

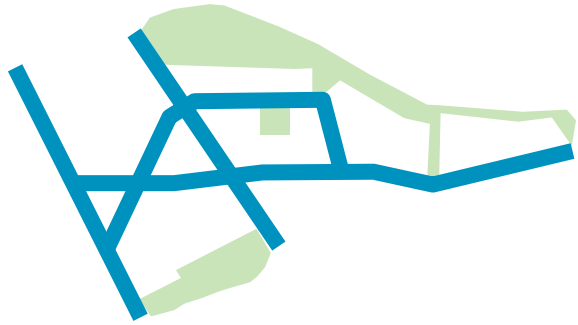


South Central Waterfront

Physical Framework Cost Update: February 18, 2020

2020 | South Central Waterfront Advisory Board | Austin, TX

FRAMEWORK > Three Legged Stool



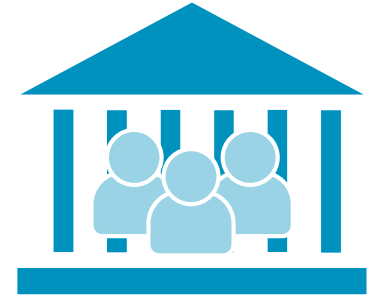
Physical Framework

**Green Streets,
Pedestrian Connections
& Open Space** for a great
public realm



Financial Framework

District-wide **Value
Capture, Strategic
Capital Investments and
Bonus Entitlements** to
fund public realm and
affordable housing.



