



Downtown
Redevelopment
Authority

Board of Directors Meeting

February 13, 2024

Tax Increment Reinvestment Zone, Number Three
City of Houston

Board of Directors Meeting
February 13, 2024

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

January 9, 2024

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 H-Town Conference Room at the Authority's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on January 9, 2024, 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
Kirby Liu	Director
Tiko Reynolds-Hausman	Director
William Taylor	Director

and all of said persons were present except for Secretary Mandel and Director Garcia. Also attending were Allen Douglas, Executive Director ("ED") of the Authority; Kris Larson, President of the Authority; Jana Gunter, Director of Finance; and staff members Brett DeBord, Luis Nunez, Jamie Perkins, Ann Taylor and Candace Williams, all with the Authority; Algenita Davis, consultant to the Authority; and Clark Lord, outside counsel to the Authority.

In addition, Lieutenant Jennifer Kennedy with the Houston Police Department was invited to share updates and present a presentation. Andrew Busker with the City of Houston's Office of Economic Development; and Anthony D'Souza with Air Alliance Houston attended from the public.

DETERMINE QUORUM; CALL TO ORDER

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

INTRODUCTIONS 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.

WELCOME NEW BOARD DIRECTOR KIRBY LIU

Chair Flowers introduced and welcomed Kirby Liu to the Board of Directors. ED Douglas stated Director Liu was recently appointed to the Authority Board by the City of Houston Boards and Commissions. Each of the Board Members and staff who were present introduced themselves to Director Liu and expressed their excitement of his appointment to the Board. Then, Director Liu thanked everyone and reciprocated his excitement of joining the Board.

MINUTES OF PREVIOUS MEETING

The Board considered approving the minutes of the December 12, 2023 regular joint board meeting. Chair Flowers asked the Board for questions or revisions.

Hearing none, Chair Flowers called for a motion, moved by Director Harrison; seconded by Director Treasurer Hamm; and the minutes of the December 12, 2023 regular board meeting were approved as presented.

FINANCE & ADMINISTRATION

Check Register – December 2023

Chair Flowers invited Jana Gunter to provide the finance and administration updates. Ms. Gunter shared highlights from the check register for the month of December 2023, then called for questions. No discussion occurred or questions were asked.

A motion to accept the December 2023 check register was made; moved by Director Harrison, seconded by Director Taylor; and the Board accepted the December 2023 check register as presented.

Financial Statements – Second Quarter

Chair Flowers asked Ms. Gunter to continue, and she shared details from the Second Quarter Financial Statements. Chair Flowers called for questions or comments.

Hearing none, he then called for a motion to accept the Second Quarter Financial Statements; moved by Director Taylor; seconded by Director Harrison; and the Board accepted the Second Quarter Financial Statements as presented.

MUNICIPAL SERVICES - INITIATIVES

Chair Flowers asked ED Douglas to open the discussion. ED Douglas opened with a brief statement and invited Lieutenant Kennedy to share updates on the fourth quarter 2023 initiatives and share a presentation. Lieutenant Kennedy gave a brief summary of the actions taken in the fourth quarter, which included highlights from civil enforcement initiatives around The Beacon, Fannin and Prairie, and 400 Bagby.

Next, she shared updates on efforts taken to reduce auto theft, increase traffic patrols, reduce illegal vendors and other safety measures in downtown. Lieutenant Kennedy also commented on how the addition of the flock cameras, funded through the District, will be a tremendous asset for patrolling downtown and thanked the Authority Board. No further action was required.

ELECTRIC VEHICLE CHARGING STATIONS UPDATE

ED Douglas invited Brett DeBord to share an update on the electric vehicle charging station project. Mr. DeBord began by giving a brief summary of the project. He then reported an issue encountered with CenterPoint over the location and placement of the power source that will provide electricity to the charging stations. Mr. DeBord concluded by noting other site locations are being explored and the team will continue to work with CenterPoint. Questions asked and answered, and discussion ensued. No action was required.

MORE SPACE MAIN STREET 2.0 BASIS OF DESIGN

Chair Flowers asked ED Douglas to open topic on the More Space Main Street 2.0 project. ED Douglas gave a brief recap and reviewed the project timeline. He noted the design phase of the project, funded by the District, was complete. ED Douglas announced the next phase of the project would involve the engineering component, and that an RFQ seeking an engineer was released in January. He invited Board members to participate in the RFQ review process and concluded by stating an authorization will be presented in April to hire an engineer. President Larson stated an aggressive outreach was done with Main Street businesses and residents for their input on the project. Questions were asked and answered. No further action was required.

DOWNTOWN HOUSTON+ WEB DESIGN WALK THROUGH

Chair Flowers invited Jordan Cutler to share a tour of the newly consolidated Downtown Houston+ website. Ms. Cutler gave the Board a detailed walk through of the website, showcasing new features and sharing the content geared to help people navigate and create a draw to downtown. Questions were asked and answered, a suggestion was given, and comments of praise were made. No further action was required.

SCI AGREEMENT

ED Douglas opened discussion and referred to the fully executed agreement between the Authority, City of Houston, and SCI. Questions were asked and answered. A correction to the contract was requested in reference to the timeline of the project, to replace the word “completion” to “commencement” of the project. He concluded by announcement ribbon cutting event to kick off the project would occur in late January or early February. No further action was required.

AFFORDABILITY DISCUSSION

ED Douglas opened the topic and invited Luis Nunez to engage in discussion with the Board over the affordability of residential housing in downtown. Mr. Nunez raised suggestions on what has worked in other cities and requested feedback from the Board on their views on the potential avenues to move forward. Discussion ensued and questions were asked and answered. It was suggested a workshop be held dedicated solely to this topic. No further action was required.

UPDATE ON POTENTIAL PURCHASE NEGOTIATIONS

ED Douglas updated the Board with the potential purchase negotiation discussion held in December. He stated the commercial property in consideration has been sold. Discussion ensued and questions were asked and answered. No further action was required.

STRATEGIC ALIGNMENT UPDATES

President Larson noted that the Strategic Initiatives were included in the materials previously provided. No action was needed.

OTHER BUSINESS

President Larson invited the Board to the CHI Outlook Breakfast on Thursday, January 25th from 8:00 - 9:15 AM at 1550 on the Green, where the CHI Top 20 for 2024 will be revealed. No further business was brought forth before the Board.

NEXT MEETINGS

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

- Connect, Enhance, & Thrive Downtown – Tuesday, **January 16th at 12:00 PM**
- Engage Downtown – Thursday, **January 18th at 12:00 PM**
- Board of Directors – Tuesday, **February 13th at 12:00 PM**

ADJOURNMENT

There being no further business to come before the Board, a motion was called to adjourn at 1:58 PM.

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

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

January 9, 2024

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 H-Town Conference Room at the Zone's office, located at 1221 McKinney Street, Suite 4250, Houston, TX 77010, on January 9, 2024, and the roll was called of the duly constituted officers and members of the Board, to wit:

Curtis Flowers	Chair
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and all of said persons were present except for Secretary Mandel and Director Garcia. Also attending were Allen Douglas, Executive Director ("ED") of the Zone; Kris Larson, President of the Zone; Jana Gunter, Director of Finance; and staff members Brett DeBord, Luis Nunez, Jamie Perkins, Ann Taylor and Candace Williams, all with the Zone; Algenita Davis, consultant to the Zone; and Clark Lord, outside counsel to the Zone.

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

Check register for January 2024



- Total checks issued in January 2024 were \$1.6M
 - Central Houston, Inc.
 - Administrative Contractors - \$229,177
 - Buffalo Bayou Partnership
 - Operations & Maintenance - \$1,406,150

MAIN STREET MARKET SQUARE
 AP Check Register (Current by Bank)
 Check Dates: 1/1/2024 to 1/31/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: OP - JPMORGAN CHASE BANK, N.A.					101.000
3121	01/03/24	P	3025	CENTRAL HOUSTON, INC	\$229,177.39
** 1462793	01/03/24	N	3700	HOUSTON DOWNTOWN MANAGEMENT	\$557.90
** 5212363	01/12/24	N	2070	BRACEWELL LLP	\$5,000.00
** 5212367	01/12/24	N	3350	GANDY2 LIGHTING DESIGN	\$1,075.00
** 5755453	01/12/24	N	2100	BUFFALO BAYOU PARTNERSHIP	\$1,406,150.45
BANK OP REGISTER TOTAL:					\$1,641,960.74
GRAND TOTAL :					\$1,641,960.74

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Downtown Houston Pedestrian Lighting

Existing Conditions Analysis and Lighting Design Masterplan

The Design Team



Cibele Romani, Assoc. IALD

Senior Designer & Lighting Project Manager



Anna Forrester, Assoc. IALD

Lighting Designer

Also Involved in the Project

Christoph Gisel

Kylie Scovern

Tran Luu

Allison Lau

Jacob Talash

Leena Basaria

Timothy Dang

Jasmine Tran

Survey and Masterplan

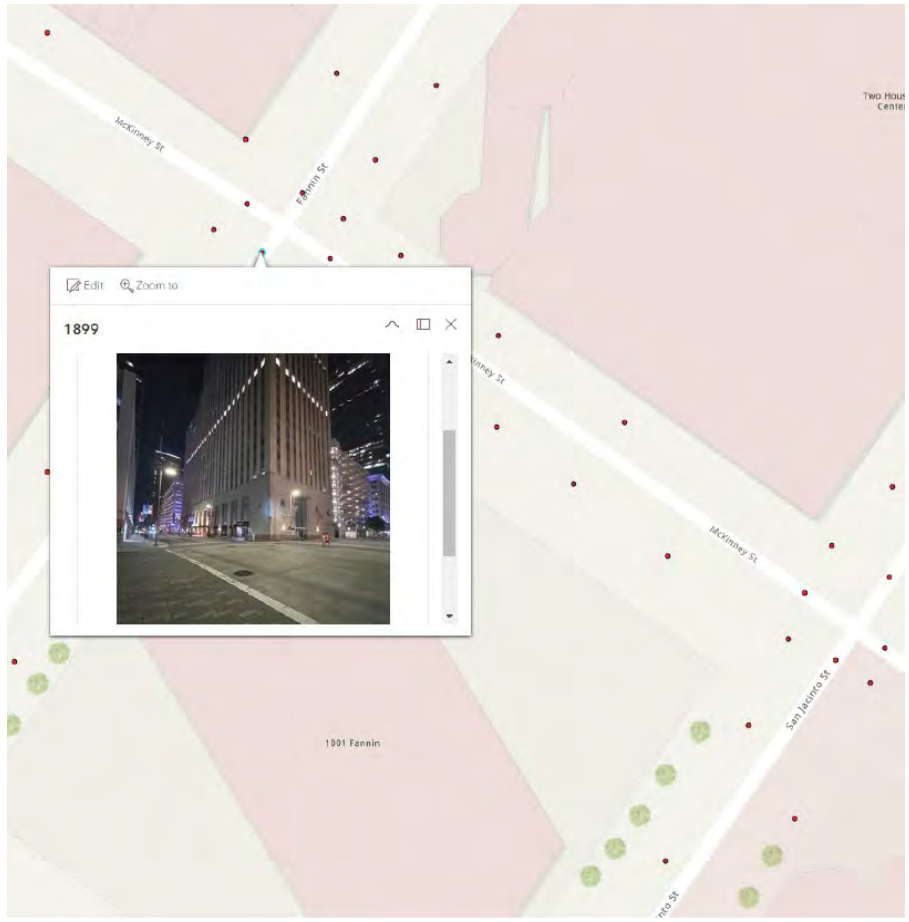


Existing Conditions Survey

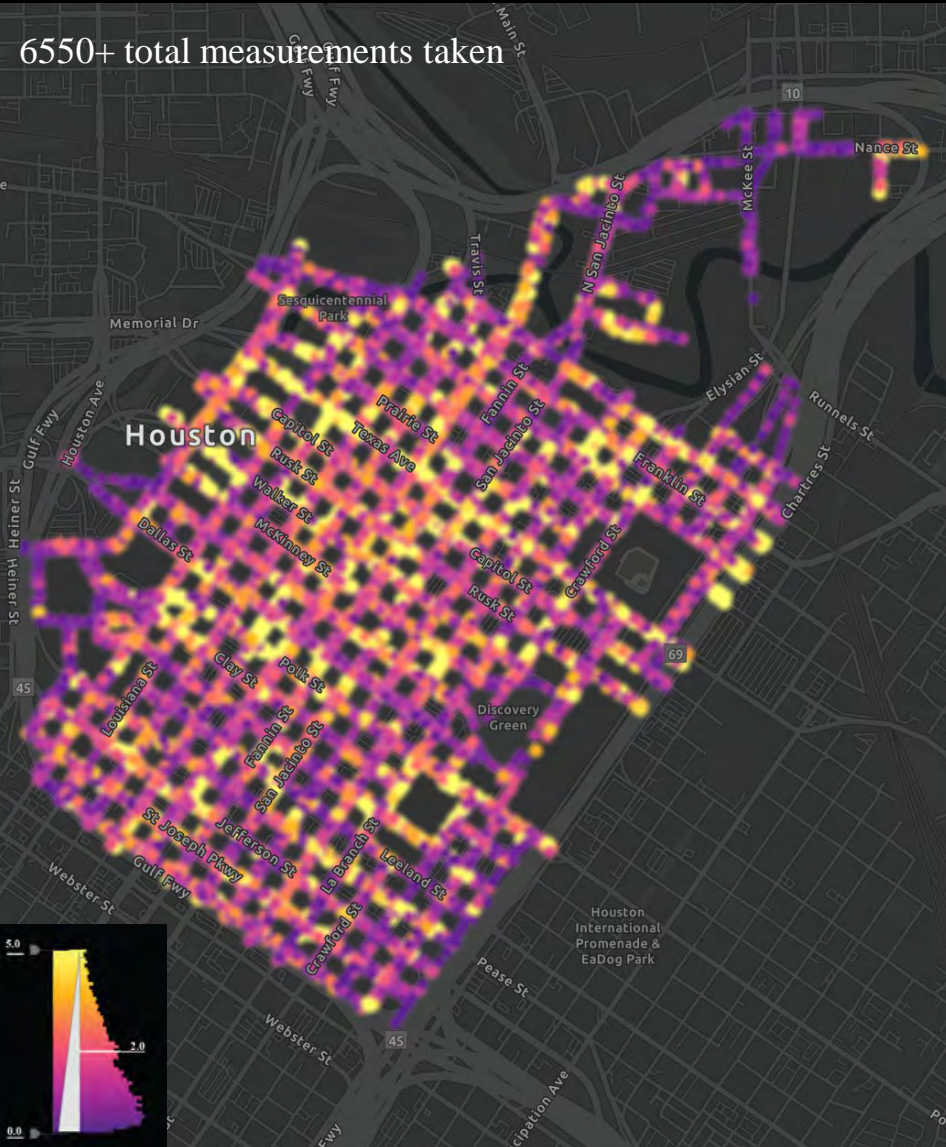
Horizontal Illuminance Measurements – 6550+ Points

