



Downtown  
Redevelopment  
Authority

**Board of Directors Meeting**  
November 14, 2023

Tax Increment Reinvestment Zone, Number Three  
City of Houston

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

**Board of Directors Meeting**  
**November 14, 2023**

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

October 10, 2023

The Board of Directors (the “Board”) of the Downtown Redevelopment Authority (the “Authority”) convened in regular session, in person and open to the public, inside the Large Conference Room at the Authority’s office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 10<sup>th</sup> of October 2023, 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
Keith Hamm	Treasurer
Regina Garcia	Director
James Harrison	Director
Sherman Lewis	Director
Tiko Reynolds-Hausman	Director
William Taylor	Director

and all of said persons were present except for Secretary Mandel, and Directors Hausman and Lewis. Also present were Allen Douglas, Executive Director (“ED”); Kris Larson, President; Jana Gunter, Director of Finance; and staff members Brett DeBord, David Gwin, Luis Nunez, Jamie Perkins, Albert Sanchez, Ann Taylor and Candace Williams, all with the Authority; Algenita Davis and Ryan LeVessuer, consultants to the Authority; and Clark Lord, outside counsel to the Authority.

Also in attendance were guests and presenters Alyssa Hill with Carr, Riggs & Ingram; Hunter Gillaspie, Chris Law, and Zhendong (Jayden) Long with AECOM; Shreya Patel and Bao Tran with Harrison Kronberg; and Andrew Busker with the City of Houston’s Office of Economic Development.

**DETERMINE QUORUM; CALL TO ORDER**

Chair Flowers conducted a roll call and quorum was established. The meeting was called to order at 12:10 PM.

**INTRODUCTION OF GUESTS AND PUBLIC COMMENTS**

Chair Flowers invited meeting attendees to introduce themselves and welcomed all. Next, he asked if there were any comments from the public. There were no comments from the public.

**MINUTES OF PREVIOUS MEETING**

The Board considered approving the minutes of the September 12, 2023 regular joint board meeting. A request for a revision to page 4 was made. In the paragraph under the heading “*Next Meetings*”, the date “*September 12, 2023*” needs to change to “*October 12, 2023*”. This revision was noted and will show the October date in the final signed minutes.

Chair Flowers then called for a motion, moved by Director Harrison, and seconded by Vice Chair Sabino, and the minutes of the September 12, 2023 regular joint board meeting were approved as revised.

## **FINANCE & ADMINISTRATION**

### **Check Register - September 2023**

Chair Flowers asked Jana Gunter to provide the finance and administration updates. Ms. Gunter shared highlights from the check register for the month of September 2023. Questions were asked and answered.

A motion to accept the September 2023 check register was entertained by Chair Flowers; moved by Director Harrison, seconded by Treasurer Hamm, and the September check register was accepted as presented.

### **Financial Statements – 1Q24**

Chair Flowers invited Jana to continue and she shared highlights from the 1Q24 Financial Statements. Ms. Gunter then asked if there were any questions or comments. There were no questions or comments. A motion to accept the 1Q24 Financial Statements was called by Chair Flowers; moved by Director Harrison, and seconded by Treasurer Hamm, and 1Q24 Financial Statements were accepted as presented.

### **Investment Report – 1Q24**

Ms. Gunter continued and provided updates from the 1Q24 Investment Report, then called for questions. There were no questions or comments. Chair Flowers called for a motion to accept the 1Q24 Investment Report; moved by Treasurer Hamm, seconded by Director Garcia, and the 1Q24 Investment Report was accepted as presented.

### **Draft FY23 Audited Financial Report**

Chair Flowers had Ms. Gunter continue, and she introduced Alyssa Hill with Carr, Riggs & Ingram. Together, they reviewed and opened discussion on the draft FY23 Audit Report for the Authority. Questions were raised and answered, then President Larson recognized and thanked Ms. Gunter and her team for their hard work on another successful audit. Upon a motion duly made by Director Harrison, and seconded by Treasurer Hamm, the Board accepted the draft FY23 Audit Report as presented.

## **AECOM FINDINGS ON ADAPTIVE REUSE/OFFICE CONVERSION FEASIBILITY PROJECT**

ED Douglas opened discussion and invited Hunter Gillespie and Chris Law of AECOM to share a presentation on their findings for the adaptive reuse/office conversion feasibility project. Misters Gillespie and Law gave a thorough presentation, which contained detail related to market context, methodology and AECOM's recommendations on moving forward with the project. A lengthy discussion ensued, and questions were asked and answered. ED Douglas concluded by noting AECOM's full report will be available later in the month and further discussion will occur when AECOM shares this same content at the October 18<sup>th</sup> Thrive Committee meeting. No action was required.

## **STRATEGIC ALIGNMENT UPDATES**

President Larson provided an overview of the prior month's progress on cross-organizational Strategic Initiatives. Questions were asked and answered. No action was needed.

## **OTHER BUSINESS**

Chair Flowers reminded the Board of the 2023 State of Downtown/Annual Meeting scheduled for Thursday, November 2<sup>nd</sup>. No further business was brought forth before the Board.

