



Downtown
Redevelopment
Authority

Board of Directors Meeting
May 10, 2022

Tax Increment Reinvestment Zone, Number Three
City of Houston

Downtown Redevelopment Authority
Tax Increment Reinvestment Zone Number Three, City of Houston

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TAB 1

**MINUTES OF REGULAR MEETING
OF
DOWNTOWN REDEVELOPMENT AUTHORITY**

April 12, 2022

The Board of Directors (the "Board") of the Downtown Redevelopment Authority (the "Authority") convened in regular session, open to the public, in-person inside Exchange Conference Room A, Lyondell Basell Tower, located at 1221 McKinney Street, Houston, TX 77010, on the 12th day of April 2022, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
Michele Sabino	Vice Chair
Barry Mandel	Secretary
Regina Garcia	Director
Keith Hamm	Director
James Harrison	Director
Sherman Lewis	Director
Tiko Reynolds-Hausman	Director

and all of said persons were present except Vice Chair Michele Sabino and Director Regina Garcia.

Also present were J. Allen Douglas, Executive Director of the Authority, and Yeneby Angeles ("Authority"); Kris Larson, Robert Pieroni, Jackie Traywick, Jana Gunter, Marie Hoke Fish and Jamie Perkins of Central Houston, Inc. ("CHI"); Lonnie Hoogeboom and Brett DeBord of the Houston Downtown Management District ("District"); Algenita Davis (Consultant to the Authority); Clark Lord of Bracewell LLP ("Bracewell"); Commander Paula Read with the Houston Police Department ("HPD"); and LeRon Wilson with the Tax Increment Reinvestment Zone Number Twenty-Five ("TIRZ25").

DETERMINE QUORUM; CALL TO ORDER

Chair Curtis Flowers requested a roll call, established quorum, and called the meeting to order at 12:14 PM.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

Chair Flowers requested all meeting attendees briefly introduce themselves and welcomed all.

MINUTES OF PREVIOUS MEETINGS

The Board considered approving the minutes of the March 8, 2022, joint meeting. No discussion took place. Upon a motion made and seconded, the Board voted unanimously to approve the minutes of the March 8, 2022, joint meeting as presented.

MUNICIPAL SERVICES

HPD Overtime Report

Chair Flowers called on Executive Director Allen Douglas to introduce discussion on this item. Executive Director Douglas introduced Commander Paula Read with the Houston Police Department (HPD). She shared with the board the results of the first quarter report for HPD's Overtime Program and its statistics. Questions were asked and answered. No action was required.

FINANCIALS & ADMINISTRATION

Check Registers – March 2022

Chair Flowers called on Jana Gunter (CHI) to present the check register for the month of March. Questions were asked and answered, no action was required.

FY22 3Q Financial Statements and Investment Report

Jana Gunter (CHI) continued and presented the third quarter financials and investment report. She shared detail on the current and remaining expenses and investments. Questions were asked and answered, no action was required.

DRA/TIRZ3 FY23 DRAFT BUDGET

Chair Flowers called on Executive Director Douglas to introduce this item. Executive Director Douglas passed the discussion to Jackie Traywick (CHI). Ms. Traywick presented the draft of the FY23 Authority budget and provided a brief overview of future planned capital project expenses. Questions were asked and answered.

Chair Flowers asked for a motion to approve the final draft of the FY 2023 Operation & CIP Budget in substantial form and release to the City of Houston for review and City Council approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the DRA/TIRZ FY23 Budget as drafted.

CENTRAL HOUSTON CIVIC IMPROVEMENT - CIVIC OPPORTUNITIES FOR THE NHHIP

Chair Flowers called on Executive Director Douglas to present this item. Mr. Douglas began with explaining this fifth installment budget item is going to Central Houston Civic Improvement (CHCI) in assisting with "civic opportunities" TxDOT's North Houston Highway Improvement Project (NHHIP). CHCI will also be using and coordinating with other consultants as required. Mr. Douglas shared a Cost Estimate Package on Segment 3 that was requested by the Federal Highway Administration (FHWA) during the March 14, 2022, meeting with FHWA. The requested cost-estimate package was presented to FHWA on April 7, 2022. Executive Director Douglas introduced Marie Hoke Fish (CHI), Algenita Davis (CHI), and Lonnie Hoogeboom (HDMD) who are also working on the NHHIP Project to give their thoughts and updates on the project. Questions were asked and answered.

Chair Flowers asked for a motion to approve a fifth installment to Central Houston Civic Improvement for the advocacy of the Civic Opportunities associated with the North Houston Highway Improvement Project of an amount not to exceed \$250,000 and the execution of the necessary agreements by the appropriate officer of the Authority. Upon a motion duly made and seconded, the Board voted unanimously to approve this item.

ALLEN PARKWAY MAINTENANCE AGREEMENT

Chair Flowers asked Executive Director Douglas to introduce this item. Executive Douglas gave a brief history on Allen Parkway and how DRA and HDMD has maintained it for the past three years through a contract with the city. Executive Director Douglas then turned over the conversation to Brett DeBord (HDMD). Mr. DeBord explained the three-year maintenance agreement has come to an end and is recommended to renew the contract to keep the project at intended levels. Staff recommends a five-year maintenance commitment.

Chair Flowers asked for a motion to authorize a recurring annual payment equal to \$150,000 for the landscaping, irrigation and street light maintenance of Allen Parkway, and the execution of necessary agreements by the appropriate officers of the Authority to be re-evaluated for cost and necessity after five years. The board approved this request as presented.

OTHER BUSINESS

Project Status Report

Chair Flowers called on Executive Director Allen Douglas to give updates on the projects. Executive Director Douglas gave a brief update on the projects. Next, Brett DeBord gave a brief update on Trebly Park. Questions were asked and answered. No action was required.

NEXT MEETING

Chair Flowers announced the next Board meeting is scheduled for Tuesday, May 10, 2022, at noon.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 1:23 PM.

Barry Mandel, Secretary
Downtown Redevelopment Authority (Authority)

**MINUTES OF REGULAR MEETING
OF
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS**

April 12, 2022

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three ("Zone") convened in regular session, open to the public, in-person inside Exchange Conference Room A, Lyondell Basell Tower, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 12th day of April 2022, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
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Barry Mandel, Secretary
Tax Increment Reinvestment Zone Number Three
(Zone)

TAB 2

OPERATING ACCOUNT			
PAYEE	CHECK	MEMO	AMOUNT
Central Houston, inc	2970-2974	Payroll	\$ 64,004.35
Main Lane Industries	2975	Bagby construction	\$ 501,831.60
CW Lighting, LLC	2976	SoDo park construction	\$ 53,254.45
Quiddity Engineering, LLC	2977	Prof svcs Jan 29-Feb 25 2022	\$ 7,501.50
Structura, Inc	2978	SoDo park construction	\$ 456,776.03
Landscape Forms	2979	SoDo park construction	\$ 51,470.00
Fenris, LLC	2980	SoDo park construction	\$ 31,800.00
Bracewell, LLP	2981	Legal counsel	\$ 1,212.00
Philadelphia Insurance Company	2982	Annual fee	\$ 3,204.00
rp Visual Solutions, LLC	2983	SoDo park construction	\$ 1,705.00
W.M. Jones & Company	2984	Extending general liability	\$ 3,197.27
Central Houston Civic Improvements	2985	NHHIP	\$ 250,000.00
Structura, Inc	2986	Sodo Park construction	\$ 537,378.40
		GRAND TOTAL:	\$ 1,963,334.60

Check register for April, 2022



- Total checks issued in April 2022 were \$1.462 million.
 - Trebly Park - \$1.131 million
 - Structura - \$994,154
 - CW Lighting LLC - \$53,254
 - Landscape Forms - \$51,470
 - Fenris LLC - \$31,800
 - NHHIP
 - Central Houston Civic Improvement - \$250,000

TAB 3

2022 Disadvantaged Business Enterprise Program (DBE) Activity Report (7/1 – 3/31)



	2022	2021
	Operating	Operating
Total Certified MWBE	\$2,173K	\$2,856K
Adj. Total Spending	\$10,515K	\$13,778K
Less: Qualified Exclusions	(\$4,650K)	(\$3,548K)
Qualifying Total Spending	\$5,865K	\$10,230K
% MWBE Certified	37.1%	27.9%
Total Self-Certified MWBE	-	-
% Cert. + Self Cert.	37.1%	27.9%
GOAL	20.0%	20.0%

TAB 4

Central Houston, Inc.

DOWNTOWN OFFICE STORY

2021 Competitive Market Analysis

Snapshot

Data Collected and Analysis Compiled, January 1 – March 30, 2022

Unique Inventory Survey

Central Houston Inc.'s Office Story measures the 12-month Downtown competitive leasing cycle

- A unique Downtown Houston survey that includes:
 - All marketed space
 - Large available blocks / full floors
 - Tenants by industry
 - Sublease space on the market and by tenant
 - Multi-floor tenants
 - Large transactions / tenants new to Downtown
 - Operating expenses and property taxes by building
 - Downtown's largest tenants by industry and total amount of office space
 - Surveyed buildings organized into three distinct Tiers to better understand patterns in Downtown's top office towers including renovation and new construction
- Proprietary and longitudinal: Central Houston's Office Story in its 38th year; started in 1985 by Stewart O. Robinson, President, SOR Real Estate Advisors, LLC

Inventory Analysis

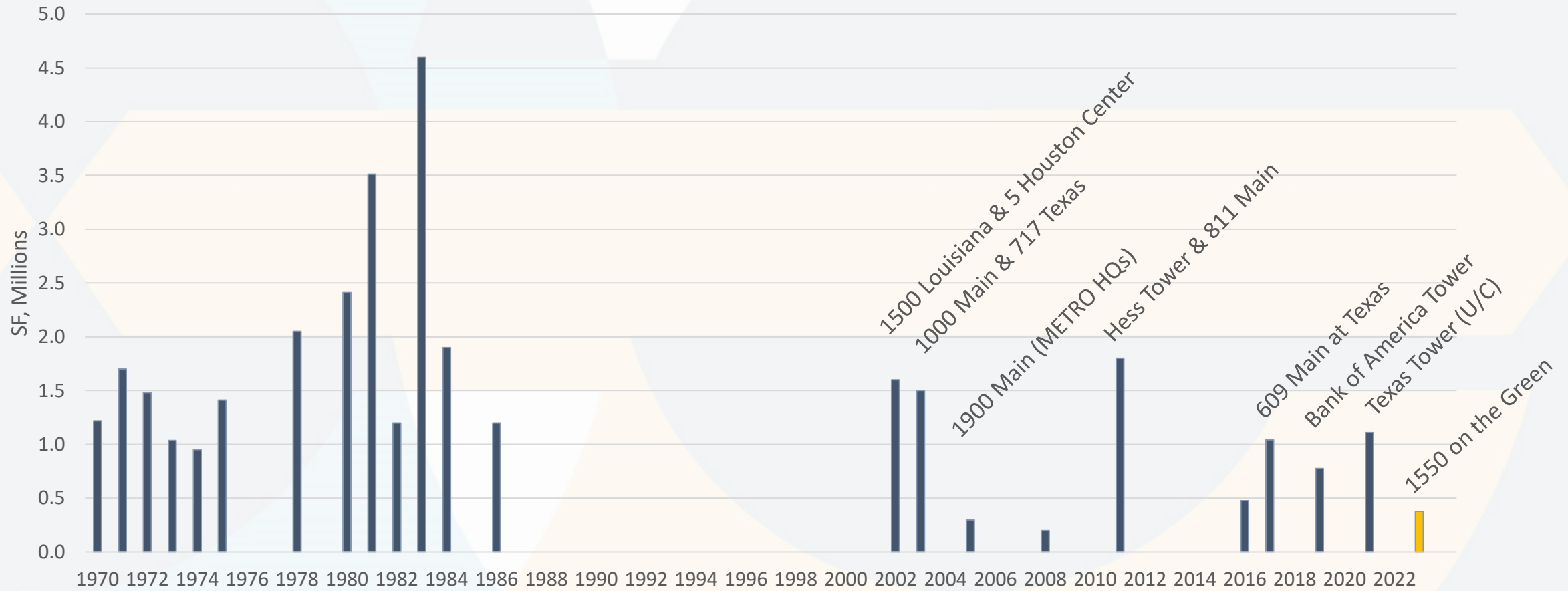
- Central Houston Inc. Office Story
 - Survey completed in January –March 2022 for all 2021 leasing activity
 - Approximately 37 Million SF (53 M SF)
 - 48 office buildings
 - More than 71% of all Downtown office space
 - More than 1.8 Million SF of Downtown leasing during 2021
 - 5% of surveyed space was a new lease, expansion or renewal
- Downtown Houston is region's largest office market with >23.6 million SF in lease activity since 2015, almost the same size as Uptown's total inventory (27.1 million SF), Houston's 2nd largest market