17th-21st July

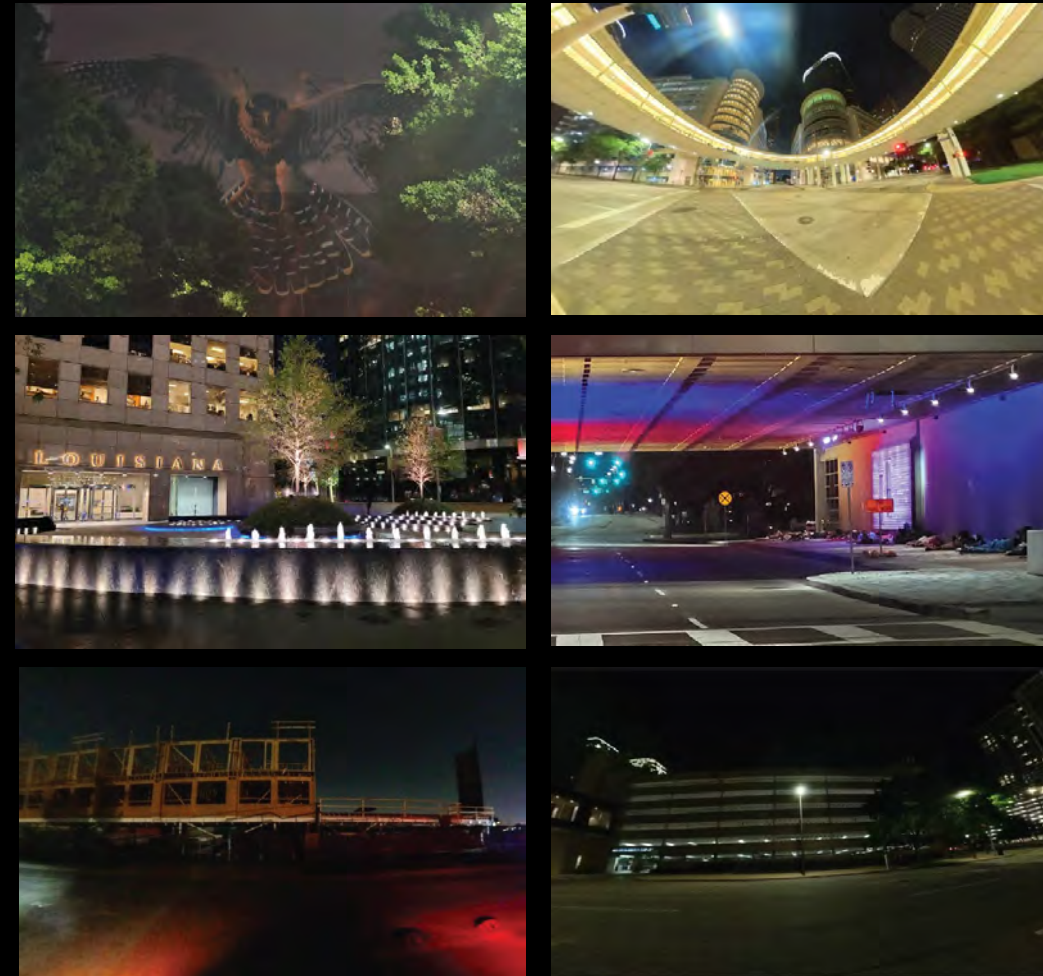
14th – 18th August

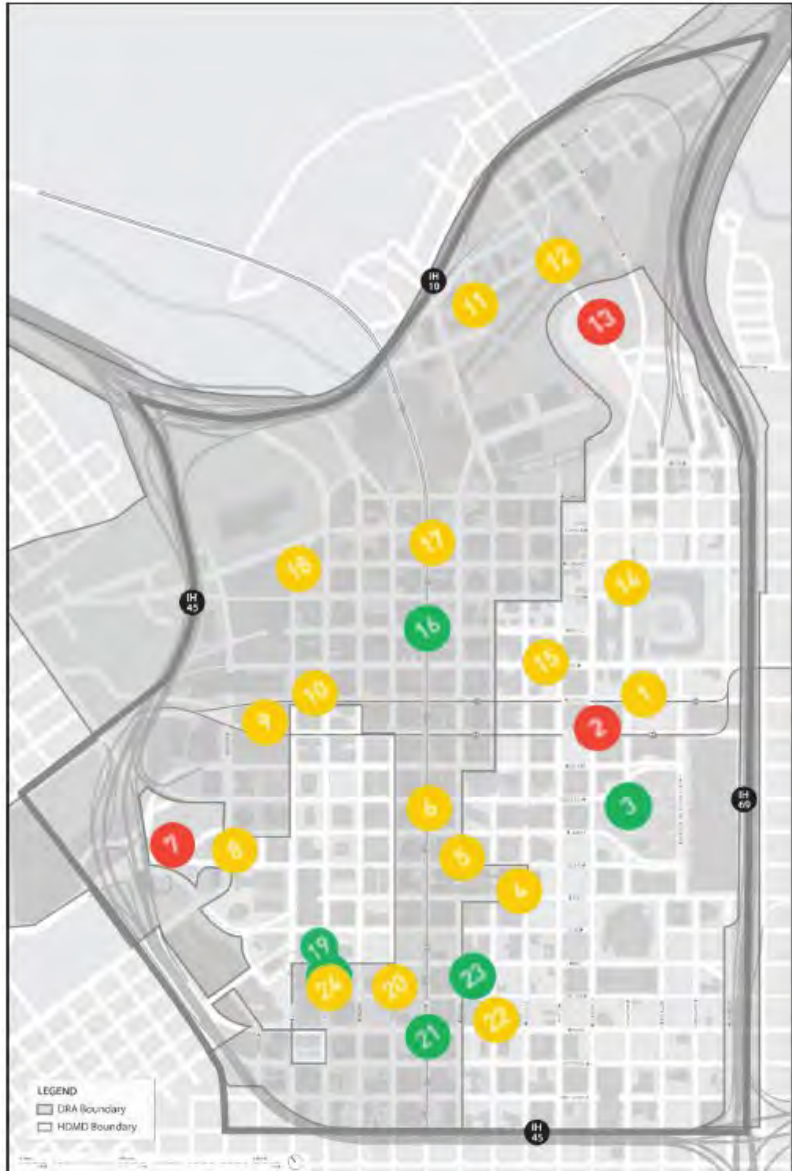


Heat Map



Current Conditions





1. Capital / Crawford



2. Rusk / La Branch



13. James Bute Park



14. Preston / Crawford



3. Discovery Green



4. Austin / Polk



15. Texas / Caroline



16. Main / Preston



5. Dallas / Fannin



6. Main / Lamar



17. Main / Franklin



18. Louisiana / Congress



7. Sam Houston Park



8. Dallas / Bagby



19. Milan / Leeland



20. Travis / Leeland



9. Rusk / Tranquility



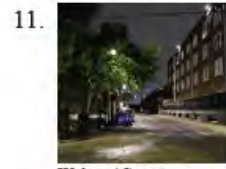
10. Capitol / Smith



21. Main / Jefferson



22. Pease / San Jacinto



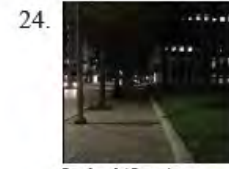
11. Walnut / Sterrett



12. Sterrett / McKee



23. Trebly Park



24. Leeland / Lousiana

What was measured



Ambient Luminance



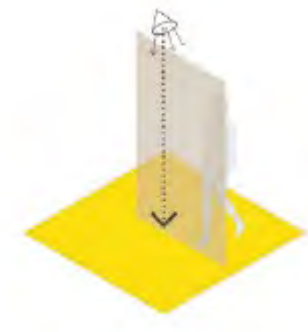
Color Temperature



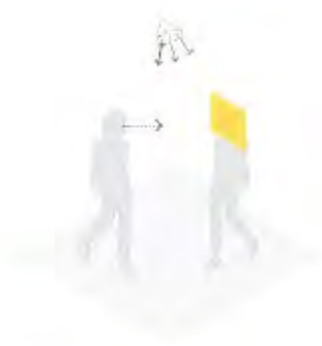
Color Rendering



Horizontal Illuminance

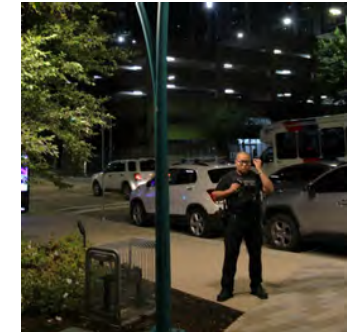
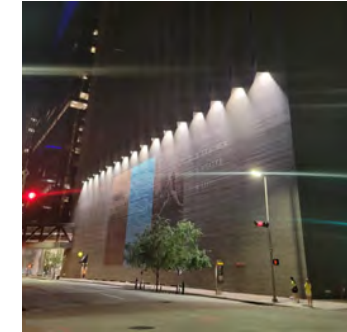
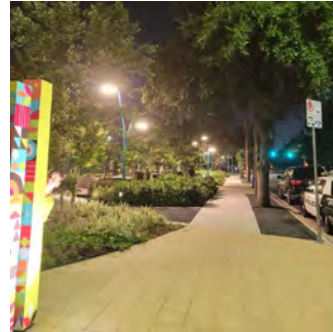


Vertical Illuminance

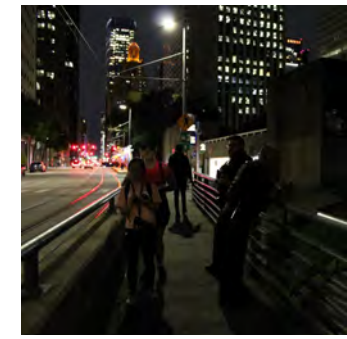
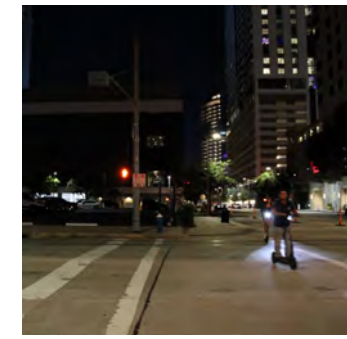
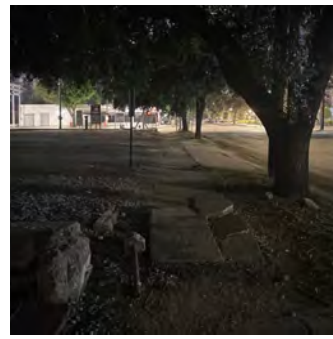
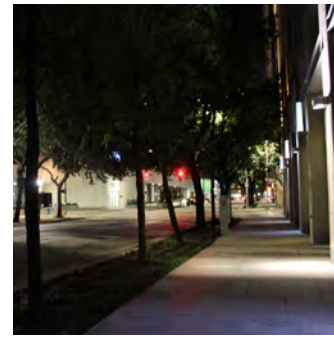
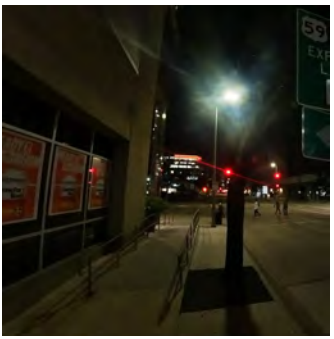


Facial Illuminance

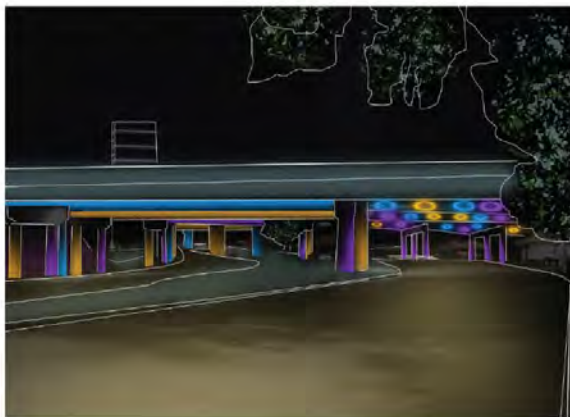
Good Example



Bad Example



Toolkit



Underpasses



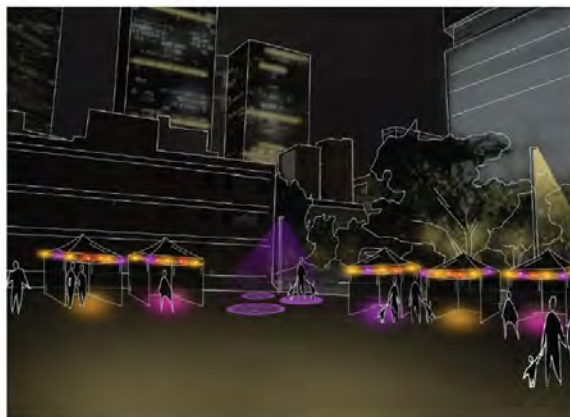
Public Transport



Relamp for Consistent Correlated Color Temperature



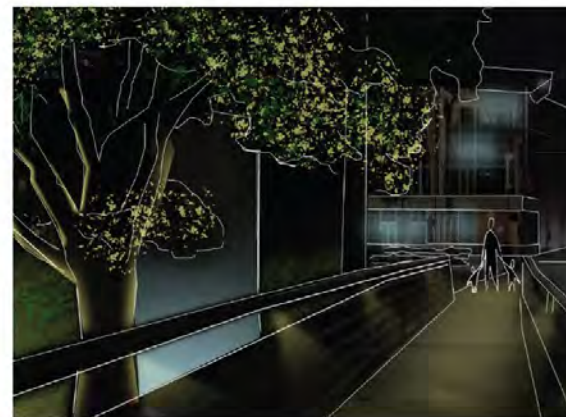
Illuminated Foliage



Activated Surface Parking Lots



Activated Private Retail Lighting



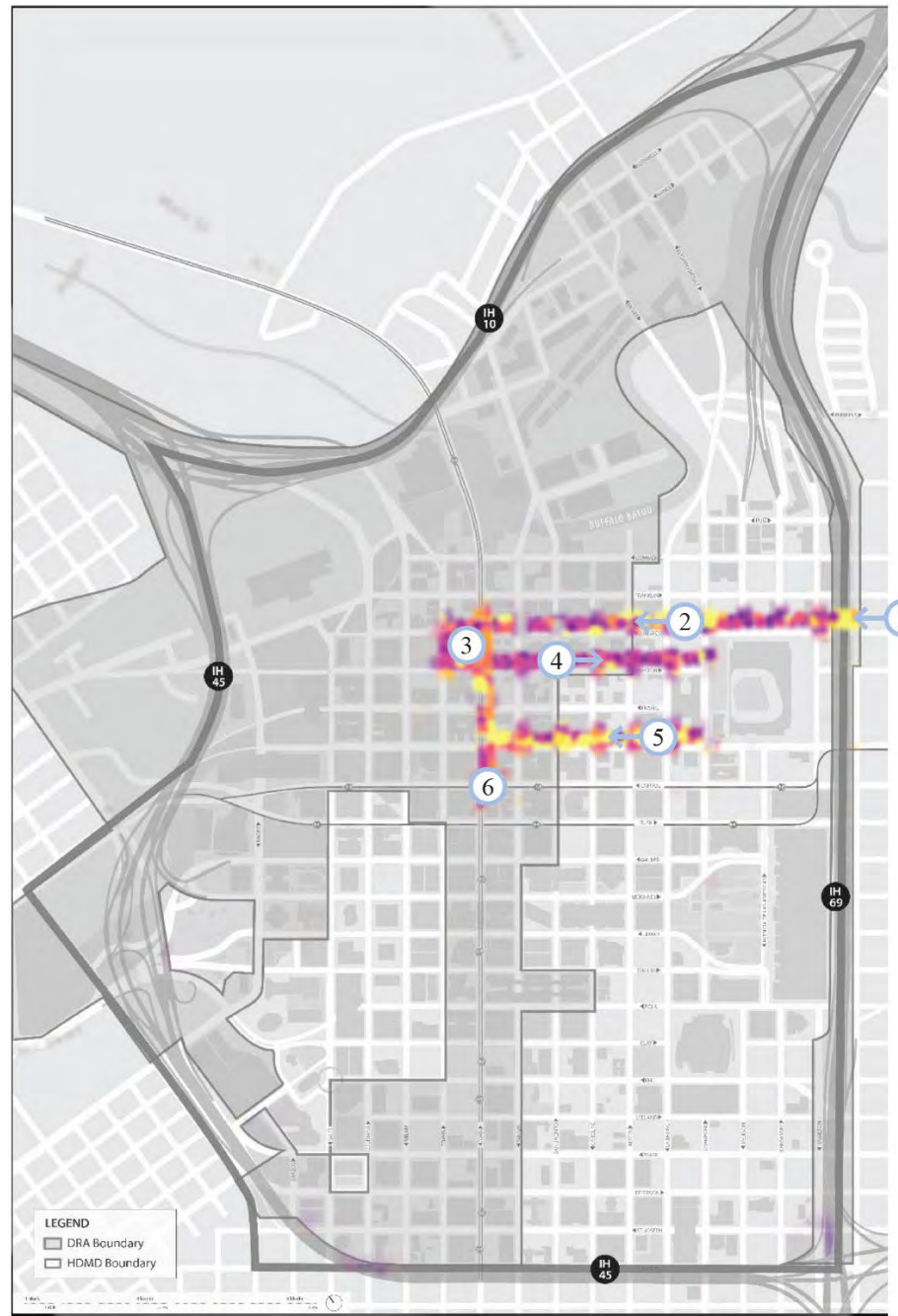
Increase Public Park Lighting



Facade Lighting

Julietta

What does this mean in practice?



Julietta

Current route around Downtown

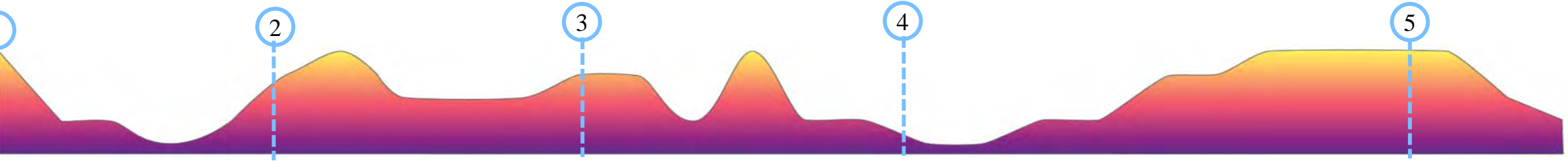
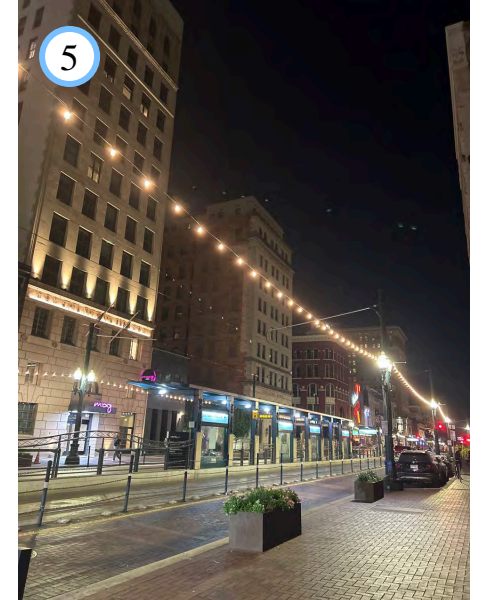
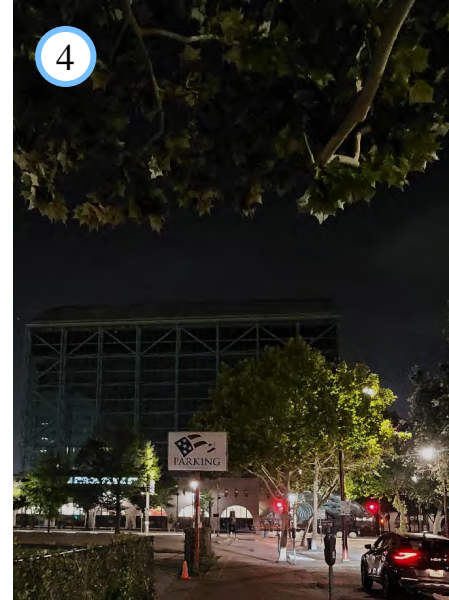
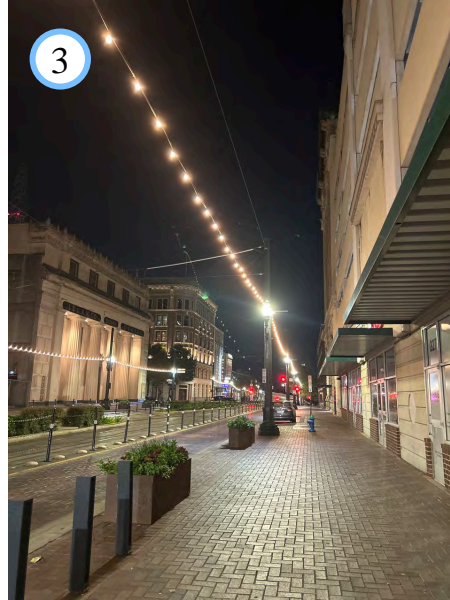
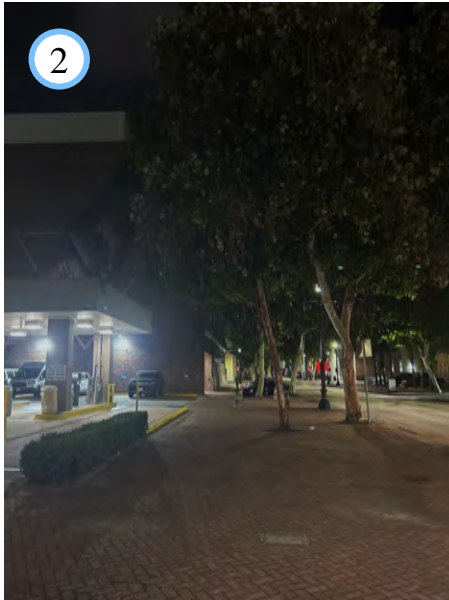
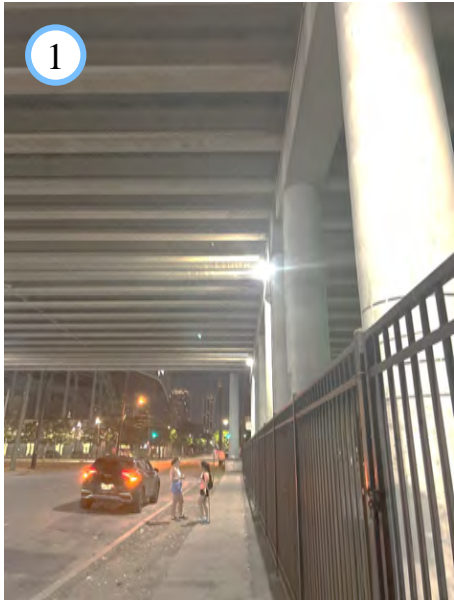
Arrives in Downtown via EaDo underpasses

Heads towards Main Street for dinner looking at the Murals.