## **NEXT MEETINGS**

Chair Flowers announced dates for upcoming Board and Committee meetings as follows:

- Enhance Downtown – Monday, **October 16<sup>th</sup>** at **12:00 PM**
- Connect Downtown – Tuesday, **October 17<sup>th</sup>** at **12:00 PM**
- Thrive Downtown – Wednesday, **October 18<sup>th</sup>** at **12:00 PM**
- Engage Downtown – Thursday, **October 19<sup>th</sup>** at **12:00 PM**
- Board of Directors – Tuesday, **November 14<sup>th</sup>** at **12:00 PM**

## **ADJOURNMENT**

There being no further business to come before the Board, a motion was called to adjourn at 1:44 PM.

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Barry Mandel, Secretary  
Downtown Redevelopment Authority  
("Authority")

**MINUTES OF THE REGULAR MEETING  
OF THE  
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE**

October 10, 2023

The Board of Directors (the "Board") of the Tax Increment Reinvestment Zone Number Three (the "Zone") convened in regular session, in person and open to the public, inside the Large Conference Room at the Zone's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on the 10<sup>th</sup> of October 2023, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
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Also in attendance were guests and presenters Alyssa Hill with Carr, Riggs & Ingram; Hunter Gillaspie, Chris Law, and Zhendong (Jayden) Long with AECOM; Shreya Patel and Bao Tran with Harrison Kronberg; and Andrew Busker with the City of Houston's Office of Economic Development.

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## **ADJOURNMENT**

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Barry Mandel, Secretary  
Tax Increment Reinvestment Zone  
Number Three ("Zone")



# Check register for October 2023

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- Total checks issued in October 2023 were \$1.5M
  - Main Lane Industries
    - Retainage Payout - \$470,522
  - DLI Payments
    - SPUS9 HSTN South Tower LP - \$306,575
    - SPUS9 HSTN North Tower LP - \$305,569
  - Gener8tor Management
    - Economic Development Grant - \$250,000
  - Central Houston, Inc.
    - Administrative Contractors - \$115,120

## DRA/ TIRZ #3 PAID INVOICE DETAIL: OCT 2023

<b>OPERATING ACCOUNT</b>			
<b>PAYEE</b>	<b>CHECK</b>	<b>MEMO</b>	<b>AMOUNT</b>
Central Houston, Inc	3102	Payroll	\$ 115,120.10
SPUS9 HSTN South Tower LP	3106	DLI Payout	\$ 306,575.00
SPUS9 HSTN NorthTower LP	3107	DLI Payout	\$ 305,569.00
Bracewell LLP	7128289	General counsel	\$ 1,407.50
Main Lane Industries	7128293	Bagby Street Improvement Project	\$ 470,522.32
Gener8tor Management	77128291	gBETA sponsorship	\$ 250,000.00
Ryan M. LeVasseur	8599134	Professional services - August 2023	\$ 20,000.00
Ryan M. LeVasseur	8613839	Professional services - September 2023	\$ 20,000.00
Bee-Line Delivery Service	8613841	Courier services	\$ 34.46
W.M. Jones & Company	9330599	Endorsement adding McKinney+Main St.	\$ 462.00
Quiddity Engineering, LLC	9330601	Professional services Sept 2023-Oct 2023	\$ 1,221.51
		<b>GRAND TOTAL:</b>	<b>\$ 1,490,911.89</b>



### Tax Increment Reinvestment Zone #3

#### 2024 Schedule of Board of Directors Meetings

Meetings will be held on the ***second Tuesday*** of each month from 12:00 - 1:30 p.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

January 9	<i>July 9*</i>
February 13	August 13
March 12	September 10
April 9	October 8
May 14	November 12
June 11	<i>December 10*</i>

*\*Tentative (July & December)*

#### 2024 Schedule of the Enhance Downtown Committee Meetings

Meetings will be held on the ***third Monday*** of each month from 12:00 - 1:30 p.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

#### 2024 Schedule of the Connect Downtown Committee Meetings

Meetings will be held on the ***third Tuesday*** of each month from 9:00 - 10:00 a.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

#### 2024 Schedule of the Thrive Downtown Committee Meetings

Meetings will be held on the ***third Wednesday*** of each month from 12:00 - 1:30 p.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

#### 2024 Schedule of the Stakeholder Engagement Committee Meetings

Meetings will be held on the ***third Thursday*** of each month from 12:00 - 1:30 p.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

**2023 Schedule of Budget and Finance Committee Meetings**

Meetings are held **at least twice** a year from 12:00 – 1:30 p.m. in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

March 26

September 24

**2024 Schedule of Executive Committee Meetings**

Meetings are held on an **as needed basis** in the DRA/TIRZ #3's office, located at 1221 McKinney Street, Suite 4250, inside the H-Town Conference Room, **unless otherwise indicated.**

For additional information, contact:

Jamie Perkins

Executive Assistant & Paralegal

[jamie@downtowntirz.com](mailto:jamie@downtowntirz.com)

