

Tax Increment Reinvestment Zone 15

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<https://eadohouston.com/tirz-15>

An aerial photograph of a city skyline. In the foreground, there's a modern building with a glass facade and a parking lot. A large stadium with a white, tent-like roof is visible in the middle ground. The background features a dense cluster of skyscrapers under a blue sky with scattered clouds. A large, semi-transparent circular graphic is overlaid on the left side of the image.

TIRZ 15

A Walkthrough of completed,
active, & future projects

What is a Tax Increment Reinvestment Zone?

- Tax Increment Reinvestment Zones (TIRZs) are special zones created by the City Council of a municipality to attract new investment in an area.
- A portion of the taxes attributable to the new improvements (tax increments) are set-aside in a fund to finance public improvements within the boundaries of the zone.
- **Types of Projects that can be Financed**
Capital Projects – streets, drainage, water, parks and public facilities, streetscape (sidewalks, lighting, landscaping), parking facilities, affordable housing, and economic development

TIRZ – The Project Plan

- **The Project Plan – The most integral component of the TIRZ**
 - Every capital project on the CIP **MUST** relate to the Project Plan
 - Establishes the project priorities of the TIRZ by general categories
 - Only projects that are identified within the project plan can be implemented through the Capital Improvement Plan for the TIRZ
 - Must be approved by City Council
 - Must be amended at each annexation or change in priority and approved by City Council

Project Plan and Investment Zone Financing Plan Goals

- **Infrastructure improvements.** Public roadways and public utilities systems are required to create an environment that will stimulate private investment in retail, residential, commercial, and mixed-use developments.
- **Pedestrian-friendly environments with ample lighting and streetscape amenities.** Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscape components include sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities.
- **Parks and related amenities.** The development of public green space through land acquisition, the dedication of public easements, dedicated parking, and the construction of enhancements.
- **The reinforcement of pedestrian-attractive retail developments.** In particular, it is envisioned to assist in the development of primary commercial and retail corridors through the implementation of an enhanced pedestrian environment with an emphasis on parking, landscaping, wide sidewalks, public art and adequate pedestrian amenities.
- **Complementing revitalization activities proposed to occur along future/proposed METRO mass transit alignments within the boundaries of the TIRZ.**
- **Economic Development.** Where improving public infrastructure alone is insufficient or inadequate to stimulate private investment and economic development, the TIRZ would seek to fund an economic development program that would directly incentivize private enterprise that affects the TIRZ and serve as a catalyst for other business developments.
- **Affordable Housing.** The TIRZ projects it will fund Affordable Housing initiatives inside and outside the Zone. The Affordable Housing projects could include a supportive housing program designed to develop supportive housing and services that allow homeless persons to live as independently as possible.

TIRZ – The Capital Improvement Plan (CIP)

- Reflects the TIRZ's specifically defined capital projects for the upcoming fiscal year as generally defined in the Project Plan and further reflects the TIRZ's priorities for capital projects for the next 4 years
- Each CIP Project is defined as a separate detail within the CIP Package
- Project must meet sound engineering principals with supporting feasibility analyses and studies when required
- Projects will be evaluated for affordability, COH priority, alignment with COH Goals, Council approved CIP and other programs/plans
- The CIP Process is facilitated and managed by the Economic Development Office and is reviewed and approved by Public Works
- All budgets and CIP must be approved by City Council

TIRZ 15 Boundary Map



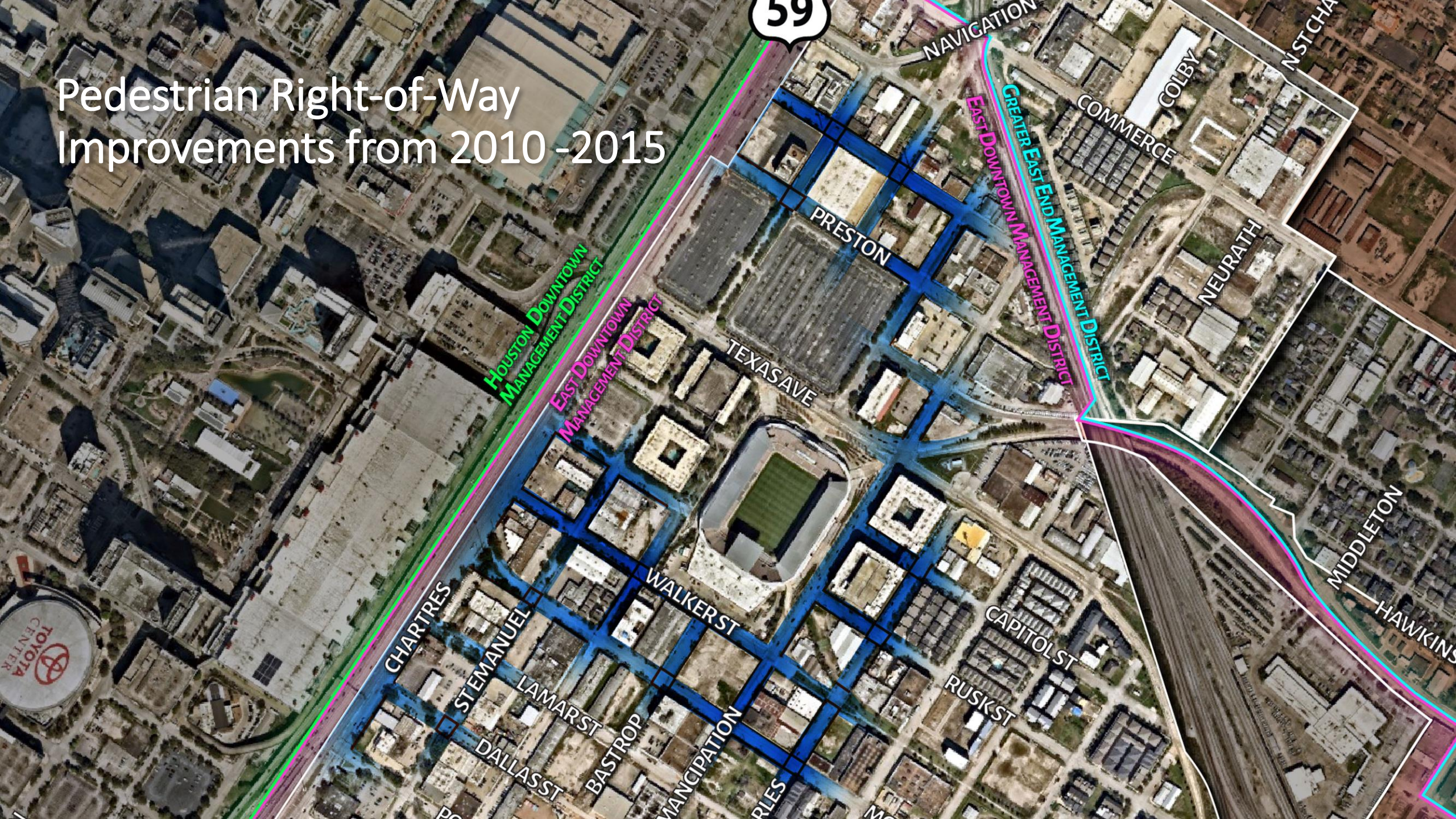
PNC Stadium

Canal

Ennis



Pedestrian Right-of-Way
Improvements from 2010 -2015



TIRZ 15 Pedestrian Realm and Roadway Improvements

**Bastrop facing Walker
Before**



**Bastrop facing Walker
After**



TIRZ 15 Pedestrian Realm and Roadway Improvements

**Chartres and Walker
Before**

**Chartres and Walker
After**



TIRZ 15 Pedestrian Realm and Roadway Improvements

Congress near Bastrop
Before



Congress near Bastrop
After



TIRZ 15 Pedestrian Realm and Roadway Improvements

St. Charles looking North from McKinney

Before



St. Charles looking North from McKinney

After



TIRZ 15 Phase I Reconstruction Area

INVESTMENT Approx. \$7 Million

McKinney Street

Lamar Street

Dallas Street

Polk Street

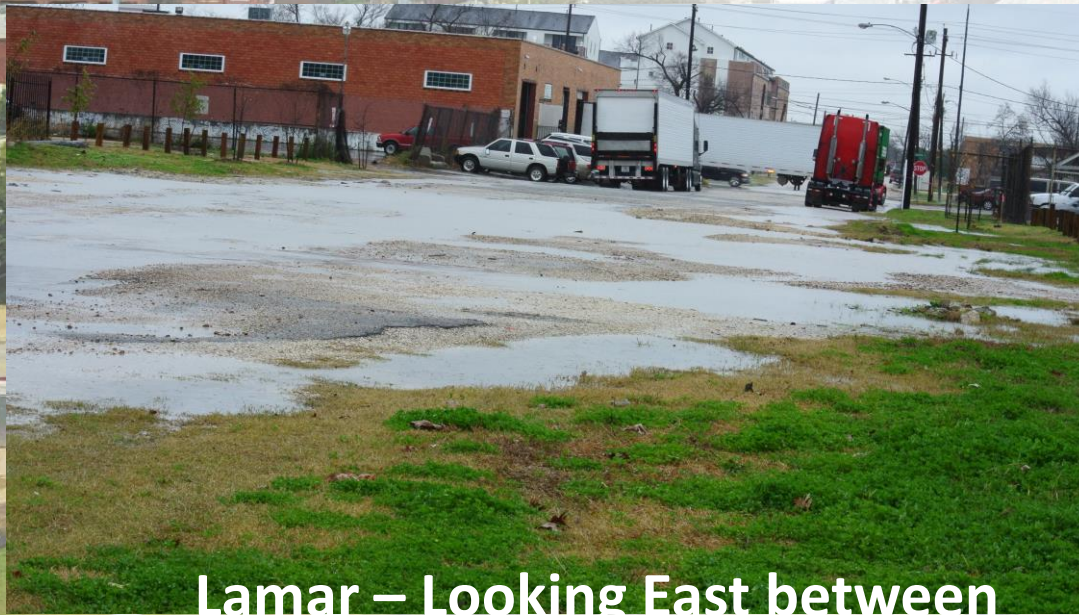


TIRZ 15 Phase I Reconstruction

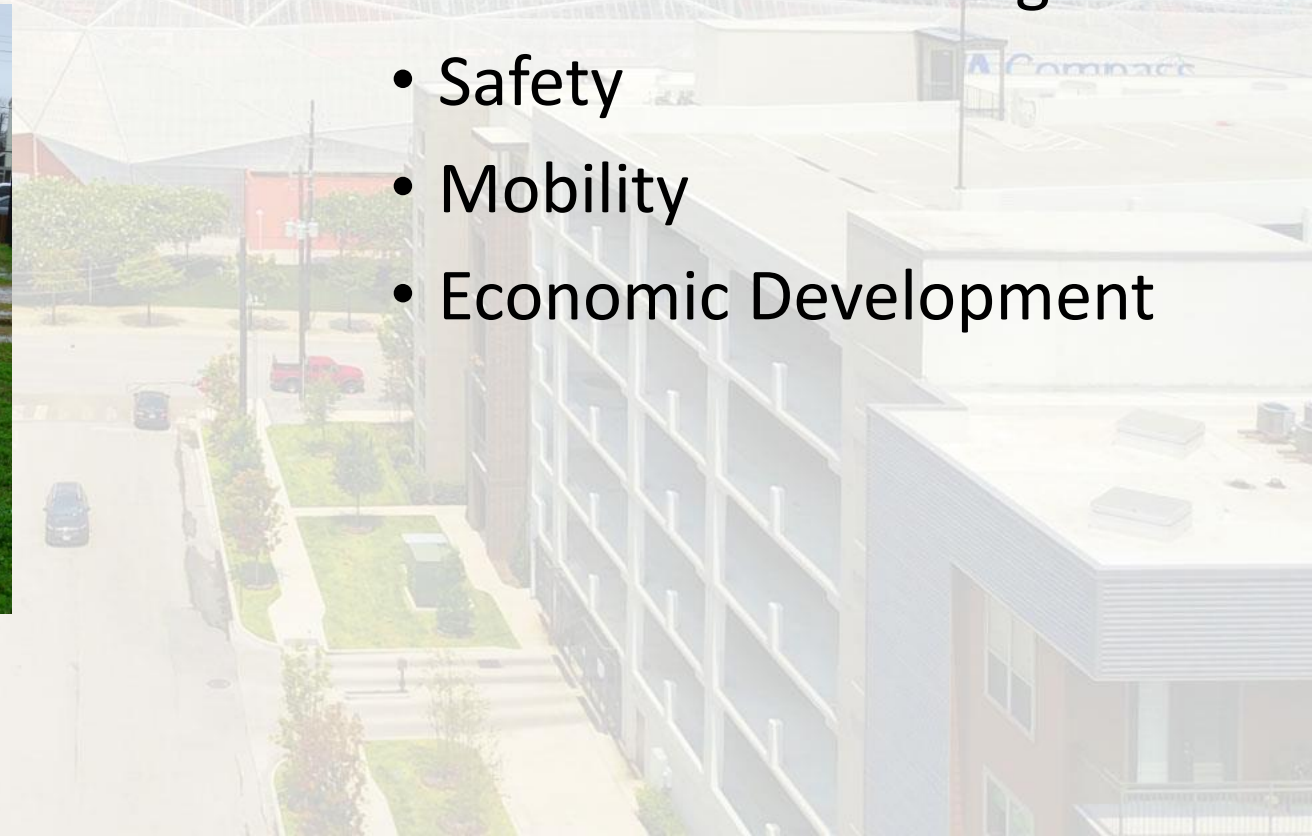
Example of Area Conditions Prior to Reconstruction Activity

Conditions that promoted this project

- Storm Water Management
- Safety
- Mobility
- Economic Development



Lamar – Looking East between Hutchins and Emancipation



TIRZ 15 Phase I Reconstruction



Condition Improvements

- Upgraded Storm sewer
- Upgraded Water and Sanitary
- Upgraded Street Conditions with on-street parking and signage
- ADA compliant, SAFE pedestrian realm with ADA accessibility at corners
- Reconstruction of obstacles within the ROW
 - Installation of concrete power poles which reduced wooden poles

TIRZ 15 Phase I Reconstruction

**Northside of Lamar Prior to
Reconstruction Activity**



After Improvements



TIRZ 15 Phase I Reconstruction

**Hutchins looking South towards Dallas
Prior to Reconstruction Activity**



After Improvements

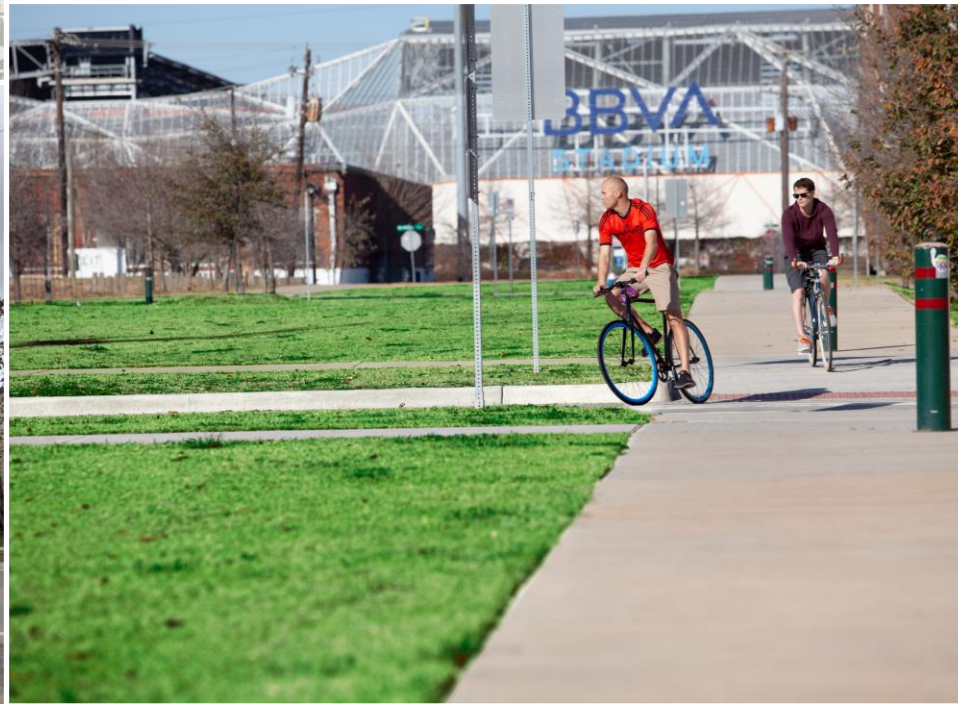


TIRZ 15 Phase I Reconstruction

Bastrop Greenspace After Improvements



View from Polk Street facing Northeast



View from Dallas Street facing Northeast



View from Dallas Street facing Southwest



TIRZ 15 – Phase I Reconstruction Amenity Overlay

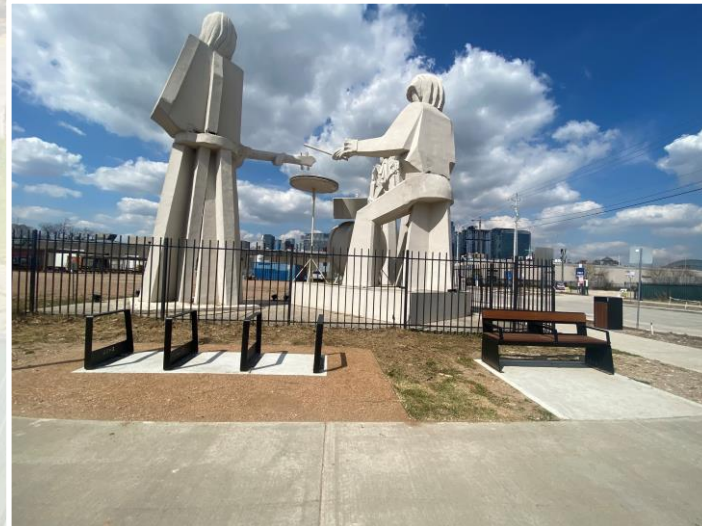
Amenity Improvements

Working with the East Downtown Management District

- Pedestrian Lighting
- Benches
- Trashcans
- Bike racks

Landscaping

- ROW trees and other ground covers are being planted now as part of this Amenity Overlay Package.
- Irrigation



Walker Street Rehabilitation

Proposed Improvements

- Lighting
- Multimodal Safety
- Traffic Signal
- Street Resurfacing

Rusk Street

Walker Street

St. Emanuel Street

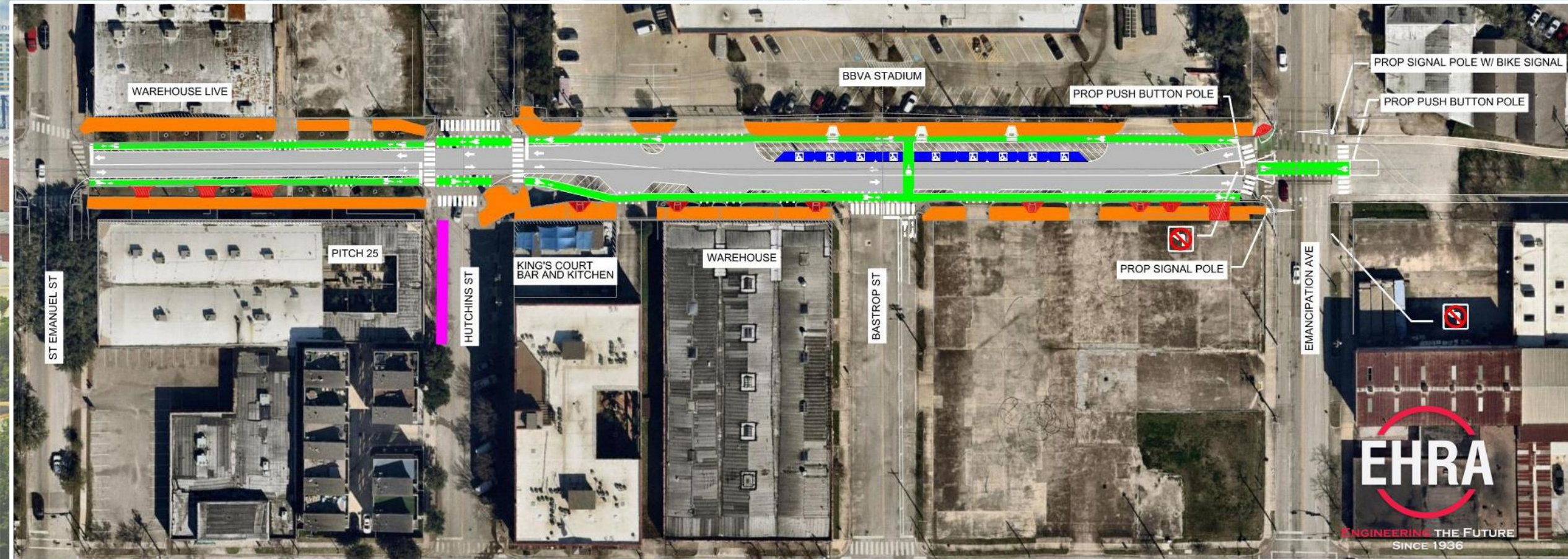
Hutchins Street

Bastrop Street

Emancipation Avenue

McKinney Street

Walker Street Rehabilitation



Columbia Tap Trail

Proposed Improvements

- Trees
- Solar Pedestrian Lighting
- Benches
- Fitness Stations
- Water Fountain
- Signing & Striping Safety Improvements at Trail Intersections

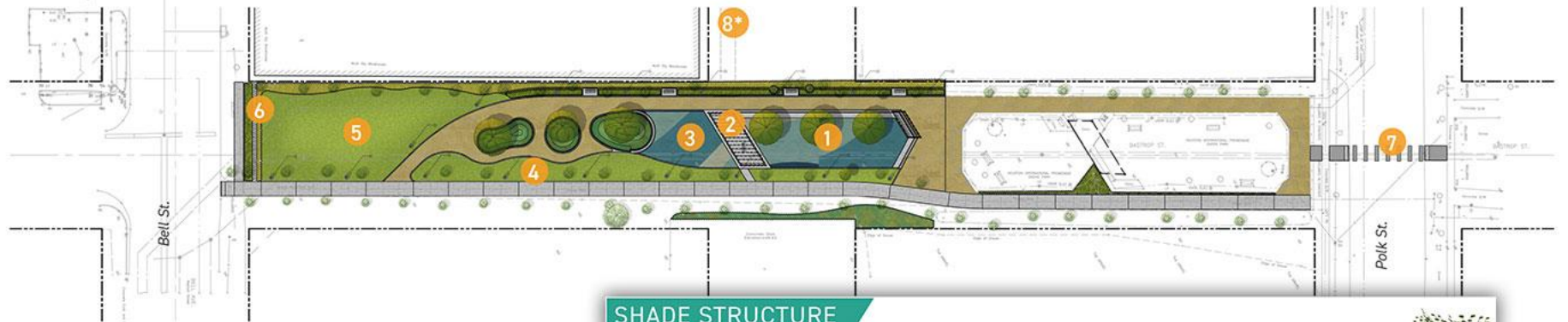


Bastrop Greenspace

Proposed Improvements

- Benches
- Shade
- Structures
- Lighting
- Landscaping
- Irrigation
- Play Equipment

SITE PLAN



SHADE STRUCTURE



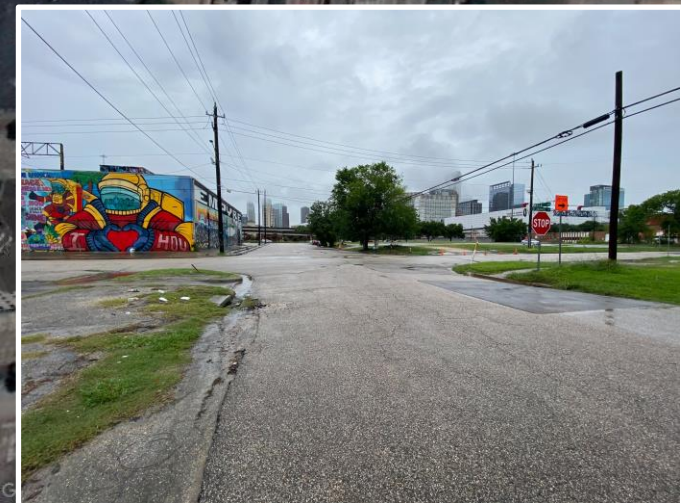
Bastrop Street

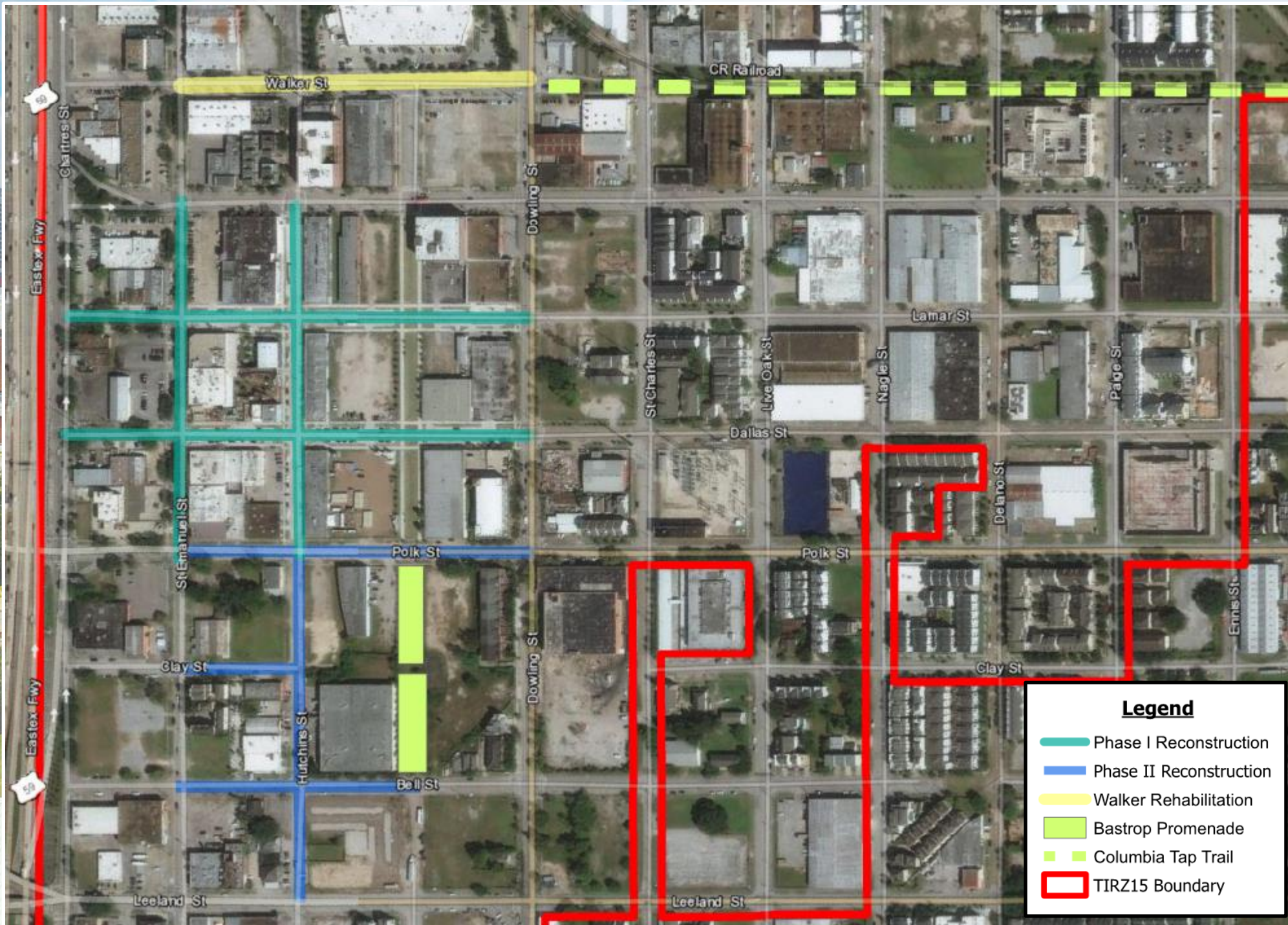
Bell Street

Polk Street

Emancipation Avenue

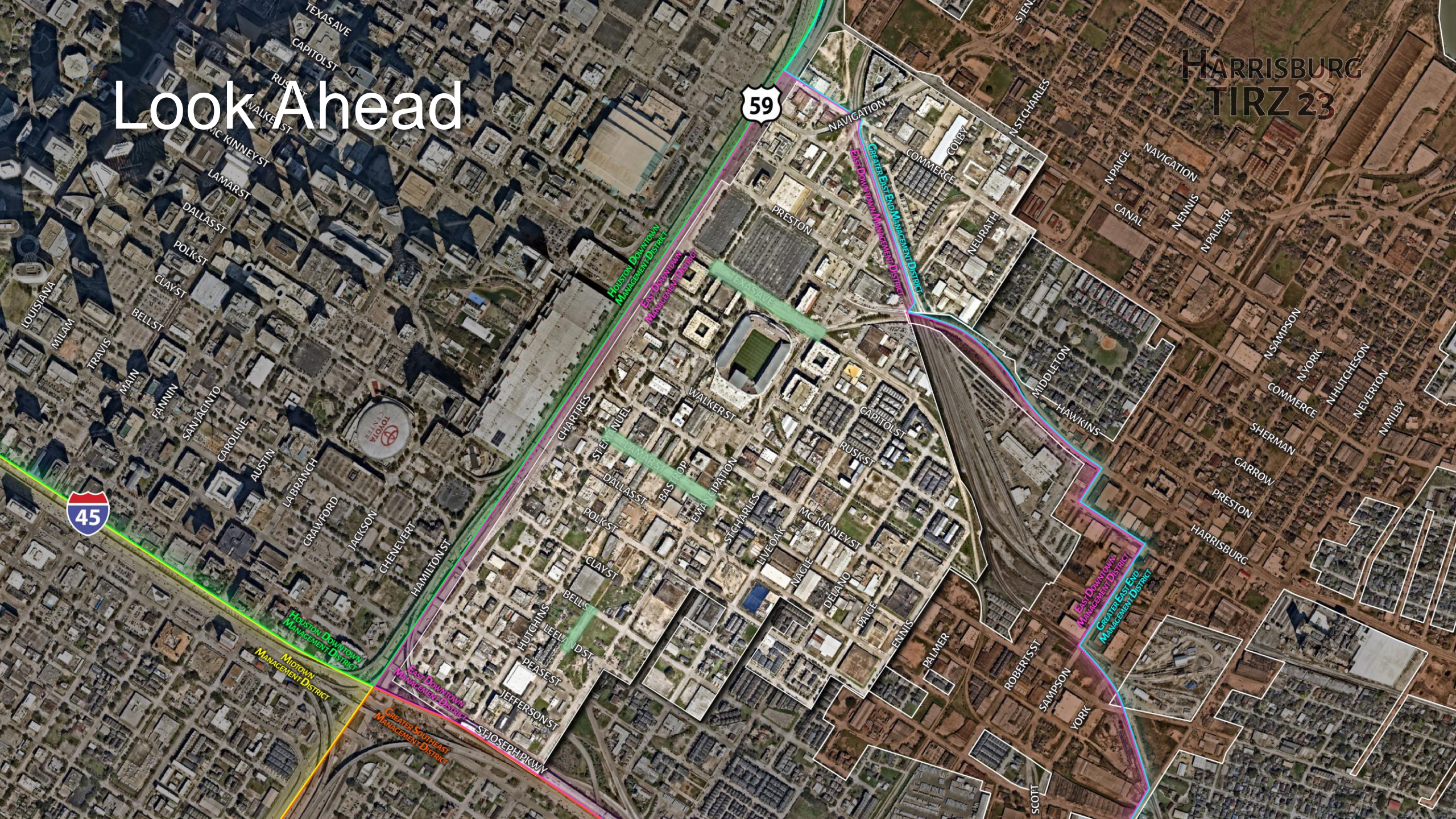
Phase II Reconstruction



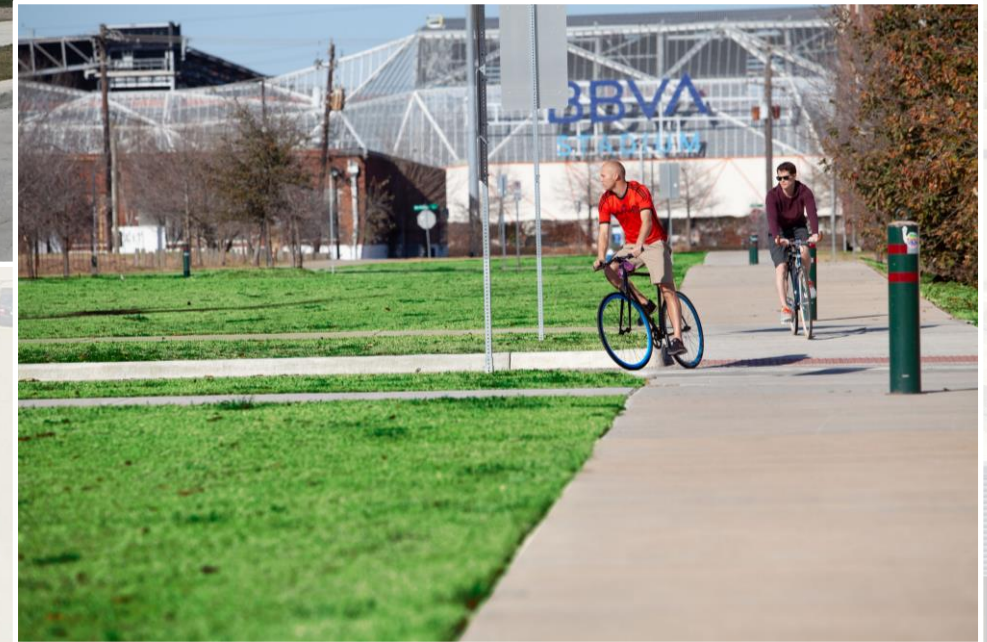


Look Ahead

HARRISBURG
TIRZ 23



Discussion



WANT TO STAY UPDATED?
[Fast Downtown Redevelopment](#)