City Leadership

**Public-Private
Partnerships and
Leverage City Assets** in
order to achieve
community goals

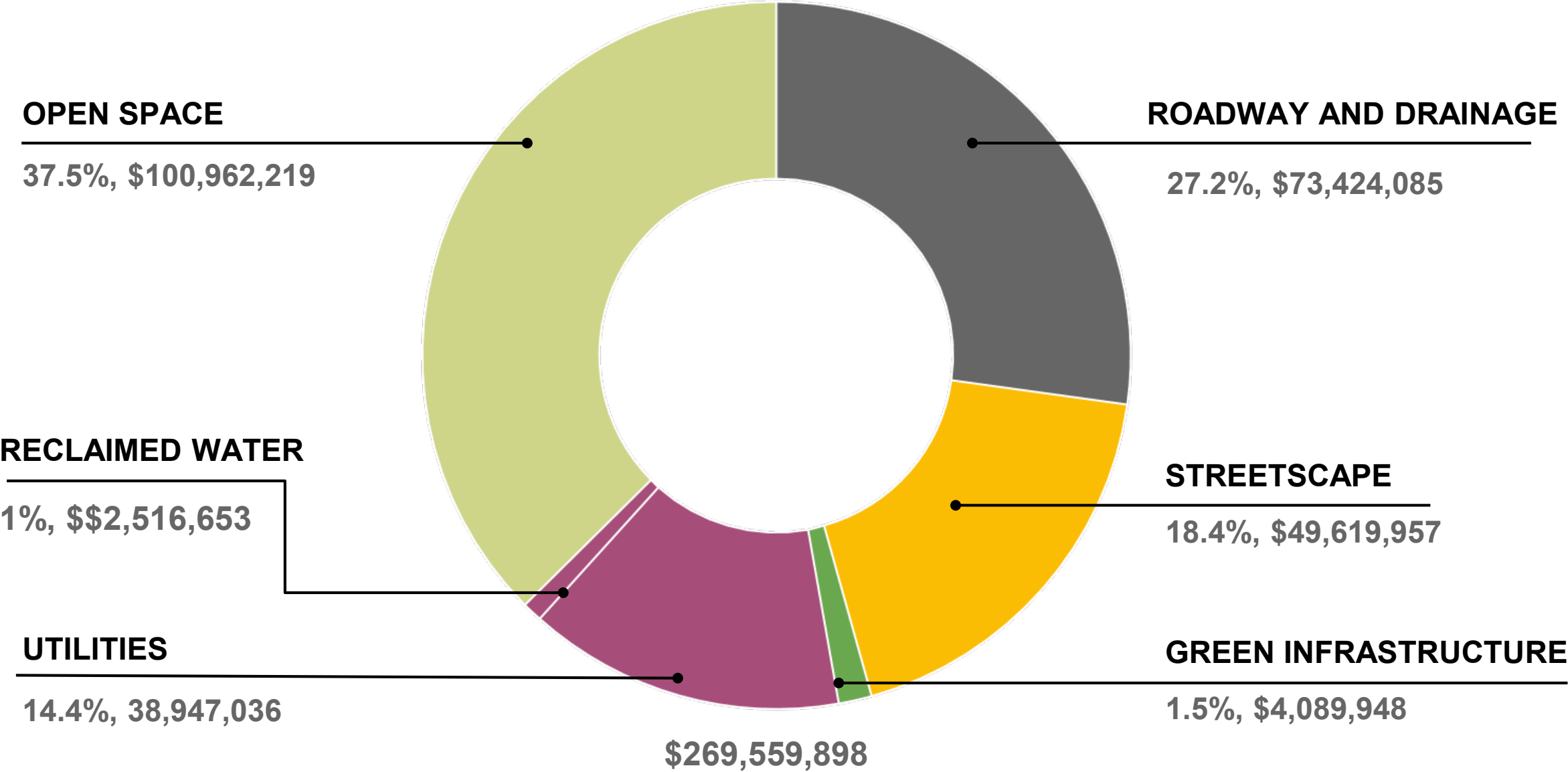
A PHYSICAL FRAMEWORK FOR RATIONAL DEVELOPMENT



MAKING DOLLARS AND SENSE OF THE PHYSICAL FRAMEWORK

Parcel	Owner	Code	Lookup Street Name	% length	% book of curb	how big street is	DEVELOPMENT COSTS	CAPITAL IMPROVEMENTS	UTILITIES	BONUS FEE + 10%	Total allocation per Parcel	ROADWAY AND DRAINAGE IMPROVEMENTS	STREETSCAPE IMPROVEMENTS	GREEN INFRASTRUCTURE	ALL UTILITIES	RECLAIMED WATER	OPEN SPACE	OPEN SPACE WITH INDIRECT COSTS	Total physical costs per Parcel
		B1	B STREET	100%	100%	N	\$1,912,283	\$0	\$0	\$57,225		\$711,110	\$425,852	\$0	\$775,320	\$57,225			
		B2	B STREET	90%	90%	N	\$1,727,233	\$0	\$0	\$0		\$643,516	\$382,095	\$0	\$701,622	\$0			
		B3	B STREET	75%	75%	N	\$1,441,181	\$0	\$0	\$0		\$534,798	\$323,296	\$0	\$583,088	\$0			
		EB1	EAST BARTON SPRINGS RD	100%	50%	N	\$1,476,370	\$0	\$0	\$276,986		\$535,286	\$309,513	\$236,736	\$631,570	\$40,250			
		EB2	EAST BARTON SPRINGS RD	50%	50%	N	\$921,644	\$0	\$0	\$141,534		\$271,550	\$329,699	\$120,096	\$320,395	\$21,438			
		CA1	CONGRESS AVE	50%	50%	Y	\$1,133,522	\$1,351,110	\$620,445	\$0		\$1,351,110	\$1,133,522	\$0	\$620,445	\$0			
		OS1	WATERFRONT PARK				??			\$38,579,647							\$38,579,647	\$61,573,117	
							Subtotal:	\$12,906,029	\$1,351,110	\$620,445	\$39,055,392	\$5,754,817	\$3,628,707	\$356,832	\$5,494,060	\$118,913	\$38,579,647		
		0.60	Indirect Costs (from Summary Sheet):				\$7,691,993	\$805,261	\$369,785	\$23,277,013		\$3,429,871	\$2,162,709	\$212,672	\$3,274,459	\$70,872	\$22,993,470		
							TOTAL B:	\$20,698,022	\$2,156,371	\$990,230	\$62,332,406	\$9,184,688	\$5,791,416	\$669,604	\$8,768,519	\$188,784	\$61,673,117		\$98,077,028
	Crockett																		
		EB1	EAST BARTON SPRINGS RD	0%	50%	N	\$309,513	\$0	\$0	\$0		\$0	\$309,513	\$0	\$0	\$0			
		EB2	EAST BARTON SPRINGS RD	50%	50%	N	\$921,644	\$0	\$0	\$141,534		\$271,550	\$329,699	\$120,096	\$320,395	\$21,438			
		EB3	EAST BARTON SPRINGS RD	100%	100%	N	\$1,775,356	\$0	\$0	\$0		\$525,518	\$629,792	\$232,416	\$620,045	\$40,950			
		EB4	EAST BARTON SPRINGS RD	100%	100%	N	\$1,852,487	\$0	\$0	\$283,078		\$541,147	\$672,855	\$239,328	\$638,485	\$43,750			
		B2	B STREET	10%	10%	N	\$191,915	\$0	\$0	\$0		\$71,502	\$42,455	\$0	\$77,958	\$0			
		B3	B STREET	25%	25%	N	\$480,394	\$0	\$0	\$0		\$178,266	\$107,765	\$0	\$194,363	\$0			
		C1	C STREET	100%	100%	N	\$1,457,262	\$0	\$0	\$0		\$547,008	\$313,854	\$0	\$596,400	\$0			
		C2	C STREET	100%	100%	N	\$1,443,709	\$0	\$0	\$0		\$541,147	\$312,552	\$0	\$590,010	\$0			
		D1	D STREET	100%	100%	N	\$1,838,359	\$0	\$0	\$0		\$685,714	\$405,015	\$0	\$747,630	\$0			
		D2	D STREET	100%	100%	N	\$1,408,436	\$0	\$0	\$0		\$525,518	\$309,947	\$0	\$572,970	\$0			
		D3	D STREET	100%	100%	N	\$1,754,966	\$0	\$0	\$0		\$656,410	\$382,876	\$0	\$715,680	\$0			
		E1	E STREET	100%	100%	N	\$968,533	\$0	\$0	\$0		\$312,576	\$315,157	\$0	\$340,800	\$0			
		ML1	MOTON LANE	100%	100%	N	\$1,682,495	\$0	\$0	\$290,843		\$560,683	\$510,502	\$247,968	\$611,310	\$42,875			
		ML2	MOTON LANE	100%	100%	N	\$1,766,586	\$0	\$0	\$306,242		\$591,941	\$529,255	\$261,792	\$645,390	\$44,450			
		ER1	EAST RIVERSIDE DRIVE	50%	50%	Y	\$691,000	\$1,425,607	\$654,655	\$75,800		\$1,425,607	\$691,000	\$0	\$654,655	\$75,800			
		OS2	GREEN CONNECTOR				??			\$2,175,230							\$2,175,230	\$3,471,657	
		OS3	CROCKETT SQUARE				??			\$11,610,551							\$11,610,551	\$18,530,439	
							Subtotal:	\$18,542,654	\$1,425,607	\$654,655	\$15,156,644	\$7,434,588	\$5,862,238	\$1,101,600	\$7,326,091	\$269,263	\$13,785,781		
		0.60	Indirect Costs (from Summary Sheet):				\$11,051,422	\$849,662	\$390,174	\$9,033,360		\$4,431,014	\$3,493,894	\$656,554	\$4,366,350	\$160,480	\$8,216,325		
							TOTAL B:	\$29,694,076	\$2,275,269	\$1,044,829	\$24,190,004	\$11,865,602	\$9,356,132	\$1,758,154	\$11,692,440	\$429,743	\$22,002,106		\$67,104,178
	DJ Interests																		
		CA3	CONGRESS AVE	50%	50%	Y	\$742,398	\$821,163	\$377,088	\$94,313		\$821,163	\$742,398	\$0	\$377,088	\$94,313			
		ER1	EAST RIVERSIDE DRIVE	20%	20%	Y	\$276,400	\$570,243	\$261,862	\$30,320		\$570,243	\$276,400	\$0	\$261,862	\$30,320			
