

Item D-1
PHYSICAL FRAMEWORK: Statesman @
Great Lawn (Bat Theater)



Item D-1
PHYSICAL FRAMEWORK: Statesman @
Pontoon Landing



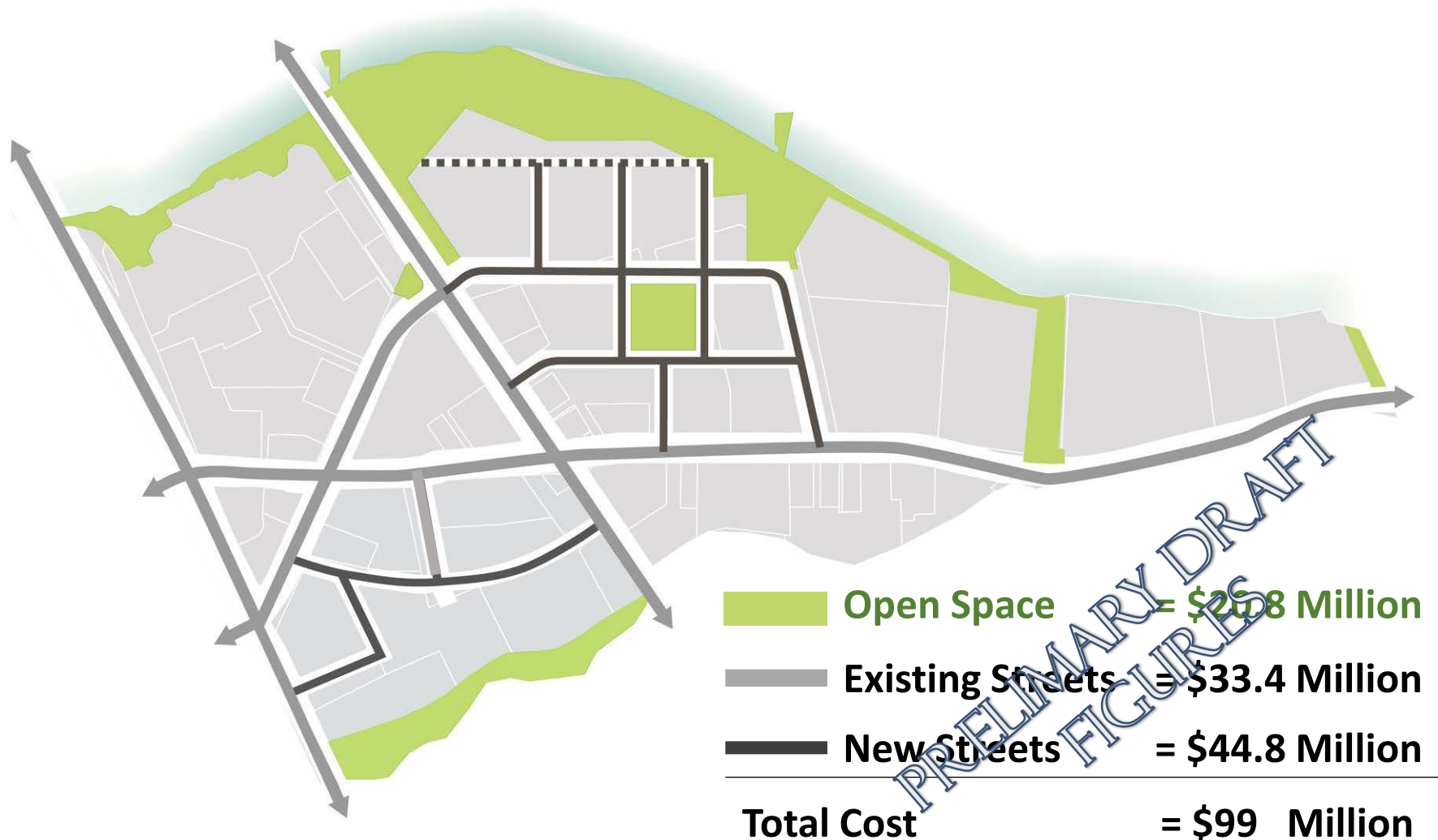
Item D-1 Engaging the Community: 2014 Interim Report

Three requirements for successful transformation:

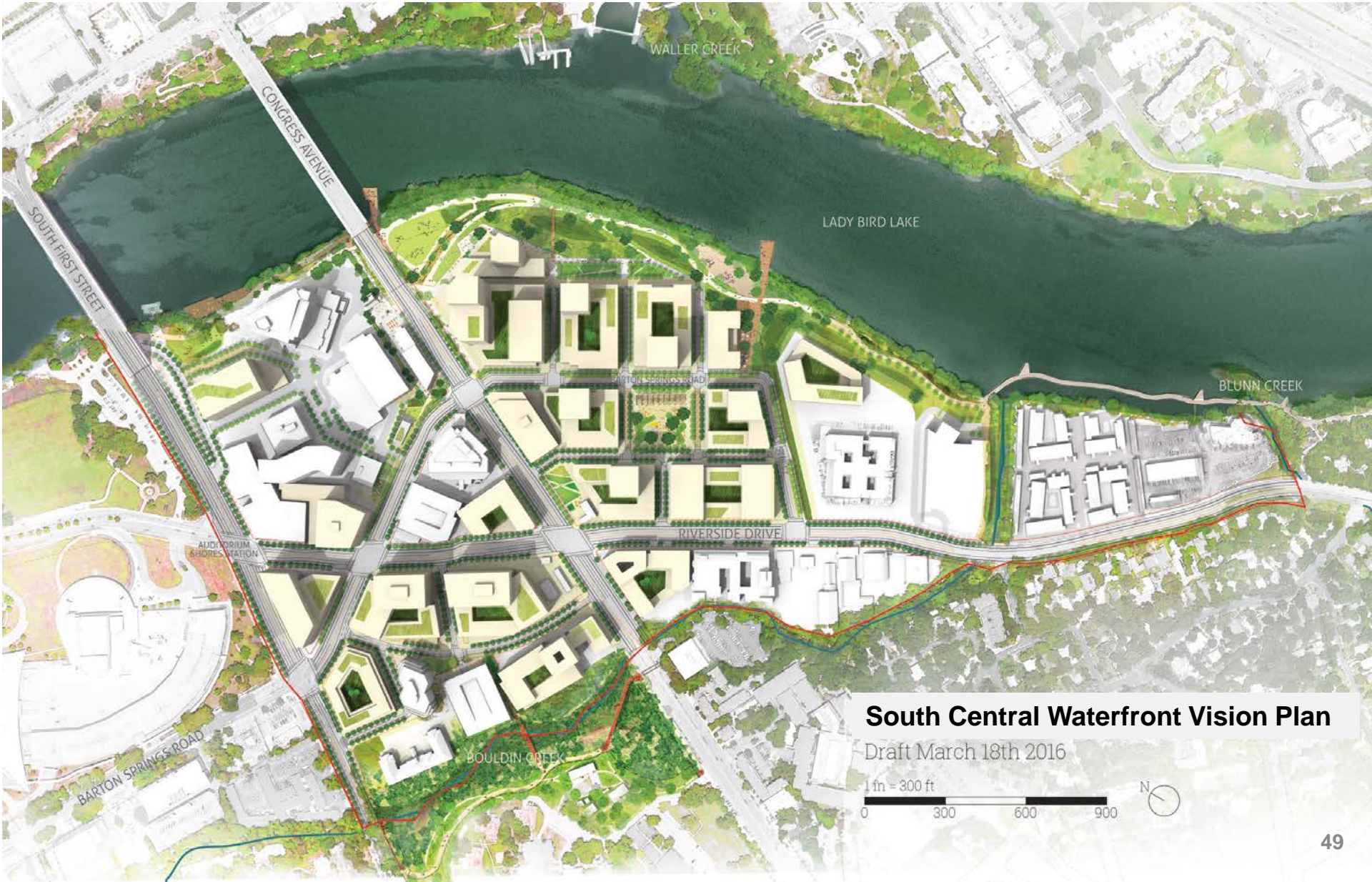
- **A Physical Framework:** green streets, pedestrian connections, & open space for a great public realm.

- **A Financial Framework:** district-wide value capture, strategic capital investments, and density bonuses to fund public realm and affordable housing.
- **A Proactive City Framework:** public-private partnerships, and leverage city assets in order to achieve community goals.