<b>PROJECT NAME</b>	SCI Headquarters Infrastructure & Resiliency Project Proposal
<b>REQUEST</b>	Through recommendation of the Executive Committee, the Committee requests the DRA Board of Directors consider SCI's request for DRA/TIRZ3 financial assistance – through incremental tax reimbursement in line with the Board's Development Agreements Policies and Guidelines – to cover specific infrastructure and resiliency components integral to SCI's construction project to build a new headquarters on their property along Allen Parkway. These proposed infrastructure and resiliency components have established beneficial effect on the neighborhood watershed.
<b>DESCRIPTION</b>	SCI proposes to construct a new headquarters on part of approximately seven acres of land they own along Allen Parkway. The necessary precursor to the construction of the building is the preparation of infrastructure and resiliency components. SCI proposes a new storm sewer system built to the required Atlas-14 flood standards, detention vaults to ease the rate of runoff during storms, and bioswales on the property, all as part of the resiliency infrastructure components leading up to the construction of the SCI headquarters. SCI also proposes sidewalk and roadway infrastructure improvements concurrent or following the building construction. SCI has, through Walter P. Moore and other consultants, performed resiliency studies to establish the benefit of the resiliency infrastructure work to the public beyond the SCI property itself, benefits that encompass the area watershed. The construction is expected to increase the valuation of the parcel by at least \$150MM once completed. The estimated cost of the infrastructure and resiliency work is \$15,653,756.
<b>PROJECT HISTORY</b>	SCI had considered a more ambitious construction project in 2019 but have scaled back their proposal to focus on the headquarters construction and infrastructure work.
<b>ACTION ITEM</b>	Recommend the DRA Board review, discuss, and authorize staff to enter into negotiations with SCI to form a development agreement -- through incremental tax reimbursement in line with the Board's Development Agreements Policies and Guidelines -- to assist SCI in funding the cost of the specific infrastructure and resiliency components discussed in SCI's proposal for an amount not to exceed \$13,800,000.
<b>CONTACTS</b>	CHI: Kris Larson, President CHI: Allen Douglas, Chief Operating Officer & DRA Executive Director

**morespace:** main street **\_2.0**

# ENGAGEMENT SUMMARY

**Workshop #2**



October 19th, 2023



4 **Hours**

90 **People**

425 **Feedback points**  
Dots/Post-its/Chips/Comment Cards

October 19, 2023 @ Little Dipper on Main St

# SUMMARY





# 1 Project Potential

## PROJECT POTENTIAL

**About the project**

The Main Street Main Street program was established during the COVID-19 pandemic to help restaurants accommodate more diners. In March 2023, City Council voted to permanently close the portion of Main Street in order to create an equitable, pedestrian-focused public realm. This planning process, led by the Houston Downtown Management District, is expanding the reach and scope of sidewalks and the community to the ground level by the transformation of Main Street.

**Key Statistics:**

- 5300+ sq ft
- 68 total buildings
- 81% occupied
- 13 businesses
- 10 trees
- 14,350 sq ft

**Project Schedule:**

- 2021-2022: SOLE SOURCE
- 2023: CITY COUNCIL DECISION
- 2023: PLANNING DESIGN
- 2024: DESIGN ENGINEERING
- 2025: CONSTRUCTION
- 2026: WOOLUP

## ENABLING A GREAT PROJECT

**What We Heard**

How Main Street has been a success story for the community, a testament to the fact that things can be done to make a great project happen. These stories address the most significant concerns, which are Maintenance, Accessibility, and Activation. Maintenance considers Main Street as a whole, from the City and Downtown Community Center to the Main Street Main Street program. Accessibility considers the physical space, including the sidewalk, street, and other public realm elements. Activation considers the use of the space for events, markets, and other public realm activities.

**Key Areas:**

- MAINTENANCE:** Sidewalk, Street, and other public realm elements.
- ACCESSIBILITY:** Sidewalk, Street, and other public realm elements.
- ACTIVATION:** Sidewalk, Street, and other public realm elements.

**Who We're Reaching:**

- Houston Public Works
- Mayor's Office of People with Disabilities
- Mayor's Office of Special Events
- Business Owners from Main Street
- Business Owners along Main Street
- Main Street Main Street
- City of Houston
- Houston Public Department
- Houston Development and Regulatory Office
- University of Houston
- City of Houston
- City of Houston

# 2 Main Street Experience

## DOWNTOWN MAIN STREET EXPERIENCE

**Extension of the Cuyao**

This perspective illustrates the extension of the Cuyao program to Main Street, creating a park-like setting, caterpillar systems, shade structure signature District turnstiles.

**Project Plan**

The Main Street program was established along Main Street (between Commerce and Rusk) to help restaurants accommodate more customers while maintaining social distancing during COVID-19. This expanded outdoor dining space has provided much needed relief for restaurants, while activating Main Street as a place to visit. The City and the Downtown District is now considering the expansion of the program as a more permanent condition. A key component of the project will also consider using the roadway to create real space for park-like programs, expanded sidewalk space, walk, inspection and other public realm elements to accommodate all abilities and create opportunities for a real Main Street experience.

# 3 Views

## COMMON SOCIAL SPACE

**Little Dipper**

This perspective located at the Little Dipper on Main between Congress and Preston illustrates elements of leisure, play and communal gathering with an emphasis on a park-like setting, caterpillar systems, shade structure signature District turnstiles.

*Post your thoughts here!*

Would you feel comfortable in this space? Would you bring friends, family or others? Other opportunities we should consider in this location?

## NIGHT-TIME PUBLIC GATHERING

**Little Dipper**

This perspective located at the Little Dipper on Main between Congress and Preston illustrates an evening setting with outdoor programming for events and night-time communal gathering, creating expanded spaces for adjacent local businesses and encouraging 18+ hour activation.

*Post your thoughts here!*

Would you feel comfortable in this space? Would you bring friends, family or others? Other opportunities we should consider in this location?

# 4a Views

## CAFE AND RETAIL SPACE

**320 Main**

This perspective located 300 Main between Congress and Preston emphasizes the culture of a downtown community by introducing elements such as cafe spaces or gathering areas in partnership with private businesses, green buffers and wide sidewalk clearances for passersby.

*Post your thoughts here!*

Would you feel comfortable in this space? Would you bring friends, family or others? Other opportunities we should consider in this location?

# 4b Views

## EVENT SPACES

**District 7 Market**

This perspective located on Main Street at the District 7 Market between Texas and Capitol demonstrates key principles of human comfort, art elements, pedestrian access and day-night activation with opportunities for year-round, pop-up markets and event activation.

*Post your thoughts here!*

Would you feel comfortable in this space? Would you bring friends, family or others? Other opportunities we should consider in this location?

# 5 Feedback

## FEEDBACK: TELL US YOUR THOUGHTS

**Question #1:** Directions: Take a green dot and place it on the spectrum below to tell us how you feel about this Main Street project.

How excited are you about this project?

Not excited — Neutral — Very excited

**Question #2:** Directions: Take a blue dot and place it on the spectrum below to respond to the question below.

Do you think this project will draw more people to downtown?

No — Maybe — Yes

**Question #3:** Directions: Grab a chip and drop it in the corresponding bowl below to share your thoughts.

What would you prefer to see more of in the final design?

- Events spaces/ food carts
- Green/ Nature
- Art/ Music

*Post your thoughts here!*

Would you feel comfortable in this space? Would you bring friends, family or others? Other opportunities we should consider in this location?

# STATIONS



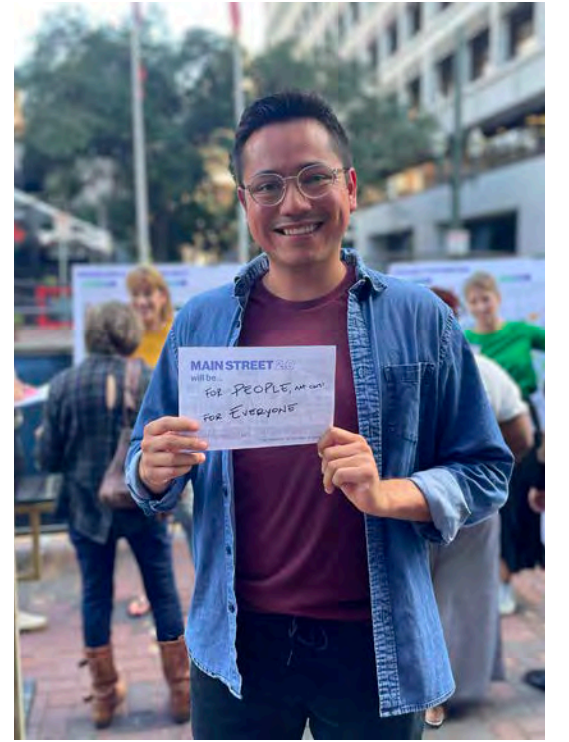
Ensure people  
feel **heard** and  
their thoughts  
**reflected in the  
design**

Gather feedback  
on the **concept** and  
**potential spaces**

Assess the **level  
of excitement and  
support** for the  
project

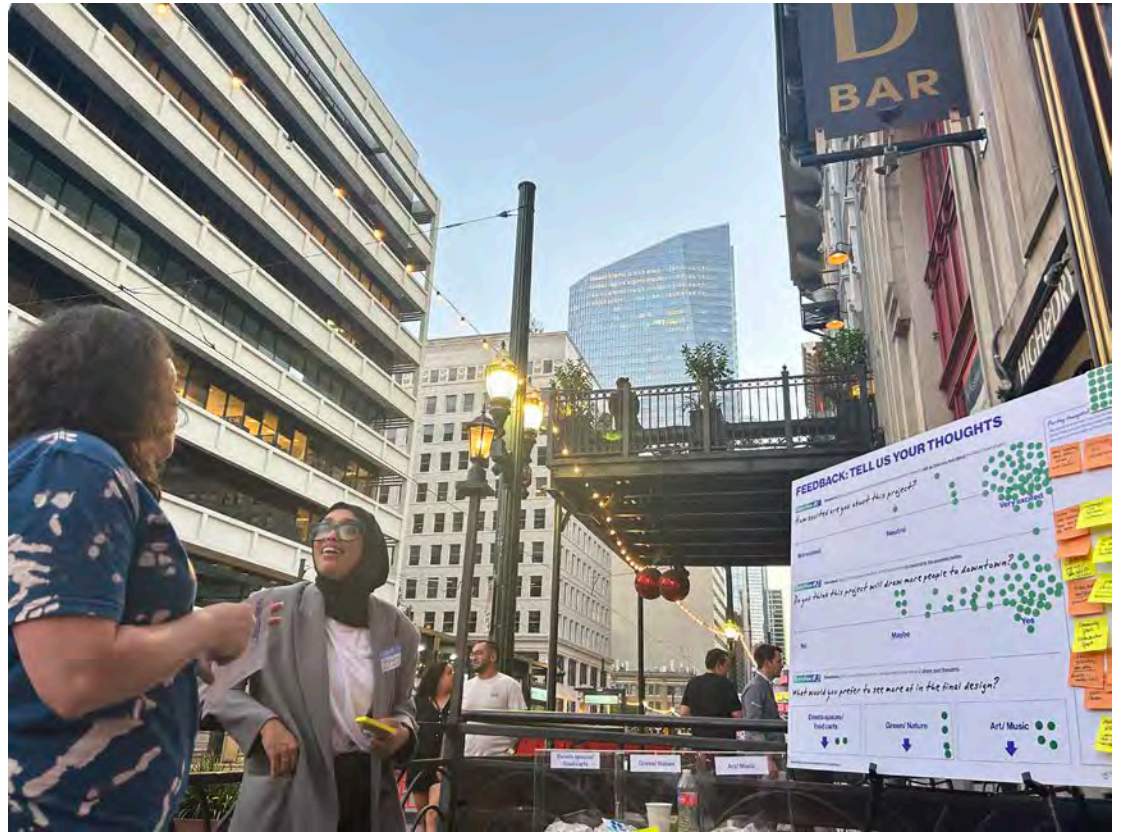
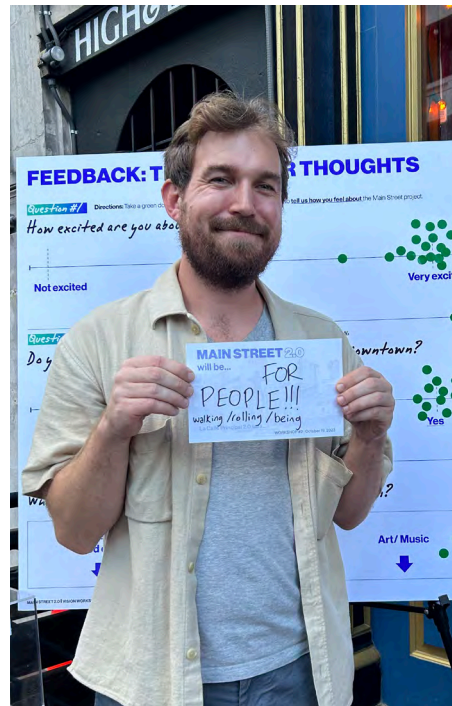
**OUTCOMES**





# MAIN STREET 2.0 WILL BE...





# MAIN STREET 2.0 WILL BE...



*green*  
 colorful welcoming refreshing  
 BUZZING transformational *brighter*  
*accessible* out of this world *dance party!*  
 FRUITFUL greatest renaissance SOCIAL LIVING  
 REDISCOVERED VIBRANT INCLUSIVE  
 awesome  
*vibing* place for everyone  
 WALKING/ROLLING/BEING *revitalized*  
 diverse MEMORABLE  
 everyone people *place to relax*  
 friendly ALL-SEASON ENJOYABLE  
*friggin' awesome*

**MAIN STREET 2.0 WILL BE...**



# 1 Response to this project is extremely positive

- **99% of respondents** are EXCITED or VERY EXCITED about the More Space: Main Street 2.0 project
- **80% of respondents** believe this project will draw more people to downtown

# 2 The community is excited about the design

- **Shade**—shade structures and trees are wonderful and so needed
- **Planting and trees**—great for branded identity and shade
- **Lighting**—makes things fun
- **Programming**—the activation, market, and buskers are great, also love to see seasonal programming for wonder all year round!
- **Connection to the Bayou**



# KEY TAKEAWAYS

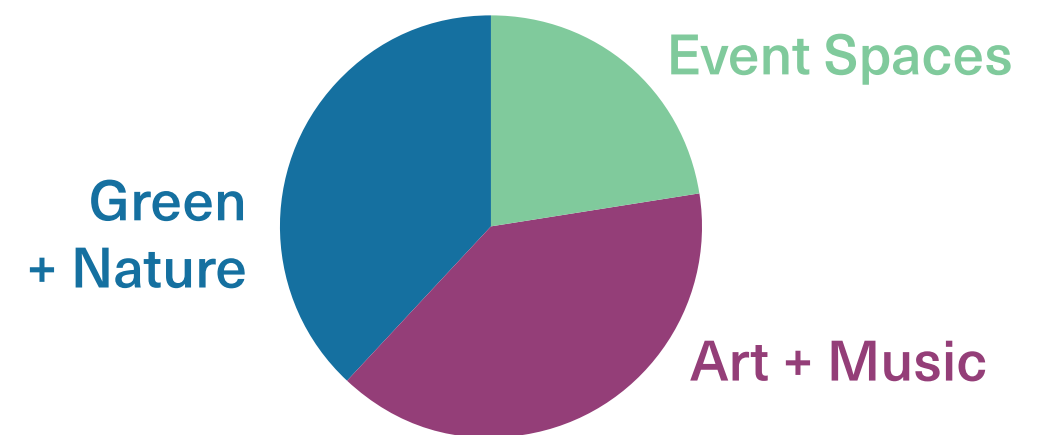


## What they'd like to see more of in the final design:

- **Security support/presence**—need to serve between 2am and 7am
- **Fans + misters**—in combination with shade, to keep things cool
- **Straightforward car/bike parking**—clear signage to garages, information on hours, bike parking, bike valet
- **METRO policing**—cleaning and presence on platforms
- **Playful art**—art installations, in paving, vacant buildings
- **More permanent furnishings**—less temporary tents, railings, and barricades
- **District branding**—give this area a distinct identity!
- **Live music**
- **Water**—connect back to nature
- **Activation**—variety, colors, sensory experiences



### What would you like to see more of in the final design?



# FINAL DESIGN IDEAS



- **Alcohol**—how will the alcohol regulations play out?
- **Uses**—how can we get more restaurants, a small supermarket, an urban Target?
- **Public restrooms**—how can this project help with that issue?
- **Trash**—how can trash be handled more effectively?
- **Bike routes**—Main Street is currently the 2nd safest street to bike/roll in Downtown after Austin Street. What alternative will we give those users?
- **Platforms**—option to enter platform from the sidewalk space?
- **Buffer from METRO**—can the buffer provide extra protection from trains?
- **Green opportunities**—could we replace the paving in the METRO rail corridor with grass in a future phase?
- **Funding + Timing**—where will all of the funding come from and can it really be done in time for World Cup?



# OUTSTANDING QUESTIONS

“

**This is what we need!**

**This may be one of the best renditions I've seen!**

**What a wonderful space this will be!**

I am 100% behind this—I won't miss the cars in the street at all. This just extends the party!

I'm excited!!! I think this will help clean up downtown, draw more people in, and help businesses thrive. Can't wait!

**I love that this is happening. It's a way of protecting the historic character of Main Street.**

**Wherever twinkle lights are.... I am.**

I would love to see Main Street become more like these renderings.

**It would be great to see these improvements, along with dining options for evenings—so it's not just bars.**

We have so much parking, we just need better signage for it.

**I think this is the most fabulous thing!**

**I'm super excited about it—just do it.**

**Think big!**

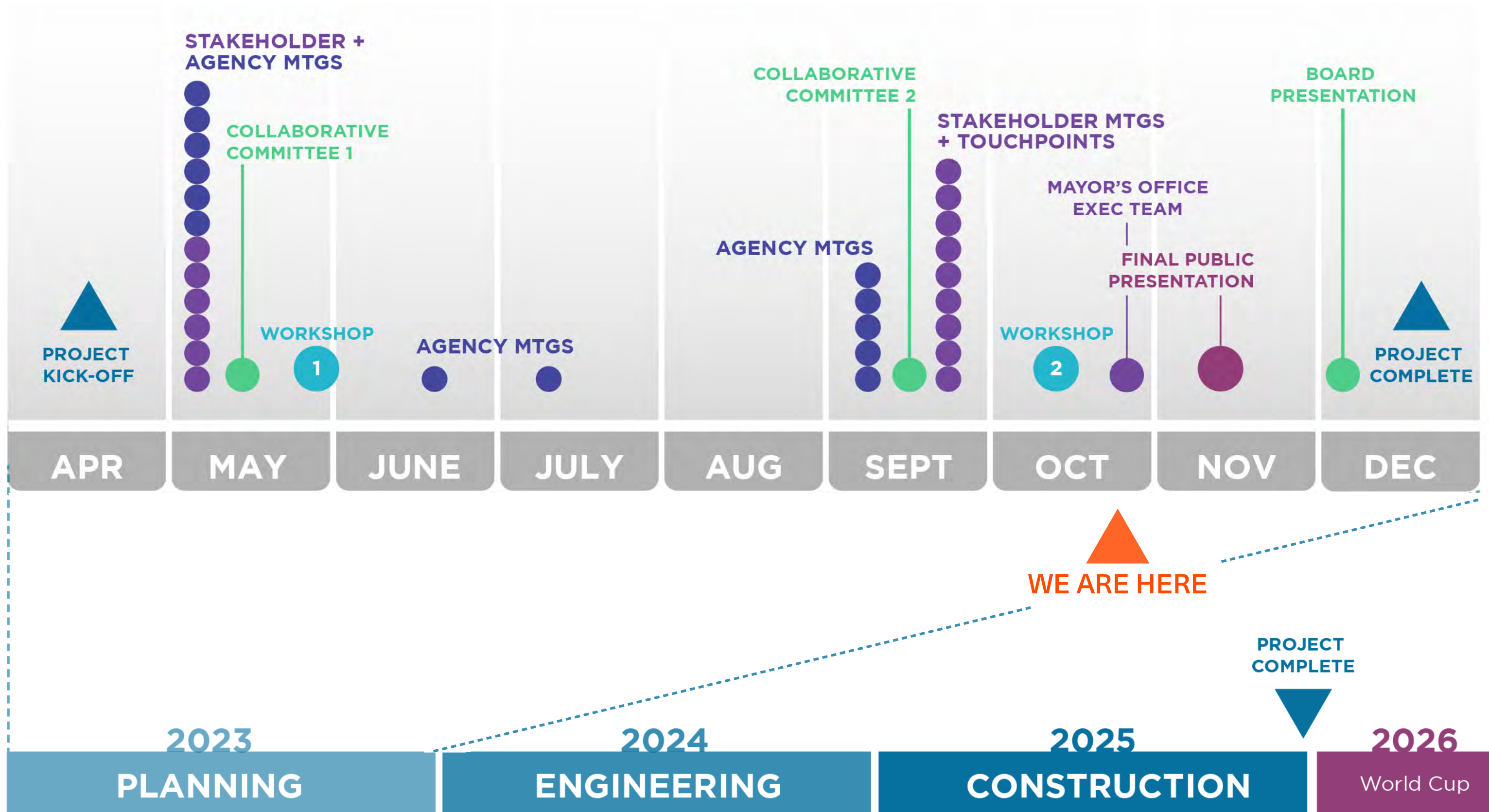
I'd like to see more water. People are attracted to water—it's calming.