							Subtotal:	\$1,018,798	\$1,391,406	\$638,950	\$124,633	\$1,391,406	\$1,018,798	\$0	\$638,950	\$124,633	\$0		
		0.60	Indirect Costs (from Summary Sheet):				\$607,204	\$829,278	\$380,814	\$74,281		\$829,278	\$607,204	\$0	\$380,814	\$74,281	\$0		
							TOTAL B:	\$1,626,002	\$2,220,684	\$1,019,763	\$198,913	\$2,220,684	\$1,626,002	\$0	\$1,019,763	\$198,913	\$0		\$5,085,382
	World Class																		
		WR2	WEST RIVERSIDE DRIVE	30%	30%	Y	\$334,743	\$772,063	\$354,540	\$68,850		\$772,063	\$334,743	\$0	\$354,540	\$68,850			
		CA3	CONGRESS AVE	30%	30%	Y	\$445,439	\$492,698	\$226,253	\$56,588		\$492,698	\$445,439	\$0	\$226,253	\$56,588			
		AD2	ARMADILLO DRIVE	100%	100%	N	\$3,792,338	\$0	\$0	\$17,500		\$1,189,742	\$1,305,426	\$0	\$1,297,170	\$17,500			
		HA1	HAYWOOD AVE	50%	50%	Y	\$209,670	\$356,532	\$411,538	\$0		\$356,532	\$209,670	\$0	\$411,538	\$0			
							Subtotal:	\$4,782,190	\$1,621,293	\$992,330	\$142,938	\$2,811,035	\$2,295,278	\$0	\$2,289,500	\$142,938	\$0		
		0.60	Indirect Costs (from Summary Sheet):				\$2,850,185	\$966,290	\$591,429	\$85,191		\$1,675,377	\$1,367,986	\$0	\$1,364,542	\$85,191	\$0		
							TOTAL B:	\$7,632,375	\$2,587,583	\$1,583,759	\$228,129	\$4,486,412	\$3,663,263	\$0	\$3,654,042	\$228,128	\$0		\$12,031,846
	Crockett Threadgill																		
		AD1	ARMADILLO DRIVE	40%	40%	N	\$1,123,805	\$0	\$0	\$0		\$359,462	\$372,423	\$0	\$391,920	\$0			
		HA1	HAYWOOD AVE	50%	50%	Y	\$209,670	\$356,532	\$411,538	\$0		\$356,532	\$209,670	\$0	\$411,538	\$0			
		WB1	WEST BARTON SPRINGS RD	25%	25%	Y	\$139,021	\$479,544	\$0	\$113,616		\$479,544	\$139,021	\$113,616	\$0	\$0			
		WR2	WEST RIVERSIDE DRIVE	15%	15%	Y	\$167,372	\$386,031	\$177,270	\$34,425		\$386,031	\$167,372	\$0	\$177,270	\$34,425			
							Subtotal:	\$1,639,868	\$1,222,107	\$588,808	\$148,041	\$1,581,569	\$888,485	\$113,616	\$980,728	\$34,425	\$0		
		0.60	Indirect Costs (from Summary Sheet):				\$977,361	\$728,376	\$350,925	\$88,232		\$942,615	\$529,537	\$67,715	\$584,514	\$20,517	\$0		
							TOTAL B:	\$2,617,229	\$1,950,483	\$939,733	\$236,273	\$2,524,185	\$1,418,023	\$181,331	\$1,565,241	\$54,942	\$0		\$6,743,722