Item D-1 **FINANCIAL FRAMEWORK:** Estimated cost of a quality of Public Realm



Item D-1 **FINANCIAL FRAMEWORK:** Making density work: Value Capture, Cost Sharing, Density Bonuses



South Central Waterfront Vision Plan

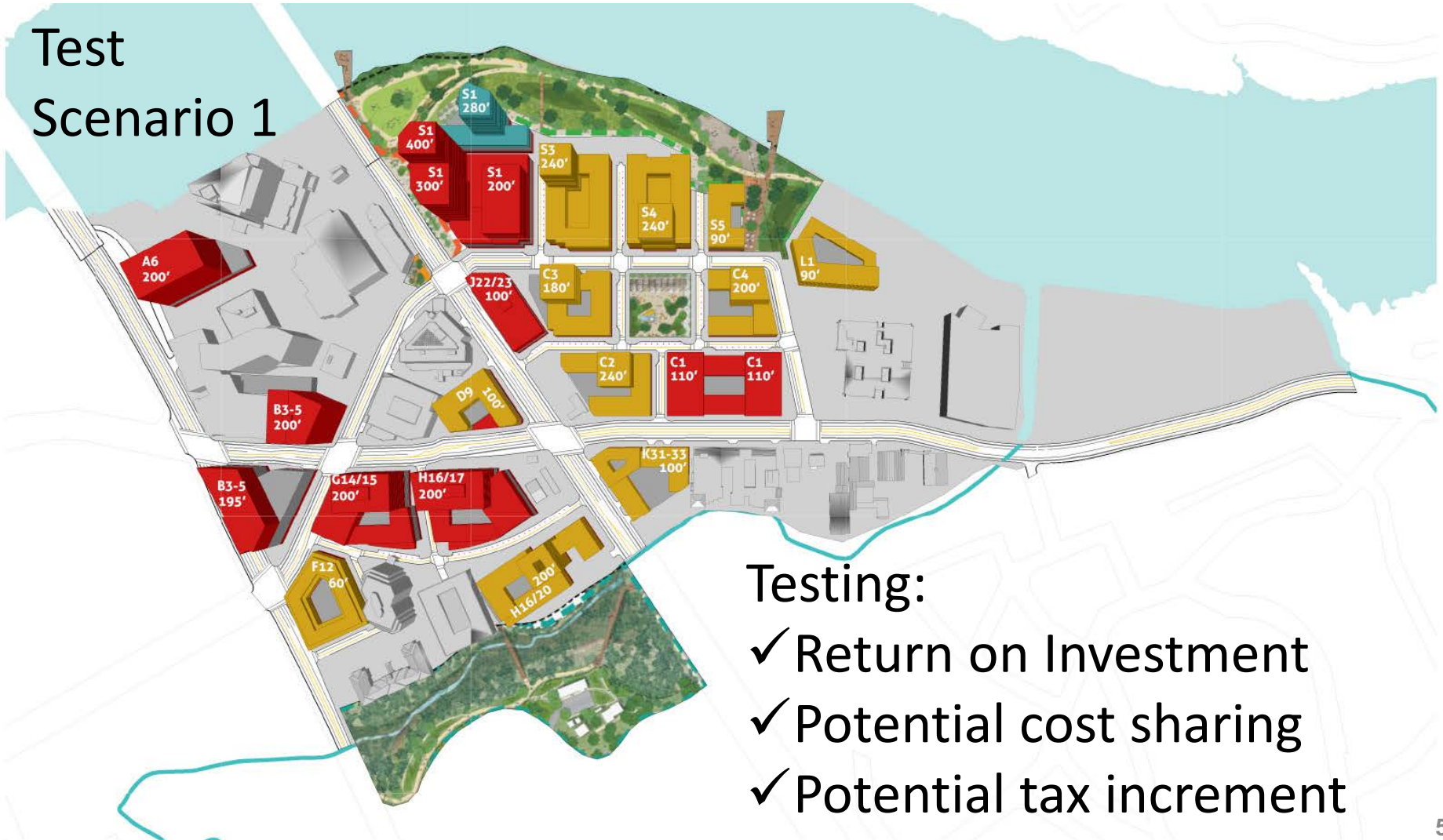