Has dinner around Main Street.

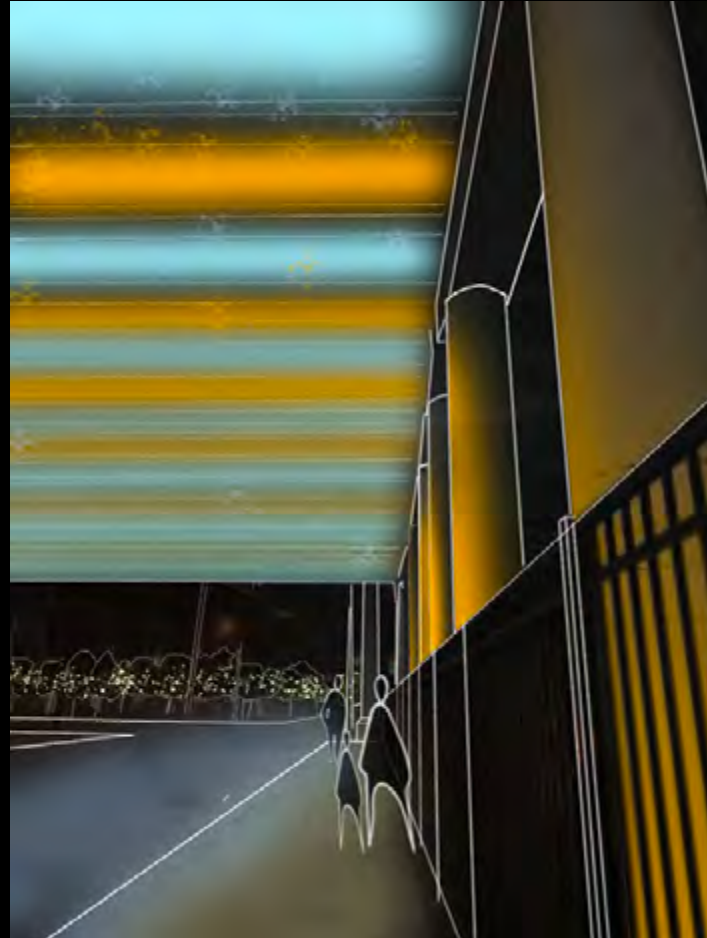
Returns to Minute Maid Park for Astros Game.

Goes to Main Street to celebrate win! Before heading back home to EaDo via the Light Rail.



Entrance into Downtown

Illuminated Underpasses

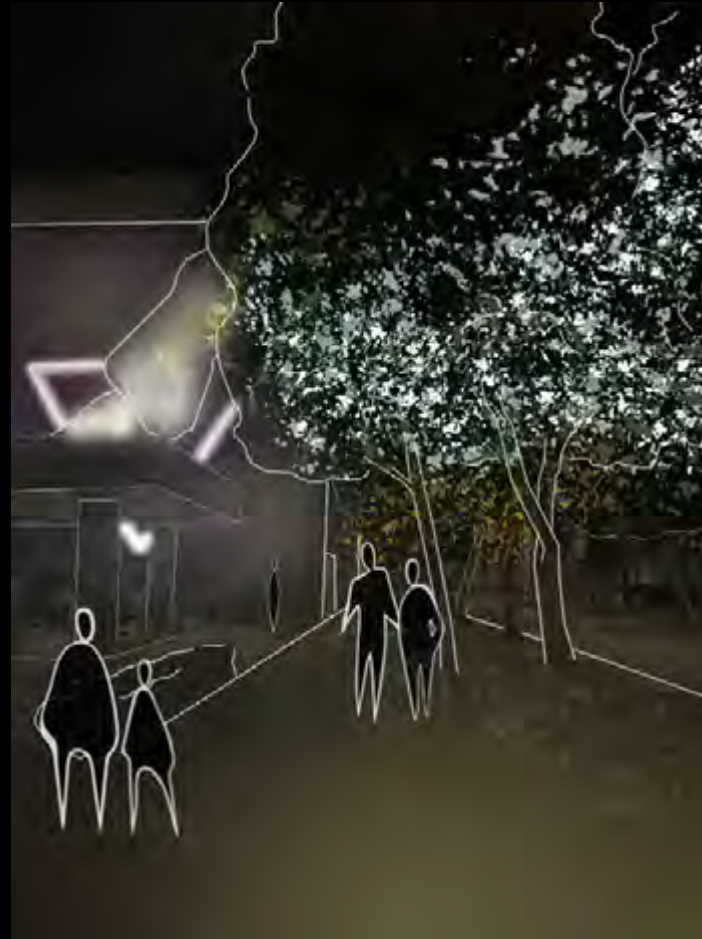


Reference Projects



Walking Towards Main Street

Illuminated trees and highlighted murals



Reference Projects



Dinner in Main Street

Activated Storefronts



Reference Projects



Walking to Minute Maid Park

Illuminated Tree Wayfinding



Reference Projects



Heading home from Downtown

Transport Hub & Façade Lighting



Reference Projects



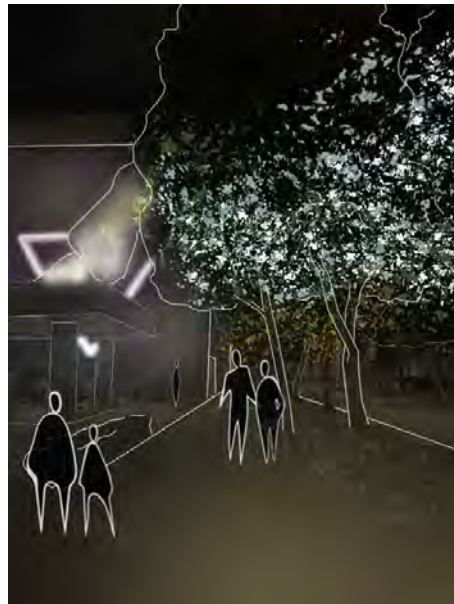
Julietta

Future route around Downtown

Illuminated underpasses



Illuminated trees and highlighted murals



Activated nighttime storefronts



Wayfinding routes between key pedestrian locations



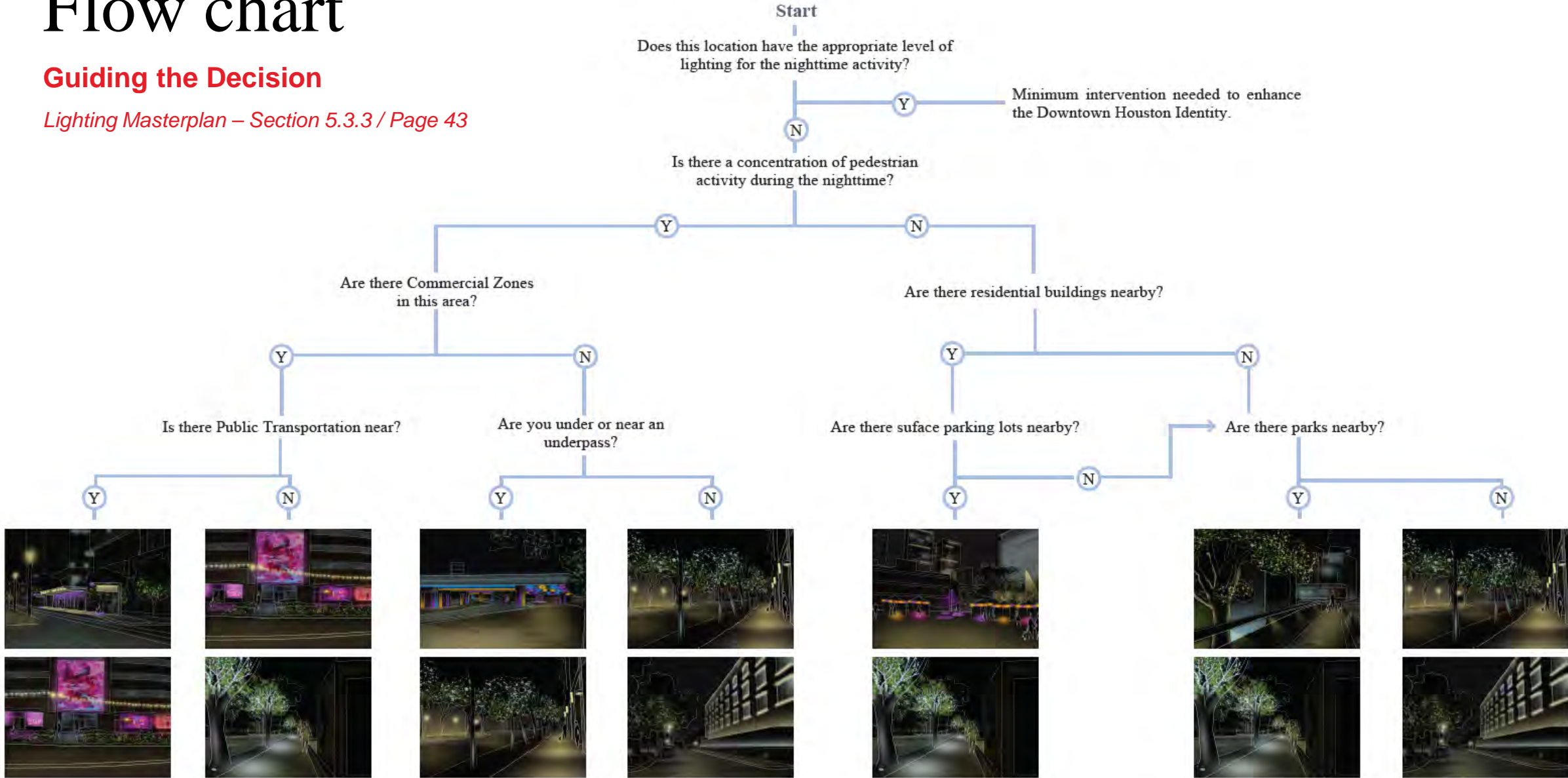
Consistent transport lighting and nighttime activation



Flow chart

Guiding the Decision

Lighting Masterplan – Section 5.3.3 / Page 43



Conclusion

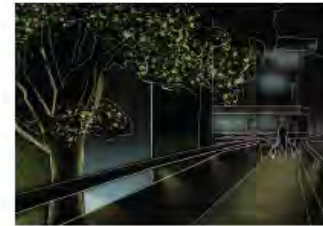
Impact v Cost



Illuminating Underpasses



Façade Lighting



Park Lighting



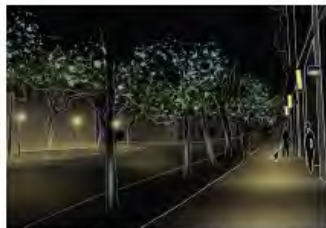
Illuminating Foliage

Lower Impact

Higher Impact

Higher Cost

Lower Cost



Consistent Color Temperature



Transport Lighting

Activating Parking Lots



Activating Private Retail Lighting

Murals



Big Art. Bigger Change.

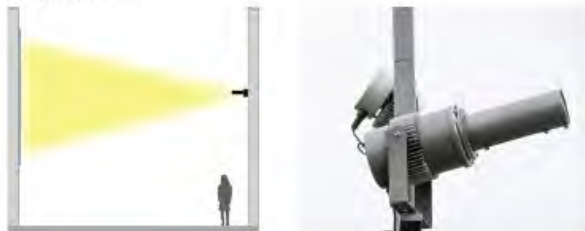
Street Art for Mankind

Concept A: Gobo Projector

Wall mounted



Pole mounted



Concept C: Integrated Lighting

Flexible linear/ Fiber optic



Concept B: Wall Washing

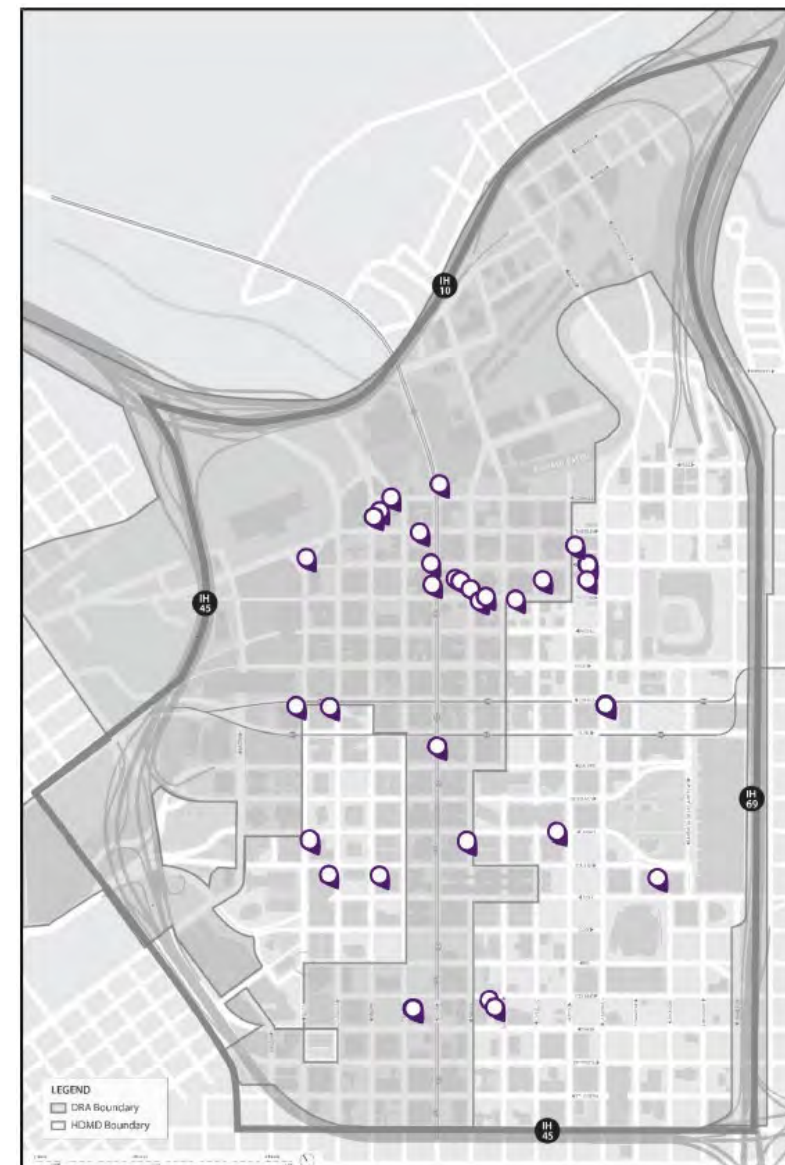
Linear wall wash



Arm mounted



Linear uplight



33 Murals across Downtown

Victor Ash

Lady Justice



Figure 42: Daytime



Figure 41: Map Location



Figure 43: Current Nighttime Condition

On Site Observations

This massive mural can be hidden when viewed from below, amidst the surrounding buildings and trees.

Intervention: High

This mural currently lacks lighting due to its height. The canvas is a flat wall with no obstructions and can be illuminated from below. This approach will give the mural the feeling that it is almost flying between the buildings.

Concept B: Wall Washer



Aches

Pas de Deux



Figure 45: Daytime



Figure 44: Map Location



Figure 46: Current Nighttime Condition

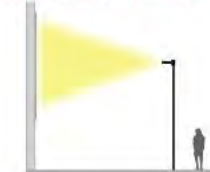
On Site Observations

The vibrant colors of the mural have the potential to be further enhanced at night.

Intervention: Medium

A projector can frame the dancers and leave the background faded to black.