MAKING DOLLARS AND SENSE OF THE PHYSICAL FRAMEWORK



Physical Framework includes: Utilities

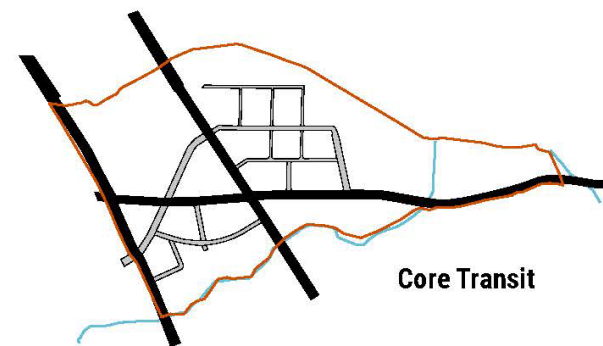
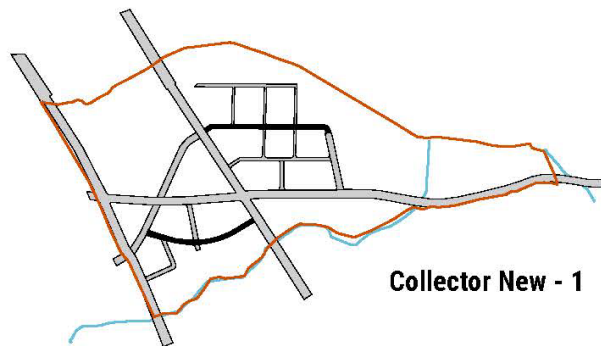
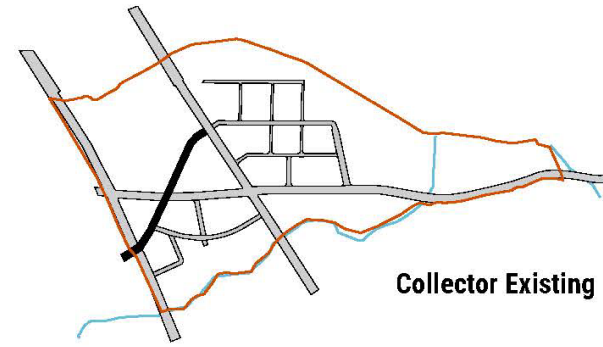
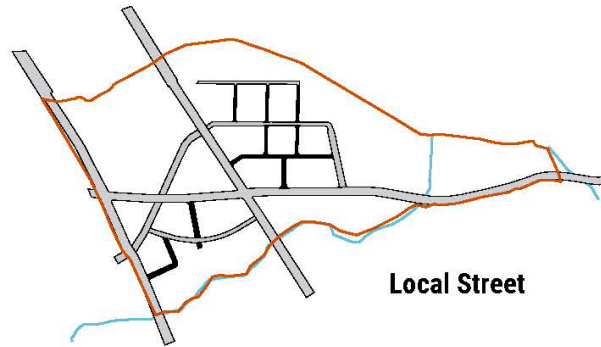
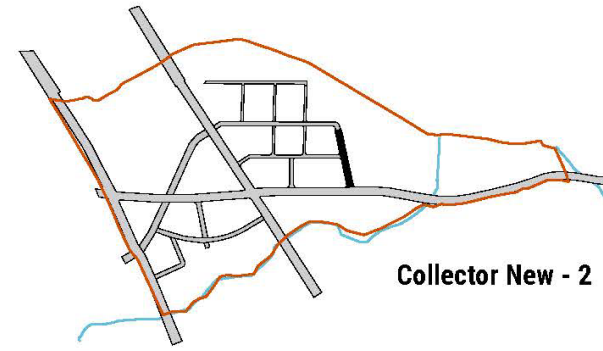
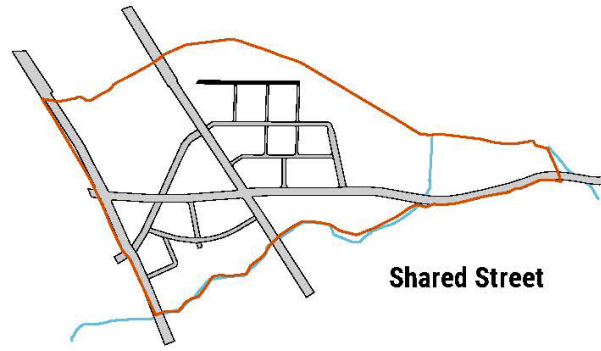
14.4%, 38,947,036

