9th Project Plan Amendment
FY 23

March 28, 2023

Project Plan Overview

1) Targeted Vacant Building Program
2) Commercial Finish Out Program
3) Downtown Living Initiative *
4) Project Specific Development Agreement
5) Streetscape and Safety Improvement Program *
6) Site Management & Vacancy Development
7) Parking Development
8) Public Space, Right of Way & Streetscape Development *
9) Technology, Innovation and Startup Ecosystem Development

3) Downtown Living Initiative

- RCLCO conducted analysis for the TIRZ #3 Traffic & Planning Analysis Development Scenarios in 2018, 2021

- Project Scope:
  - Regional Socioeconomic Analysis
  - Assessment of Market-Driven Demand
  - Assessment of Development Costs
  - Multifamily Developer Interviews

- Most developers agreed that existing TIRZ 3 incentives, such as property tax abatements, were helpful, but upfront capital raising, labor markets, and exit strategies presented the most significant challenges to new, ground up high density development

Residual Land Values by Product Type and Subsidy
Downtown Corpus Christi
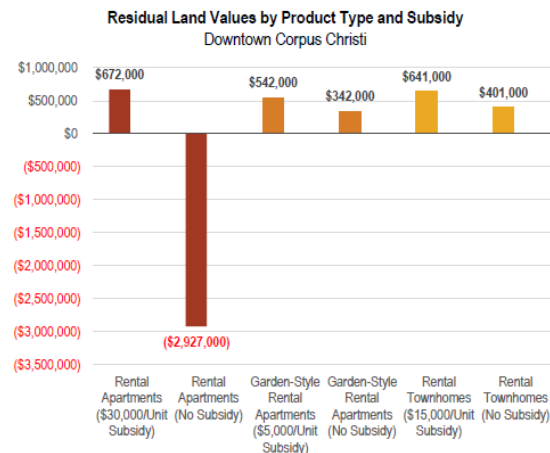
RESIDUAL LAND VALUES		
LAND USE	PER ACRE	PER LAND SF
Rental Apartments ($30,000/Unit Subsidy)	$672,000	$15.43
Rental Apartments (No Subsidy)	($2,927,000)	($67.19)
Garden-Style Rental Apartments ($5,000/Unit Subsidy)	$542,000	$12.44
Garden-Style Rental Apartments (No Subsidy)	$342,000	$7.85
Rental Townhomes ($15,000/Unit Subsidy)	$641,000	$14.72
Rental Townhomes (No Subsidy)	$401,000	$9.21

5) Streetscape & Safety Improvement Program

Streetscape and Safety Improvement Program (Created 2018) – Following the 2017 Traffic & Planning Analysis, TIRZ #3 created a program to assist with improvements that increased quality of streetscapes and safety in the zone. This includes reimbursement of 50% of costs for exterior façade, patio improvements, parklets, sidewalk and patio cafés, lighting, security, and other items identified as meeting the spirit of the program. Additionally, the roof of a vacant structure will qualify if the scope of work includes activating the property. Smaller scale expedited $10,000 micro-grants can be approved by the City Manager, or his designee, and administered by DMD and City Staff. Approved agreements will be reported to TIRZ #3 Board at the next Regular Meeting following award.

8) Public Space, Right of Way & Streetscape Development

Public Space, Right of Way & Streetscape Development – In 2017, TIRZ #3 conducted a study to strategically approach traffic patterns and movement throughout the zone. TIRZ #3 may contribute to implementation of the study, infrastructure (repaving, repair, widening, redesign), traffic management infrastructure (signals, signs), and beautification (landscaping in medians, special lighting, etc.). Additionally, pedestrian accommodations and streetscapes will be a priority. Funds may also be expended on implementation of infrastructure improvements, as listed below:

- Artesian Park & La Retama Park Rehabilitation - $150,000 in FY 20 and $50,000 Annually for new improvement projects.
- Special Purpose or Pocket Parks, Including Norma Urban Park, Sherrill Park, and Spohn Park.
- Two Way Street Conversions - $400,000 in FY 21
- Right of Way Maintenance - $100,000 Annually
- Broadway Bluff Balustrade Maintenance and Repair Assessment
- Water Street Reimagined - $25,000 in FY 21, Additional Funding for Implementation
- Agnes Laredo Entrance Reimagined
- Lighting Improvements

9) Targeted Office to Residential Conversion Program

Downtown office buildings have maintained a lower than average occupancy rate since the mid 1980's. The occupancy rate has only decreased since COVID forced workers from the office to work from home. While office occupancy has remained lower than average, the occupancy for residences has remained high and downtown is in need of more residential units. This program will incentivize office to residential conversions with higher reimbursement percentages and a shortened payback period.

Requirements
- Properties from approved property list
- Minimum investment-$5.0M
- Minimum units-25
- Total reimbursable expenses not to exceed 30% of the conversion cost
- Program may be layered with DLI and Streetscape programs only
- Program sunsets on 12/31/25

Eligible Expenses
- Up to 50% reimbursement of MEP, Structural Improvements, Fire Safety, Elevator, Environmental Remediation, and Parking Garage Improvements
- Payout to be within 5 years after completion

VISION THEMES AND POLICY INITIATIVES

To achieve DADP plan goals, the City and partner stakeholders should focus on 10 main initiatives that will produce results serving the five vision themes.

VISION THEMES

INITIATIVES	Encourage market-driven development	Create more housing choices	Complete a waterfront park and trail network	Reconnect neighborhoods	Celebrate this unique place to live, work, learn and play
REAL ESTATE REINVESTMENT 1. Utilize TIRZ #3 to unlock market-driven development with flexible, effective options serving the different incentive needs of different projects.	✓	✓			
2. Target tax abatement and other incentives to reinforce neighborhoods with new job and mixed-income housing development.	✓	✓			
3. Proactively encourage redevelopment of well-located underutilized properties.	✓	✓		✓	✓
INFRASTRUCTURE 4. Focus infrastructure investments to maximize leverage of private sector investment.	✓	✓	✓	✓	✓
5. Organize parking at district scale to increase convenience and efficiency.	✓	✓			✓
6. Actively manage event traffic.					✓
7. Transform old Harbor Bridge infrastructure to connect districts and the bay with walkable development and access.			✓		✓
GREAT PLACES FOR PEOPLE 8. Intensify destination arts and retail programming.			✓		✓
9. Fill missing links in Corpus Christi's signature waterfront park and path network.			✓	✓	✓
10. Create clean, safe, welcoming places.			✓		✓

downtown corpus christi