Concept A: Gobo Projector



Where to Find

Downtown Houston Pedestrian Lighting Analysis & Masterplan

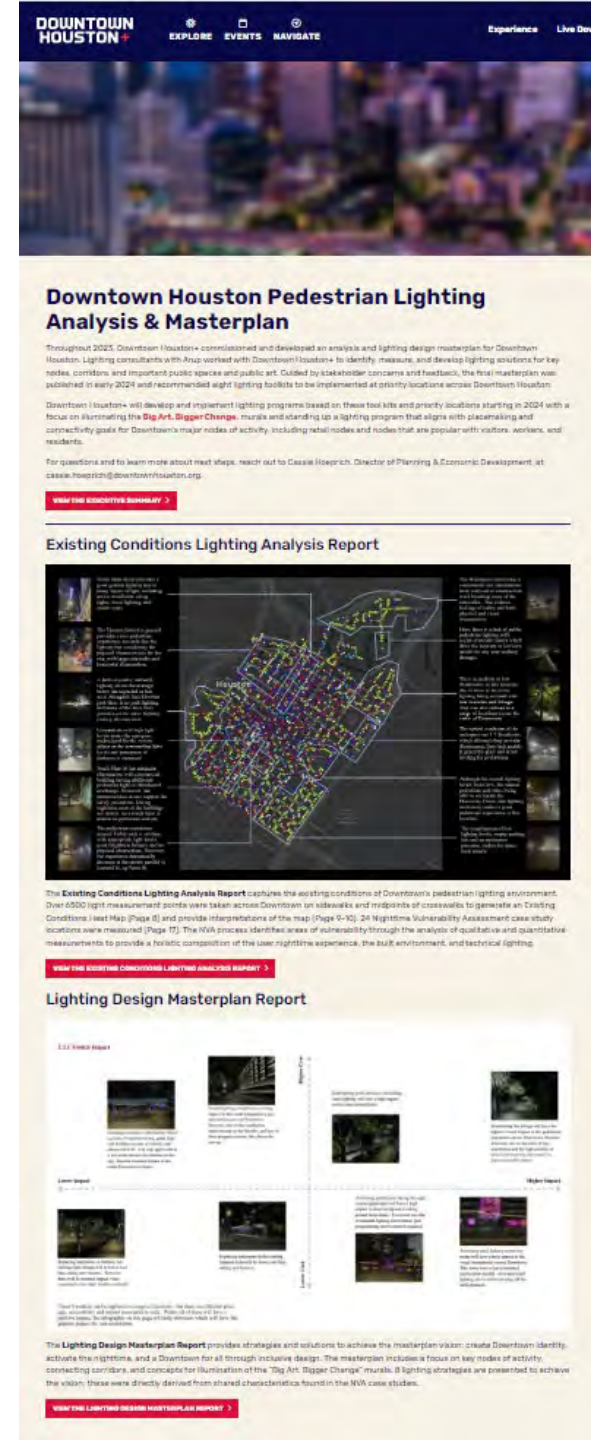
[Downtown Houston Pedestrian Lighting Study |](#)

[Priority Projects | About | Downtown Houston](#)

[Executive Summary](#)

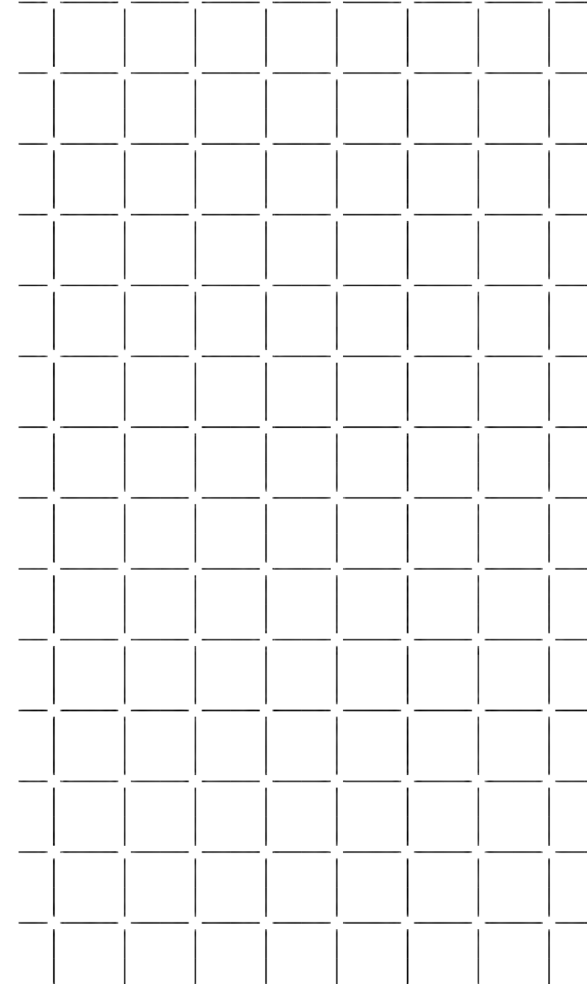
[Existing Conditions Lighting Analysis Report](#)

[Lighting Design Masterplan Report](#)



Next Steps

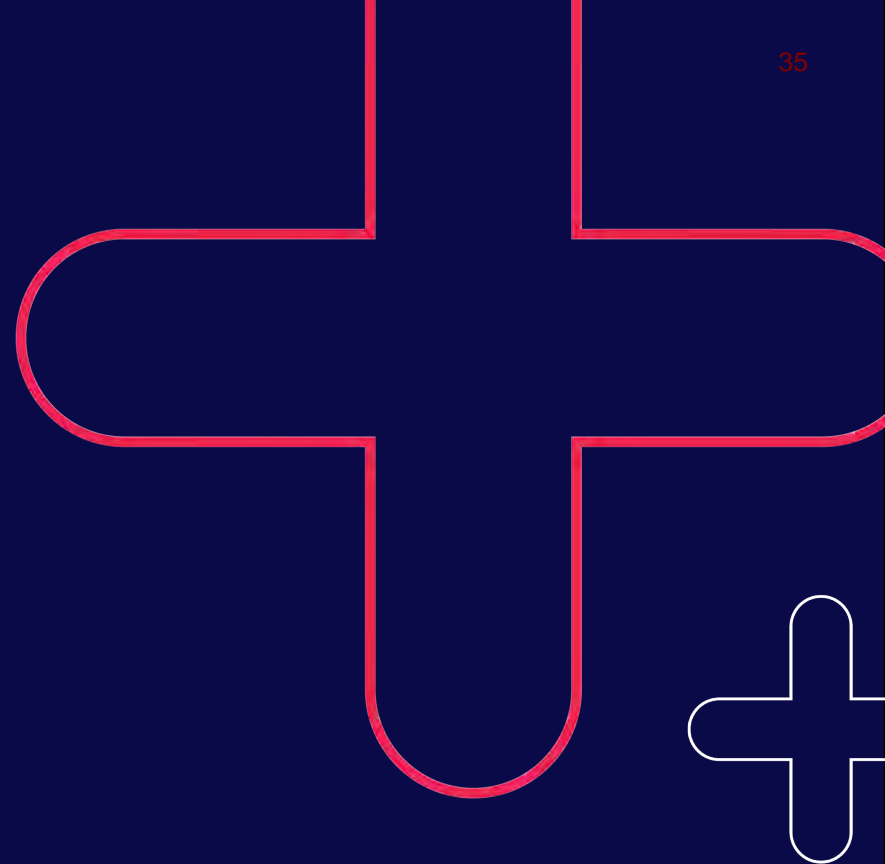
- Implement a mural illumination program via the Downtown District
- Advance programs to implement toolkits at priority locations in partnership with the Downtown Redevelopment Authority, the City of Houston, and private properties:
 - Replacing bulbs for color correlation.
 - Underpasses.
 - Façade lighting.
 - Station platform lighting (METRO).
 - Park entrances.
 - Foliage.
 - Retail lighting.
 - Activating parking lots.



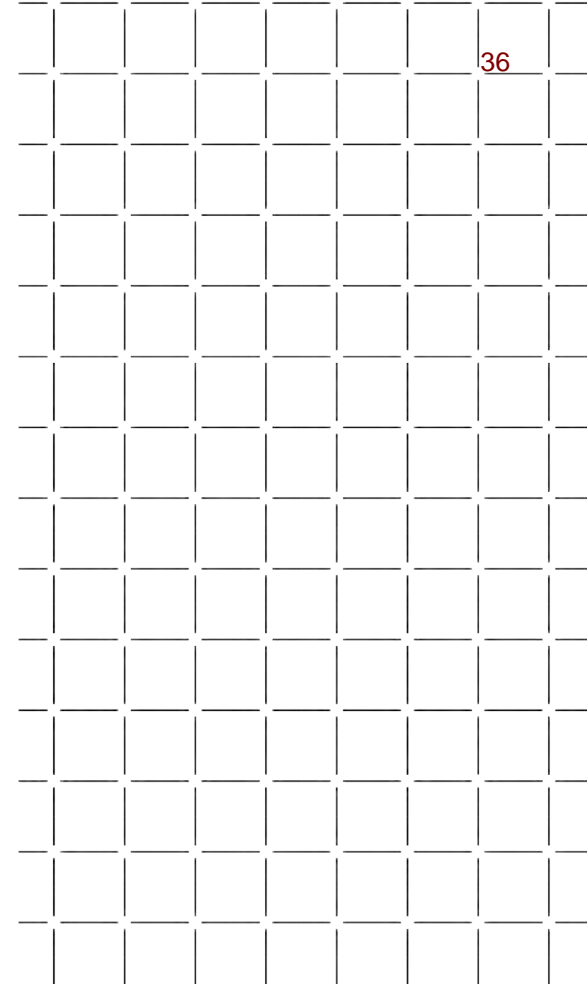
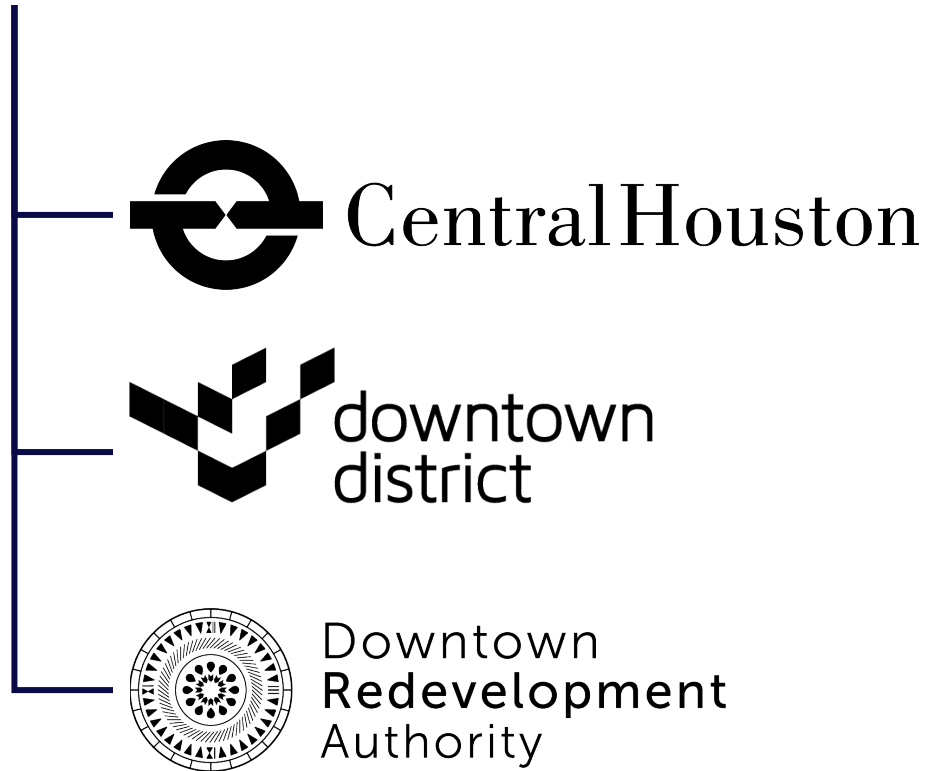
ARUP

DOWNTOWN'S TOP 20

STRATEGIC ACTIONS FOR 2024



DOWNTOWN HOUSTON+

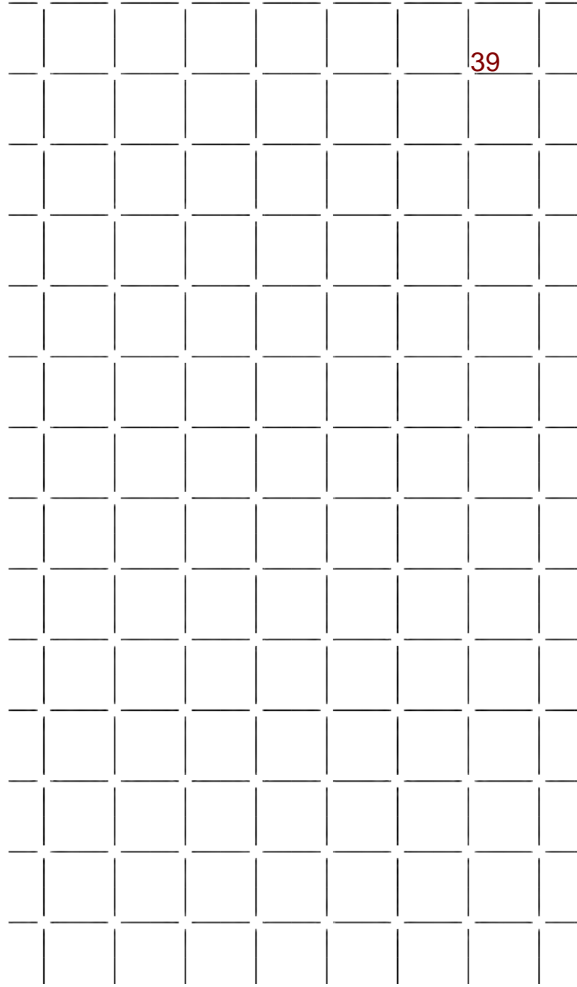




STRATEGIC GOALS

- 1 Champion major projects, initiatives and investments that improve Downtown
- 2 Enhance and maintain a comfortable, welcoming, and well-managed public realm
- 3 Drive vibrancy through improved street-level connectivity, a commitment to walkability and inclusive programming strategies
- 4 Foster a vital and thriving economy through business growth, residential expansion, and enhanced reasons to be in Downtown
- 5 Develop a hivemind of intelligence and goodwill by genuinely engaging and convening stakeholders

PUBLISH & PROMOTE QUARTERLY MARKET REPORTS



TELLING DOWNTOWN'S STORY WITH DATA

- Proactively lead the Downtown Houston narrative through data-backed insights
- Consistently publish one month after the quarter ends
- Continue the DTH+ legacy of trusted reports that feature trusted data and market insights, including office, hospitality, and residential
- Evoke new perspectives by revealing the dynamism of Downtown on the daily
- Showcase the outsized impact of Houston's beloved Downtown destinations
- Write and design a report that's accessible, concise, and informative



CONTENTS

Letter from Our CEO & Executive Summary	4		
2023 Highlights	5		
Development Pipeline Map	6		
Top Stories of Q4	8	Only In Downtown	16
The Downtown Pulse	10	Doing Business Downtown	22
		Living Downtown	26
		Looking Ahead	30
		Appendix	32

TOP STORIES OF Q4



NOVEMBER ELECTION OUTCOME

December 9th ushered in new City leadership which impacts Downtown: A new Mayor and Controller, first-time Council Members for Districts H and I, plus three new at-large members joined District C's returning Council Member around the City Hall "horseshoe." Downtown Houston+ looks forward to continued collaboration with the elected officials entrusted by the people to implement an uplifting vision of Downtown and our region.



BARBARA JORDAN MEMORIAL PLAZA OPENING

Downtown Houston+ co-hosted the Barbara Jordan Plaza and Monument unveiling at POST Houston on December 2nd. The memorial to Houston's late U.S. Congresswoman, civil rights icon, and Fifth Ward native also marks an exclamation point on Downtown's walking trail honoring legendary leaders. Artist Angelbert Metoyer labored for three years on "I am Barbara Jordan," commissioned by POST owner Lovett Commercial. A joyous culmination of the former U.S. Post Office's revival, partly funded by a \$23 million grant from the Downtown Redevelopment Authority, the monument educates, inspires, and welcomes all.

Everyone should be smiling this morning. The people of Houston are smiling because they've elected a mayor that's going to listen to them, a mayor that is known for solving problems. And



THE DOWNTOWN PULSE



Upshot

The pulse of Downtown's sidewalks, parks, trails, and destinations continued its upswing in Q4 2023. Compared to 2019, over 81% of pre-pandemic Q4 visitor activity had returned. Greenspaces and sidewalks, illuminated for the holidays, invited visitors and Downtown residents to stroll every day of the week. Cooler weather also encouraged residents from Downtown and nearby neighborhoods, as well as visitors from across Houston, to explore White Oak and Buffalo Bayou trails and their confluence at Downtown's Allen's Landing Park.

9.2M VISITS IN Q4 2023

3.5M UNIQUE VISITORS IN Q4 2023

141MINS MEDIAN VISITOR'S LENGTH OF STAY DOWNTOWN

Average Daily Population



Source: Plogear.ai

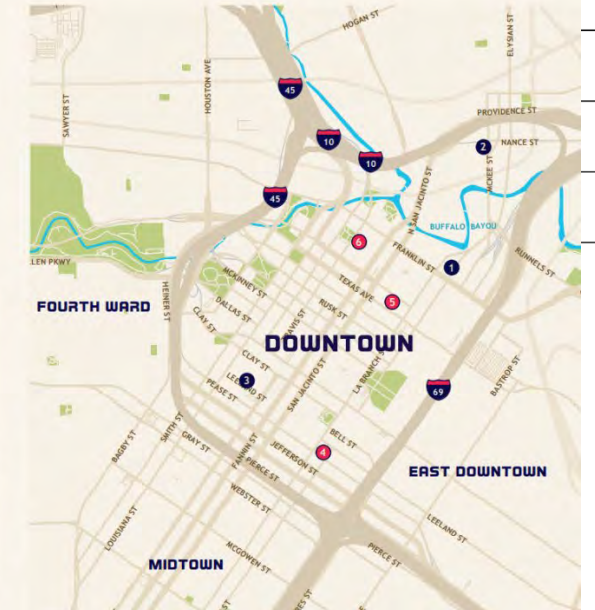
DEVELOPMENT PIPELINE MAP

KEY Residential Hospitality

#	NAME	DEVELOPER	ADDRESS	BUILDING STATUS	EST. DELIVERY	RENTABLE AREA	# OF UNITS	# OF STORIES
1	Overseign at the Ballpark	Overseign Properties	101 Crawford St	Under Construction	-	95,000	229	4
2	Warehouse District Phase 2 and 3	Urban Concepts	815 & 850 Holton St	Under Construction	Early 2024	-	489	5
3	800 Bell	Carnegie Management Inc	800 Bell St	Proposed	-	1,200,000	400	45
4	Phase 2 Suites and Two by Hilton Houston Downtown	PA Hospitality	1040 Leonard St	Under Construction	Late 2025	92,000	221	9
5	Building 2000 and Staybridge Suites Houston TX	Neway Hospitality	1019 Texas St	Under Construction	Late 2025	-	275	17
6	Award Collection Houston	Choice Hotels	402 Main St	Proposed	2025	50,250	47	10



THE WAREHOUSE DISTRICT DEVELOPMENT PRE-LEASED UNITS IN DECEMBER 2023 WITH FIRST MOVE-INS SCHEDULED FOR FEBRUARY 2024.



BEHIND THE DATA

- Public webinars with Q&A
- In-person presentations to economic development partners and stakeholder groups

NEW SOURCES

- Placer
- University of Houston-Downtown
- South Texas College of Law Houston National Center for Education Statistics
- Baseball-Reference.com
- Harris County - Houston Sports Authority
- Alley Theatre
- Houston First Corporation
- Live Nation Special Events
- Texas Bar Tab
- Concert Archives (concertarchives.org)
- Center City District (centercityphila.org)
- Houston Architecture Information Forum

→ more for Q4 2023 and beyond



NEW STRUCTURE

TOP STORIES	THE DOWNTOWN PULSE
ONLY IN DOWNTOWN	DOING BUSINESS DOWNTOWN
LIVING DOWNTOWN	LOOKING AHEAD

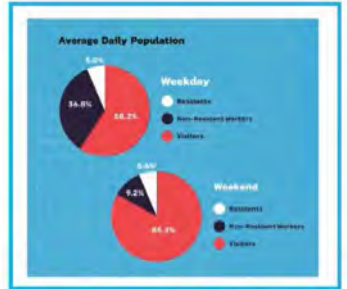


THE DOWNTOWN PULSE

What makes Downtown shine and thrive on the daily.