- ✓ Water
- ✓ Wastewater
- ✓ Reclaimed Water
- ✓ Electric
- ✓ Telcommunication
- ✓ Gas



Physical Framework includes: Roadway and Drainage

27.2%, \$73,424,085



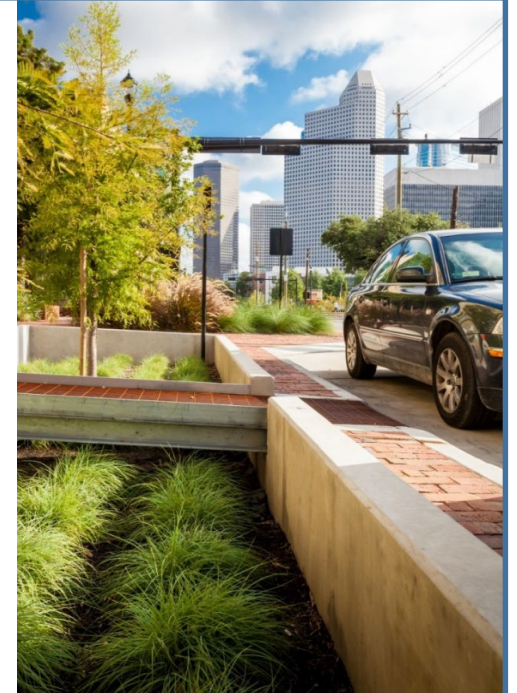
Physical Framework includes: Streetscapes

18.4%, \$49,619,957



2.85 miles of green streetscape
(43% new, 57% existing upgrades)

BAGBY STREET
Houston, TX



Design Workshop/ Asakura Robinson / Walter P Moore

Physical Framework includes: Open Space

37.5%, \$100,962,219



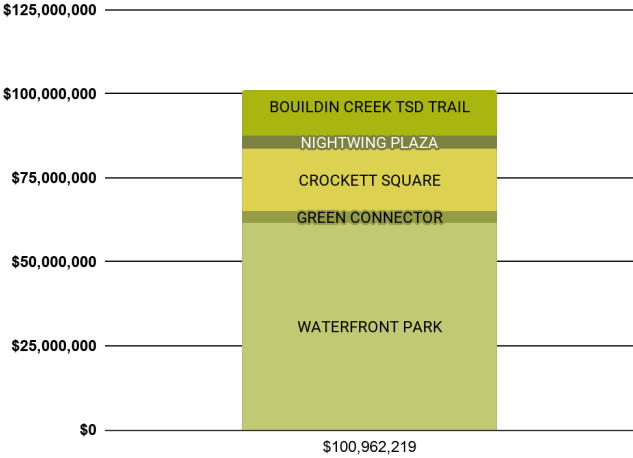
Crockett Square



Nightwing Plaza



Waterfront Park – Great Lawn



Green Connector



East Bouldin Creek Trail

17 acres total

A FINANCIAL FRAMEWORK TO FUND THE VISION

TBD

TBD

	OPERATIONS & MAINTENANCE	TRANSPORTATION & INFRASTRUCTURE	OPEN SPACES (Parks, Trails, Plazas)	AFFORDABLE HOUSING
PRIVATELY FUNDED				
Baseline Development Requirement		✓		
Bonus Development Requirement		✓	✓	✓
Public Improvement District	✓			
Philanthropy (Conservancy)	✓			
PUBLICLY FUNDED				
Tax Increment Finance (TIF)		✓	✓	✓
Capital Improvement Projects (CIP)		✓	✓	
Public Utilities		✓		
Affordable Housing (AHTF, tax credits)				✓

A FINANCIAL FRAMEWORK TO FUND THE VISION

