

Mixed Use Proposal for Renovation of the Astrodome



SISHIR CHANG 2013

Introduction



The Astrodome was once called the Eighth Wonder of World but since 2007 has sat empty and decrepit. With the defeat by Harris County voters of the \$217 million bond initiative to convert the Astrodome into a new convention space it appears that the end is near for the Astrodome. There are several issues that should still be considered before doing away with the building. Among these are the costs and difficulty of demolishing the Astrodome, that the structure is still sound, and the cultural and historic value of it as an iconic building. With the proper vision the Astrodome could be used again as a functional building that also meets several needs of Houston in addition to being the icon that it once was.

MIXED USE ASTRODOME PROPOSAL

Problems with Demolishing the Astrodome

- The Astrodome is very close to Reliant Stadium and Reliant Center. Demolition could damage those facilities.
- The Astrodome structure is still very strong and withstood Hurricane Ike better than Reliant Stadium. It cannot be imploded but will need to be deconstructed that will be costly and lengthy
- The hole left by foundation and subsurface area of the Astrodome will cost millions to fill.

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Reliant Park Complex Showing Proximity of Astrodome to Reliant Stadium and Reliant Center

Reliant Center

Reliant Stadium

Astrodome

Training facility



At its closest the Astrodome is less than 300 feet from Reliant Stadium and less than 400 feet from Reliant Center

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Reasons to Reuse The Astrodome

- The structure is still sound and provides a vast area of covered and climate controlled space.
- The proximity to Reliant Stadium and Reliant Center is an opportunity to address needs related to those facilities.
- There is still a lot of fondness for and recognition of the historic and architectural value of the Astrodome both in and outside of Houston.

MIXED USE ASTRODOME PROPOSAL

Mixed Use Proposal

This proposal both preserves the historical and iconic value of the Astrodome while also making it a new usable space that provides a draw to the Reliant Park Complex even when Reliant Stadium and Reliant Center are not in use. Previous proposals to renovate the Astrodome have primarily focused on one type of use. This proposal has a few different uses that address existing needs in the area and also attract new visitors. This proposal also reuses much of the Astrodome existing structure including the existing stair towers and the subsurface levels.

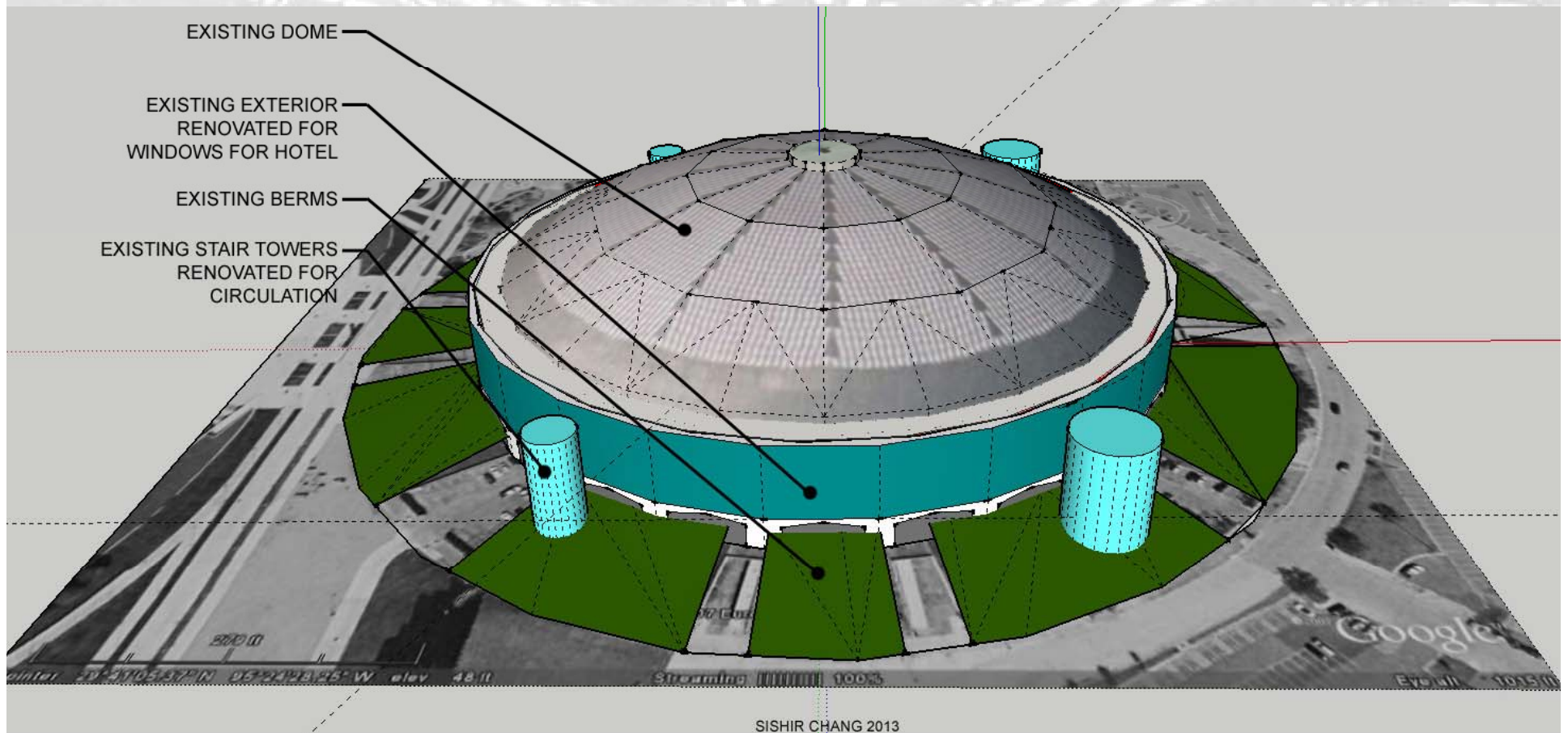
MIXED USE ASTRODOME PROPOSAL

Mixed Use Proposal Details

- Preserves much of the exterior structure including existing dome.
- Three levels of parking starting at existing subsurface level. 5,700 new parking spaces.
- A ring of hotel rooms roughly where the seating currently is starting above the new parking garage to the beginning of the dome. Windows for hotel rooms added to exterior. Five levels with 375,500 square feet of hotel space.
- Retail and or office space within the hotel ring. Three levels with 930,000 square feet of commercial space.
- On top of the commercial space and within the hotel ring an open atrium space that is open to the dome. This space can be used as atrium for the hotel for restaurant, pool, tennis or other functions. It could also be convention space or even for an indoor amusement park similar to the Mall of America in Bloomington, MN. 310,000 square feet of space.

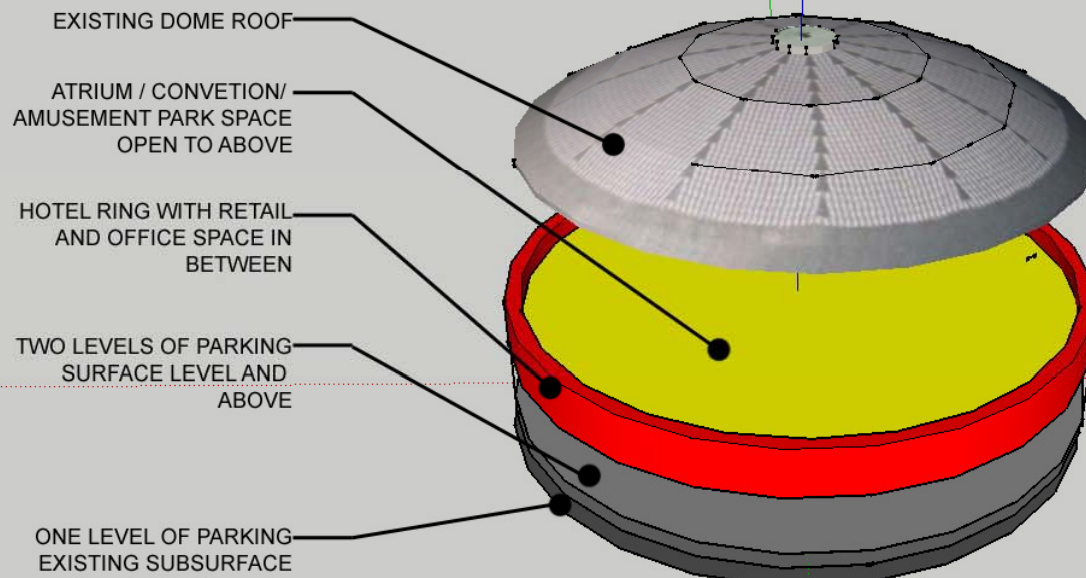
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Mixed use Proposal Concept Model



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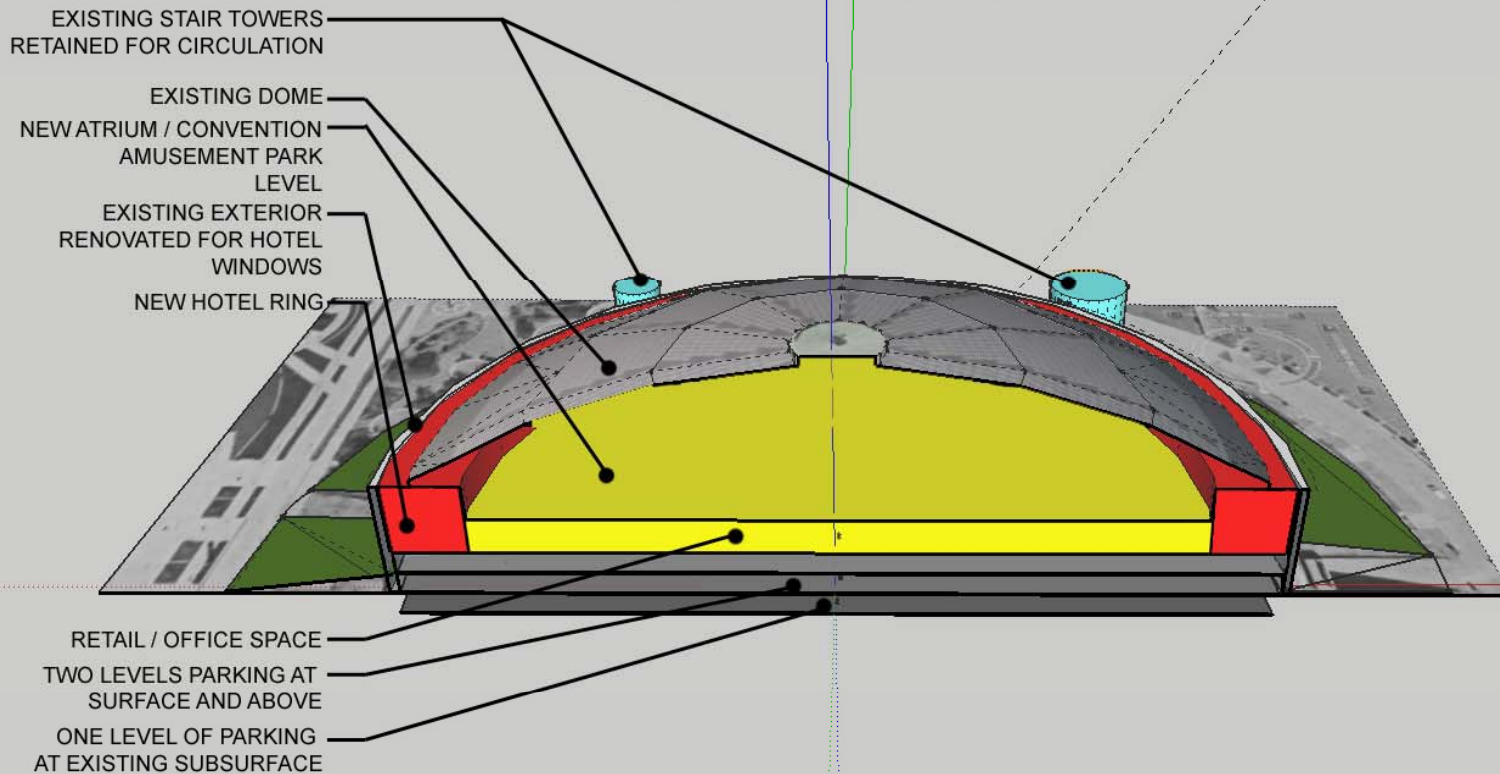
Exploded view of Proposal



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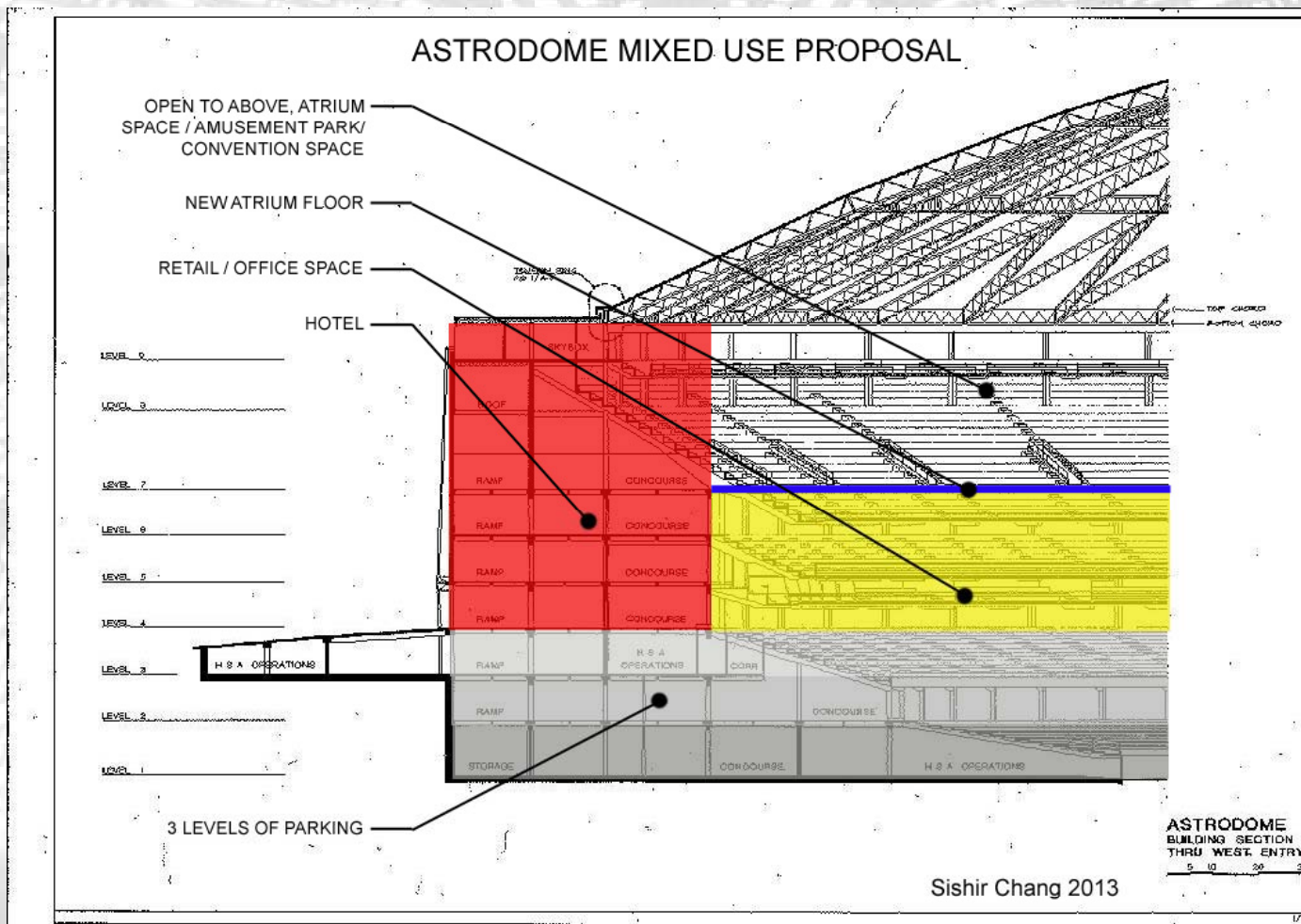
Section Cut of Proposal



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Proposal Overlaid over Existing Astrodome Section Drawing



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Mixed Use Proposal Benefits

- The parking addresses a need for more parking for the Houston Texans and Livestock Show and Rodeo.
- The new hotel rooms address a dearth of nearby hotel rooms for the Reliant Park Complex. The close proximity to Reliant Stadium and Reliant Center removes need for transport for attendees to events. Through use of skyways the new hotel can also provide all weather convenience.
- The new commercial space provides a year round draw for the area when the other facilities are not in use.
- A potential amusement park could also provide a year round draw and also the lack of an amusement park in Houston proper since Astroworld was closed.

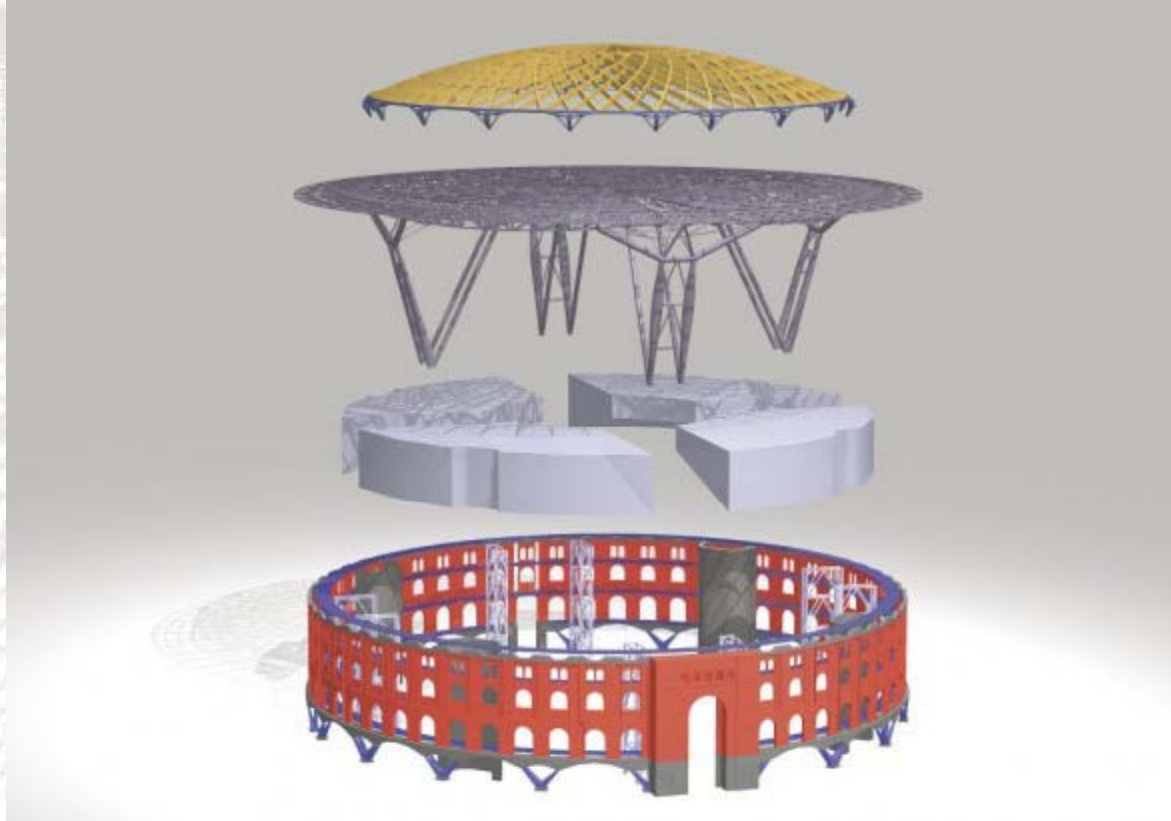
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Precedent Las Arenas Barcelona Reuse of Stadium into Shopping Mall



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Las Arenas Exploded View



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Precedent Quaker Square Inn University of Akron Hotel Reuse of Grain Elevators



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Precedent Mall of America Retail Wrapped around Atrium Amusement Park



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