It would be great to be able to bring my kids downtown on weekends and be able to hang out and play while adults eat—especially after going to an event at Discovery Green or an Astros game.

”

**QUOTES**





# TIMELINE + NEXT STEPS





CENTRAL HOUSTON, INC.

# STRATEGIC ALIGNMENT PLAN UPDATES

NOVEMBER 2023



# GOAL 1

## Champion major projects, initiatives and investments that improve Downtown.

### 1.1 Build and maintain cross-sector relationships with area leaders so that CHI can support, facilitate or lead on catalytic opportunities.

**Highlight:** On November 2, CHI hosted its Annual Meeting / State of Downtown event which honored 40 years of CHI legacy and revealed the new consolidated brand identity and website. 730 individuals attended the event, and CHI raised \$317,500 in financial sponsors and table sales, making it one of the largest events in the organization's history.

The program also included several notable moments, including:

- Honoring outgoing Houston Mayor Sylvester Turner with the organization's prestigious Allen Award,
- The distribution of new-look, detailed quarterly market reports,
- Performances by HSPVA students,
- Live mural painting by Big Art. Bigger Change. artist Alex Arzu,
- A State of Downtown presentation celebrating Downtown's progress and recovery, and
- A fireside-chat style conversation with Giles Kibbe, SVP and General Counsel for the Houston Astros

#### Participating Agencies:



### 1.9 Explore opportunities to assume management and administration of geographically relevant and mission-aligned tools.

**Highlight:** CHI management is in discussions with a grant writing expert to help build a fund development strategy for the organization's 501c(3) affiliate, CHCI. This initiative is building off the recent partnership between CHI & the City of Houston to submit a \$60M grant application from the IJA to support elements of the NHHIP that cannot be funded with TxDOT funds. Though CHCI has a great legacy of leveraging grants from the private & philanthropic sectors, it could benefit from having a contemporarily defined focus with list of corresponding philanthropic funding sources. The plan is to develop a defined strategy and submit multiple grant submittals in 2Q24 to support organizational priorities such as the North Houston Highway Improvement Project and homelessness initiatives.

#### Participating Agencies:



## GOAL 2

Enhance and maintain a comfortable, welcoming, and well-managed public realm.

**2.7 Expand collaboration and explore novel approaches to maintain a low crime rate and make Downtown feel safe.**

**Highlight:** Since the rollout of the newly revamped Off Duty Houston Police Officer program, the shifts have been fully staffed. We now have 100% coverage on both the afternoon and evening patrols from 11a – 3p and 5p -9p daily. The deployment of the new law enforcement golf carts has provided more visibility, an expanded coverage footprint, and quicker response times to public safety issues.

**Participating Agency:**



**2.8 Utilize data and analytic tools to understand the prevalence of criminal activity and shape programmatic responses.**

**Highlight:** From August 5th to 19th, The Beacon temporarily diverted its services for necessary renovations and to address growing safety concerns. Since reopening in mid-August 2023, daytime gatherings have decreased by 92%, and overnight counts are down by 77%. Sustaining this progress involves monthly security meetings, frequent visits to the Downtown Safety Office by law enforcement and Harris Center for Mental Health and utilizing WhatsApp for instantaneous communication. This app links security personnel, HPD, and HDMD, facilitating swift responses, often within minutes, to reported issues. The positive outcomes have continued for 80+ days, highlighting the effectiveness of technology-enhanced coordinated efforts.

**Participating Agency:**



## GOAL 3

Drive vibrancy through improved street-level connectivity, a commitment to walkability, and inclusive programming strategies.

### 3.2 Leverage Downtown's adjacency to the Buffalo Bayou as an integral part of the Downtown experience.

**Highlight:** At the October 19 public workshop for More Space: Main Street 2.0, project consultants Design Workshop and Outside Voices unveiled innovative design concepts and renderings for a future Main Street promenade. A central theme of the evolving conceptual design is the transformation of the Main Street and Commerce Street intersection into a welcoming "gateway" to Downtown from Allen's Landing. Bayou-inspired greening elements adjacent to the METRO rail line are also being explored, a design approach that would complement plans for active uses and programming along the seven-block pedestrian promenade.

On October 25, the District provided the City Council's Quality of Life Committee with an overview of the More Space: Main Street 2.0 design's progress and how it incorporates lessons learned since the program's inception. During the hearing, the District also highlighted how the City's Downtown "Entertainment Zone" was instrumental for the success of More Space: Main Street since the initiative was launched in 2020, and how the entirety of Downtown Houston would undoubtedly benefit an Entertainment Zone that included all of Downtown.

#### Participating Agency:



### 3.9 Support efforts to enable a more festive game day atmosphere better integrated into the built environment.

**Highlight:** Houston Astros leadership chose the State of Downtown Annual Meeting to reveal more details for a planned mixed-use entertainment district at the Home Plate south entrance to Minute Maid Park. "This is for the city for Decades...and this is a lot bigger than the Astros," said Giles Kibbe, Houston Astros Senior Vice President and General Counsel. His announcement of an envisioned 17-story, 300-key hotel with approximately 60,000 square feet of retail, restaurant and entertainment space sparked enthusiastic media play, with a top story in the [Houston Chronicle](#), from the [Sports](#) and [Real Estate](#) reporters for Houston Business Journal, and in-depth reporting in [Realty News Report](#).

#### Participating Agencies:



## GOAL 4

### Foster a vital and thriving economy through business growth, residential expansion, and enhanced reasons to be in Downtown.

#### 4.6 Facilitate the delivery of more residential development, building toward a residential population of 15,000 by 2027.

**Highlight:** At the DRA Board meeting in October, CHI and AECOM staff presented the final findings, including financial feasibility model results and formal policy recommendations and alternatives for office conversions. The DRA presentation focused on “test fits” for three conversion concept buildings representative of Downtown Houston’s office stock, as well as strategies for closing the financing gaps in the capital stack that will enable project feasibility and investor risk-taking. CHI staff will continue working with our consultant partner, AECOM, to finalize the office conversion feasibility report in November. The resulting program may involve several different partners and will focus primarily on enhancing Downtown as a genuine neighborhood by increasing the residential population of the area, which will then lead to other benefits like enhancing street-level activity and fostering a more diverse Downtown economy.

##### Participating Agencies:



#### 4.16 Enhance and expand data capabilities and reporting to provide more detailed intelligence to stakeholders and prospects.

**Highlight:** The organization debuted its beautiful new quarterly market report which summarizes the performance of every major product type and features in-depth analyses of the Downtown market’s dynamism. Published quarterly, these reports are intended to reach the real estate investment community, current and prospective Downtown stakeholders, business owners, plus media and others looking for reliable information about the local market. Downtown+ endeavors to publish these reports within 30 days following the close of each quarter.

Summary of what’s inside the Q3 Report:

- Top stories from Q3 2023, and forecasts on what to expect in Q4 2024
- Detailed information & analysis of assets and advantages
- Market performance by real estate product type
- Comparisons to peer markets

##### Participating Agency:



## GOAL 5

Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders.

### 5.4 Explore the potential for simplifying stakeholders' awareness of CHI and its affiliates by unifying their brand identities.

**Highlight:** This month marked a monumental achievement as the organizations introduced their reinvigorated, shared umbrella brand: Downtown Houston+. The '+' symbol is a succinct representation of the organizations' broad spectrum of programs and initiatives, is respectful of the organization's history and legacy, and projects a forward-thinking attitude. Under the new brand identity, stakeholders and partners are provided a more complete picture of the significant impacts created by the organizations operating in tandem.

The big picture + benefits: Downtown Houston+ will allow our team to provide:

- External stakeholders with a succinct understanding of the organization(s),
- Streamlined communications efficacy, and
- Clarified investment attribution.

#### Participating Agencies:



### 5.5 Consolidate websites to be more user-friendly, Downtown focused, and valued as the most critical information clearinghouse about Downtown.

**Highlight:** At the beginning of November, Downtown Houston+ launched its newly consolidated website which combined six individual websites into one. This move, a key project for 2023, was more than a mere consolidation; it was a thoughtful effort to boost user experience by creating a one-stop virtual front door for Downtown. Designed with myriad user types in mind, the site provides easy access to general consumers and stakeholders familiar with Downtown. Either way, the new website provides a singular, comprehensive, go-to resource. The site is optimized for mobile users, and the centralized website is [www.downtownhouston.org](http://www.downtownhouston.org).

#### Participating Agencies:

