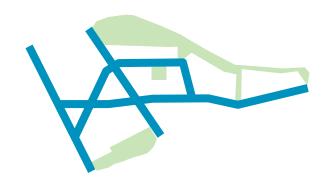


Physical Framework Cost Update: February 18, 2020

FRAMEWORK > Three Legged Stool



Physical Framework

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



Financial Framework

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

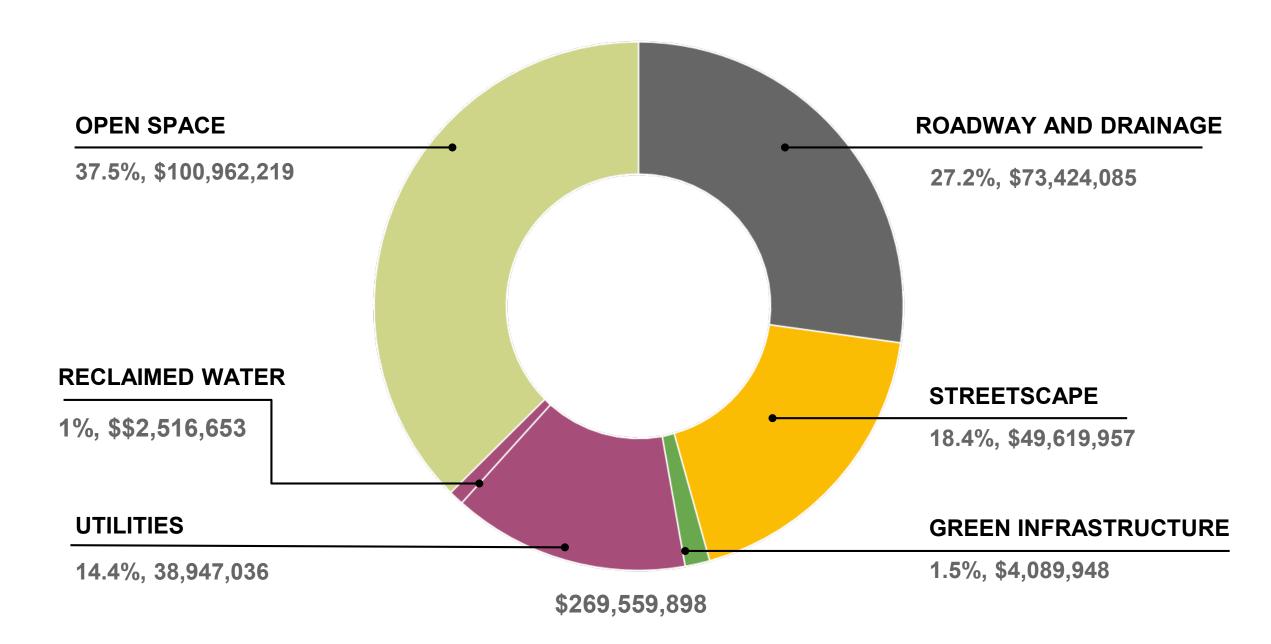
A PHYSICAL FRAMEWORK FOR RATIONAL DEVELOPMENT



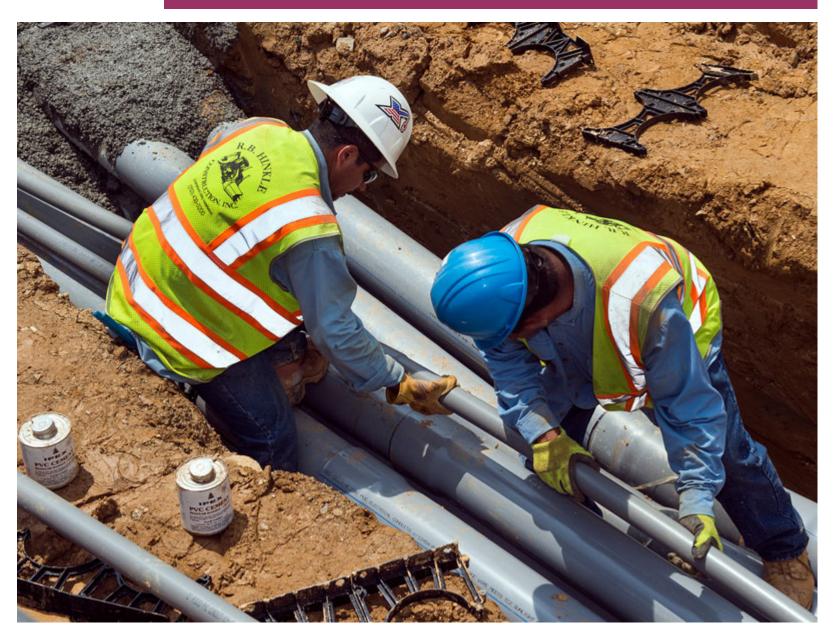
MAKING DOLLARS AND SENSE OF THE PHYSICAL FRAMEWORK

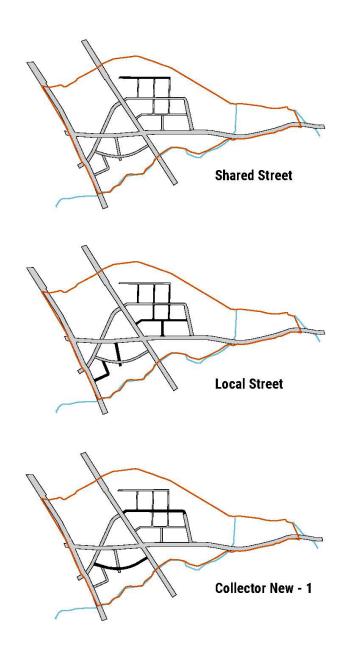
Owner =	Code ⊽	Lookup Street Name =	96	% back fig Stre ourb = et =	DEVELOPMENT COSTS =	CAPITAL INITROVENIENI =	ununes 🔻	BONUS FEE + III: =	Total allocation per Parcel =	HOADWAY AND DRAINAGE IMPROVEMENTS =	STREETSCAPE IMPROVEMENTS		ALL UNLINES =	RECLAIMED =	OPEN SPACE 🔻	OPEN SPACE WITH INDIRECT COSTS	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%		\$1,727,233	gn	\$0	\$0		\$643,516	\$382,095	\$0	\$701,622	\$0			
	B3	B STREET	75%		\$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			
	GA1	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	\$520,445	\$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 Sheeth:	\$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 8:	\$20,688,022	\$2,158,371	\$890,230	\$62,332,406	\$88,077,028	\$9,134,633	\$5,791,418	\$689,604	\$8,788,619	\$189,784	\$81,673,117		\$88,07
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	\$273,366		\$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	CSTREET	100%	100% N	\$1,457,262	\$0	\$0	\$0		\$547,008	\$313,854	\$0	\$596,400	\$0			
	C2	CSTREET	100%	100% N	\$1,443,709	\$0	\$0	\$0		\$541,147	\$312,552	\$0	\$590,010	\$0			
	D1	DISTREET	100%	100% N	\$1,838,359	\$0	\$0	\$0		\$685,714	\$405,015	\$0	\$747,630	\$0			
	D2	DISTREET	100%	100% N	\$1,408,436	\$0	\$0	\$0		\$525,518	\$309,947	\$0	\$572,970	\$0			
	D3	DISTREET	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			77			\$2,175,230							\$2,175,230	\$3,471,667	
	OS3	CROCKETT SQUARE			77			\$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		
	0.40														\$10,700,701		1
	0.60	Indirect	Costs (from	Summary Sheeti:	\$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		
	0.60	Indirect	Costs (from	Summary Sheet): TOTAL 8:	\$11,051,422 \$29,684,078	\$849,662 \$2,276,288	\$390,174 \$1,044,828		\$67,104,178	4.1	4-1	4-1	4		*		\$57,104
DJ Interests		Indirect	Costs (from					\$9,033,360	\$67,104,178	\$4,431,014	\$3,493,894	\$656,554	\$4,366,350	\$160,480	\$8,216,325		\$57,104
DJ Interests		Indirect CONGRESS AVE	Costs (from	TOTAL 8:				\$9,033,360	\$67,104,178	\$4,431,014	\$3,493,894	\$656,554	\$4,366,350	\$160,480	\$8,216,325		\$67,104
DJ Interests				TOTAL 8:	\$29,694,076	\$2,276,269	\$1,044,829	\$9,033,360 \$24,190,003	\$57,104,178	\$4,431,014 \$11,865,602	\$3,493,894 \$9,356,132	\$656,554 \$1,758,154	\$4,366,350 \$11,692,440	\$160,480 \$429,743	\$8,216,325		\$67,104
DJ interests	GA3	CONGRESS AVE	50%	TOTAL 8:	\$28,684,078 \$742,398	\$2,276,288 \$821,163	\$1,044,828 \$377,088	\$9,033,360 \$24,190,00 \$ \$94,313	\$67,104,178	\$4,431,014 \$11,865,602 \$821,163	\$3,493,894 \$9,356,132 \$742,398	\$656,554 \$1,758,154 \$0	\$4,366,350 \$11,692,440 \$377,088	\$160,480 \$429,743 \$94,313	\$8,216,325		\$67,104
DJ Interests	GA3	CONGRESS AVE EAST RIVERSIDE DRIVE	50%	50% Y 20% Y 8ubtotal:	\$29,594,078 \$742,398 \$276,400	\$2,276,288 \$821,163 \$570,243	\$1,044,829 \$377,088 \$261,862	\$9,033,360 \$24,190,008 \$94,313 \$30,320	\$67,104,178	\$4,431,014 \$11,865,602 \$821,163 \$570,243	\$3,493,894 \$9,356,132 \$742,398 \$276,400	\$656,564 \$1,758,164 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862	\$160,480 \$429,743 \$94,313 \$30,320	\$8,216,325 \$22,002,106		\$67,104
DJ Interests	CA3 ER1	CONGRESS AVE EAST RIVERSIDE DRIVE	50%	50% Y 20% Y	\$29,694,078 \$742,398 \$276,400 \$1,018,798	\$2,276,288 \$821,163 \$570,243 \$1,391,406	\$1,044,828 \$377,088 \$261,862 \$638,960	\$9,033,360 \$24,190,008 \$94,313 \$30,320 \$124,633	\$67,104,178 \$5,086,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798	\$656,564 \$1,758,154 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281	\$8,216,325 \$22,002,106		\$67,104 \$6,086
DJ Interests	CA3 ER1	CONGRESS AVE EAST RIVERSIDE DRIVE	50%	TOTAL 8: 50% Y 20% Y 8ubtotal: 8ummary 8heet):	\$29,694,076 \$742,398 \$276,400 \$1,018,798 \$607,204	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814	\$9,033,360 \$24,190,003 \$94,313 \$30,320 \$124,633 \$74,281		\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204	\$656,564 \$1,758,154 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950 \$380,814	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281	\$8,216,325 \$22,002,106 \$0 \$0		
	CA3 ER1	CONGRESS AVE EAST RIVERSIDE DRIVE	50%	50% Y 20% Y 8ubtotal: Summary 8heet)	\$29,694,076 \$742,398 \$276,400 \$1,018,798 \$607,204	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814	\$9,033,360 \$24,190,003 \$94,313 \$30,320 \$124,633 \$74,281		\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204	\$656,564 \$1,758,154 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950 \$380,814	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281	\$8,216,325 \$22,002,106 \$0 \$0		
	CA3 ER1 0.60	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect	50% 20% Costs (from	TOTAL 8: 50% Y 20% Y 8ubtotal: Summary Sheet): TOTAL 8:	\$29,584,076 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,628,002	\$2,275,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,834	\$1,044,829 \$377,088 \$261,862 \$638,950 \$380,814 \$1,019,783	\$9,033,360 \$24,190,005 \$94,313 \$30,320 \$124,633 \$74,281 \$183,915		\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684	\$3,493,894 \$9,356,132 \$742,998 \$276,400 \$1,018,798 \$607,204 \$1,626,002	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950 \$380,814 \$1,019,763	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913	\$8,216,325 \$22,002,106 \$0 \$0		
	CA3 ER1 0.60	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE	50% 20% Costs (from	TOTAL 8: 50% Y 20% Y Subtotal: Summary Sheet): TOTAL 8:	\$29,684,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884	\$1,044,828 \$377,088 \$261,852 \$538,950 \$380,814 \$1,019,785	\$9,033,360 \$24,190,008 \$94,313 \$30,320 \$124,633 \$74,281 \$198,918		\$4,431,014 \$11,865,602 \$821,163 \$670,243 \$1,391,406 \$829,278 \$2,220,684	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002	\$656,654 \$1,758,154 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$361,862 \$638,960 \$380,814 \$1,019,763 \$354,540 \$226,253	\$160,480 \$429,743 \$94,313 \$90,320 \$124,633 \$74,281 \$198,913	\$8,216,325 \$22,002,106 \$0 \$0		
	CA3 ER1 0.60	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE	50% 20% Costs (from 30% 30%	50% Y 20% Y 8ubtotal: Summary Sheet): TOTAL 8: 30% Y 30% Y 100% N	\$29,594,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814 \$1,019,785 \$354,540 \$226,253	\$9,033,360 \$24,180,005 \$94,313 \$30,320 \$124,633 \$74,281 \$188,915		\$4,431,014 \$11,865,602 \$821,163 \$670,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439	\$656,654 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$361,862 \$638,960 \$380,814 \$1,019,763 \$354,540 \$226,253	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913	\$8,216,325 \$22,002,106 \$0 \$0		
	0.60 0.60 WR2 CA3 AD2	CONGRESS AVE EAST RIVERSIDE DRIVE Indirest WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE	50% 20% Costs (from 30% 30%	50% Y 20% Y 8ubtotal: Summary Sheet): TOTAL 8: 30% Y 30% Y 100% N	\$29,584,076 \$742,398 \$275,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698	\$1,044,828 \$377,088 \$261,862 \$638,950 \$380,814 \$1,019,783 \$354,540 \$226,253 \$0	\$9,033,360 \$24,180,005 \$94,313 \$30,320 \$124,633 \$74,281 \$198,818 \$56,568 \$17,500		\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950 \$380,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$68,850 \$56,588 \$17,500	\$8,216,325 \$22,002,106 \$0 \$0		
	0.60 0.60 WR2 CA3 AD2	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 30% 100%	TOTAL 8: 50% Y 20% Y 8ubtotal: 8ummary 8neet; TOTAL 8: 30% Y 100% N 50% Y	\$29,684,076 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338 \$209,670	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$0 \$366,532	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814 \$1,019,783 \$354,540 \$26,253 \$0 \$411,538	\$9,033,360 \$24,190,008 \$94,313 \$30,320 \$124,633 \$74,281 \$188,918 \$56,688 \$17,500 \$0		\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$356,532	\$3,493,894 \$9,366,132 \$742,998 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,670	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$261,862 \$638,950 \$380,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$66,850 \$56,588 \$17,500	\$8,216,325 \$22,002,106 \$0 \$0		
	0.60 UR2 CA3 AD2 HA1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 30% 100%	TOTAL 8: 50% Y 20% Y Subtotal: Bunnnary Sheet; TOTAL 8: 30% Y 30% Y 100% N 50% Y Subtotal:	\$29,684,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,3670 \$4,782,190	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293	\$1,044,828 \$377,088 \$261,862 \$638,950 \$380,814 \$1,018,783 \$354,540 \$226,253 \$0 \$411,538 \$992,330	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,281 \$183,819 \$56,588 \$17,500 \$0 \$142,938		\$4,431,014 \$11,865,602 \$821,163 \$670,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$356,532 \$2,811,035	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,627 \$2295,278 \$1,367,966	\$656,654 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$351,862 \$338,950 \$388,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538 \$2,286,500 \$1,364,542	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$68,850 \$56,688 \$17,500 \$0 \$142,938	\$8,216,325 \$22,002,106 \$0 \$0 \$0		\$5,088
World Class	0.60 WR2 CA3 AD2 HA1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 30% 100%	TOTAL 8: 50% Y 20% Y Subtotal: Bunnnary Sheet): TOTAL 8: 30% Y 100% N 50% Y 8ubtotal: Bunnnary Sheet):	\$29,694,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338 \$2009,670 \$4,782,190 \$2,860,185	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$966,290	\$1,044,828 \$377,088 \$361,862 \$638,960 \$380,814 \$1,018,783 \$354,540 \$226,253 \$0 \$411,538 \$992,330 \$591,429	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,231 \$193,913 \$56,568 \$17,500 \$0 \$142,938 \$85,191	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$366,532 \$2,811,035 \$1,675,377	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,627 \$2295,278 \$1,367,966	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$351,862 \$338,950 \$388,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538 \$2,286,500 \$1,364,542	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$68,850 \$56,688 \$17,500 \$0 \$142,938	\$8.216,325 \$22,002,106 \$0 \$0 \$0		\$5,088
	0.60 WR2 CA3 AD2 HA1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 30% 100%	TOTAL 8: 50% Y 20% Y 8ubtotal: Summary Sheet; TOTAL 8: 30% Y 100% N 50% Y 8ubtotal: \$ummary Sheet; TOTAL 8:	\$29,694,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338 \$2009,670 \$4,782,190 \$2,860,185	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$966,290	\$1,044,828 \$377,088 \$361,862 \$638,960 \$380,814 \$1,018,783 \$354,540 \$226,253 \$0 \$411,538 \$992,330 \$591,429	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,231 \$193,913 \$56,568 \$17,500 \$0 \$142,938 \$85,191	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$366,532 \$2,811,035 \$1,675,377	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,627 \$2295,278 \$1,367,966	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$377,088 \$351,862 \$338,950 \$388,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538 \$2,286,500 \$1,364,542	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$68,850 \$56,688 \$17,500 \$0 \$142,938	\$8.216,325 \$22,002,106 \$0 \$0 \$0		\$6,08/
World Class	CA3 ER1 0.60 WR2 CA3 AD2 HA1 0.60	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE Indirect ARMADILLO DRIVE	50% 20% Costs (from 30% 30% 50% Costs (from	TOTAL 8: 50% Y 20% Y Subtotal: 8unnnary 8heet): TOTAL 8: 30% Y 30% Y 100% N 50% Y 8ubtotal: 8unnnary 8heet): TOTAL 8:	\$29,684,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,367 \$4,782,190 \$2,850,185 \$7,832,876	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,834 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$966,290 \$2,687,688	\$1,044,828 \$377,088 \$261,862 \$638,950 \$380,814 \$1,018,782 \$354,540 \$226,253 \$0 \$411,538 \$992,330 \$591,429 \$1,680,758	\$9,033,360 \$24,190,00\$ \$94,313 \$30,320 \$124,633 \$74,281 \$183,815 \$56,588 \$17,500 \$142,938 \$85,191 \$228,128	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$356,532 \$2,811,035 \$1,675,377 \$4,486,412	\$3,493,894 \$9,356,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,263 \$2,296,670 \$2,296,278 \$1,367,966 \$3,663,263	\$656,654 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,366,350 \$11,692,440 \$17,088 \$377,088 \$35,862 \$380,814 \$1,019,763 \$326,253 \$1,27,170 \$411,538 \$2,289,500 \$1,364,542 \$3,654,042	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$196,913 \$68,850 \$56,588 \$17,500 \$0 \$142,938 \$85,191 \$228,128	\$8.216,325 \$22,002,106 \$0 \$0 \$0		\$6,08
World Class	CA3 ER1 0.60 WR2 CA3 AD2 HA1 0.60	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 100% 50%	50% Y 20% Y 8ubiotal: Summary Sheet): TOTAL 8: 30% Y 30% Y 100% N 50% Y TOTAL 8:	\$29,584,076 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,829,002 \$334,743 \$445,439 \$3,792,338 \$209,670 \$4,781,2805 \$7,832,876	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698 \$0 \$366,532 \$1,621,263 \$2,687,683	\$1,044,828 \$377,088 \$261,852 \$638,950 \$380,814 \$1,019,783 \$354,540 \$226,253 \$0 \$411,538 \$992,330 \$11,683,768	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,281 \$188,913 \$56,588 \$17,500 \$0 \$142,938 \$36,191 \$223,128	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$356,532 \$2,811,035 \$1,675,377 \$4,486,412	\$3,493,894 \$9,366,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,670 \$2,295,278 \$1,367,966 \$3,663,263	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,966,350 \$11,992,440 \$377,088 \$261,862 \$339,950 \$380,814 \$1,019,763 \$1,297,170 \$411,538 \$2,289,500 \$1,364,642 \$3,654,042	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$68,850 \$66,688 \$17,500 \$0 \$142,938 \$36,191 \$228,128	\$8.216,325 \$22,002,106 \$0 \$0 \$0		\$6,08
World Class	CA3 ER1 0.60 WR2 CA3 AD2 HA1 0.60 AD1 HA1 WB1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE ARMADILLO DRIVE HAYWOOD AVE WEST BARTON SPRINGS RD	50% 20% Costs (from 30% 30% 50% Costs (from 40% 50%	TOTAL 8: 50% Y 20% Y 8ubtotal: 8ummary 8heet): TOTAL 8: 30% Y 100% N 50% Y 8ubtotal: 8ummary 8heet): TOTAL 8:	\$29,584,076 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338 \$209,670 \$4,782,190 \$2,860,185 \$7,832,876	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$429,278 \$2,220,684 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$966,298 \$50 \$2,687,683	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814 \$1,019,783 \$354,540 \$26,253 \$0 \$411,538 \$902,330 \$591,429 \$1,682,758 \$0 \$411,538	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,281 \$188,818 \$68,850 \$0 \$142,938 \$17,500 \$0 \$142,938 \$35,128 \$223,128	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$366,532 \$2,811,035 \$1,675,377 \$4,486,412 \$359,462 \$359,462 \$359,462	\$3,493,894 \$9,366,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,670 \$2,295,278 \$1,367,966 \$3,663,263	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,966,350 \$11,692,440 \$377,088 \$261,862 \$380,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538 \$2,289,500 \$31,364,642 \$3,654,042 \$391,920 \$391,920 \$391,920	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$66,885 \$17,500 \$0 \$142,938 \$85,191 \$228,128	\$8.216,325 \$22,002,106 \$0 \$0 \$0		\$6,08/
World Class	CA3 ER1 0.60 WR2 CA3 AD2 HA1 0.60 readgille AD1 HA1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE Indirect ARMADILLO DRIVE HAYWOOD AVE	50% 20% Costs (from 30% 100% 50% Costs (from 40% 50%	TOTAL 8: 50% Y 20% Y 8ubtotal: \$ummary \$heet; TOTAL 8: 30% Y 30% Y 30% Y 50% Y 60% N 60% Y 60% Y 60% N 60% Y 107AL 8: 40% N 60% Y 107AL 8:	\$29,684,078 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,829,002 \$334,743 \$445,439 \$3,792,388 \$209,670 \$4,782,190 \$2,860,185 \$7,832,376 \$11,123,805 \$209,021 \$1967,372	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,884 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$665,290 \$2,687,685	\$1,044,828 \$377,088 \$261,852 \$638,950 \$380,814 \$1,019,782 \$354,540 \$226,253 \$411,538 \$992,330 \$511,429 \$1,682,769 \$0 \$411,538 \$0 \$411,538	\$9,033,360 \$24,190,008 \$94,313 \$30,320 \$124,633 \$74,281 \$188,818 \$56,588 \$17,500 \$0 \$142,938 \$85,191 \$223,128	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$356,532 \$2,811,035 \$1,675,377 \$4,486,412 \$359,462 \$359,462 \$359,462	\$3,493,894 \$9,366,132 \$742,998 \$276,400 \$1,018,798 \$607,204 \$1,526,002 \$334,743 \$445,439 \$1,305,426 \$209,670 \$2,295,278 \$1,367,966 \$3,663,263 \$372,423 \$209,670 \$139,021 \$139,021	\$656,564 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,966,350 \$11,692,440 \$377,088 \$261,862 \$380,814 \$1,019,763 \$354,540 \$411,538 \$2,289,500 \$31,364,542 \$3,654,042 \$3,654,042	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$56,588 \$17,500 \$0 \$142,938 \$85,191 \$228,128	\$8,216,325 \$22,002,106 \$0 \$0 \$0 \$0		\$5,088
World Class	CA3 ER1 0.60 WR2 CA3 AD2 HA1 0.60 AD1 HA1 WB1	CONGRESS AVE EAST RIVERSIDE DRIVE Indirect WEST RIVERSIDE DRIVE CONGRESS AVE ARMADILLO DRIVE HAYWOOD AVE Indirect ARMADILLO DRIVE HAYWOOD AVE WEST RIVERSIDE DRIVE WEST BARTON SPRINGS RD WEST RIVERSIDE DRIVE	50% 20% Costs (from 30% 30% 50% Costs (from 40% 50% 15%	TOTAL 8: 50% Y 20% Y 8ubtotal: 8ummary 8heet): TOTAL 8: 30% Y 100% N 50% Y 8ubtotal: 8ummary 8heet): TOTAL 8:	\$29,584,076 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,828,002 \$334,743 \$445,439 \$3,792,338 \$209,670 \$4,782,190 \$2,860,185 \$7,832,876	\$2,276,288 \$821,163 \$570,243 \$1,391,406 \$429,278 \$2,220,684 \$772,063 \$492,698 \$0 \$356,532 \$1,621,293 \$966,298 \$50 \$2,687,683	\$1,044,828 \$377,088 \$261,862 \$638,960 \$380,814 \$1,019,783 \$354,540 \$26,253 \$0 \$411,538 \$902,330 \$591,429 \$1,682,758 \$0 \$411,538	\$9,033,360 \$24,180,008 \$94,313 \$30,320 \$124,633 \$74,281 \$188,818 \$68,850 \$0 \$142,938 \$17,500 \$0 \$142,938 \$35,128 \$223,128	\$5,085,382	\$4,431,014 \$11,865,602 \$821,163 \$570,243 \$1,391,406 \$829,278 \$2,220,684 \$772,063 \$492,698 \$1,189,742 \$366,532 \$2,811,035 \$1,675,377 \$4,486,412 \$359,462 \$359,462 \$359,462	\$3,493,894 \$9,366,132 \$742,398 \$276,400 \$1,018,798 \$607,204 \$1,626,002 \$334,743 \$445,439 \$1,305,426 \$209,670 \$2,295,278 \$1,367,966 \$3,663,263	\$656,554 \$1,758,154 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$4,966,350 \$11,692,440 \$377,088 \$261,862 \$380,814 \$1,019,763 \$354,540 \$226,253 \$1,297,170 \$411,538 \$2,289,500 \$31,364,642 \$3,654,042 \$391,920 \$391,920 \$391,920	\$160,480 \$429,743 \$94,313 \$30,320 \$124,633 \$74,281 \$198,913 \$66,885 \$17,500 \$0 \$142,938 \$85,191 \$228,128	\$8.216,325 \$22,002,106 \$0 \$0 \$0		

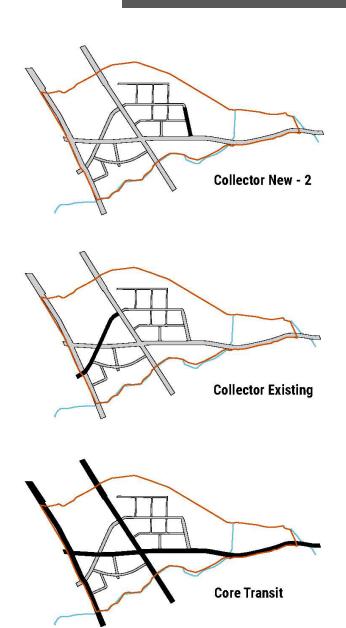
MAKING DOLLARS AND SENSE OF THE PHYSICAL FRAMEWORK



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







Physical Framework includes: Streetscapes

18.4%, \$49,619,957



2.85 miles of green streetscape

(43% new, 57% existing upgrades)

BAGBY STREET Houston, TX



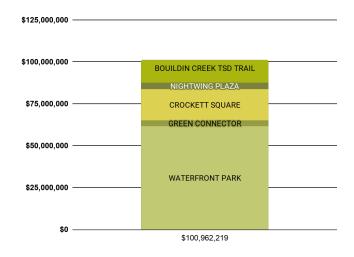




Design Workshop/ Asakura Robinson / Walter P Moore



Crockett Square





Nightwing Plaza



Green Connector



Waterfront Park - Great Lawn



East Bouldin Creek Trail

17 acres total

A FINANCIAL FRAMEWORK TO FUND THE VISION

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

A FINANCIAL FRAMEWORK TO FUND THE VISION