Draft March 18th 2016

1 in = 300 ft
0 300 600 900



Item D-1 FINANCIAL FRAMEWORK: Scenario 1: Testing for Feasible Development

Test Scenario 1

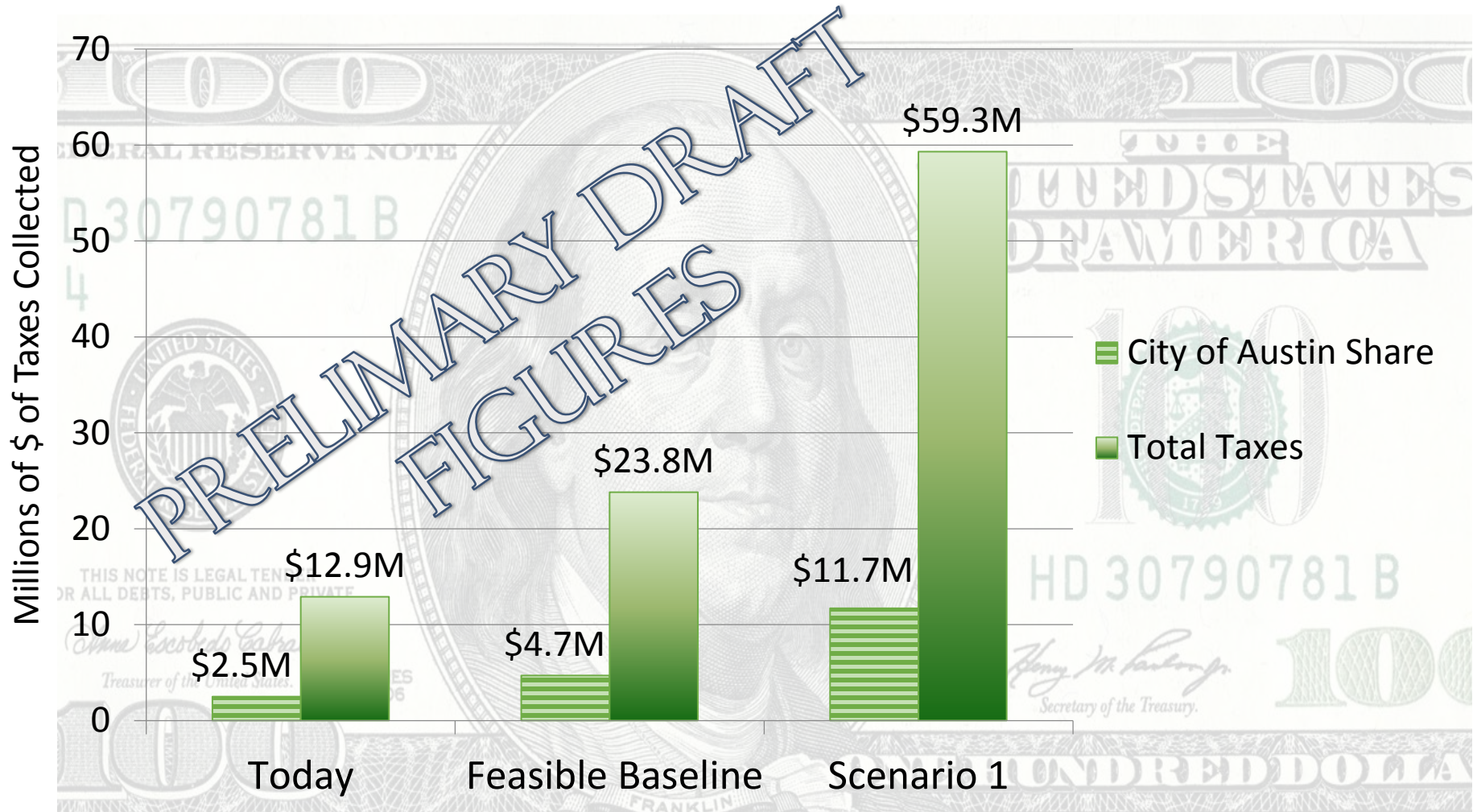


Item D-1
FINANCIAL FRAMEWORK: Imagining Scenario 1



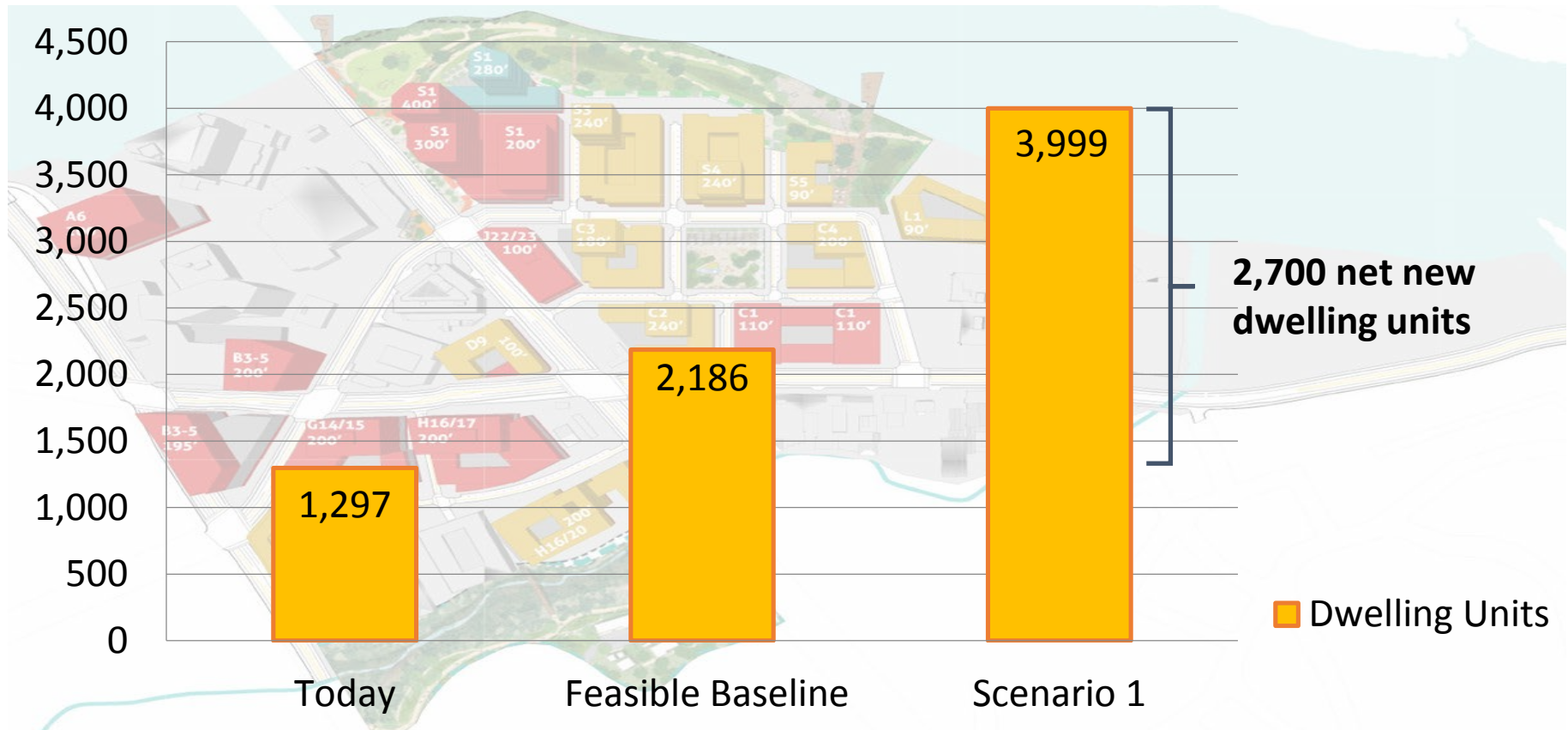
Stephanie Bower | Architectural Illustration

FINANCIAL FRAMEWORK: Comparing Tax Base



Item D-1 PROACTIVE CITY FRAMEWORK: Commitment to Affordable Housing

- 10% - 20% of net new units as affordable
- 270 affordable dwellings – 540 affordable units



Item D-1 PROACTIVE CITY FRAMEWORK: Leveraging City Assets @ One Texas Center

Affordable
Housing @ OTC
parking lot.
150 dwellings,
family-friendly

South First Street

OTC
office
tower

OTC
parking
garage

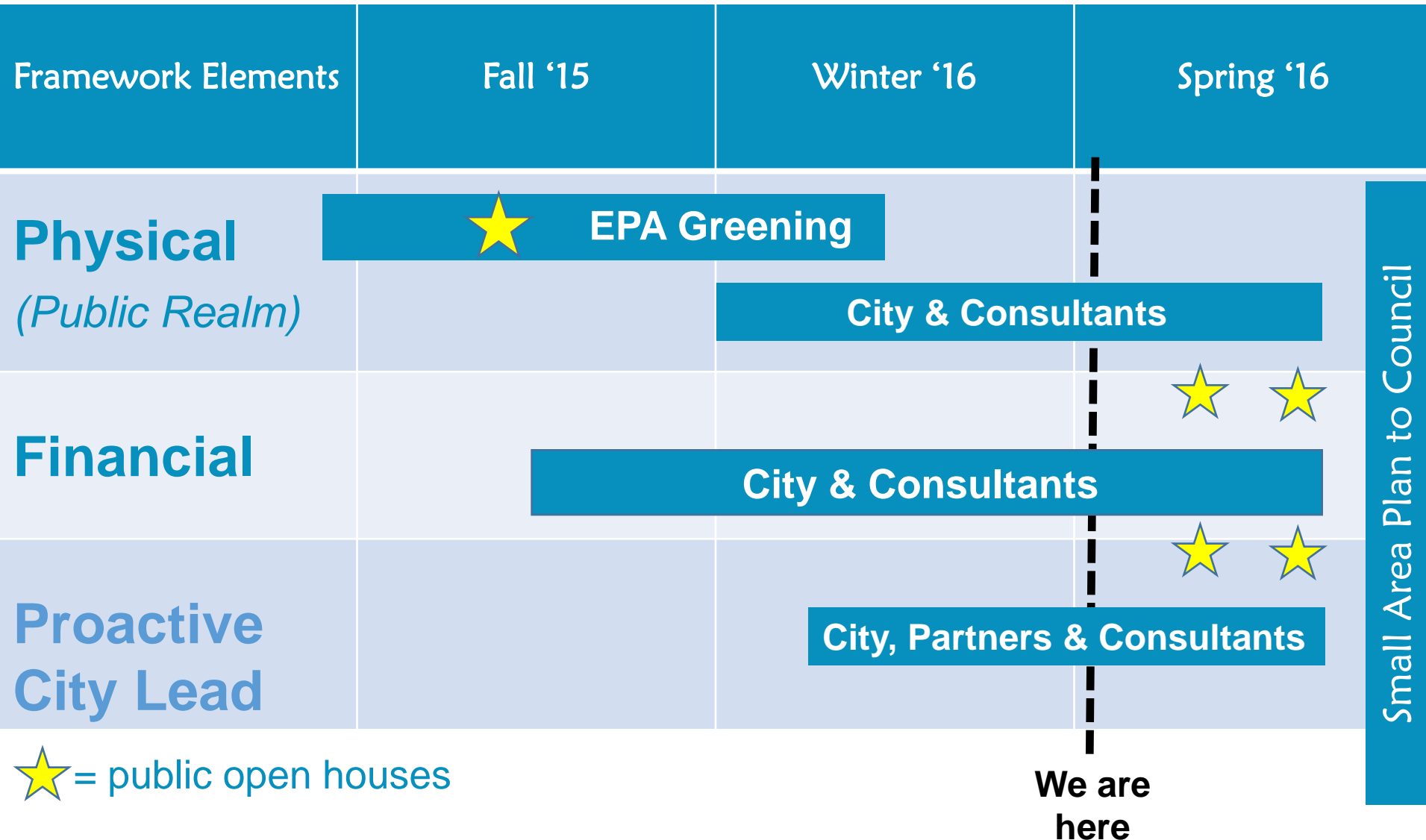
Extended Stay Suites

BOULDIN CREEK

Item D-1 PROACTIVE CITY FRAMEWORK: Tools we're exploring

- **Value Capture**
 - **Tax Increment Finance** (loans, site acquisition, infrastructure, affordable housing fund)
- **Density Bonuses**
- **Public Improvement District**
- **Development Agreements**
- **Transportation funds** (state/fed)
- **Revenue Bonds** (501c3, parking, etc.)
- **Tax Credits** (Housing, New Markets)
- **Tax Abatements** (affordable housing)
- **Transfer of Development Rights**
- **Sole Source Impact Fees**

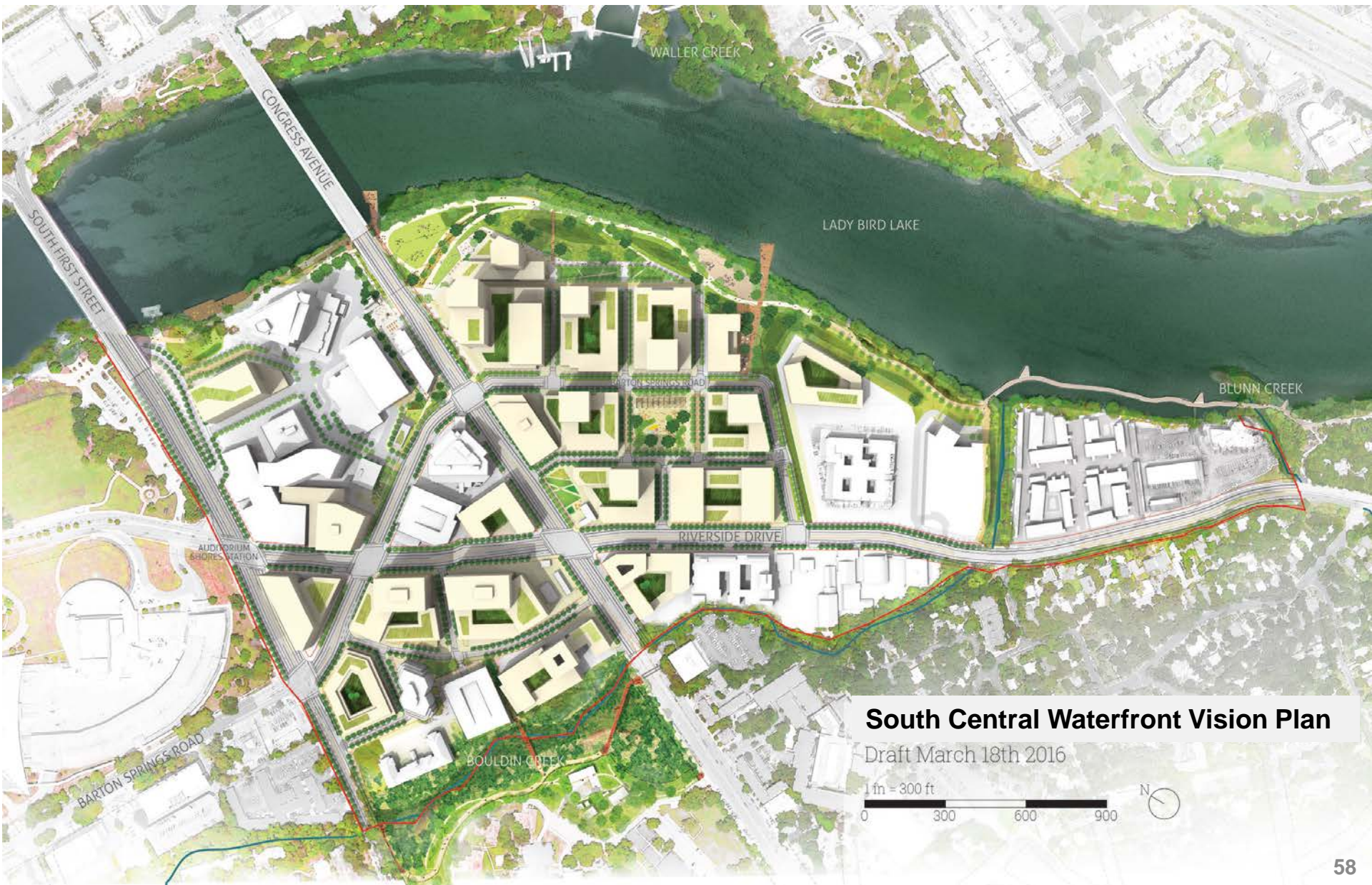
Item D-1 Next Steps: Work Plan



Item D-1 Next Steps: Outreach/Engagement Timeline

- Winter 2016 (highlights)
 - Joint Sub-Committee: Small Area Planning
 - SCW Stakeholder Outreach Committee
 - Texas Facilities Commission & Texas School for the Deaf
 - Various neighborhood & civic groups
- April 2016
 - Council Workshop briefing (4/5)
 - Joint Sub-Committee: Small Area Planning briefing (4/6)
 - Planning Commission briefing (4/12)
 - Various civic groups, planned & on request
 - **PUBLIC OPEN AIR, OPEN HOUSE: all day - Saturday, April 30th**
- May 2016
 - Planning Commission
 - Various civic groups, planned & on request
 - **PUBLIC PRESENTATION w/ full consultant team, May 25** (tentative date)
- June 2016
 - City Council: Request for Action

Item D-1 SCW Initiative: QUESTIONS



South Central Waterfront Vision Plan

Draft March 18th 2016

1 in = 300 ft

0 300 600 900