Surveyed Buildings

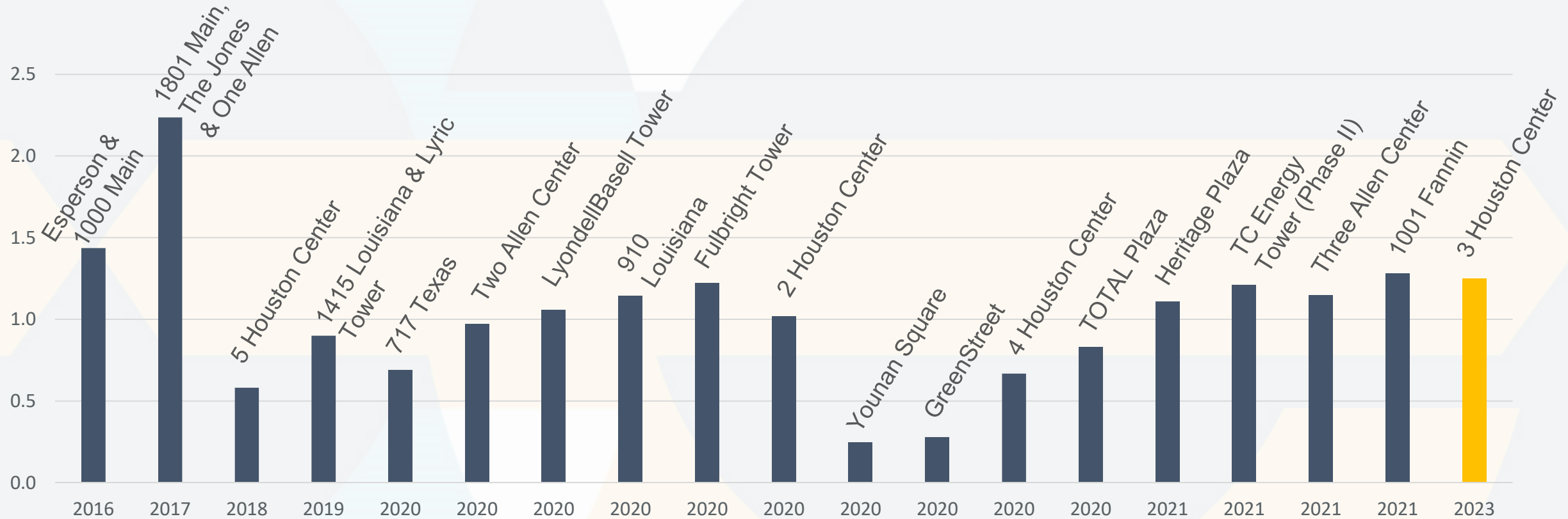
By Tier	2021 Building Count	2021 Total Rentable Square Feet
Tier 1	13	12,759,771
Tier 2	14	14,369,799
Tier 3	21	9,807,219
Total	48	36,936,789

- The addition of 1550 on the Green has brought the Tier I count to 13
- 1300 Main has been removed from Tier III, as it is owner-occupied (historical metrics still use data from 1300 Main)