Q3 UPSHOT:

1. Despite the heat, visitors flock Downtown.
2. Food Halls are a trending and sought-out retail offering.
3. Our tree canopy public spaces are clean and green all summer.
4. Back to School: Did you know Downtown is an urban campus for four schools and over 16k students?



DOWNTOWN'S DAILY POPULATION

60+ Food & Beverage Options in Downtown Food Halls



- Bravery Chef Hall
- Finn Hall
- Lyric Market
- POST Houston
- Underground Mall
- Understory

DOWNTOWN'S STOREFRONTS

UNCOVERING DOWNTOWN

The Student Experience in Downtown Houston

16K

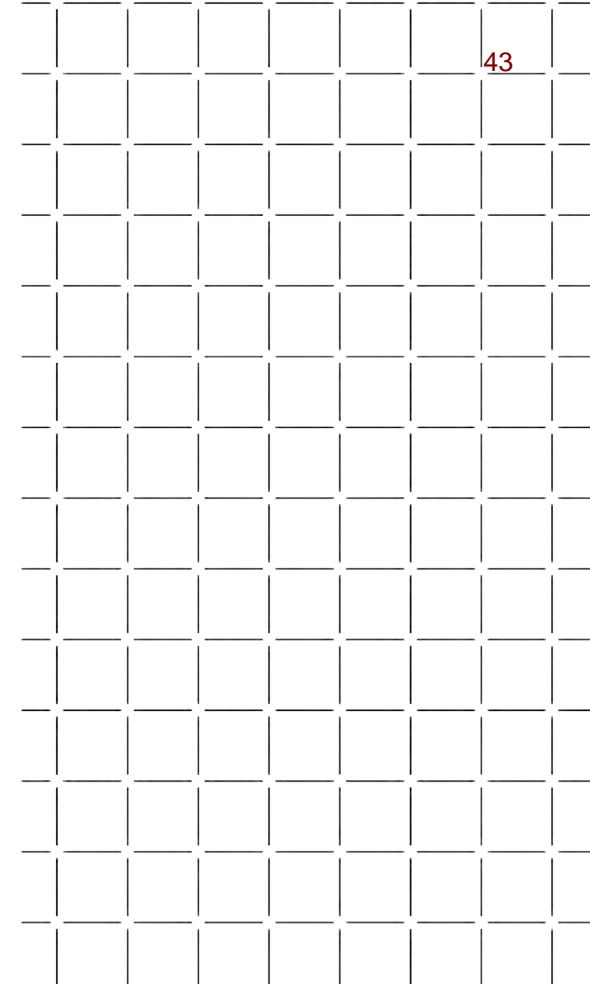


UNCOVERING DOWNTOWN

- 4,465** SIDEWALK TREES IN DOWNTOWN
- 476+** TONS OF GARBAGE REMOVED IN Q3 BY DOWNTOWN HOUSTON
- 36,925** DOWNTOWN HOUSTON INTERACTIONS WITH PEDESTRIANS

CLEAN & GREEN

**ESTABLISH NEW &
NURTURE EXISTING
PARTNERSHIPS WITH
CIVIC LEADERS**

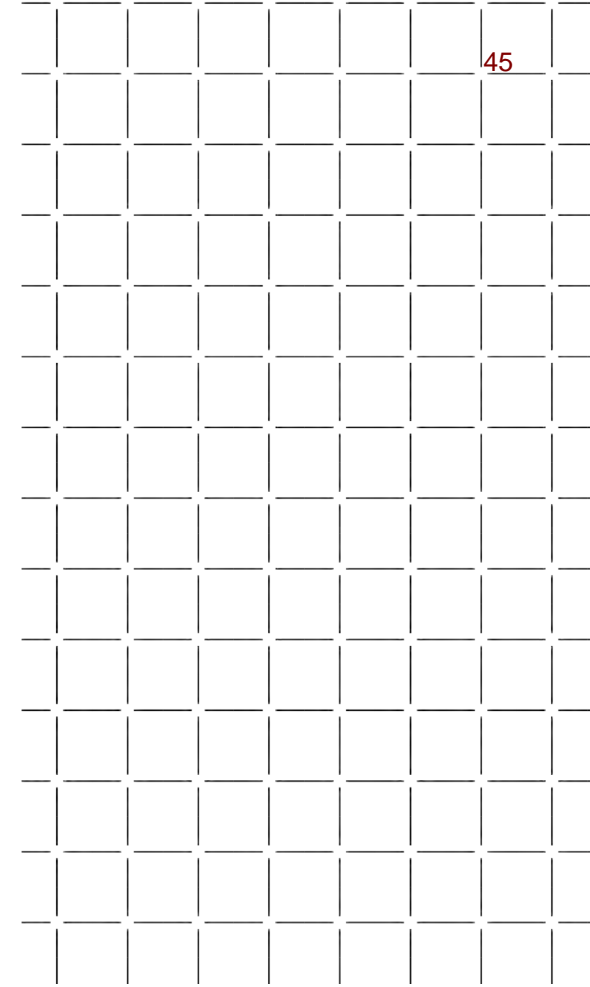


NEW CIVIC LEADERS

- Period of considerable transition
- Outcomes enhanced through collaboration
- On the Horizon:
 - Municipal budget challenges
 - Homeless funding evaporating
 - Business attraction
 - Convention campus planning
 - NHHIP design and implementation

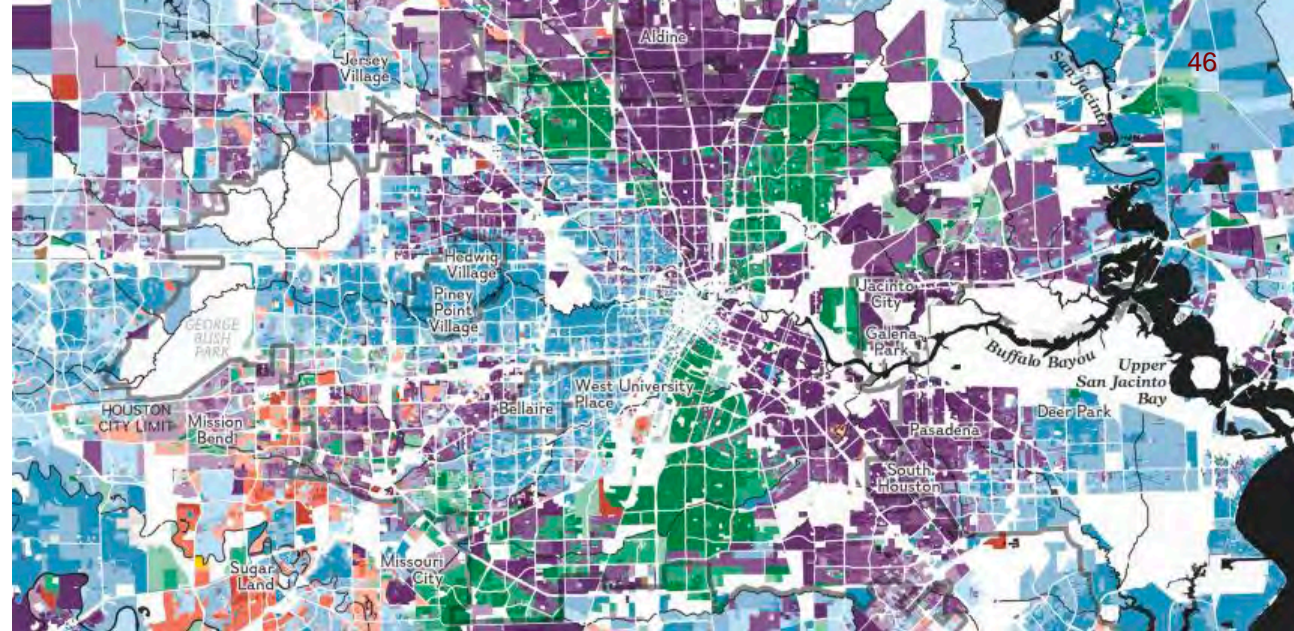


BUILD NEW RELATIONSHIPS WITH HOUSTON'S DIVERSE COMMUNITY

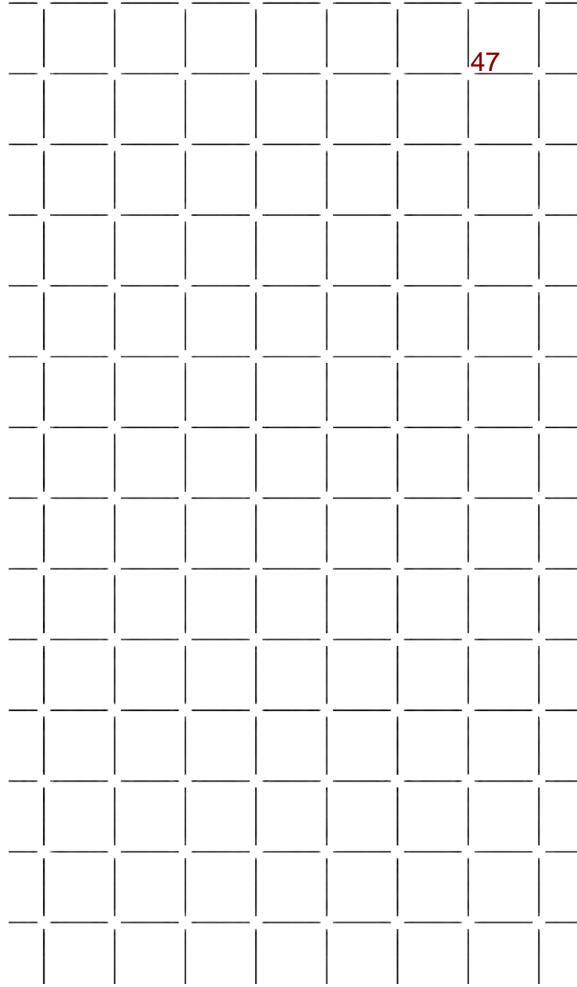


EXPANDING RELATIONSHIPS

- Champion and enhance Downtown Houston as a connected and thriving place for **everyone**.
- Downtown as everyone's neighborhood:
 - Reinforcing Houston's reputation as diverse and welcoming
 - Expand ability to attract the local market
 - Operationalizing intent through our program design



CREATE TOOLS TO COMMUNICATE NHHIP SEGMENT 3'S SCHEDULE & COMMUNITY IMPACT



NHHIP TOOLKIT

HOUSTON PUBLIC MEDIA

A SERVICE OF THE UNIVERSITY OF HOUSTON

TV 8 | News 88.7 | Classical | Mixtape



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TRANSPORTATION

I-45 rebuild in Harris County expected to start in 2024 & end in 2042

According to TxDOT's recent presentation to the Houston-Galveston Area Council, its \$9.7 billion plan to widen and reroute I-45 near and north of downtown includes a series of sub-projects in three overarching segments.

Adam Zuvanich | May 5, 2023, 4:52 PM



Support Comes From

LISTENERS AND SUPPORT COMPANIES that support the Houston Public Media

BECOME A SUPPORTER

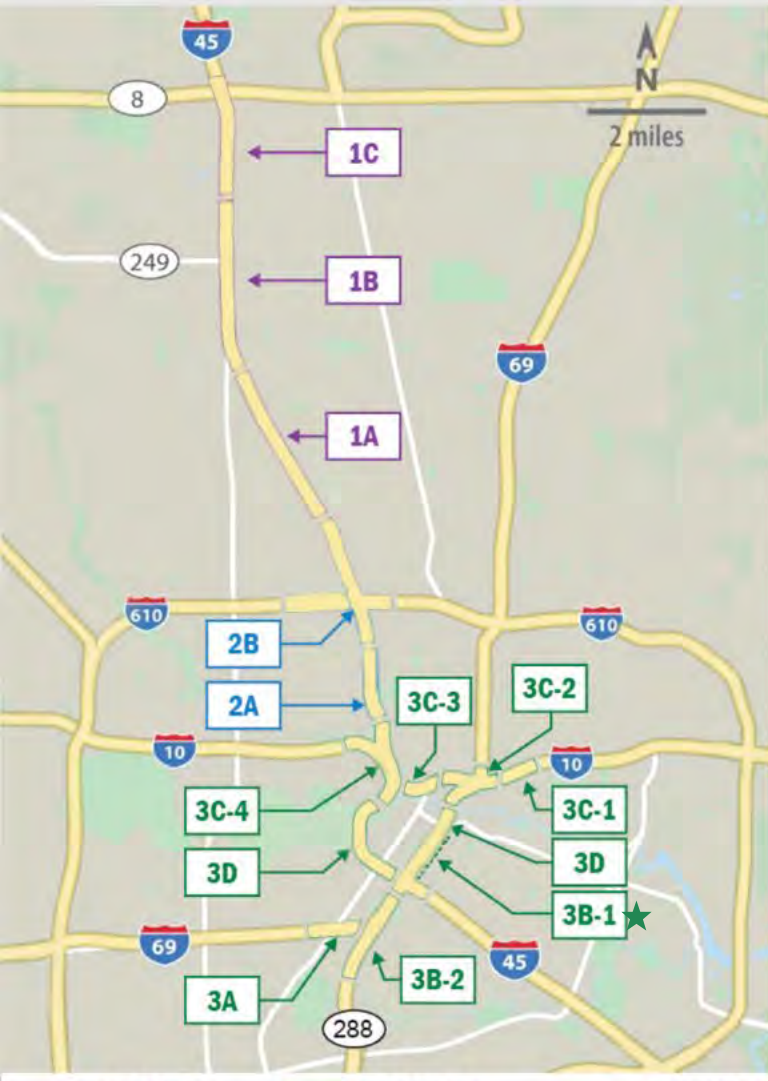
RELATED

No, funny highway signs in 1 not banned, feds say

TxDOT tweaks \$347 million plan elevating I-10 near Houston neighborhood

Houston drivers will see 69/ wrap up, start of I-45 work





CONSTRUCTION PHASING

INDEPENDENT PROJECTS	KEY COMPONENTS	Year																
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
3A	Depressed main lanes, cap structures, ped. Realm																	
3B-1	Drainage project for 3B-2																	
3B-2	Depressed main lanes, arch bridges, ped. Realm																	
3C-1	Main lane reconstruction, UPRR crossing																	
3C-2	I-69 alignment shift, detention, south canal																	
3C-3	Bridges, UHD, METRO red line																	
3C-4	Future I-10 Exp. Lanes, Downtown connections, Detention, trails																	
3D	Depressed main lanes, cap structure, realign I-45																	
2A	I-45 Max Lanes, cap structure, detention																	
2B	I-45 Max Lanes, continuous frontage roads through interchange																	
1A	I-45 Max Lanes, bike/ped facilities along frontage roads, detention																	
1B	I-45 Max Lanes, bike/ped facilities along frontage roads, detention																	
1C	I-45 Max Lanes, bike/ped facilities along frontage roads, detention																	

- 3B-1 is phased to start before 3B-2 because drainage elements in 3B-1 need to be constructed and operational to receive drainage from 3B-2.
- ▲ 3C-2 is phased to start before 3D because proposed I-69 in 3C-2 needs to be constructed and operational to receive proposed I-69 in 3D. (Proposed I-69 in 3D is unable to be connected to existing I-69 in 3C-2)
- 3C-4 is phased to start before 2B because drainage elements in 3C-4 need to be constructed and operational to receive drainage from 2B.

NHHIP TOOLKIT



**CREATE FUND
DEVELOPMENT
STRATEGY & PURSUE
FUNDS TO EXPAND
IMPACT**

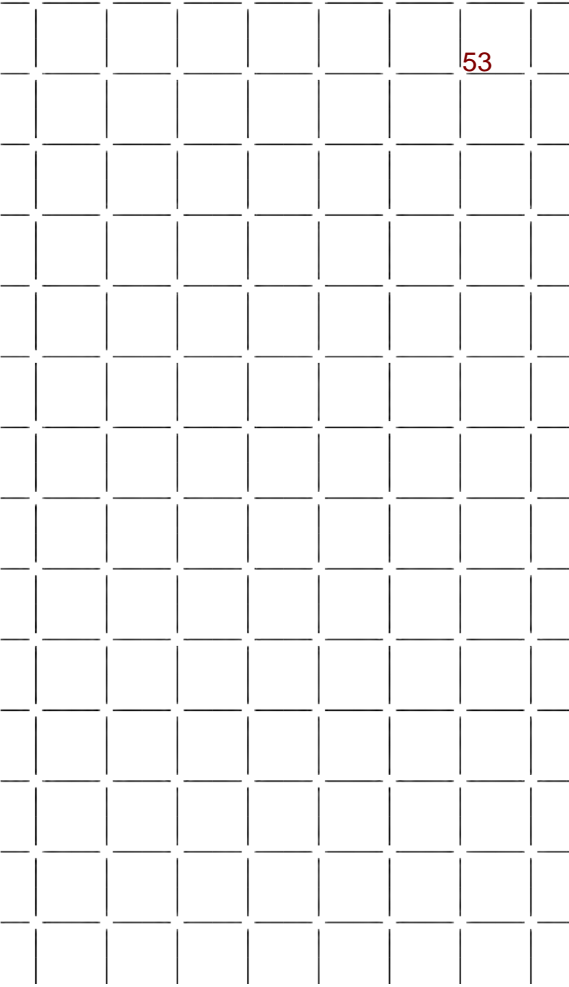


IDENTIFY + DIVERSIFY FUNDING

- CHCI: Apply for federal, state, and philanthropic grants to expand our impact.
- Areas of focus to include:
 - Expanding our existing programs, such as homeless outreach and public safety
 - Identify funds to support strategic initiatives, such as placemaking and connectivity
 - Ramp up grant writing capacity to support NHHIP implementation



POSITION THE EADO CAP PROJECT FOR FEDERAL GRANT SUBMISSION



EADO "CAP"

BASE CONDITION



EADO CAP



EADO CAP



Not a just a PARK, but a
PLACE

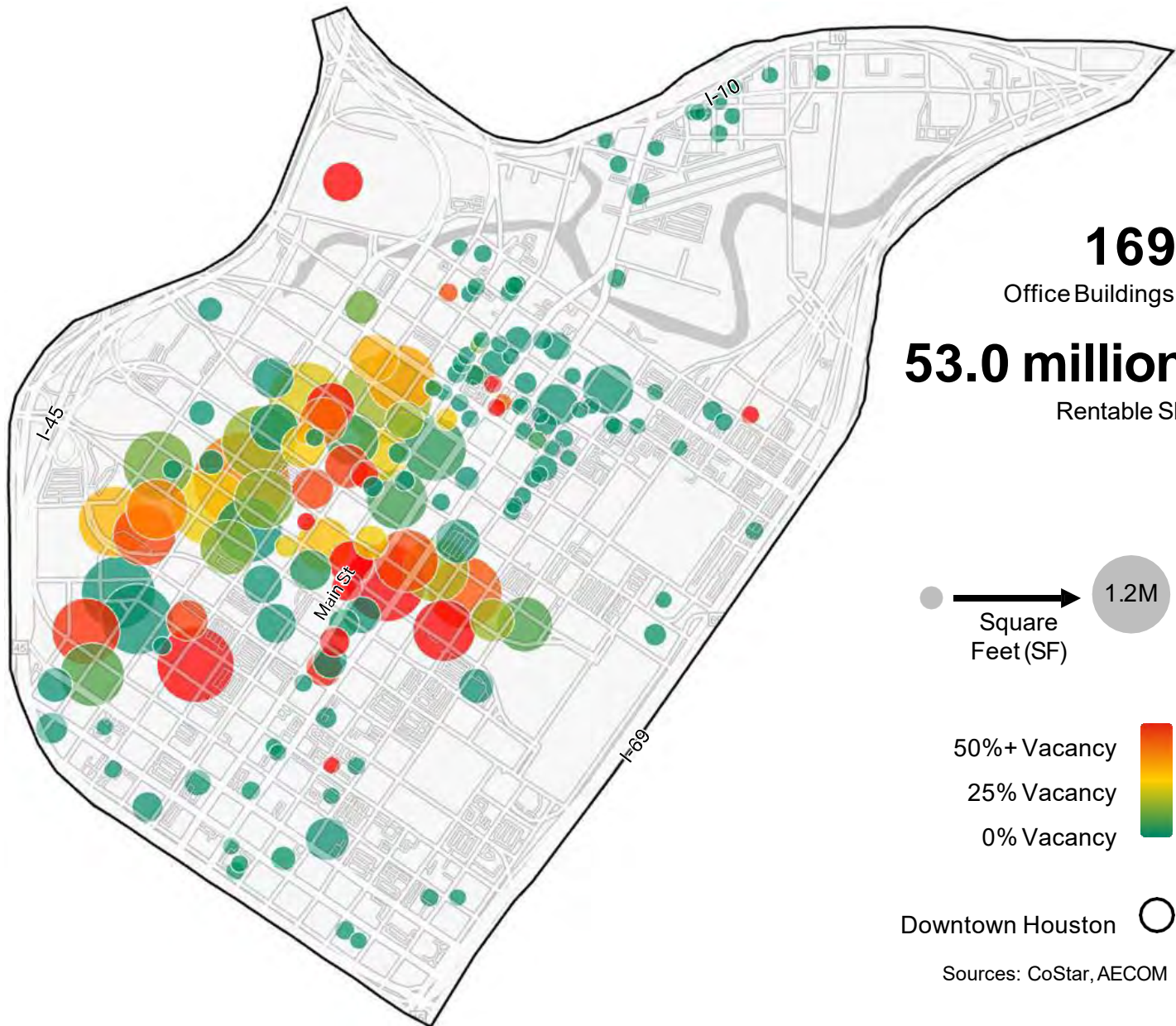
EXPAND ON THE ABILITY TO FACILITATE OFFICE CONVERSIONS



Downtown
Redevelopment
Authority

OFFICE MARKET CONTEXT

- Average vacancy rate of 24%
- 3rd highest among 35 largest US Cities



169
Office Buildings

53.0 million
Rentable SF

● → 1.2M
Square Feet (SF)

50%+ Vacancy
25% Vacancy
0% Vacancy

Downtown Houston ○

Sources: CoStar, AECOM

The Challenge

- 37 buildings holding 53% of available office space DT are conversion candidates (28M SF total)
- 22 of those 37 buildings are >40% vacant (14M SF in total)
- 23 of those 37 buildings built between 1975-1986 (20M SF in total)
- Large floorplates and remaining tenants

Property Address	Built	RBA (SF)	Total Score
1021 Main St	1960	608,660	26
919 Milam St	1956	542,078	25
708 Main St	1923	98,253	24
808 Travis St	1941	599,107	23
1415 Louisiana St	1983	520,602	22
800 Bell St	1962	1,314,350	22
700 Milam St	1975	694,021	22
1001 Texas Ave	1982	119,436	21
1010 Lamar St	1981	277,991	21
1600 Smith St	1984	1,098,399	21
1301 Fannin St	1983	369,486	21
1001 McKinney St	1947	375,440	20
440 Louisiana St	1983	379,382	20
1331 Lamar St	1983	985,896	20
1315 St Joseph Pky	1984	170,554	19
601 Jefferson St	1973	1,047,748	19
711 Louisiana St	1975	666,762	19
801 Louisiana St	1978	105,145	19
1001 Louisiana St	1962	937,003	18
1221 McKinney St	1977	1,065,215	18
1301 Fannin St	1983	882,539	18
401 Franklin St	1962	114,650	18
1200 Smith St	1978	986,229	18
1001 Fannin St	1981	1,385,212	17
801 Travis St	1981	222,192	17
909 Fannin St	1974	1,024,956	17
430 Lamar St	1928	60,369	17
712 Main St	1929	794,186	17
1100 Louisiana St	1980	1,327,882	16
1801 Main St	1957	219,054	15
1301 McKinney St	1982	1,247,061	15
1111 Bagby St	1986	1,149,635	15
333 Clay St	1980	1,193,697	15
500 Dallas St	1972	975,306	15
1000 Louisiana St	1982	1,721,242	14
811 Louisiana St	1970	588,423	13
700 Louisiana St	1983	1,281,007	13

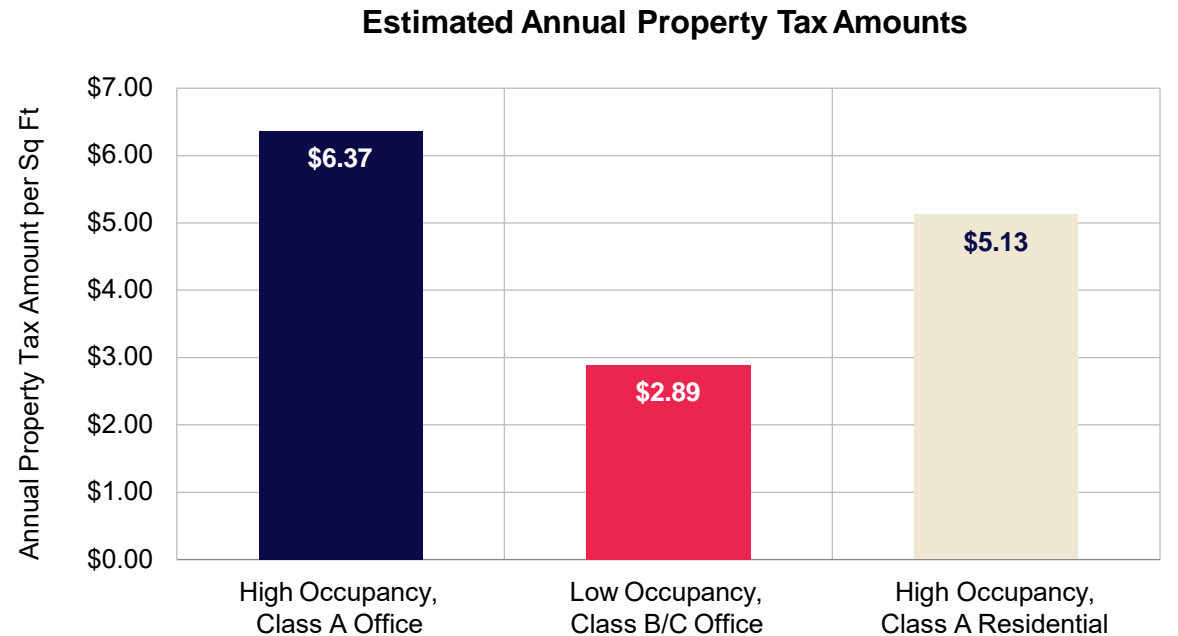
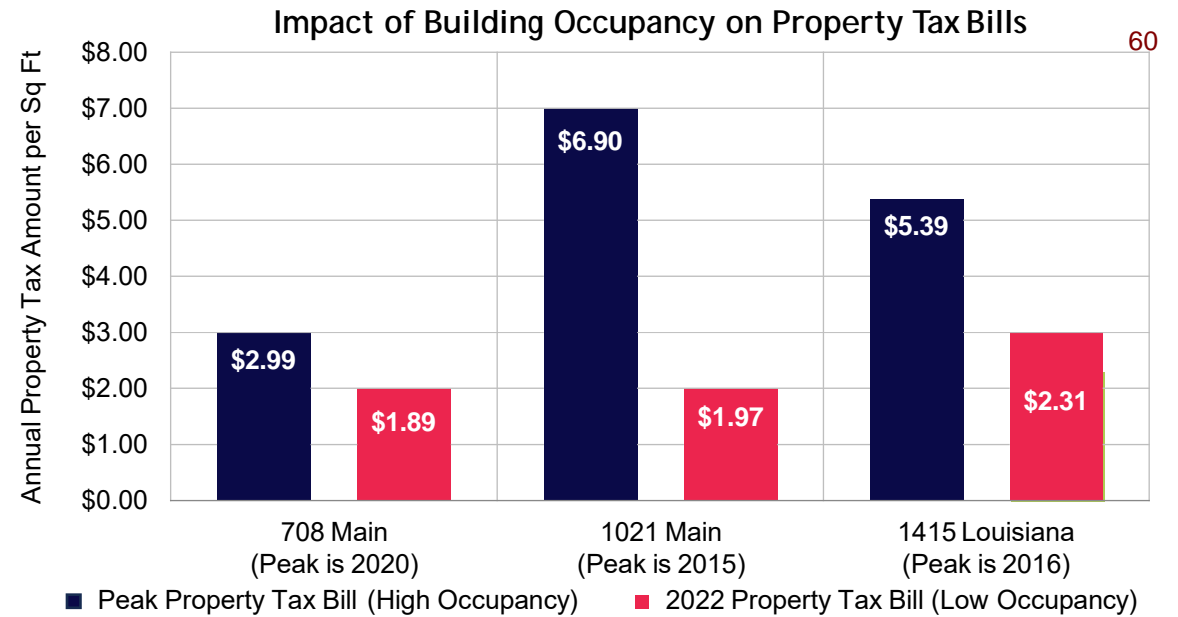
FISCAL IMPACT

Cost of the “Do Nothing” Scenario

- Declining office building occupancy = declining values
- Ripple effect reducing value

Benefit of Incentivizing Conversion

- Incentives recouped through the long-term boost in property tax revenue
- Ripple effect enhances values
- Amenities increase community vibrancy and value
- Inclusive residential offerings boost tenant absorption rate



POLICY & PROGRAM CONSIDERATIONS



Financial Incentive Structure

- Enhanced tax incentive program
- Partnering with other taxing units
- Public Facility Corporation vehicles on select properties
- State and Federal funding



Project Selection Criteria

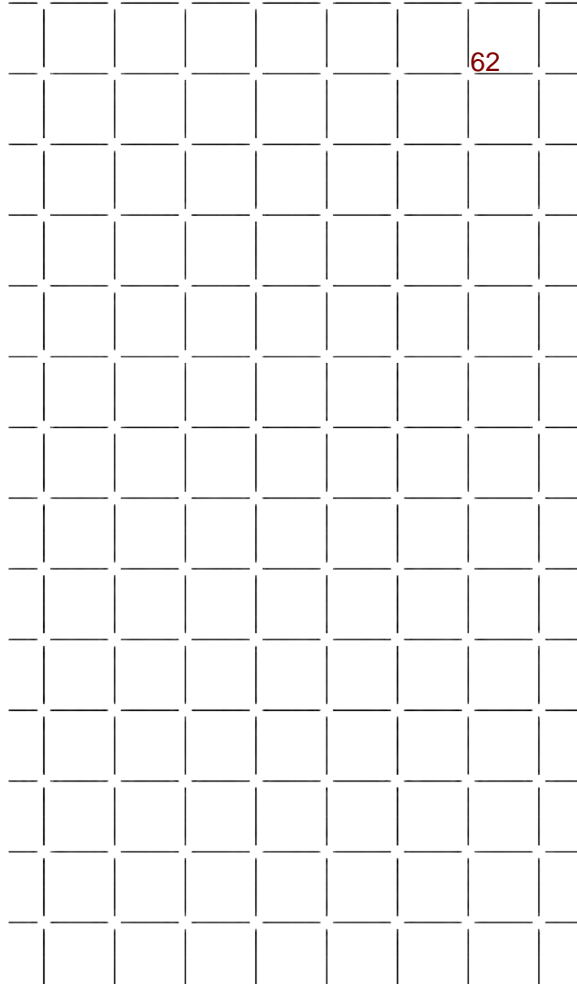
- Chronic high availability
- Low acquisition costs
- Residential and/or adaptive reuse experience
- Historic tax credit eligibility
- Strategic neighborhood amenities
- Impactful unit pricing



Technical Assistance Program

- Office conversion liaison
- Streamline permitting process
- Concierge for historic tax credits
- Address lease burden

REFRESH DOWNTOWN LIVING INITIATIVE



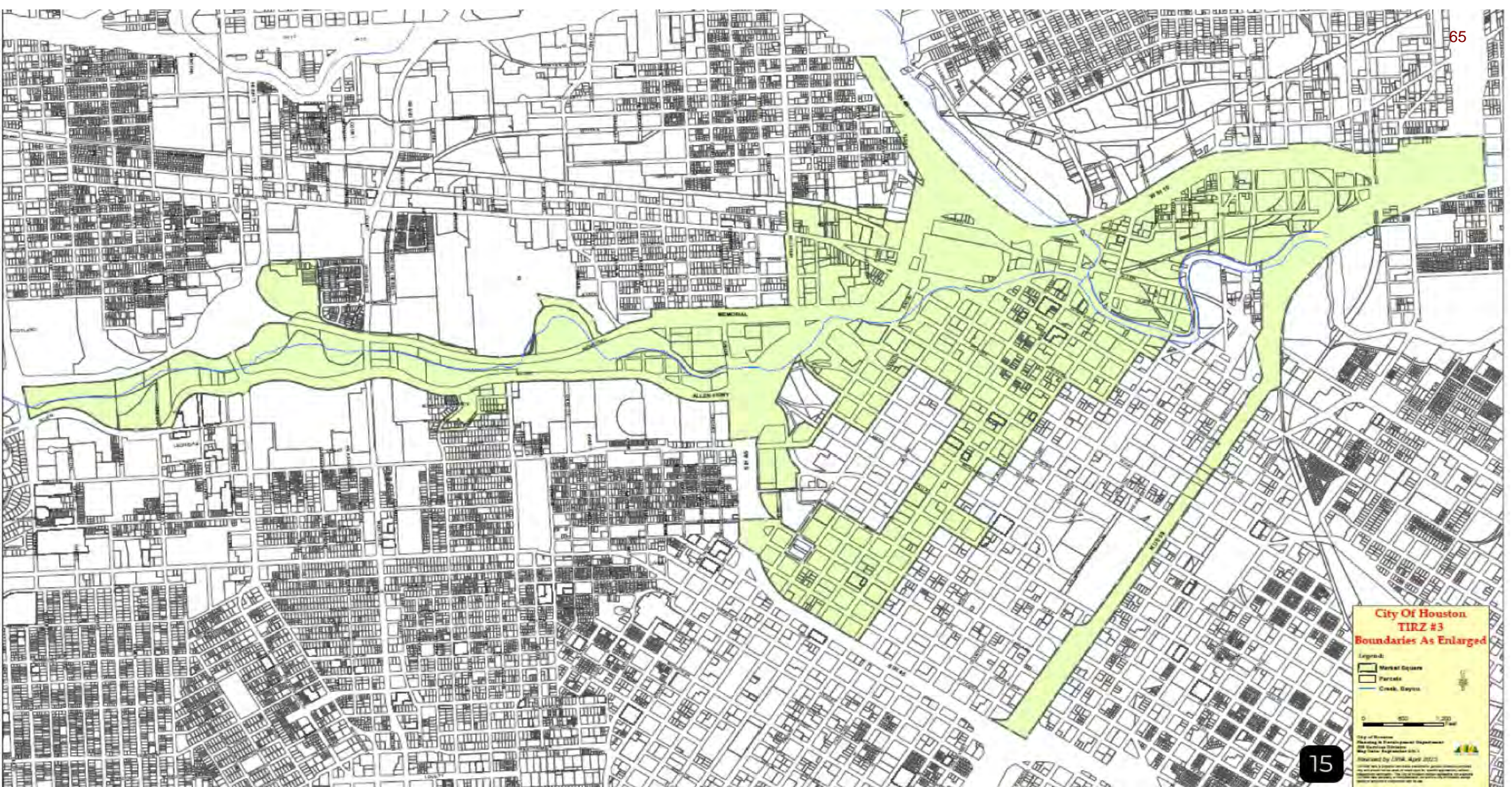
DOWNTOWN LIVING INITIATIVE 2.0



COMPLETE DESIGN & ENGINEERING FOR THE MONTROSE BRIDGE



Downtown
Redevelopment
Authority



**City Of Houston
TIRZ #3
Boundaries As Enlarged**

Legend:

- Market Square
- Parcels
- Creek Basins

City of Houston
Planning & Development Department
Map Data: Esri/ArcGIS Inc.
Revised by LPHK, April 2023

15













ESTABLISH A 3RD PARTY EVENT HOSTING PROGRAM FOR DTH+ PARKS









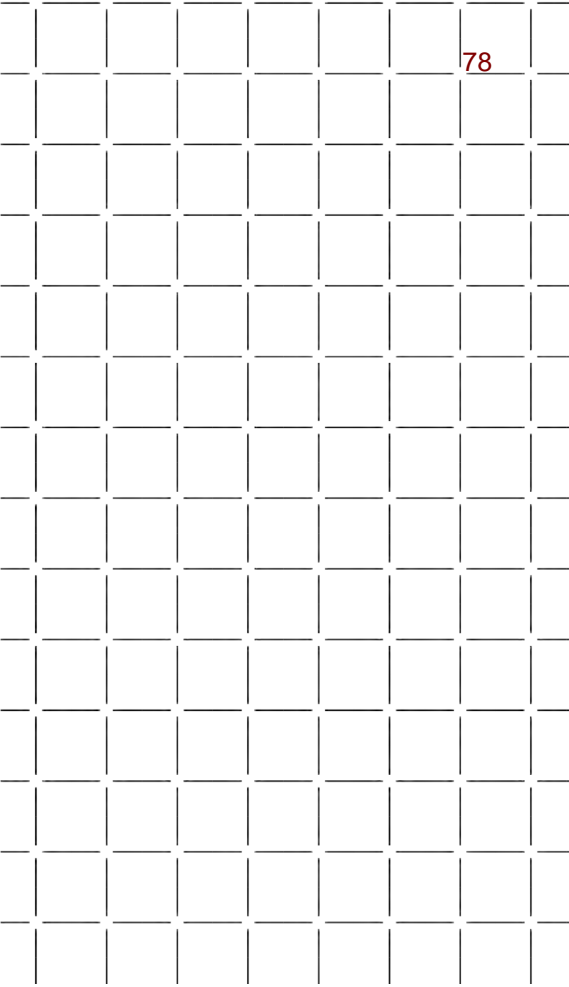


3RD PARTY EVENT HOSTING

- Clear, fair, predictable
- Amplify impact on public parks
- Reflect community aspirations
- Respect the public assets
- Serves as a catalyst for Downtown

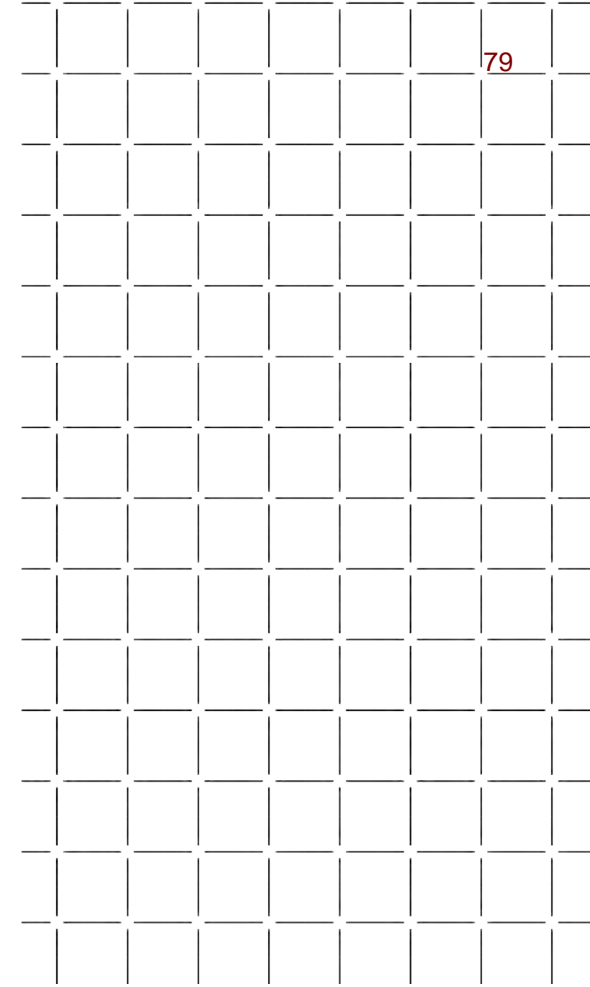
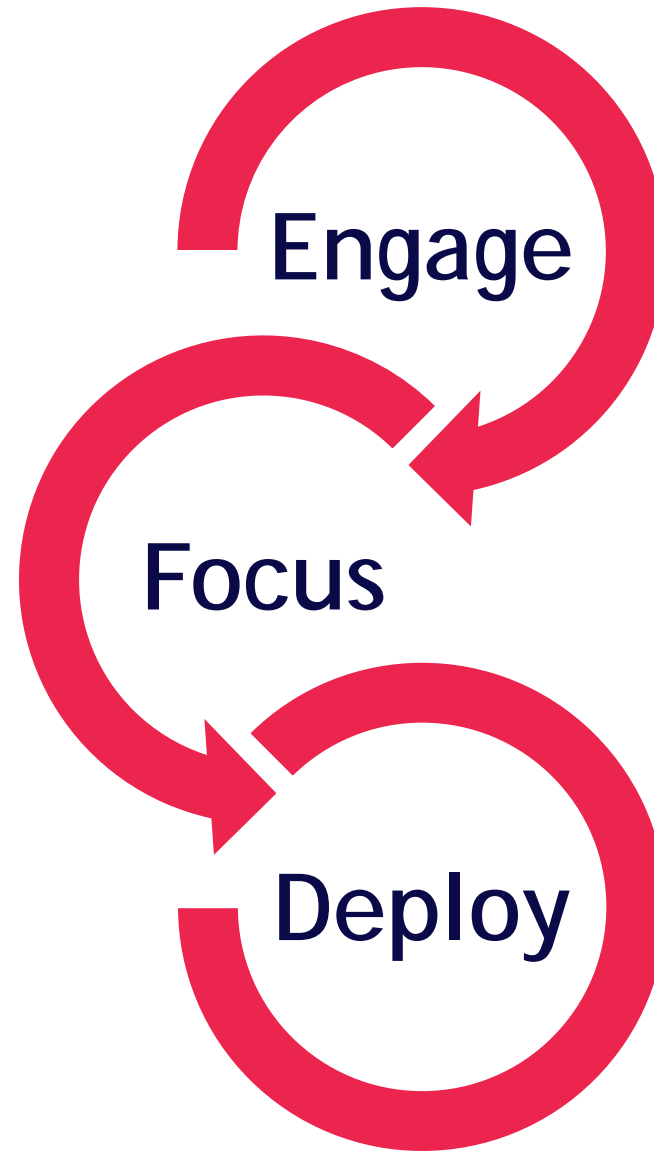


DEVELOP SPECIAL EVENTS & PROGRAMMING STRATEGY

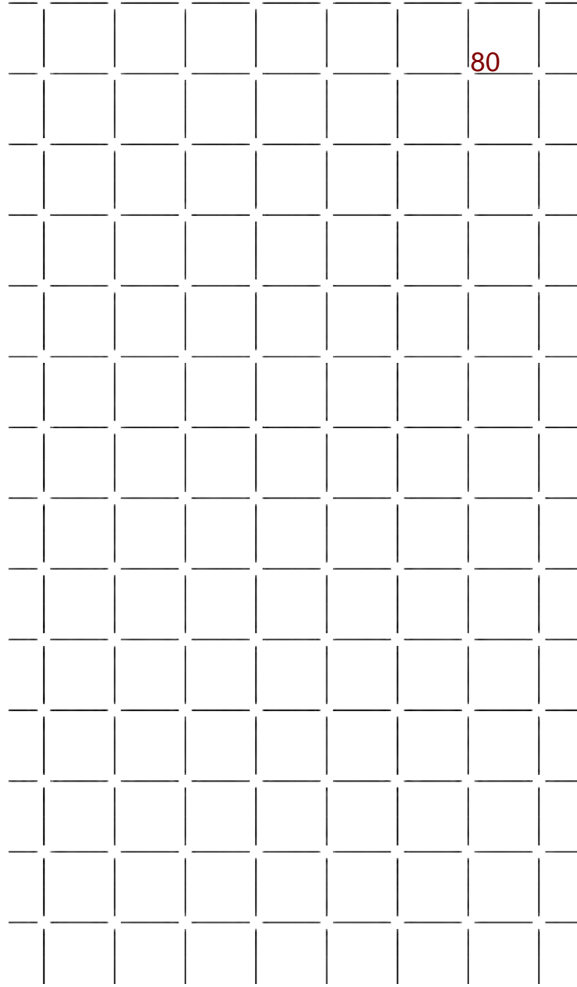


PROCESS

- Build consensus on desired outcomes
- Test, Measure, Learn
- Differentiated
- Vibrant Public Realm



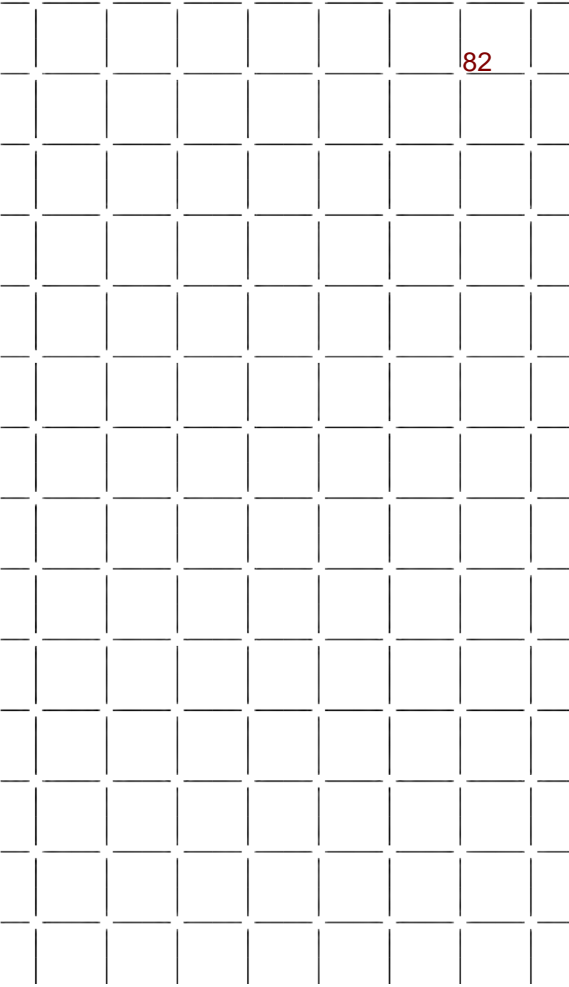
**IDENTIFY & INSTALL
DISTINCTIVE,
STRATEGICALLY
POSITIONED 2024
HOLIDAY DECOR**



SENSE OF PLACE



RE-ENVISION & DEPLOY NEW STREET POLE BANNERS



ARRIVAL

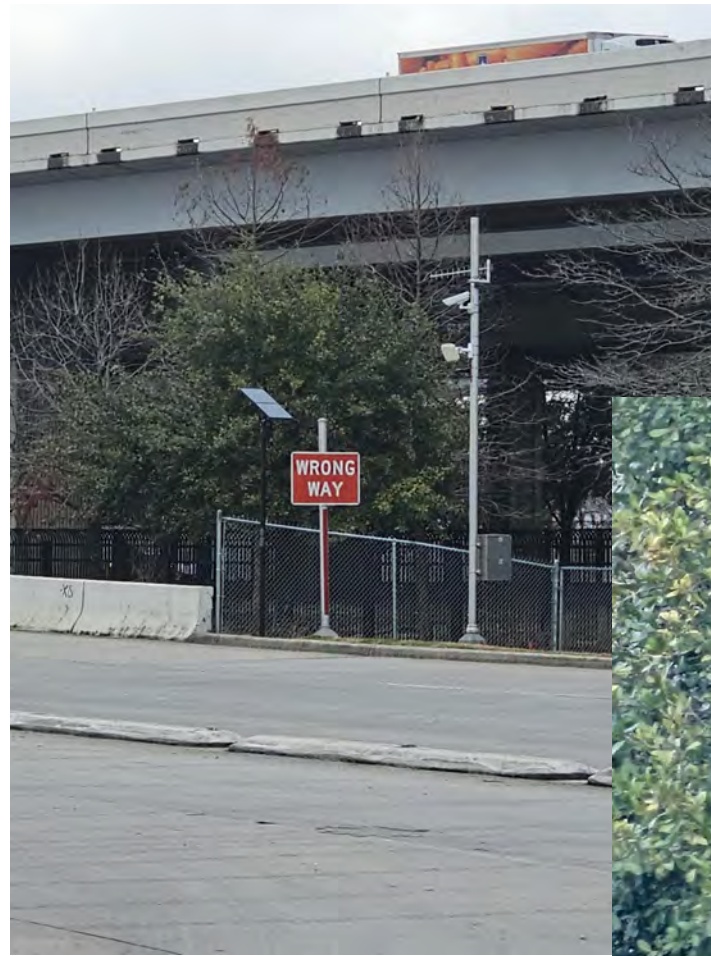


PILOT A FLOCK CAMERA NETWORK

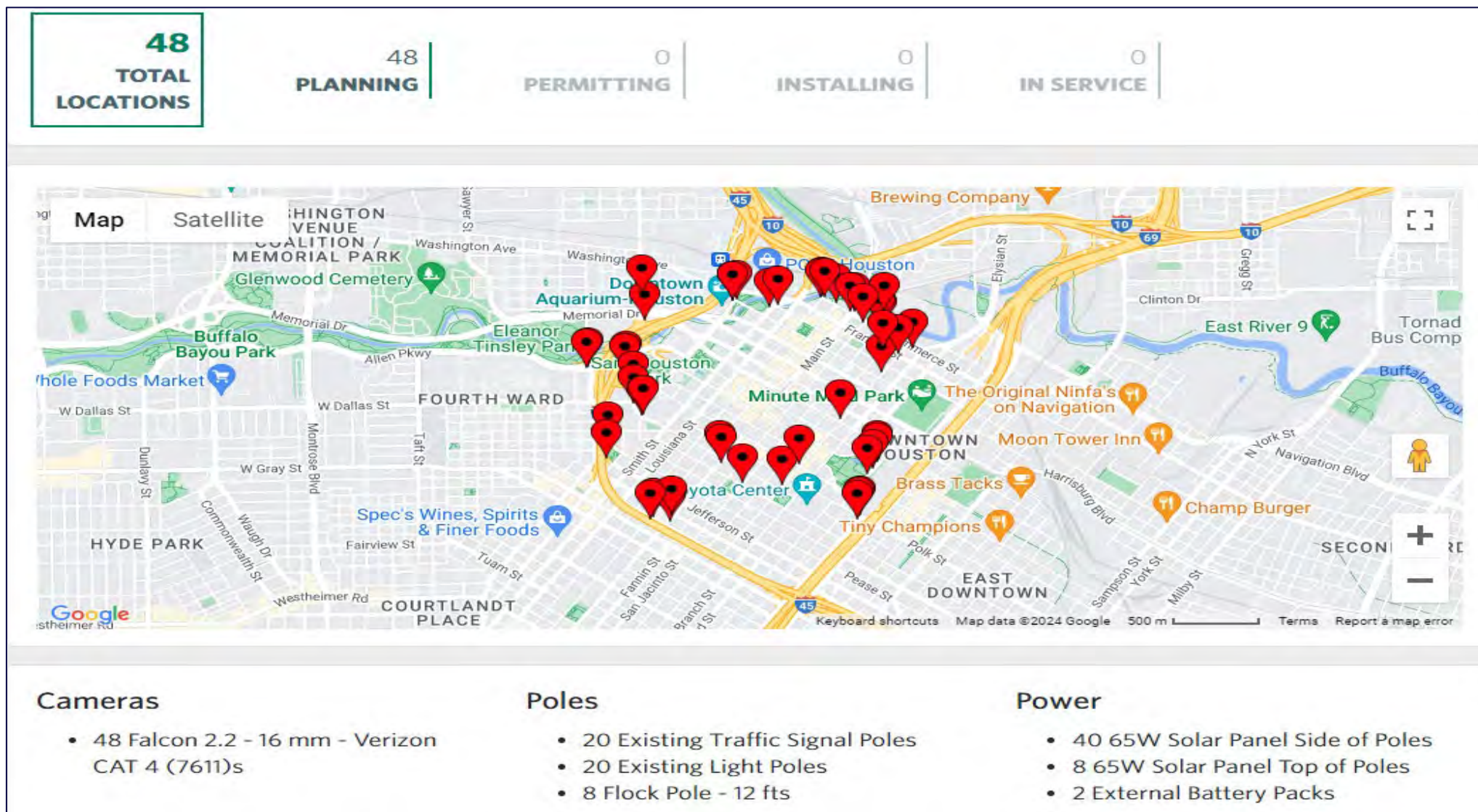


FLOCK CAMERAS

- Camera system that provides direct support to the Houston Police Department
- Cameras deployed to specific locations that read vehicle license plates
- Captures two (2) lanes of traffic simultaneously, with ability to process up to 30,000 vehicles per day
- Part of growing network: 5,000 Flock cameras deployed around the greater Houston metropolitan area



FLOCK CAMERA DEPLOYMENT



**FOSTER A NEW
HOMELESS
ENGAGEMENT-FOCUSED
UNIT WITHIN SAFETY
PROGRAM**



QUALITY OF LIFE TEAM

- 6 Quality of Life Response team members
- Specially trained to deter quality-of-life issues and offer an enhanced sense of safety in Downtown
- Proactively deployed to known “hotspot areas” during peak times
- Address all nuisance, City ordinance compliance issues
- Works closely with outreach teams, providing referrals
- Analytic data collection



PLAN FOR & ENHANCE CONNECTIONS AMONG DOWNTOWN DESTINATIONS

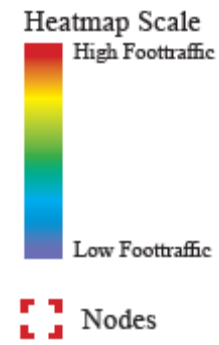




NEIGHBORHOOD VIBRANCY, DAY & NIGHT, ANY DAY OF THE WEEK



CONNECT OUR DESTINATIONS



- *ARUP Pedestrian Lighting Study (January 2024)*
- *More Space: Main Street Basis of Design (January 2024)*
- *Downtown Ground-floor Block Face Study (May 2023)*
- *Vision Zero: Downtown High-Injury Network and Recommended Interventions (December 2023)*



ACTION PLAN FOR URBAN DESIGN & PROGRAMMING

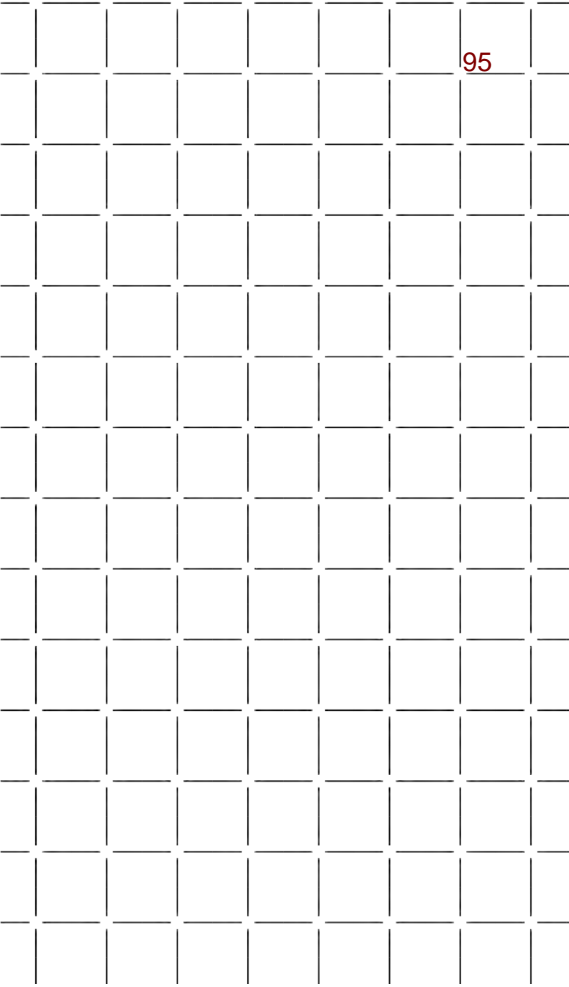
- Enhanced connectivity between Downtown's districts and outperforming destinations
- Developing a coordinated open space network that ensures the 20+ parks of Downtown thrive together
- Programming for all Downtowners in parks and along streets that is coordinated
- Pedestrian-centric design for safe, more comfortable and illuminated public spaces and sidewalks
- Art and cultural integration throughout



ALIGN PARTNERS & PROJECTS



PRODUCE A STOREFRONT RECRUITMENT STRATEGY & SUPPORT PROGRAM



BOOST STREET-LEVEL ACTIVITY

- 3 out of 4 storefronts are not in the tunnels
- Tunnels storefront occupancy is 72% and street-level occupancy is 82%



STRATEGY-INFORMED GRANT PROGRAM FOR STOREFRONTS



CONSTRUCT PRIORITY INITIATIVES FROM PEDESTRIAN LIGHTING MASTER PLAN



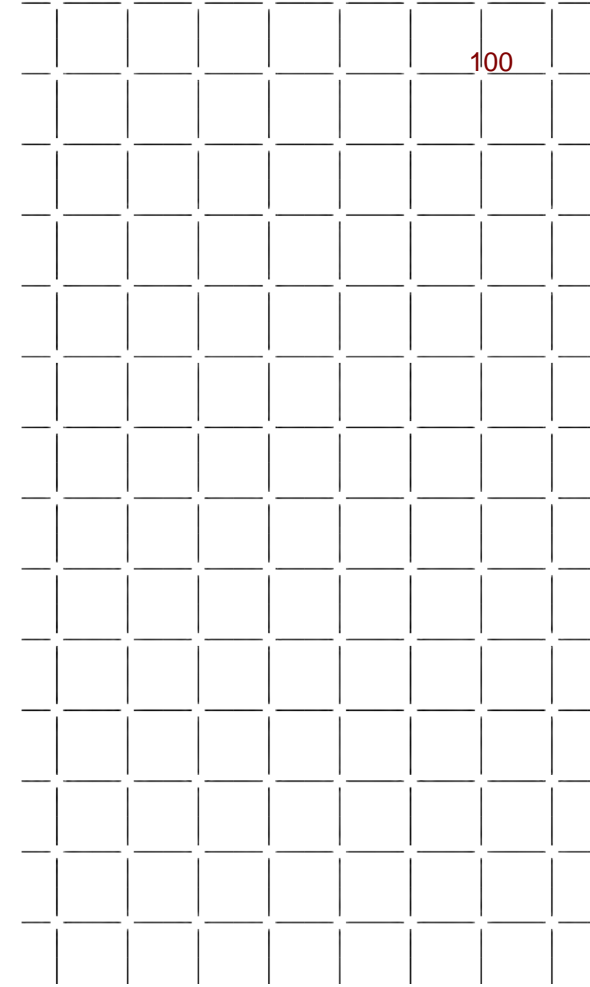
LIGHTING

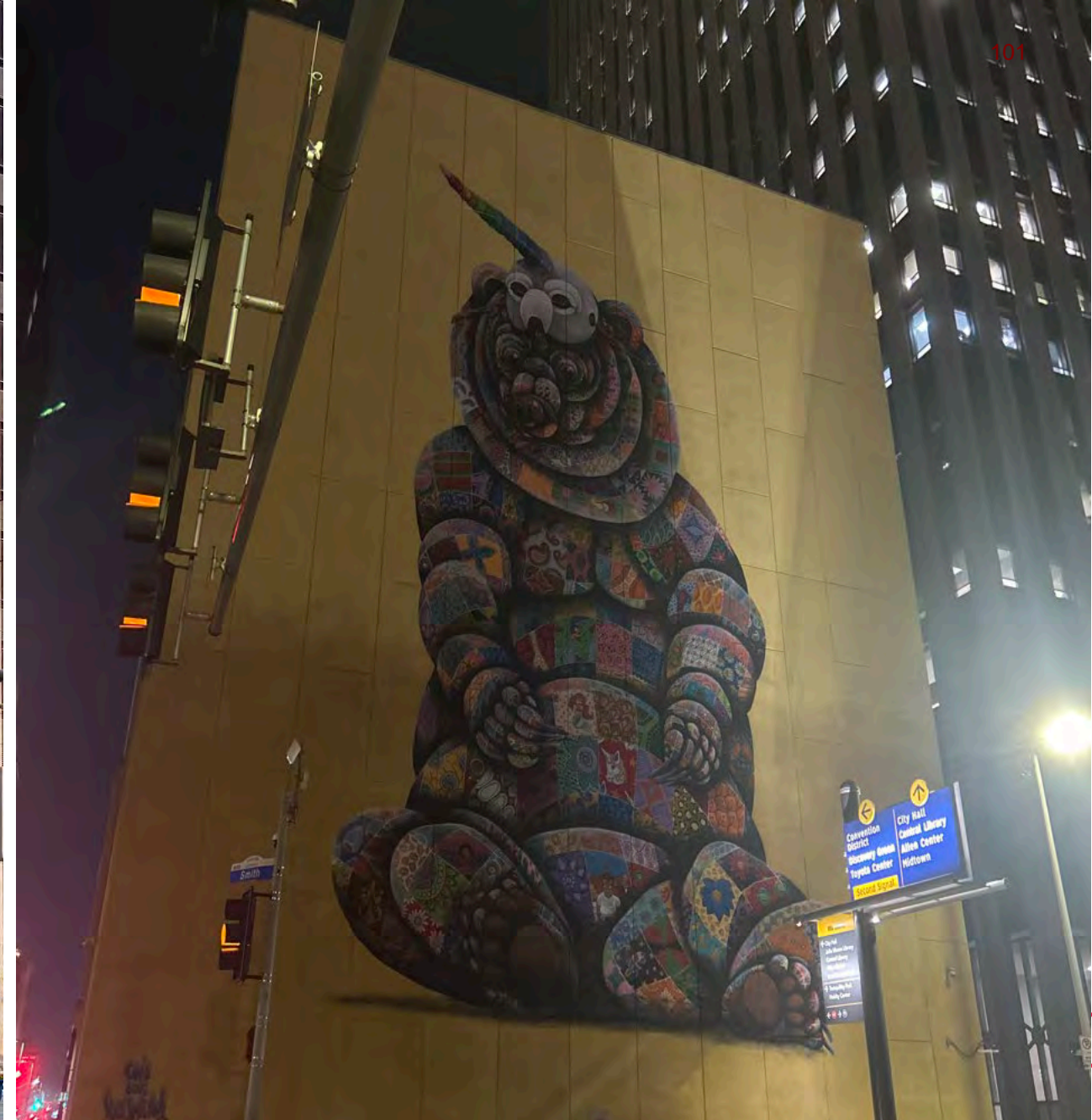
- Assessment and Masterplan Issuance: January 2024
- Over 6,500 light measurement points taken
- 24 case study sites assessed
- 34 murals evaluated

8 Areas of Opportunity



ENHANCE MURALS THROUGH FACADE LIGHTING





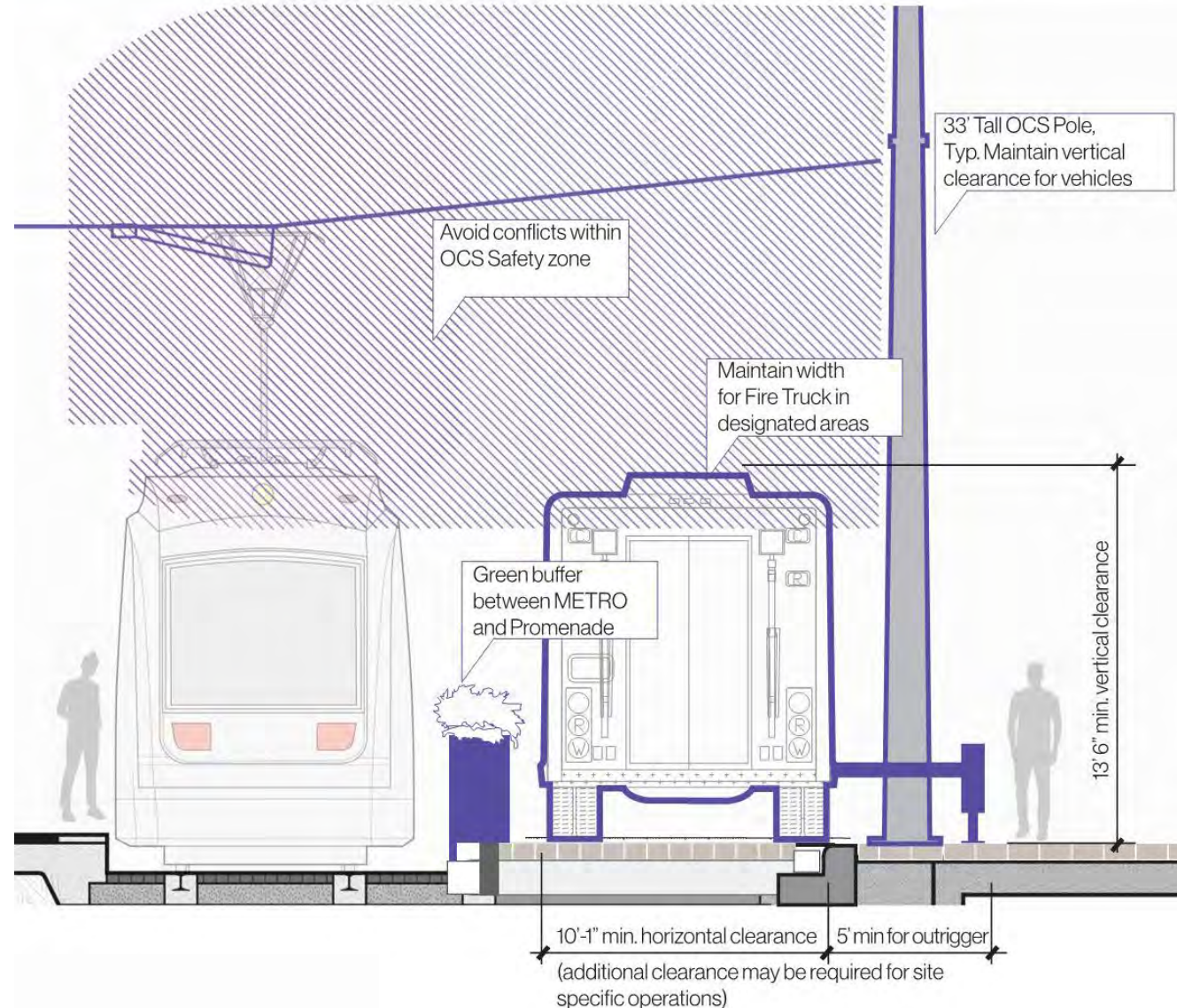


ADVANCE ENGINEERING FOR MAIN STREET PROMENADE



MAIN STREET PROMENADE

- RFQ to be issued: January 2024
- Continuous communication with Main Street businesses and owners will be an important part of the process
- Designing with programming in mind
- Engineering phase will run through early 2025





WELCOME TO
**FRESHFARM
 MVT MARKET**

Every Saturday
 9am-1pm

downtown
 houston

*** NEW *
 THIS WEEK**

- BANZAI SAUCE
- ORANGE MARIQUERO
- PORK TENDERS BITTER
- APRICOT BELLINI JAM
- CAJUN SPICY PASTRY JAM
- MARGARITA JAM
- MEXICAN CHOCOLATE JAM
- CAMPES

**CUSTOM FRESH
 JAMS MADE TO ORDER**

- PINEAPPLE SAUCE
- CHOCOLATE MANGO JAM
- BANANA PINEAPPLE JAM
- CHERRY APRICOT JAM
- BLUEBERRY SAUCE
- PINEAPPLE MANGO JAM
- PINEAPPLE SAUCE
- ORANGE JAM
- BANANA PINEAPPLE JAM
- PINEAPPLE SAUCE
- LEMON CURD
- JAMMES



DOWNTOWN HOUSTON+

STRATEGIC ALIGNMENT PLAN UPDATES

FEBRUARY 2024

GOAL 1



Champion major projects, initiatives and investments that improve Downtown.

1.5 Collaborate with partners such as the City of Houston, Harris County, Greater Houston Partnership and Houston First to leverage opportunities for shared strategies to improve Downtown Houston.

Highlight: In partnership with the Houston First Corporation, the Downtown Management District has entered into an extension of last year's Cotswold Fountains Maintenance Services Agreement to deploy our vendor - inCon-trol Water Systems - to maintain and repair the ten Cotswold fountains so emblematic to Downtown. Houston First Corporation, which assumed responsibility for the Cotswold Fountains from the City of Houston, reimburses the Management District for all labor and expenses incurred in returning the fountains to good working order and for maintaining each Fountain on an ongoing basis. 2023 began with two of the ten Cotswold fountains working and now begins 2024 with nine of the ten Fountains performing as designed.

Participating Agency:



1.8 Model organizational accountability by establishing a dashboard of metrics to measure outcomes associated with this plan specifically, and the health of Downtown generally.

Highlight: The Downtown Houston Activity Dashboard is a new and interactive data resource for the greater Downtown community and stakeholders interested in real time information and insight into Downtown's post-pandemic recovery and overall Downtown worker, visitor, and resident activity. The Dashboard is hosted by mySidewalk and features information and data visualizations sourced from Placer.ai, Census, CoStar, and primary data collected by DTH+. Analyses authored by our Economic Development team accompany the featured information, content that will be updated monthly and quarterly basis.

Participating Agency:



GOAL 2

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

2.1 Maintain and advance the standard of care for Downtown's cleanliness and well-kept appearance.

Highlight:

Downtown Houston+ partnered with the College Football Playoff Host Committee to install 340 College Football Championship banners which provided a sense of place in connecting visitors from Main Street to the activities at the GRB Convention Center and Shell Energy Stadium. Giant wayfinding footballs were painted on sidewalks at key locations that allowed visitors to easily explore Downtown by providing helpful information such as directions and current Downtown events.

Participating Agency:



2.3 Partner with local agencies to provide an exceptional network of parks and greenspaces in Downtown.

Highlight:

A few key improvements have recently taken place at Market Square Park to enhance the user experience. The decomposed granite within both dog parks was removed and replaced with 6,650 SF of artificial turf specifically designed for pet use. The irrigation system within the park will rinse the artificial turf daily to wash away any urine smell. The decomposed granite in the dining area was removed and re-graded to eliminate water ponding during rain events. The storage building was raised and re-leveled due to foundation settlement. Seven (7) piers were installed 4-6 feet into the ground to provide a new stabilized foundation to prevent any future settling.

Participating Agency:





GOAL 3

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

3.7 Utilize public art and other place enhancement strategies to improve walkability where built conditions limit storefront activations.

Highlight: From mid-November 2023 to mid-February 2024, a captivating series of interactive music boxes brought people-powered magic and a seasonal placemaking emphasis to the Houston Theater District at Lynn Wyatt Square, Jones Hall, Hobby Center, Wortham Center, and Alley Theatre, as well as Market Square Park, and Trebly Park. A public art and placemaking collaboration between Houston Theater District, Houston First, and Downtown Houston, “The Harmonies,” installation featured mesmerizing soundtracks by local musicians. With the turn of a crank, each larger-than-life music box harnessed the power of human energy to illuminate the artworks with enchanting lights and music.

Participating Agency:



3.8 Prioritize investments in pedestrian lighting on key walking corridors and near residential buildings.

Highlight: Arup completed and delivered the final Downtown Houston Lighting Master Plan in January. The Master Plan vision includes specific lighting “toolkit” recommendations for key Downtown nodes and corridors, interventions that when layered together will improve safety, legibility, and ambiance for pedestrians at night. A notable highlight of the Master Plan are the tailored lighting specifications for all 33 Big Art. Bigger Change. murals. The Master Plan was informed by Arup’s Existing Conditions and Nighttime Vulnerability Assessment (NVA) Study, which they conducted in 2023. Throughout 2024 and into 2025, priority recommendations from the Master Plan will be implemented by HDMD and the DRA in coordination with the City and private property owners, including the Big Art. Bigger Change. murals.

Participating Agency:



GOAL 4



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

4.15 Be the go-to organization for Downtown market research and intelligence.

Highlight: The second revamped quarterly market report featured key market data and insights from Q4 2023. Cooler weather's ability to attract walkers, joggers, and cyclists Downtown, 10 new retail openings, the outsized impact of the sporting events of the quarter, successful delivery of three development projects, and stability in the office and multifamily residential sectors were some of the takeaways from the quarter.

Participating Agencies:



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

Highlight: The Economic Development team implemented mySidewalk, a data library and platform for publishing insights. The platform has access to over 40 sources, including Census, CDC, EPA, HUD, and FCC. Data entered by DTH+ can be imported to the platform, allowing the Economic Development team the ability to create dynamic, public-facing data dashboards for Downtown stakeholders featuring our pipeline development data, Placer.ai data, and others.

Participating Agencies:



GOAL 5

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

- 5.2 Expand CHI-produced events and engagement opportunities to offer broader opportunities for stakeholders to engage with and participate in the Downtown community.

Highlight: The Outlook Breakfast on Jan. 25, 2024, previewed the year ahead with an extra helping of blue skies and sunshine from 1550 on the Green's 28th floor event space, The Summit. The gathering of 100+ Downtown leaders, Central Houston Members, DRA and HDMD representatives, special guests City Controller Chris Hollins and Houston City Council Member Mario Castillo, revealed the Downtown Houston+ Top 20 Strategic Actions for 2024, just-published Q4 Market Report, and inaugural monthly interactive data dashboard. In content-focused meetings and peer-to-peer sharing, Downtown Houston+ delivers fact-based insights and analysis to inform confident decisions in a dynamic business climate.

Participating Agencies:



- 5.6 Improve and expand external communications to increase awareness of CHI, its actions, and general Downtown happenings.

Highlight: The DRA-funded feasibility study exploring potential conversions of underperforming office buildings for other uses informed articles published by [Realty News Report](#), [Houston Chronicle](#), and Bisnow. On January 10, the Houston Chronicle Editorial Board [weighed in](#) to urge taking action for properties that otherwise could erode public resources: "The old days are never coming back, which is fine. Nostalgia isn't how Houston rolls. The office vacancies today are a chance to make a better city, one where people of all income levels and backgrounds can benefit from the vast potential of creating new housing."

Participating Agency:

