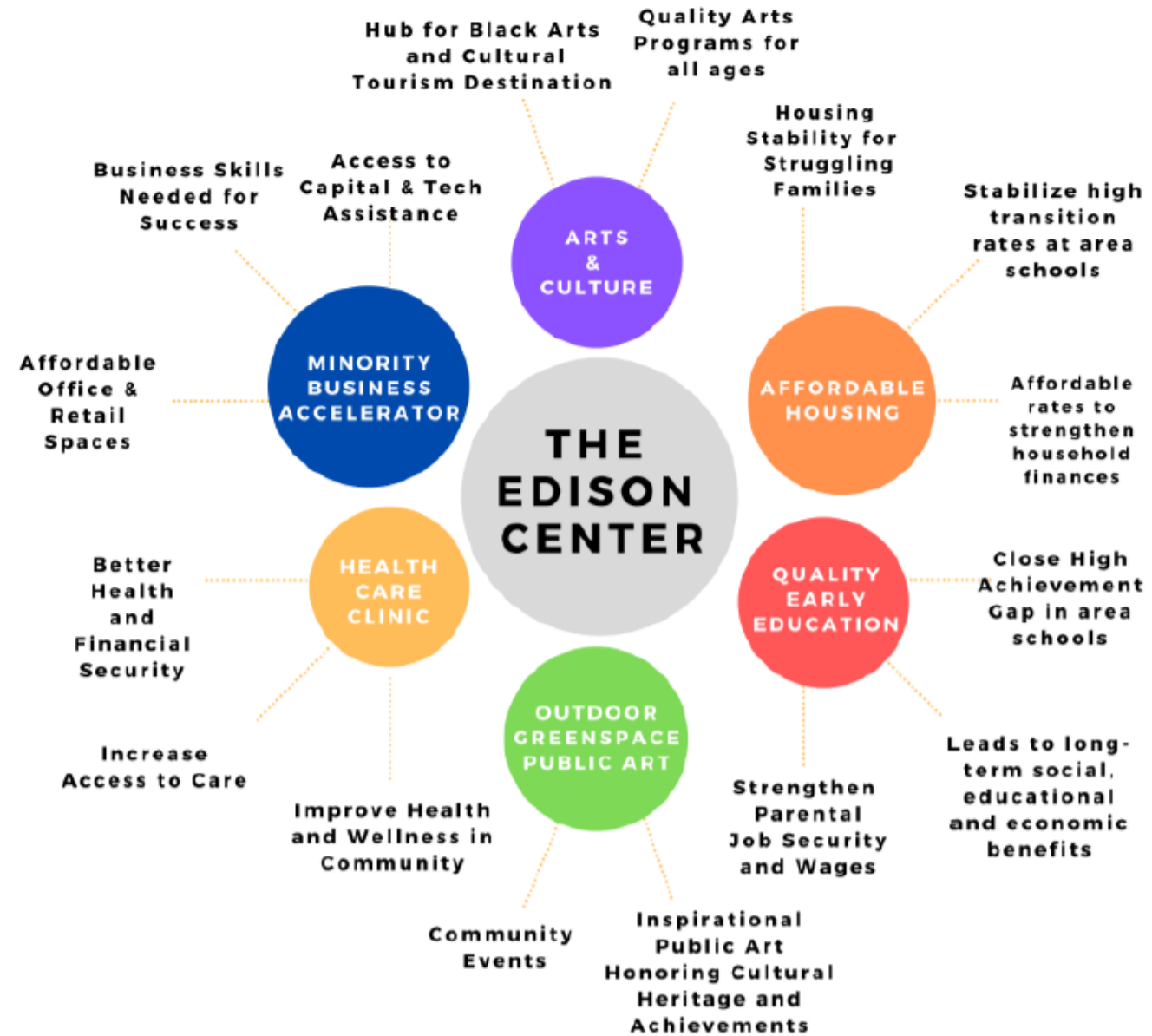
Edison Center Partners

ACTION PLAN AREAS	EDISON CENTER	NONPROFIT PARTNER	SERVICES	ANNUAL IMPACT
Health Care Access	Health Clinic	Legacy Community Health (FQHC)	Pediatric Primary Care	4,624 Patients
Affordable Housing	Edison Lofts 126-Unit Complex	Advocacy Now	Social Support Parenting Classes Trauma Healing	126 Families
Education	Early Literacy Center	Fort Bend ISD	Early Literacy Arts Focused	45 Children
Education - Career and Technology	The Edison Center	Fort Bend ISD Media/Marketing Business/Admin	Variety of career field work experience gained across the Edison Center	80+ High School Students
Access to the Arts	Edison Cultural Arts Center 400 seat theatre; Black Box theatre; Lobby Gallery; Studio Spaces	Ensemble Theatre; Cultural Arts Inc.; Jazz Houston; Fort Bend Symphony Orchestra; Edison Arts Foundation	Home for cultural organizations, artists; Catalyst for artistic and economic renaissance; Hub for social and civic engagement	59,400 Visitors
Youth Development	After-School Youth Space	Edison Arts Foundation	After School Arts and Academic Enrichment	7,600 Youth
Economic Development & Job Creation	Two Business Incubators	Houston Business Development, Inc. Texas Culinary Center	Business Acceleration Access to Capital Co-op Kitchen	22 Minority Businesses; 120 Jobs; 238 Incubator Jobs Generating \$12.6 M
Health Care Workforce Training	Health Clinic	HCC FBISD	Nursing Healthcare Amin	15 Students 20 Students
Park Space	Festival Park	Edison Arts Foundation	Year-round outdoor programming for all ages, concerts, farmers market, etc.	19,800 Visitors
Affordable Retail Spaces	Retail Spaces	Edison Arts Foundation	Affordable space for incubator members; sustainable revenue	\$1.5 Million Earned Income for EAF programming

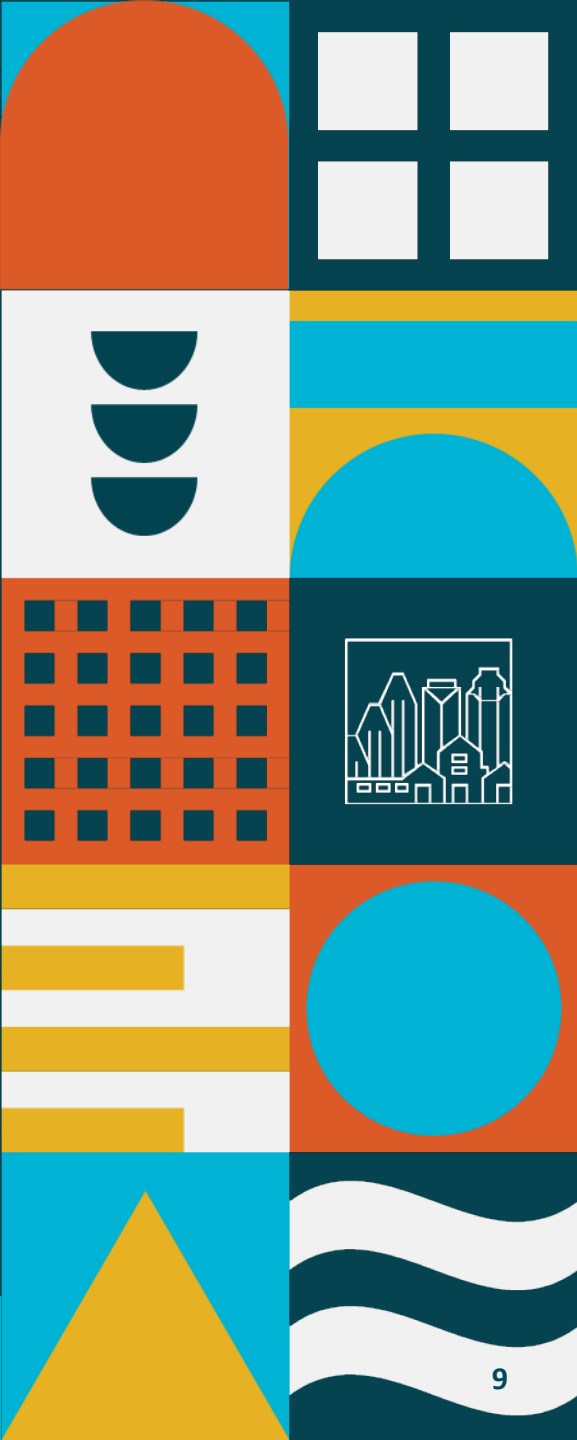
The Edison Center



Community Investment Model



Edison Center Project Update



The Development Team

Modeled for Success

Edison Arts Foundation (EAF)

The Edison Arts Foundation (EAF), a Black-led, community-driven 501c3 arts organization that harnesses the power of arts and culture to create transformational community impact by providing after-school arts and cultural programs and academic enrichment to address educational disparities, economic decline and limited access to essential services in Fort Bend Houston. EAF is developing The Edison Center, a community revitalization plan that is a bold, high-impact opportunity to advance quality of life, well-being, and prosperity for residents of the greater Fort Bend/Houston communities.

Studio Red Architects

A Houston-based architecture firm, Studio Red brings decades of hands-on experience to your project, providing inspired designs balanced with uncommon practicality. Studio Red Architects serve as the project's architect and have designed and managed indoor and outdoor theatre projects for over 30 years.

Arch-Con

Arch-Con Corporation is a national commercial general contractor founded in 2000 with offices in Houston, Dallas, Austin, and Denver. Its award-winning team simplifies the construction process using the latest cost-efficient technologies to stay on the cutting edge of the industry. Construction of the Edison Center will be carried out by Arch-Con

George E. Johnson Development Inc.

George E. Johnson Development Inc. (GEJD) is a comprehensive development firm specializing in Commercial and Residential Real Estate Development, Construction Management and Development Consulting. GEJD provides consulting and project management services for the Edison Center Project.

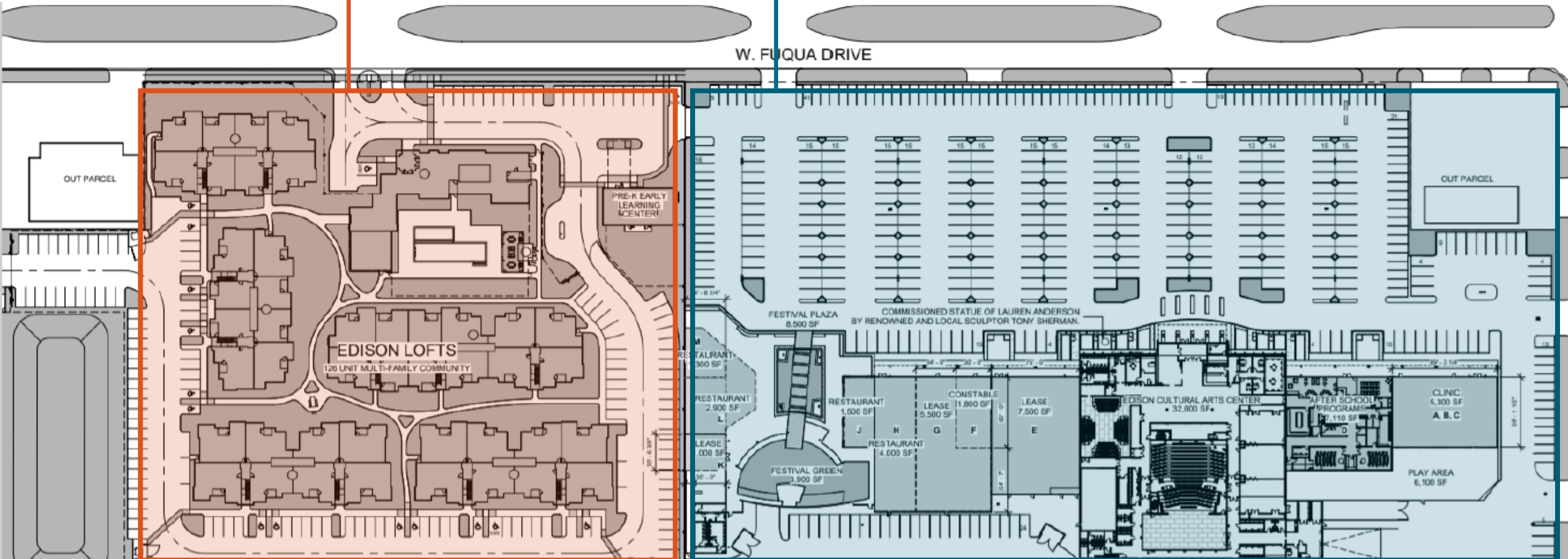


Edison Center – Spatial Orientation

The Edison Center is a 12.5-acre campus and a \$56,771,056 investment.

**Phase 1: Edison Lofts
(Completed Fall 2021)***

**Phase 2: The Edison Center
(Groundbreaking Winter 2021)**



*Phase 1 has different ownership than Phase 2 due to the NMTC investment (affordable housing project).



EDISON CULTURAL ARTS CENTER

Auto-Andorra

Restaurant

The Edison Center - Renderings



Proposed Exterior View



Proposed Exterior View



Proposed Exterior View

The Edison Center



Proposed Exterior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Proposed Interior View



Current Exterior View of Subject



Current Exterior View of Subject

The Edison Center

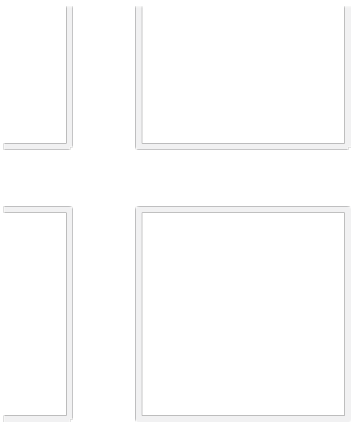
Construction Timeline



The Fort Bend Edison Arts Foundation

Project Schedule

	Start	End	Dur	%	Project Schedule			
					2021	2022	2023	2024
Project Schedule	1/1/21	12/30/24	1460	72	[Timeline bar spanning 2021 to 2024]			
Architecture / Engineering	1/1/21	9/30/21	273	100	[Timeline bar in 2021]			
GC Procurement	1/31/22	5/10/22	100	100	[Timeline bar in 2022]			
Phase II-Stage 1 – Demolition and Site Work	10/1/21	11/24/23	785	99	[Timeline bar spanning late 2021 to late 2023]			
Permitting	10/1/21	12/15/21	76	100	[Timeline bar in late 2021]			
Construction	6/26/23	11/24/23	152	99	[Timeline bar in late 2023]			
Phase II-Stage 2 – Construction (other than Performing Arts Theatre)	10/1/21	8/29/24	1064	56	[Timeline bar spanning late 2021 to late 2024]			
Permitting	10/1/21	9/15/22	350	100	[Timeline bar spanning late 2021 to late 2022]			
Construction	11/28/23	8/29/24	276	0	[Timeline bar in late 2023 and early 2024]			
Phase II-Stage 3 – Construction (Performing Arts Theatre)	10/1/21	12/30/24	1187	59	[Timeline bar spanning late 2021 to late 2024]			
Permitting	10/1/21	9/15/22	350	100	[Timeline bar spanning late 2021 to late 2022]			
Construction	5/1/24	12/30/24	244	0	[Timeline bar in early 2024]			



Community Economic Benefit

A local hub of economic activity can serve as an external driver

Secondary and Tertiary Economic Impact

The small business accelerator will drive economic activity and lay a foundation for continued economic growth.

238
new jobs
created

Business Growth and Acceleration

11 inaugural client companies representing a variety of industries offering access to capital, and a mix of affordable retail, restaurant, office, and nonprofit spaces.

\$12,688,630
in private
investment

Community Investment

Transform a blighted and empty 1980s era shopping center into a 12.5 acre cultural and economic engine with multiple vitally needed facilities and amenities.

12.5 acres turned
into an economic hub

Small Business Training and Support

The Edison Center will host programs for adults, families, and children combined with the breadth of programming that will take place to enhance lives and provide a significant economic impact for the area.

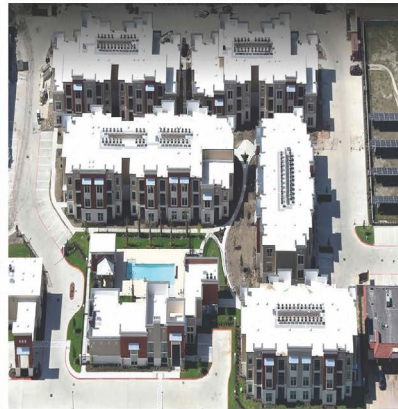
150 youth
served per year

Community Celebrations

Grand Opening

EDISON LOFTS
APARTMENTS
& PRE-K EARLY LEARNING CENTER

THURSDAY, AUGUST 12, 2021 | 11 AM
7215 WEST FUQUA DRIVE, HOUSTON, TX 77489



Presented By



INVITES YOU TO JOIN US FOR

THE EDISON CENTER

Groundbreaking Ceremony & *Community Celebration*

Saturday, December 18, 2021

10:00am - 2:00pm

7100 West Fuqua Street
Missouri City, TX 77489

Featuring Musical Artist Dean James and DJ Ferbiden
Holiday Entertainment - Music - Food - Sno Cones - Santa - Games - Vaccinations
Bike, Book, and Toy Give-Away - and more

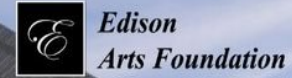
Festivities Sponsors



Free Admission
Advance
Registration
Requested

For giveaway registration and more information, visit
www.edisonartsfoundation.org

This organization and its activities are not related to
or sponsored by Fort Bend Independent School District.



YOU'RE
INVITED!



DEMOLITION CEREMONY

SEPTEMBER 1, 2023, 7:30AM

EDISON CENTER
7100 W FUQUA,
MISSOURI CITY, TX 77489



Edison Arts Foundation

Charity Carter, President

Edison Arts Foundation

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