Historical/Future Building Deliveries Timeline



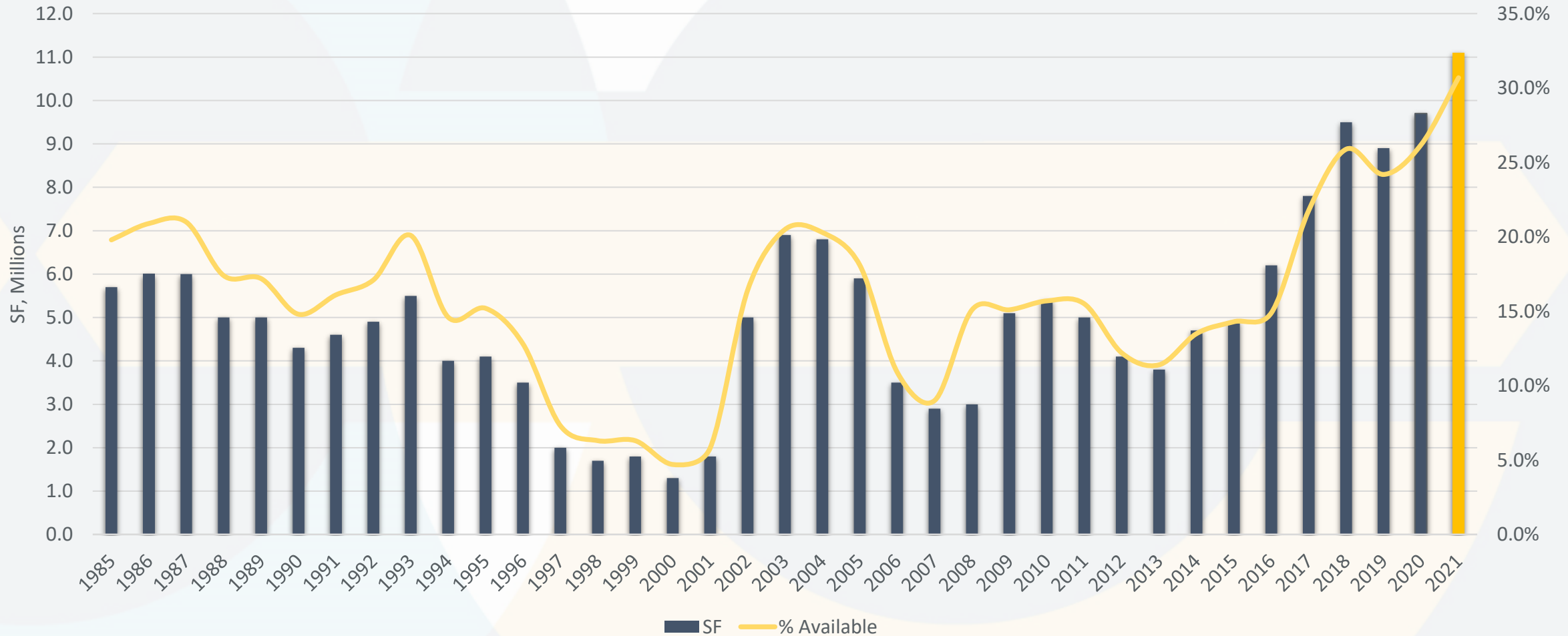
Building Renovations Timeline



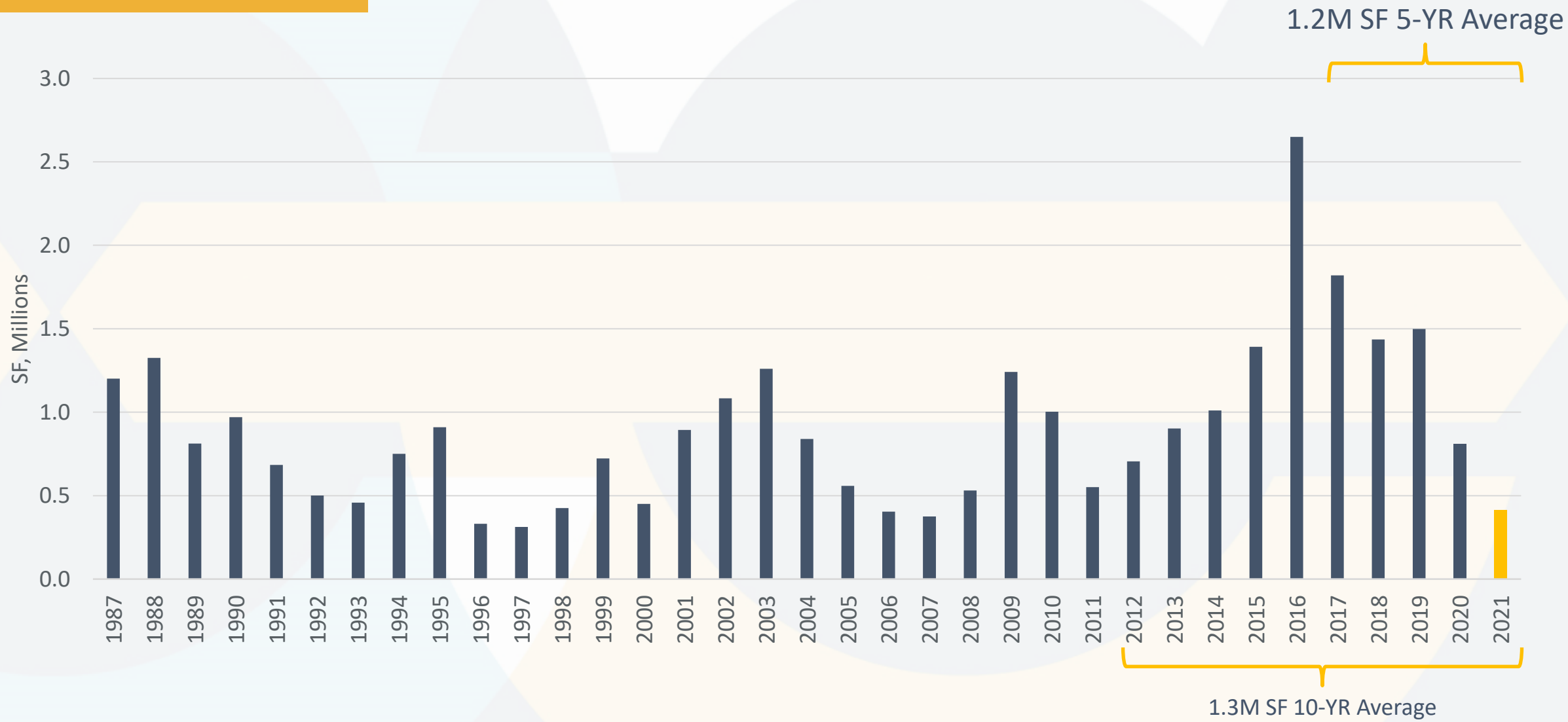
*Square Feet,

Historical Direct Marketed Space

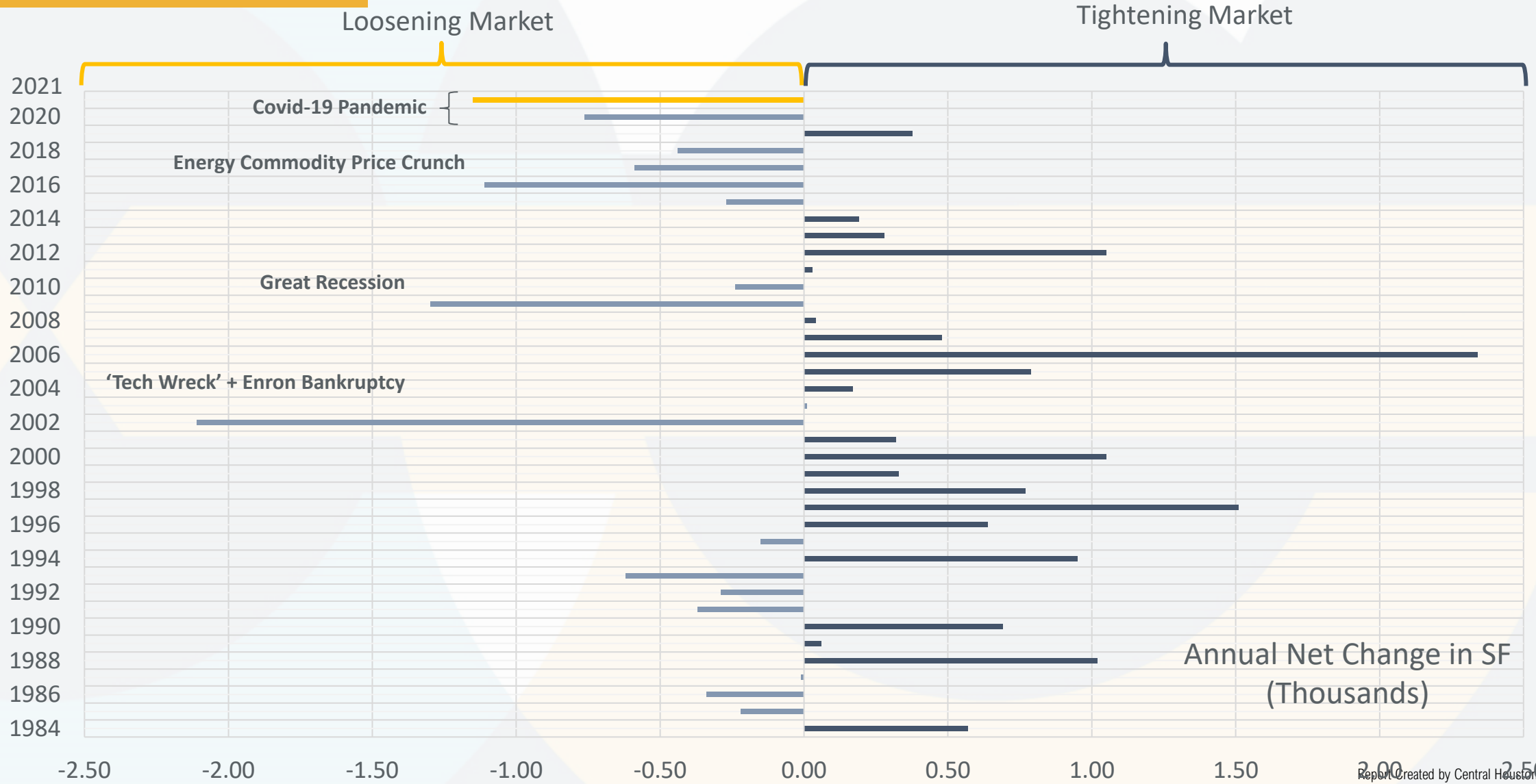
By % Direct Available & Available SF



Historical Sublease Full Floor Blocks

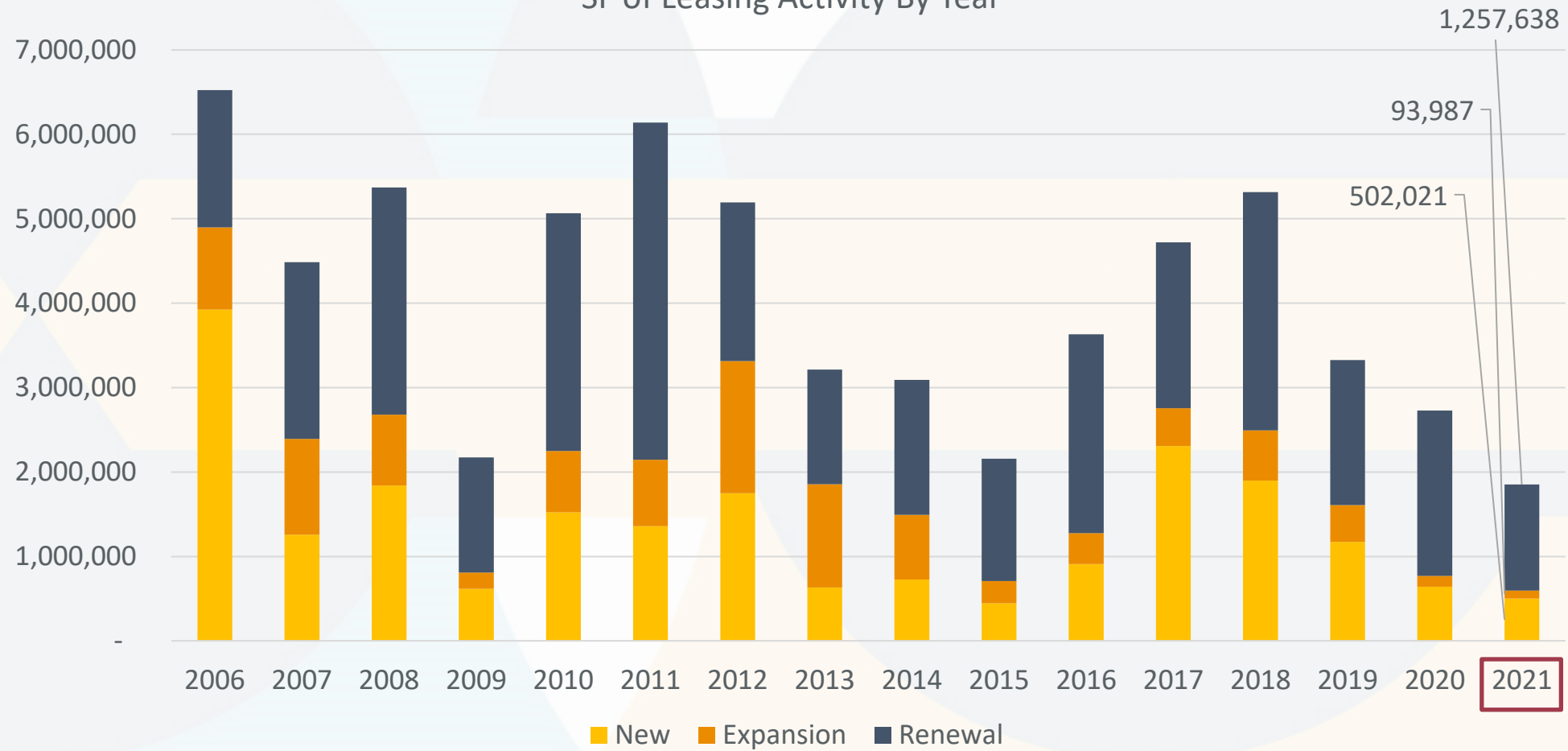


Marketed Space

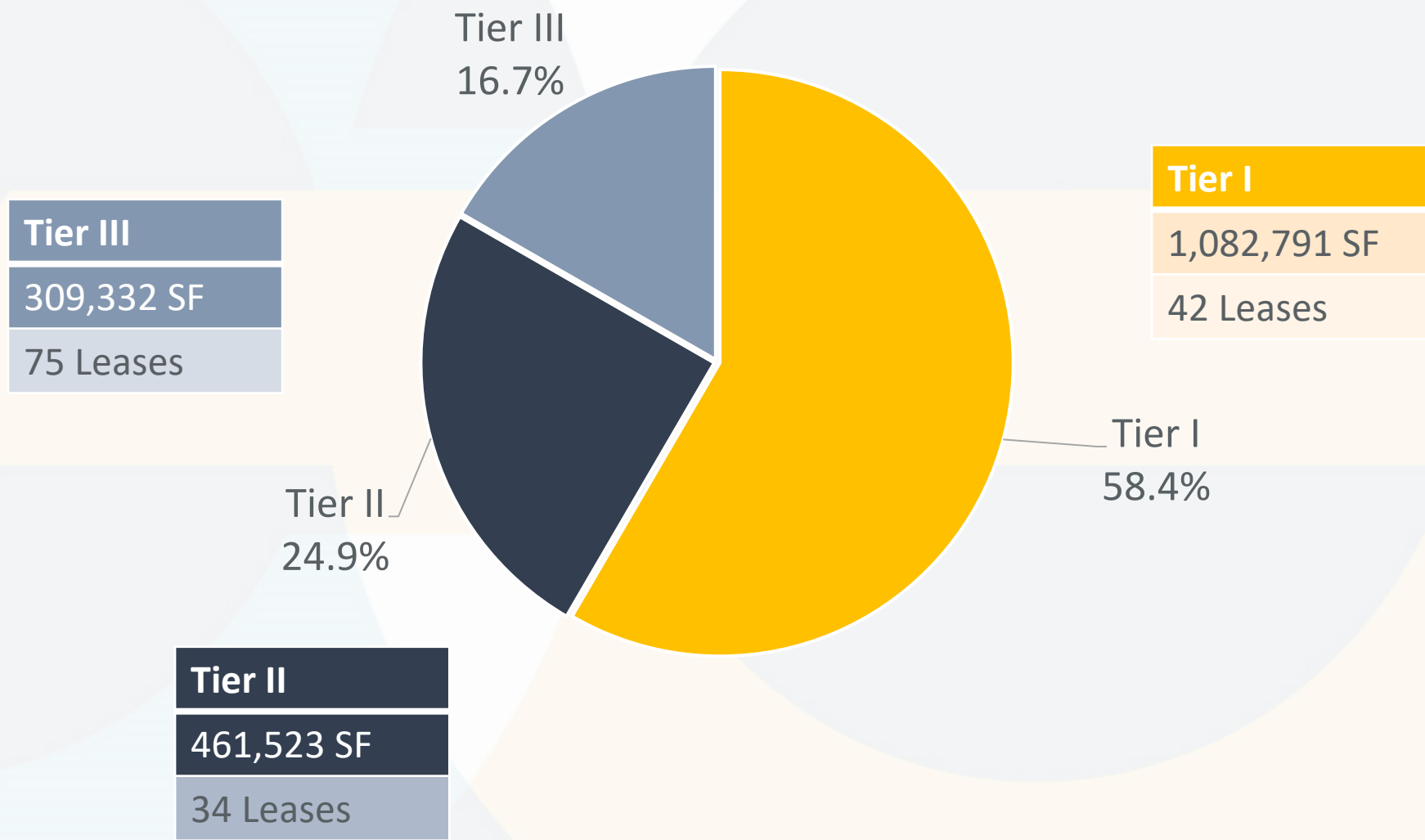


Transaction Volume

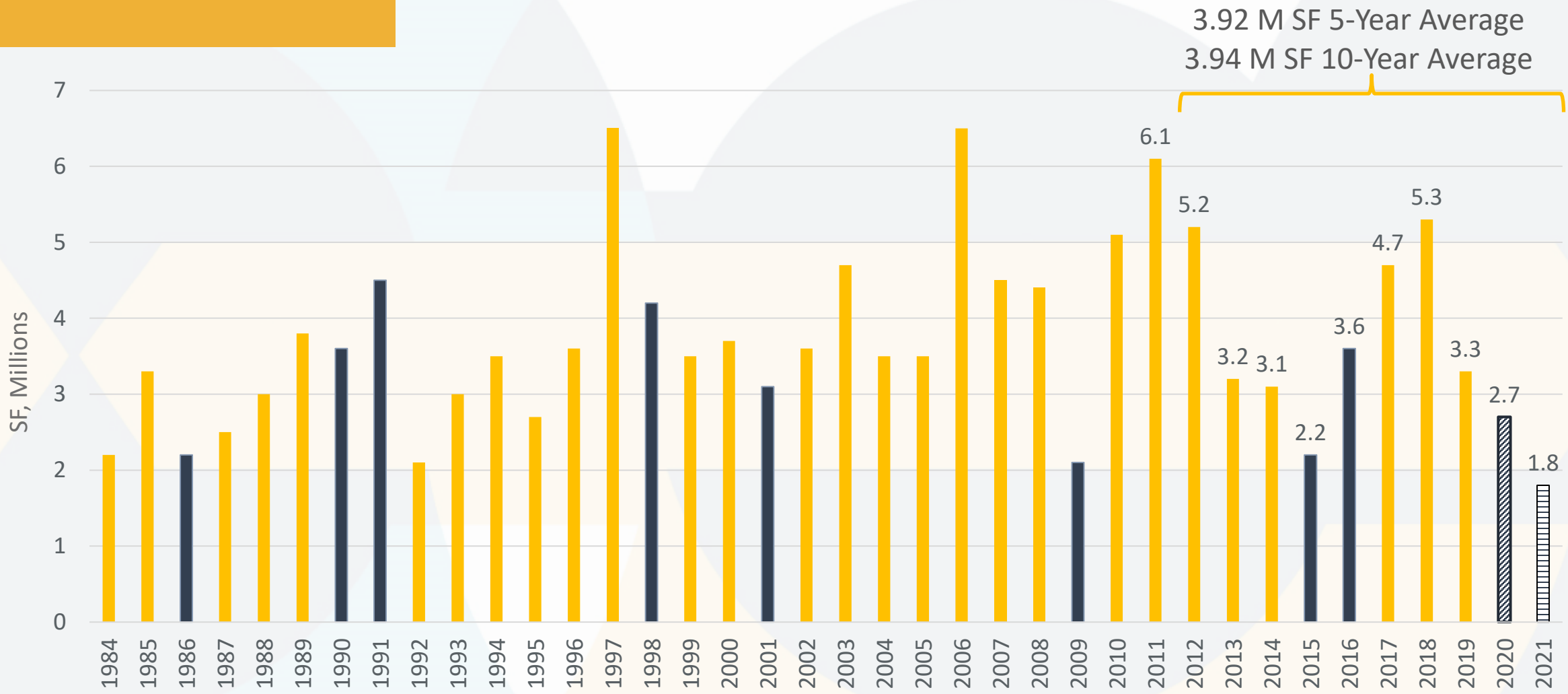
SF of Leasing Activity By Year



Activity by Tier (2021)



Leasing Trend



3.92 M SF 5-Year Average
 3.94 M SF 10-Year Average



Significant Energy Price Slumps

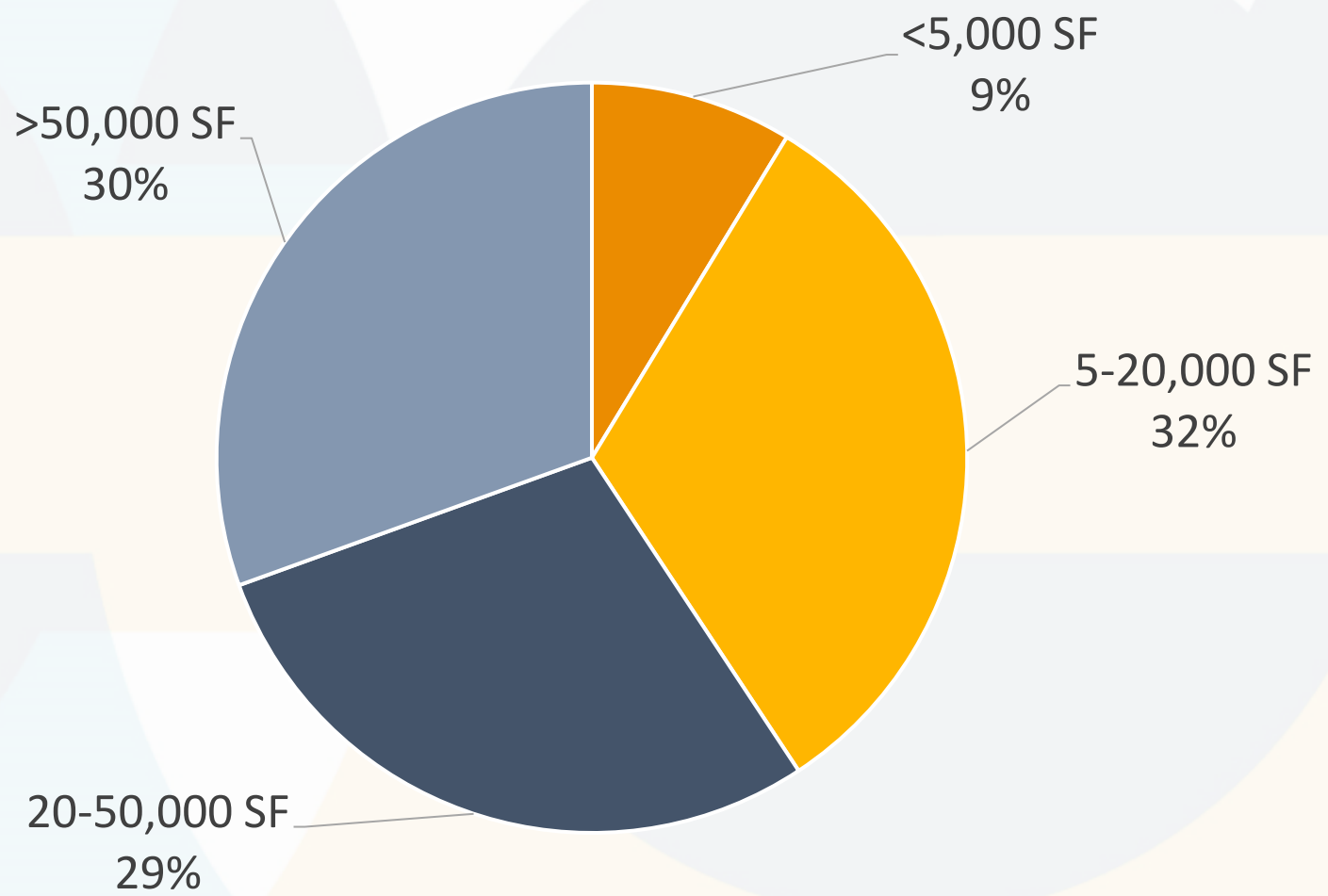


2020 Energy Price Plunge +
 COVID 19 Pandemic

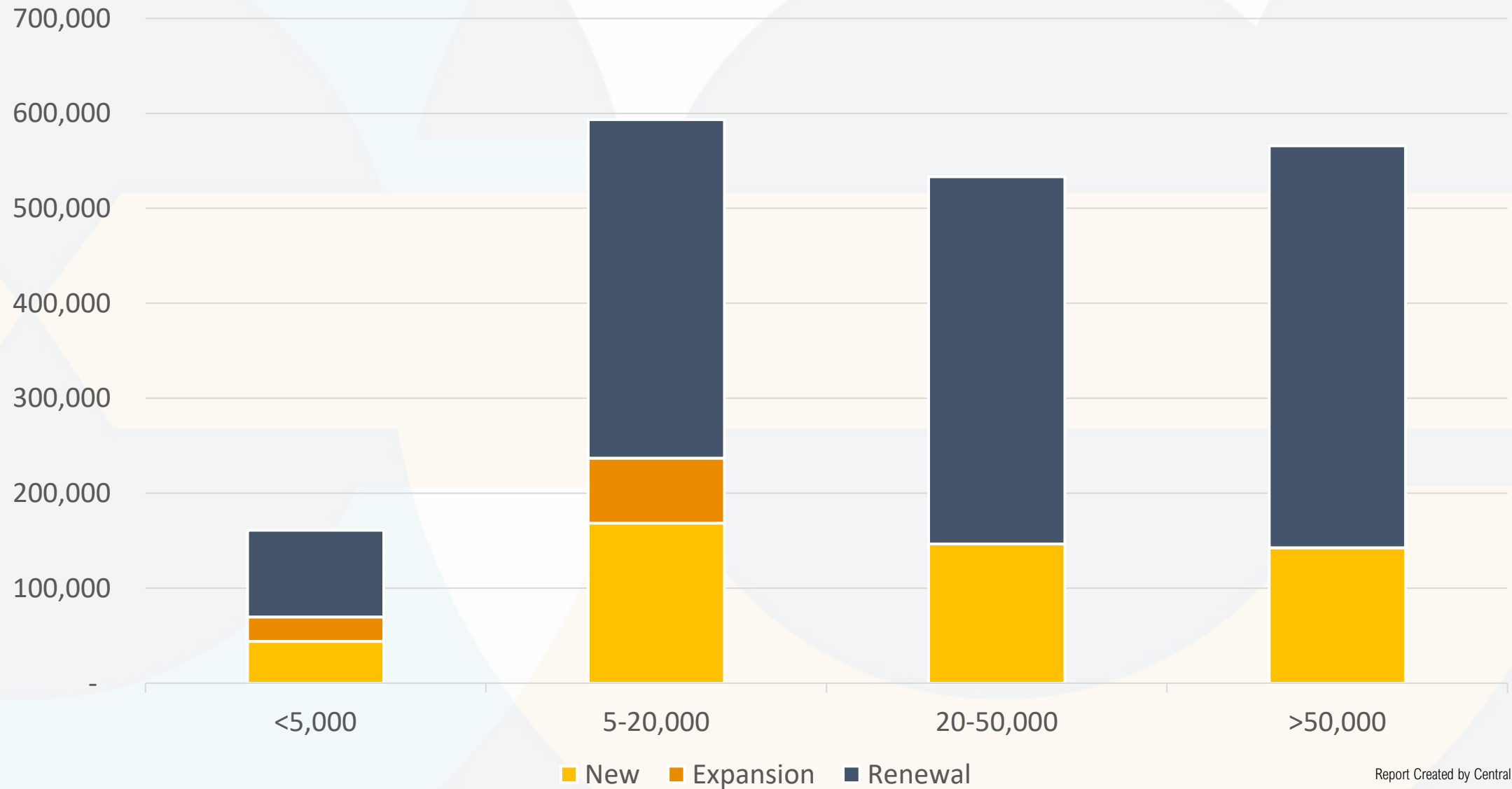


2021 Energy Price Surge
 +
 COVID 19

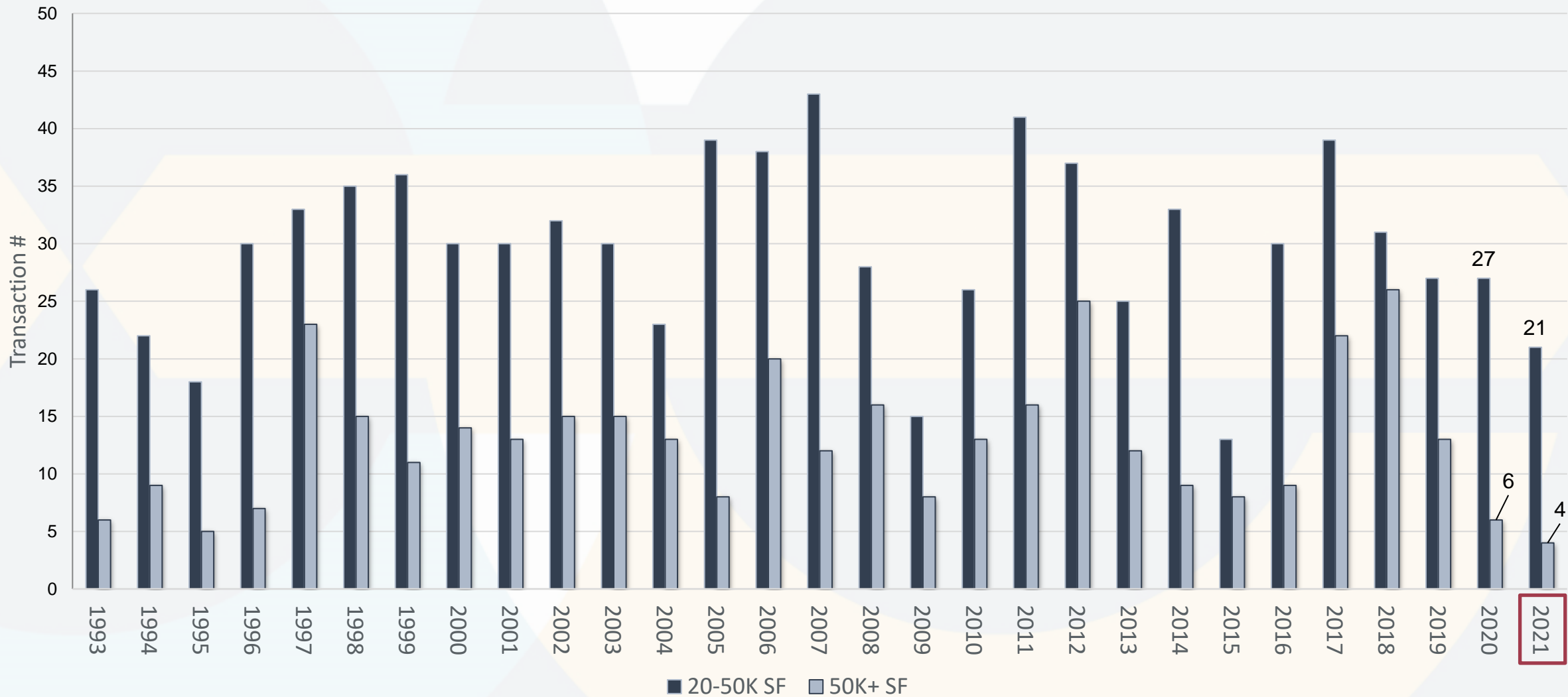
Activity by Size (2021)



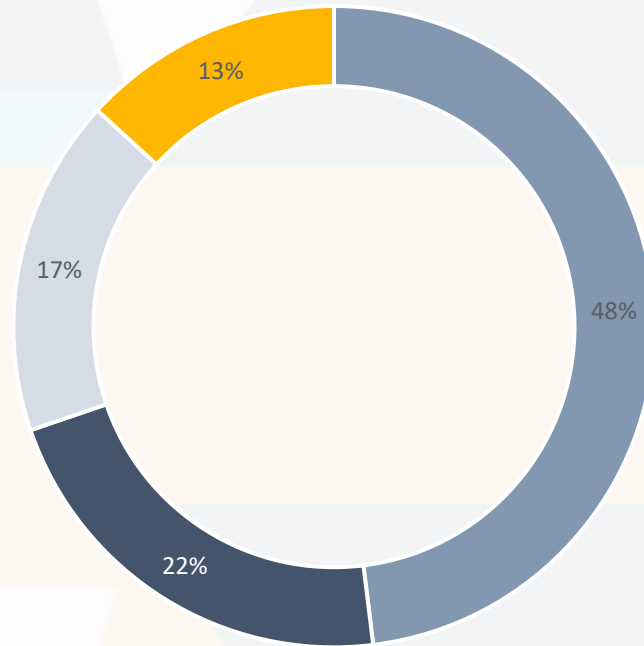
Leases by Size/Type



Large Transactions



Office Market by Industry

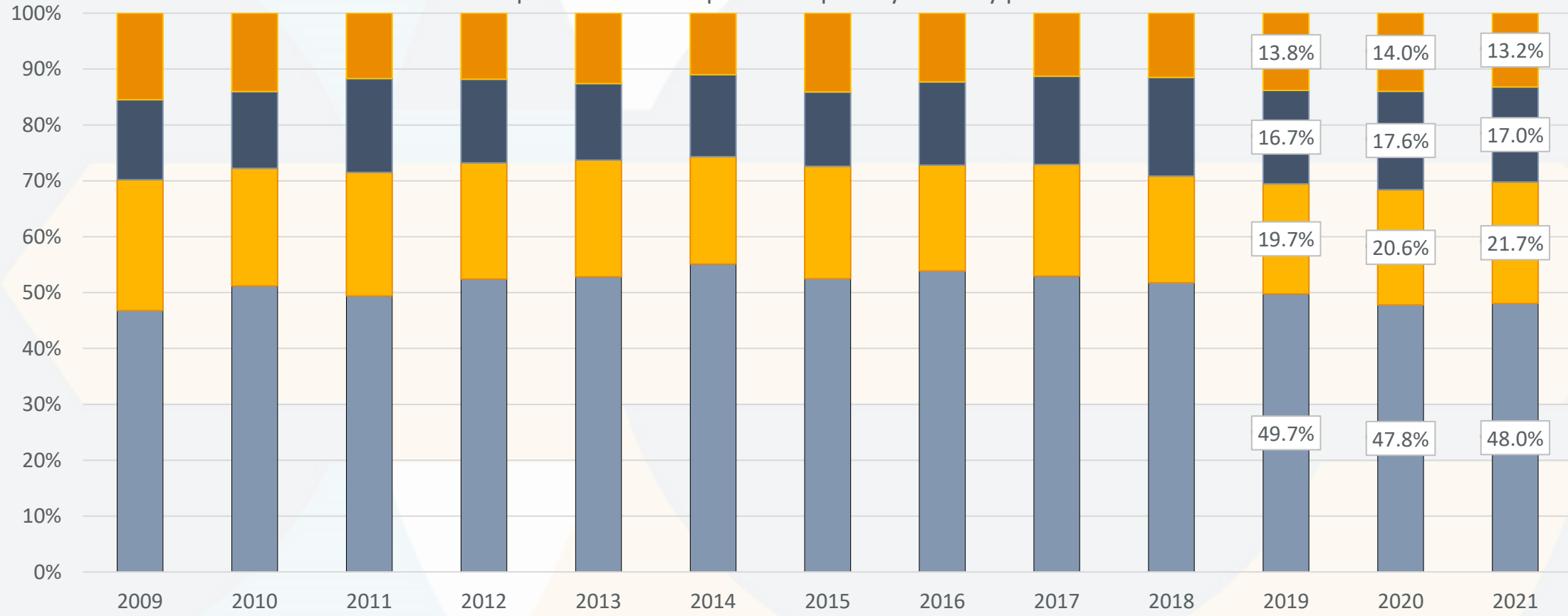


Class A Competitive Space



Industry Trends

Proportion of Total Space Occupied by Industry per Year



Other FIRE Legal Energy

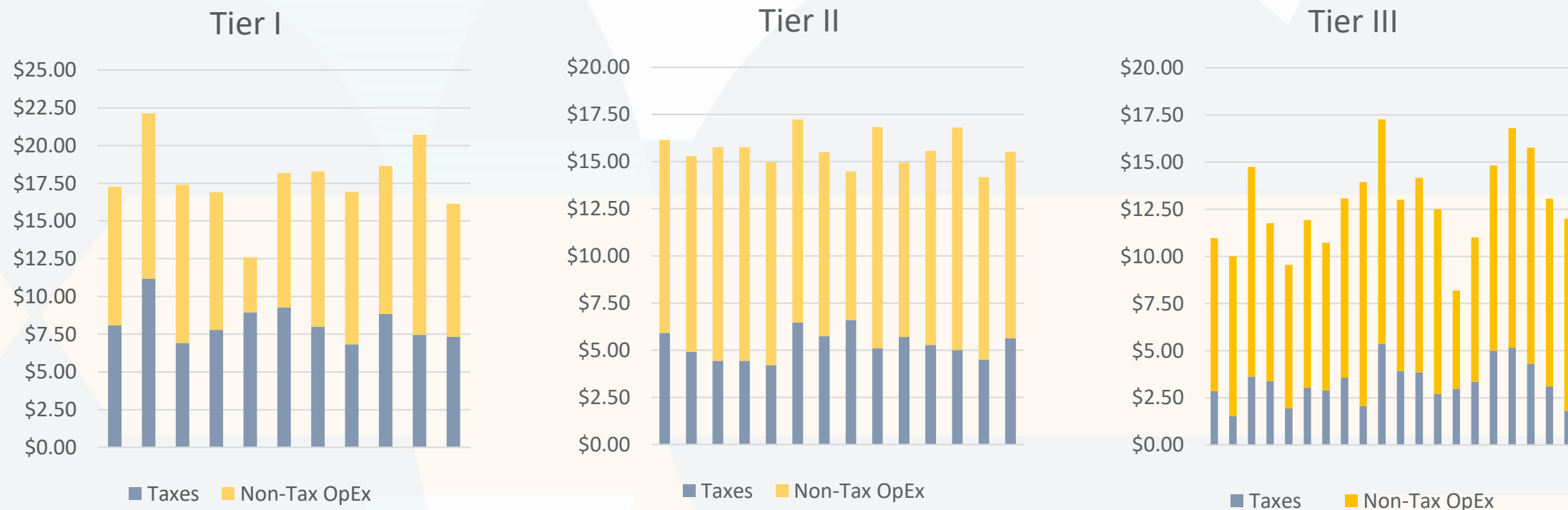
Multi-Floor Occupiers

Occupiers By # of Floors

	2017	2018	2019	2020	2021
4+	49	49	54	54	52
2+	118	124	120	125	134
1+	249	259	260	285	288

The data here, especially over the course of the pandemic, suggests that **companies in Downtown Houston are downsizing**, which is what we've indicated with other figures as well.

OpEx + Analysis



Our OpEx data gives insight as to why Tiers are structured the way they are:

- Tier I pays 46.6% of their OpEx towards property taxes, for Tiers II, III, this figure is 33.8% and 26.1% respectively.
- Tier I also routinely pays more property tax per SF than any other Tier.

Central Houston, Inc.

For More Information:

Robert Pieroni, Economic Development Director

rpieroni@centralhouston.org

Central Houston, Inc.

1221 McKinney, Suite 4250 | Houston, TX 77010

Office: 713-650-1470

Varun Cidambi, Research Manager

varun.cidambi@centralhouston.org

Central Houston, Inc.

1221 McKinney, Suite 4250 | Houston, TX 77010

Office: 713-650-1470

Thank You! Questions?

TAB 5

PROJECT NAME	402 Main: Citizens Bank Building
PROJECT PLAN	Historic Façade Preservation and Restoration Program
REQUEST	Request the DRA Board authorize an amendment to the executed Agreement permitting the owner of 402 Main to allow the application of a mural on the south facing side-wall of the property.
DESCRIPTION	Restoration of the Citizens Bank Building included exterior wall repairs, masonry, windows, waterproofing the base of the building, replacing or installing original sconces at entries, restoring entry doors and brass building signage to more accurately depict the period and style of the building's façade. Any "change" to the façade and preservation work done under the grant requires written approval from the DRA Board. The anticipated "change" is the application of a mural, several stories high, on the south facing wall of the building as part of the Street Art for Mankind Project funded by the Houston Downtown Management District and TotalEnergies. This would be one of nine proposed murals to be completed this year.
PROJECT HISTORY	The DRA Board authorized a reimbursement façade and preservation grant for the building at 402 Main on August 12, 2008 for an amount not to exceed \$569,810. The work was completed under the terms of the Agreement. Section 4.05 of the Agreement requires: <p style="margin-left: 40px;">4.05 <u>Covenant to Maintain Facade.</u> The Developer covenants to maintain the restored facade at its own costs. No changes to the facade following Completion of the Project may be made without the prior approval of the Authority. The Owner agrees that upon sale or lease of the Building, it will cause the purchaser or lessee to maintain the facade in good condition. The foregoing covenant shall be contained in the deed and shall be a covenant running with the land for the benefit of and appurtenant to such land and be filed as part of the deed records of Harris County, Texas.</p>
ACTION ITEM	Authorize an amendment to the Façade Preservation and Restoration Agreement permitting the owner of the property at 402 Main to contract with Street Art for Mankind for the placement of a mural on the South facing wall of the property, permitting the execution of necessary documents by the appropriate officers of the Authority.
CONTACTS	DRA: Allen Douglas Executive Director 402 Main: Angus Hughes, Owner

STREET ART FOR MANKIND

DOWNTOWN HOUSTON ART WALK

STREET ART FOR MANKIND (SAM) PROJECT

An open-air Art Museum and Inspiring Art Walk made of Huge Murals curated and produced by Street Art for Mankind to reflect on the local and global opportunities and challenges of our society, with the support of Local Leadership and the United Nations' agencies. Using the universal language of Art, we will start a conversation and engage with a large public on the better future we all want to see. SAM believes in the power of art to trigger social change.

Objectives:

- **Draw & Inspire all generations:** Topics on which we need to come together as a community. The Murals will be accessible for free to all.
- **Beautify & Activate:** It will bring color and purpose to damaged/unmaintained walls, unfriendly sections/alleys... giving fresh and inspiring perspectives to the space. Murals will be created by street artists known for their spectacular art, inclusive and positive pieces, but also humane and powerful voice. Yet, we will make sure that we keep also a diversity of styles and horizons to speak to the largest public possible - so that everyone can find a piece and theme that speaks to their heart.
- **Educate & Raise Awareness** on actions taken to promote equalities, human rights and SDG themes through the art pieces and via our proprietary AR App Behind the Wall. People will be able to immediately access statistics, useful links, inspiring speeches from officials from Houston and the United Nations agencies explaining the local and global issues.

Dragon76 (ALREADY EXISTING MURAL)

Downtown Houston- Hampton Inn/Homewood Suites



GOALS & BUDGET

DOWNTOWN GOALS:

- Beautify blank walls in Downtown
- Advance a larger thematic message aimed at bringing the community together around shared values
- Promote walkability and connectivity between activity nodes in Downtown
- Create an arts attraction
- Support local businesses
- Provide positive media coverage

BUDGET

\$225,000- 9 murals at \$25k/ea

\$150,000- CHI/HDMD title sponsor

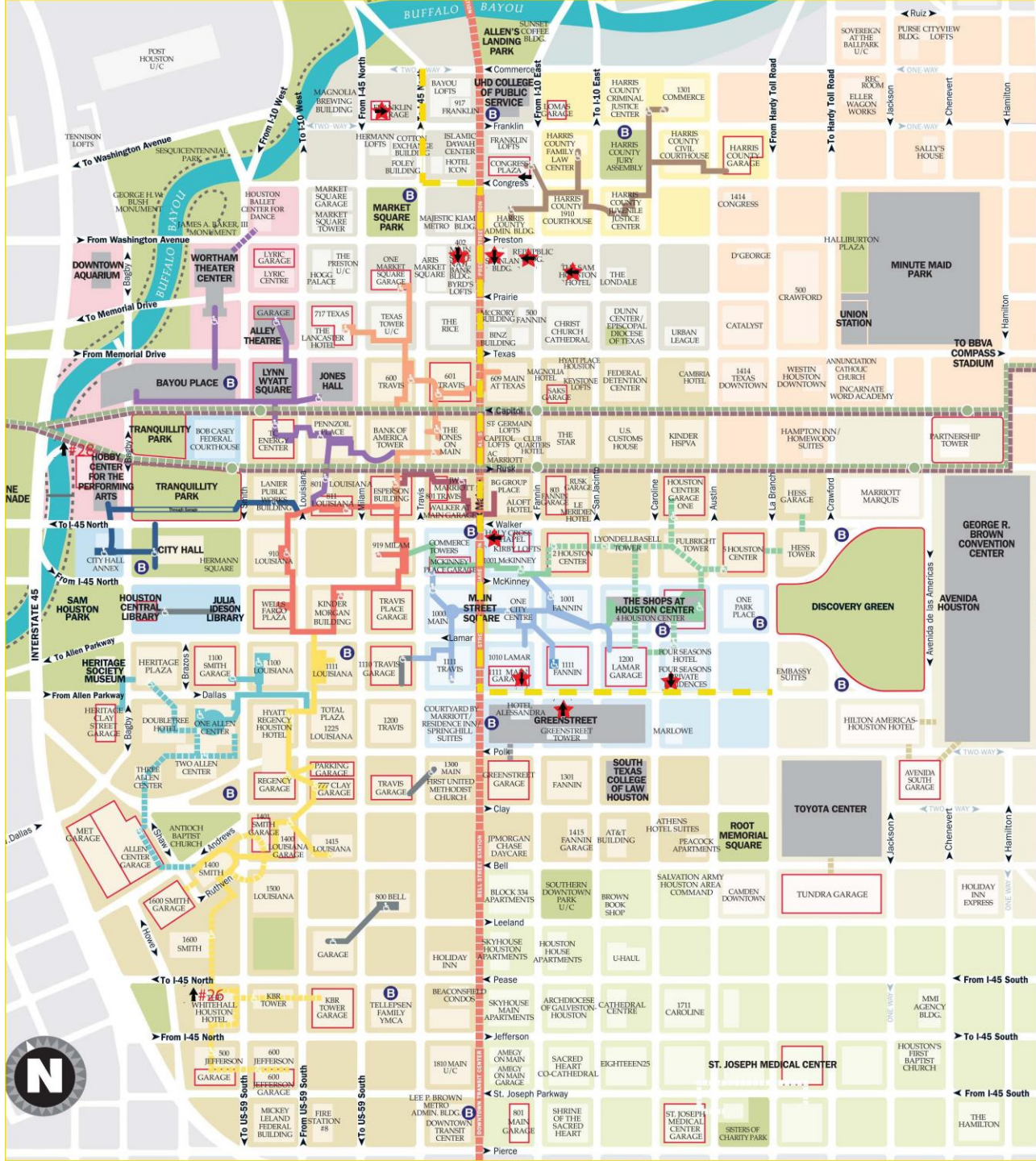
\$75,000- TotalEnergies/corporate sponsor

TIMELINE

- **MOU BETWEEN CHI/HDMD AND SAM- March 2022**
- **MARCOM MEETING- March 28**
- **BOARD APPROVAL- April 14**
- **CONTENT COMMITTEE**
 - Jacques D’Rovencourt- Hilton Americas, GM/HDMD Board Member
 - Theresa Escobedo- Mayor’s Office of Cultural Affairs, Civic Art Program Manager
 - Erica Lee Carter- Harris County Precinct I, Policy Advisor
 - Pierre Bang- TotalEnergies, President
 - Karen Farber- Buffalo Bayou Partnership, VP of External Affairs
 - Maria Gaztambide- University of Houston System, Public Art Curator
- **PRODUCTION DATES- TBD**
- **INAUGURATION DATE- TBD**
- **Additional Deliverables:**
 - Creative- collateral materials, web, digital
 - Photography and videography
 - PR
 - Inauguration/press conference
 - Ongoing marketing plan

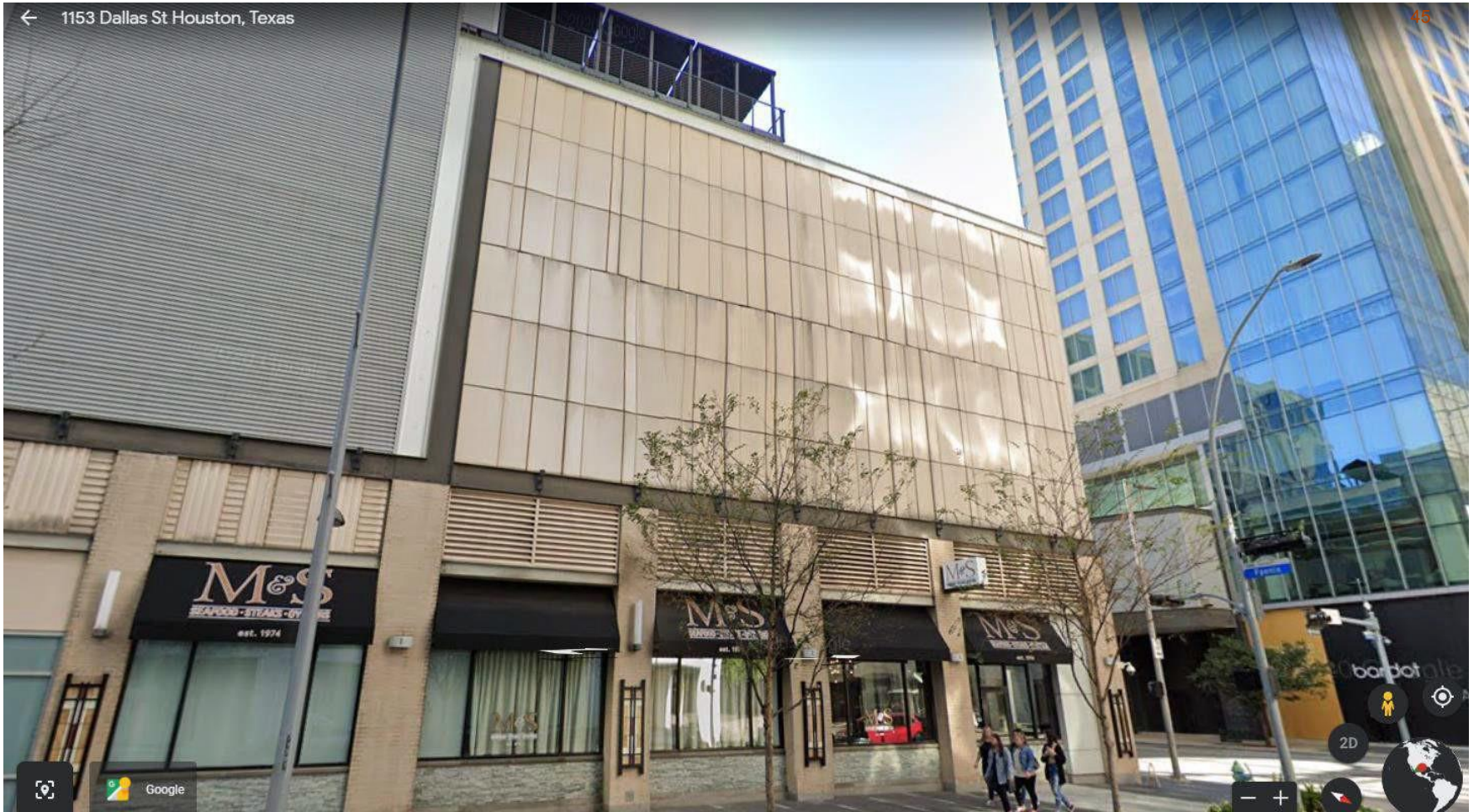
ART WALK - THEMES

1. ENERGY: Transforming energy; energizing change
2. CLIMATE CHANGE: Facing the elements; activating the earth; nurturing/respecting nature
3. EDUCATION: Empowering our youth; learning together
4. HUMAN RIGHTS: Ensuring everyone matters
5. LEGACY: Preserving/building a legacy; building a better place
6. SOCIAL EQUITY: Equalizing life; accessing economic opportunities; fostering inclusion
7. HEALTH & WELLNESS: Saving lives; healing the world
8. GLOBAL: Connecting commerce and culture; impacting the world
9. INNOVATION: Exploring new industries

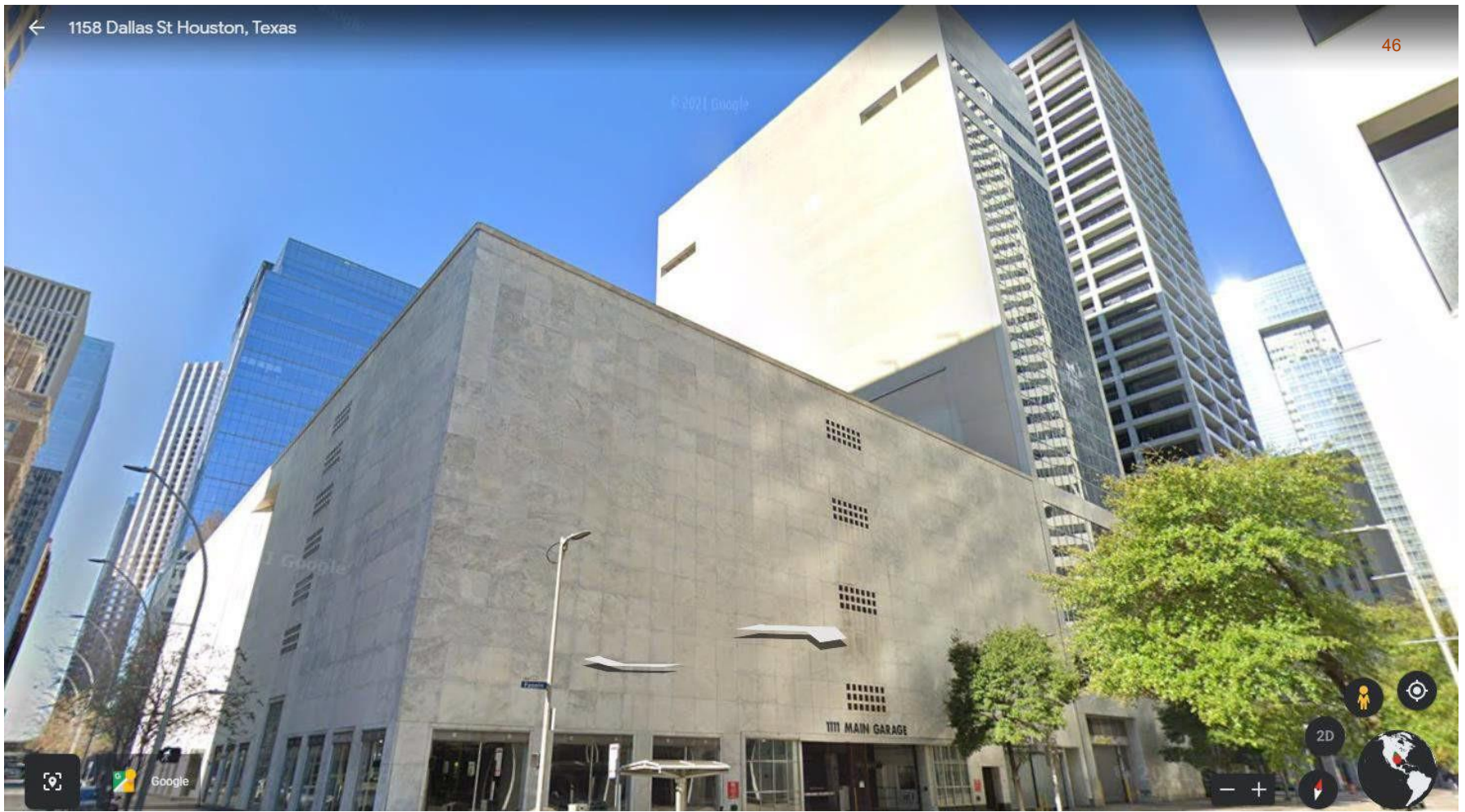




4 seasons Sheraton
Austin St



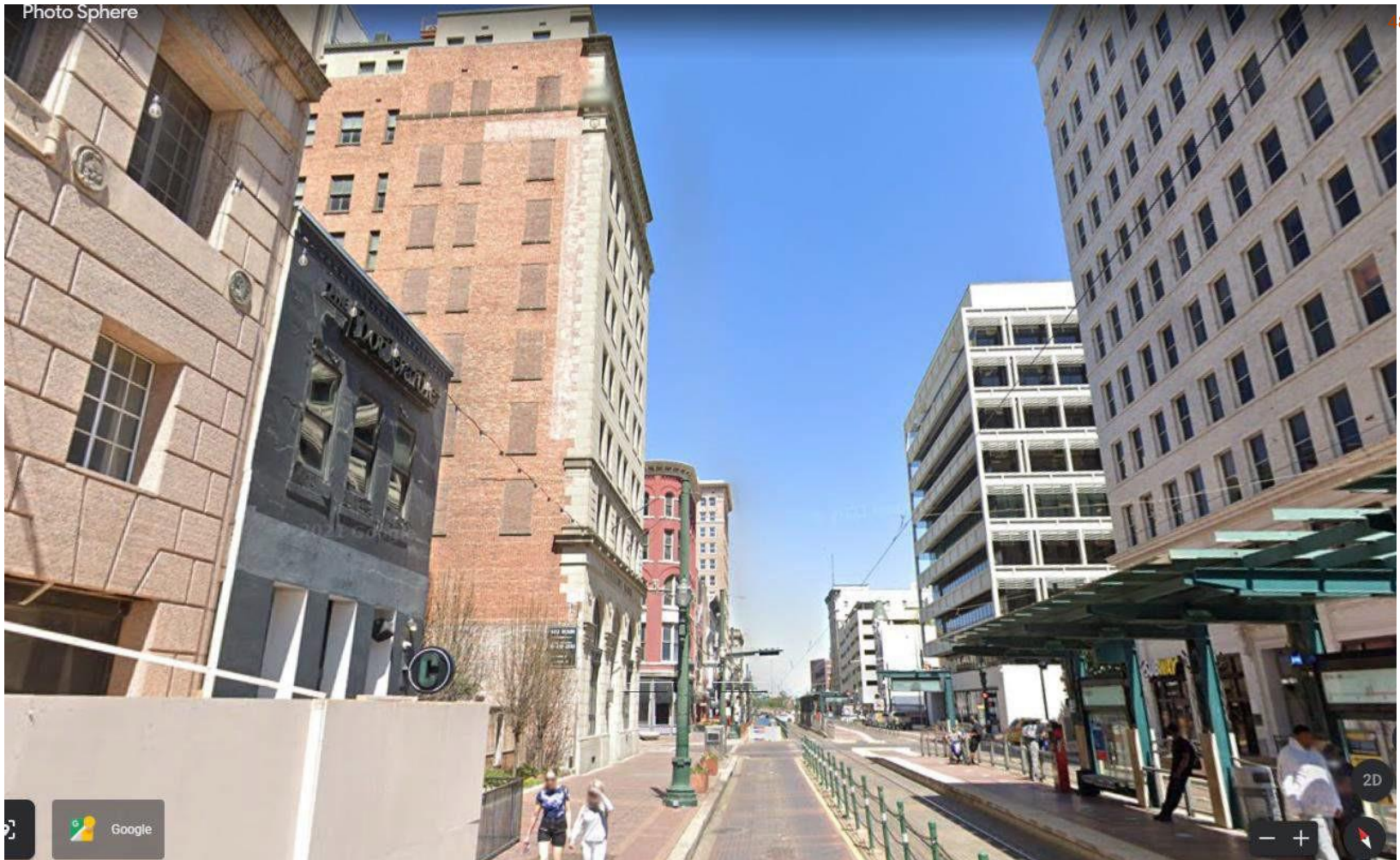
GreenStreet
Midway & Lionstone



1010 Lamar- south facing
Younan Properties



Main Street Market
901 Main

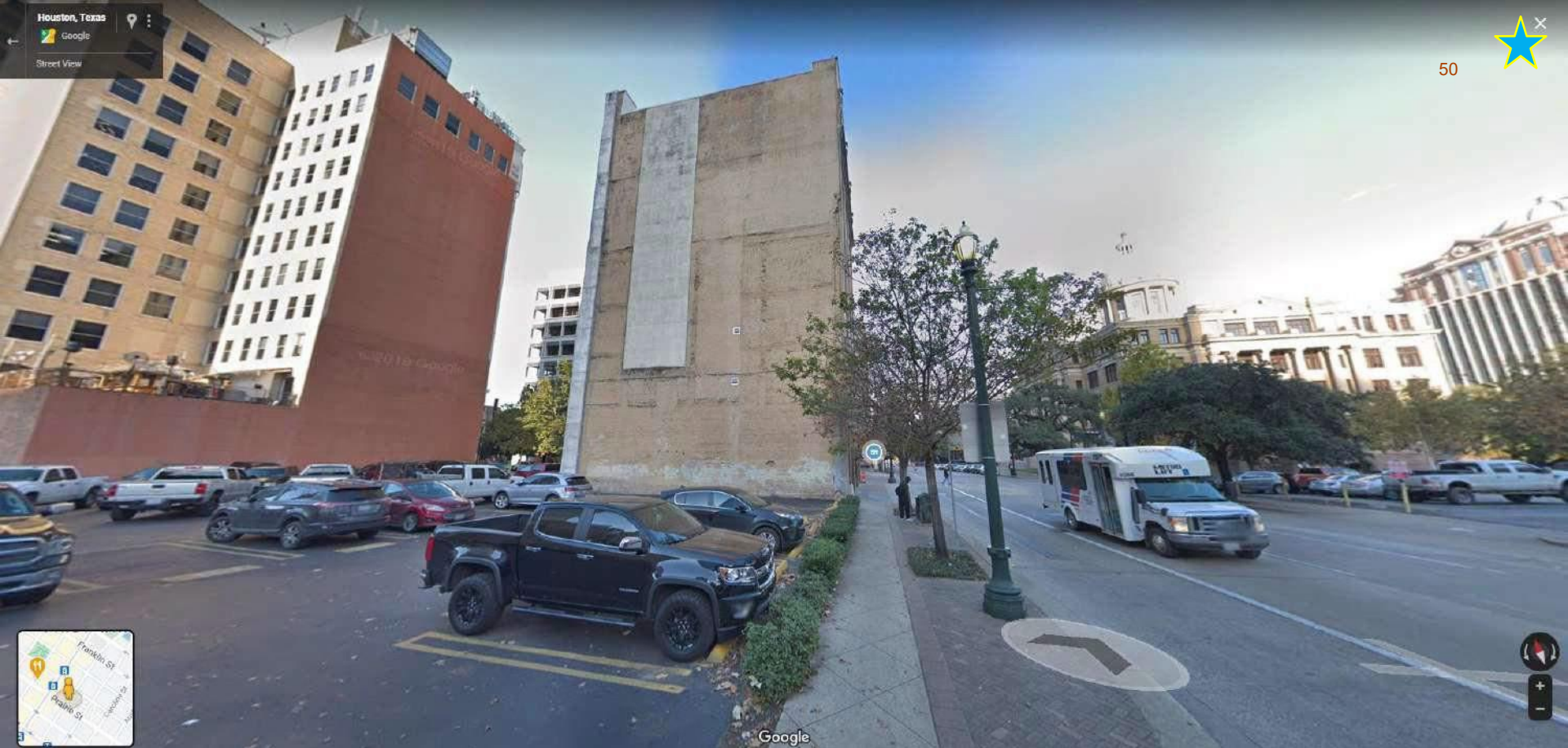


402 Main
Angus Hughes
owner/HDMD board
member



405 Main St / Prairie St

1st facing Prairie St 2nd
facing Farmin St



1018 Preston St
Republic Building

Homewood Suites by Hilton Houston

\$101
Dec 29 - 30

The Sam Houston, Curio Collection by Hilton

4.3 ★★★★★ (490) · 4-star hotel

Directions Save Nearby Send to your phone Share

CHECK AVAILABILITY

Ads · Compare prices

Check in / Check out
Tue, Dec 29 > Wed, Dec 30 > 2

H	The Sam Houston, Curio Collection	\$127
	Official site Join Honor's Got Free WiFi Free cancellation Free Wi-Fi \$151 with taxes + fees	>
B	Booking.com	\$127
	Free cancellation Free Wi-Fi \$151 with taxes + fees	>
H	Hotels.com	\$127
	Free cancellation Free Wi-Fi \$150 with taxes + fees	>
P	Priceline	\$127
	Free cancellation Free Wi-Fi \$151 with taxes + fees	>



SAM Houston / 1117 Prairie St
American Liberty Hospitality Group



805 Franklin Garage
Franklin & Travis
Stanton Capital Group

Instagram: <https://www.instagram.com/inti.artist/>



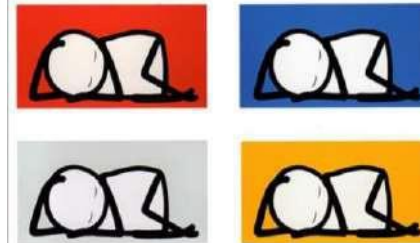
SONNY SUNDANCER

Instagram: <https://www.instagram.com/sonnysundancer/>



STIK

Instagram: <https://www.instagram.com/stik/>



JAMES BULLOGH

57

Instagram: https://www.instagram.com/james_bullough/



BELIN

Instagram: <https://www.instagram.com/belin.es/>



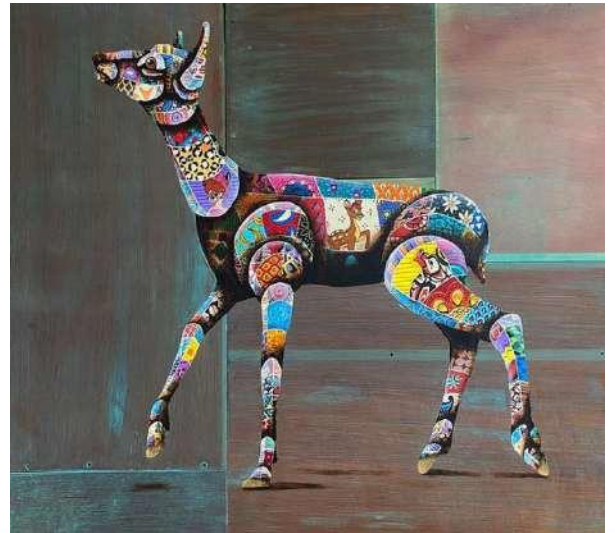
CASE MACLAIM

Instagram: https://www.instagram.com/case_macclaim/



LOUIS MASAI

Instagram: <https://www.instagram.com/louismasai/>



TELMOMIEL

Instagram: <https://www.instagram.com/telmomiel/?hl=en>



LULA GOCE

Instagram: <https://www.instagram.com/lulagoce/>



VICTOR ASH

Instagram: <https://www.instagram.com/victor.ash.studio/>



ONUR

Instagram: <https://www.instagram.com/onurpainting/?hl=en>



Ana Marietta

Instagram: <https://www.instagram.com/anamarietta/?hl=en>



TAB 6

CAPITAL PROJECTS	
Allen Parkway Improvements	Ongoing maintenance agreement with Downtown District through May 2022. Staff in process of extending maintenance agreement for an additional 5 years.
Bagby Street Improvements	Construction contract executed with Main Lane Industries, Ltd.; construction began mid-January 2020. Substantial completion achieved November 2021; Contractor correcting punch list items and working towards final completion.
Lynn Wyatt Square for the Performing Arts (Jones Plaza)	Construction contract executed between Houston First and Manhattan Construction; kick-off ceremony occurred on May 14, 2021, with construction started in late May. DRA staff holds bi-weekly progress meetings and at least one site meet per month with Houston First.
Trebly Park	Construction contract executed with Structura; construction began mid-March 2021; estimated completion and park opening in early September 2022. Current work includes interior buildout of cafe, kitchen equipment installation, site utilities, fencing, landscaping, and paver sidewalks.
ECONOMIC DEVELOPMENT AGREEMENTS	
Buffalo Bayou Downtown Trail East	Financial contribution approved by Board in March 2019; MOU executed; first grant reimbursement processed November 2019. Western portion of trail under-construction, eastern portion of trail in re-design due to unstable bayou banks.
Post Houston	Primary construction completed with grand opening held on November 13, 2021. EDC reviewed proposed First Amendment to the Agreement on May 6, 2021, DRA Board review May 18, 2021; the First Amendment is fully executed. Staff has initiated ongoing working group meetings with Lovett and Blackwood Farms to structure the success of the farm component of the POST Project.
Amegy on Main / Downtown Launchpad	Staff is continuing to work closely with the resident tenants/licenses on different community initiatives and continuing the ongoing compliance monitoring of the performance and licensing agreements. Recently, we established a monthly "Vertical Village" breakfast / roundtable to ensure everyone is sharing information and advancing the project together.
gener8tor	Staff is continuing ongoing performance and licensing agreement compliance monitoring; gener8tor has selected the spring cohort of 5, which pulls only from those with roots in Houston, they have been selected from a competitive field of 54 applicants. Key statistics: 45% of gBETA Houston startups have had a female CEO, compared to 14% for US startups in 2020; 70% of gBETA Houston startups have had a person of color as CEO.
MassChallenge	Staff is continuing ongoing performance and licensing agreement compliance monitoring; In April MassChallenge extended their application deadline for all US Early-Stage Program until April 22. Applicant Judging has begun for the 2022 cohort.

Impact Hub Houston	Staff is continuing ongoing performance and licensing agreement compliance monitoring. 69
The Cannon	Staff is continuing ongoing performance reviews of the Cannon operations and maintenance agreement for The Downtown Launchpad.
Houston Angel Network	Pursuant to the Board's authorization staff is continuing to work with the HAN on finalizing terms.

RESIDENTIAL

Block 387 – Fairfield Residential	Construction is progressing; the garage is complete, and the framing has topped out. Exterior masonry and windows installation is in progress. MEP rough-ins and interior drywall in progress. The DRA Board approved a requested extension of time to August 31, 2022 for completion of the project.
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NORTH HOUSTON HIGHWAY IMPROVEMENT PROJECT (“Project”)

Central Houston staff met virtually with the Federal Highway Administration (FHWA) on March 14, 2022 to discuss Central Houston’s work and proposals regarding Segment 3 of the Project. FHWA requested cost-estimates for the proposed Civic Opportunities in Segment 3, which Central Houston supplied to FHWA on April 7, 2022. Central Houston continues to discuss and share its work with various stakeholders to the Project.

Currently, the Project pause continues but for the Midtown and Third Ward sections, segments 3A & 3B respectively. TxDOT will begin monthly design meetings on segment 3A in the coming weeks and is moving forward on the design components for the signature bridges between Midtown and Third Ward. Central Houston continues to participate in this work.

On November 15, 2021, the Harris County Commissioners voted unanimously to request the County Attorney to file a stay of the March federal lawsuit brought by the County against TxDOT, permitting the parties to enter into negotiations regarding the environmental and park land concerns voiced in the lawsuit. That lawsuit remains stayed with status reports from the parties every 30 days.



April 28, 2022

American Planning Association
Houston Section | 2022 Awards Program
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Members of the 2022 Awards Jury,

As Executive Director for the Downtown Redevelopment Authority (DRA)/ Tax Increment Reinvestment Zone No. 3 (TIRZ 3) and on behalf of its Board of Directors, I offer this letter of support for your consideration of the Bagby Street Improvement Project in Downtown Houston, Texas. The DRA/ TIRZ 3 serves in the capacity of client for this project, administering the planning, engineering-design, and construction on behalf of the City of Houston.

In mid-2017, the project was initiated by the DRA with issuance of the Request for Qualifications for planning consultants who were generally tasked to conceptualize an improved right-of-way, one that incorporates bicycling facilities, addresses present and future traffic volumes and movements, evaluates existing and potential infrastructure improvements, and proposes an array of public amenities for Bagby Street. This initial phase was the response to Mayor Sylvester Turner's December 2016 challenge to redevelop this critical major corridor in western Downtown as a new gateway that serves Houston's Civic Center and Theater District.

During Phase I, the consultant team – led by Transportation Engineering Inc. (TEI) with civil engineers Lockwood Andrews Newnam, Inc. (LAN) and landscape architects SWA Group – conducted a planning program and broad engagement with principal City department directors, key City personnel in Houston Public Works (HPW) and Planning & Development, private property owners, and non-profit organizations. Under the direction of our 30+ member Stakeholder Advisory Committee (SAC), the planning team developed a series of four alternatives to reconsider the full public realm within the Bagby right-of-way. The planning was guided by past recommendations from several planning reports that include the following: Theater District 2025 Master Plan (Houston First, 2015), the City of Houston Bike Plan (2017), and Plan Downtown: Converging Culture, Lifestyle, & Commerce (Central Houston, Inc., the Houston Downtown Management District, and DRA/ TIRZ 3, 2017). In May 2018, a preferred alternative was advanced through the SAC, and the project received approvals from HPW to advance to full engineering.

In mid-2018 as Phase II of project delivery, DRA/ TIRZ 3 then procured Jones | Carter as the prime civil, transportation and electrical engineer to perform the full scope of professional services for construction documentation. Jones | Carter (now Quiddity) was complemented by the following sub-consultant team: United Engineers, Inc. (survey), KIT Professionals, Inc. (civil engineer), SWA Group (landscape architecture and urban design), CSF (structural engineer), HVJ Associates (geotechnical engineer), Nelson NyGaard (bicycle transportation planning), Moore Archeological Consulting, Inc., and Gandy² Lighting Design. In continuation of the Phase I planning efforts, the Phase II engineering and design team conducted further, more detailed engagement with the SAC and held two public workshops.