Memorandum

DATE   November 30, 2007

TO     Honorable Mayor and Members of the City Council

SUBJECT Revitalizing Downtown: Creating Anchors to Build the Core
The Roadmap 2008-2015

On Wednesday, December 5, 2007, the Revitalizing Downtown: Creating Anchors to Build the Core briefing will be presented.

A copy of the briefing is attached. Staff will be available at the meeting to answer questions.

Should you have any questions, please contact me at (214) 670-3314.

A.O. Gonzalez
Assistant City Manager

C: Mary K. Suhm, City Manager
   Ryan S. Evans, First Assistant City Manager
   Deborah Watkins, City Secretary
   Tom Perkins, City Attorney
   Craig Kinton, City Auditor
   Judge Jay Robinson, Judiciary
   Ramon Miguez, P.E., Assistant City Manager
   Jill Jordan, P.E., Assistant City Manager
   David O. Brown, Interim Assistant City Manager
   David Cook, Chief Financial Officer
   Maria Alicia Garcia, Director, Office of Financial Services
   Karl Zavitkovsky, Director, Office of Economic Development
   Vernae Martin, Assistant Director, Office of Economic Development
   Chandra Marshall-Henson, Assistant to the City Manager
REVITALIZING DOWNTOWN:

CREATING ANCHORS TO BUILD THE CORE

The Roadmap 2008-2015

City Council Briefing  December 5, 2007

Office of Economic Development    www.Dallas-EDD.org
Today’s Objectives

• Gain a perspective on the Greater Downtown Area

• Present a vision for Downtown Dallas

• Identify building blocks that are in place and evaluate current status

• Describe strategy to revitalize downtown and achieve identified vision

• Establish 2008 priorities

• Gain Council’s endorsement of the roadmap and recommended next steps
Briefing Overview

1. Although significant progress has been made and enormous opportunities exist, several key challenges remain to achieve the vision.

2. Given the significant challenges involved in redeveloping the core of Downtown Dallas, a strategy built around three “Anchors” has been developed to create a strong, vibrant downtown.

3. To successfully implement the strategy, several key priorities for the near and intermediate terms are needed as are immediate next steps.
Defining The Greater Downtown

- Southwestern Medical Center
- West Village
- City Place
- Baylor Medical Center
- Margaret Hunt Hill Bridge
- West Dallas
- Trinity River
- West End District
- Main Street District
- Convention Center District
- Farmers Market District
- Deep Ellum
- Cedars
- North Oak Cliff
- Methodist Hospital
- Margaret McDermott Bridge
- Victory District
- Uptown
- Art District
- Design District
- Fair Park
- West Village
- Dedicated District
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Downtown Dallas is a massive urban area.

The Downtown Core is made up of several distinct districts.

The Main Street, West End, Arts District and Farmers Market neighborhoods are at least the size of Sundance Square, Fort Worth’s popular tourist center.
Downtown Vision - Key Elements

**Business**
- Businesses large and small drawn to downtown’s commercial spaces.

**Entertainment & Retail Activity**
- Various entertainment, retail shops, and eateries.

**Culture**
- Recognized nationally and internationally as a cultural hub.

**Hospitality**
- Premier host to visitors and conventioneers, with a variety of hotels and a mixed-used Convention Center complex connected to the broader community.

**Education**
- Nationally recognized educational institutions, drawing internationally.
Downtown Vision - Key Elements

**Vibrancy**
Vibrant center of urban life, recognized locally and globally for the quality of its business, hospitality, entertainment and cultural environments.

**Connectivity**
Components linked together through pedestrian ways and efficient transportation options.

**Housing**
Diverse, meeting a wide-range of income levels.

**Environment & Perception**
Safe and welcoming, with aim to end chronic homelessness.
The Downtown Vision

Downtown Dallas is one of the most enviable destinations in the world...

... A thriving, vibrant location encompassing high quality, recognized retail, office, diverse residential, entertainment, cultural, meeting, and lodging spaces

... Is an environment marked by world class architecture and inviting green spaces

... Appealing to downtown residents, other Dallasites as well as visitors from around the world
The Building Blocks Are In Place

- forward Dallas!
- Inside The Loop Committee Final Report
- Comprehensive Transportation Plan for the Central Business District
- Farmer’s Market Redevelopment Plan
- Office of Economic Development Strategic Engagement Plan
- Retail Study
- D2 Study: Downtown Dallas Transit Study
- Downtown Parks Master Plan
### Progress to Date

Inside “The Loop”, progress has included:

<table>
<thead>
<tr>
<th>Fact!</th>
<th>The public has invested over $157M in the Downtown Core/CBD over the last ten years through TIF increment.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fact!</td>
<td>Approximately 3,700 units and 5,100 people currently live in the CBD-Inner Loop.</td>
</tr>
<tr>
<td>Fact!</td>
<td>90,000 people work in the CBD.</td>
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<tr>
<td>Fact!</td>
<td>4.9 million sq.ft. of vacant, obsolete space has been renovated since 1996, with an additional 1 million+ sq.ft. under construction.</td>
</tr>
<tr>
<td>Fact!</td>
<td>The 2007 DCAD property tax values for the three TIF districts have increased by $1.1 Billion from base year value.</td>
</tr>
<tr>
<td>Fact!</td>
<td>Currently, there are approximately 170,000 sq.ft. of retail in the Main Street District of the CBD including 20,000 sq.ft. for Urban Market/Urban Cafe.</td>
</tr>
<tr>
<td>Fact!</td>
<td>One Arts Plaza and Hunt Consolidated Headquarters are the first new-construction office buildings in downtown in more than 20 years.</td>
</tr>
<tr>
<td>Fact!</td>
<td>There has been $66M in public bond infrastructure investment since 1998.</td>
</tr>
<tr>
<td>Fact!</td>
<td>$211M will be invested from the 2003 and 2006 Bond Programs for Farmer’s Market Plaza, Downtown Boulevards, streetscapes, West End Plaza, signature parks, and the trolley extension.</td>
</tr>
</tbody>
</table>
Progress To Date

In addition, the areas surrounding “The Loop” have developed, outpacing the area inside “The Loop”.

- **Fact!** Approximately 20,000 people live in the Downtown neighborhoods located outside of the CBD.
- **Fact!** Of the fourteen TIF Districts created between 1988-2006, nine Districts are within the Greater Downtown Area.
- **Fact!** DCAD property tax values in these nine Districts have increased by $1,321 Million from base year values.
- **Fact!** The Victory Park Development has more than $940 Million in new private investment.
- **Fact!** The Uptown Area has experienced tremendous growth in recent years.
- **Fact!** Three DART light rail stations with six under construction or planned.
- **Fact!** Medical Districts surrounding the CBD have significantly expanded in the last five years.
Neiman Marcus

• The legendary flagship Neiman Marcus is located in the heart of Downtown Dallas, and proudly celebrated their 100th anniversary this year.

• The Downtown store is approximately 120,000 square feet of retail floor space.

• Neiman Marcus opened on September 10, 1907 at the corner of Elm and Murphy streets in Downtown Dallas. A fire destroyed the store in 1913 and was rebuilt in its current location in 1914.

• Neiman Marcus has 39 stores across the country.
TIF Projects…CBD Core

Republic Tower
Wilson Building
Interurban Building
Thompson Building
Universities Center of Dallas
Kirby Building
Stone Street Gardens
Hart Furniture Building
Davis Building
Magnolia Hotel
D P & L Building
Camden Apartments
TIF Projects…CBD Core

- Mosaic Lofts
- Metropolitan Building
- Harlan Building
- 1407 Main Street
- Pedestrian Walkway
- Joule Hotel
- 1414 Elm
- Gulf States Building
- 1608 Main Street
- Bark Park Central - Connector
- Camden Townhomes
- Mercantile Complex
Mercantile Complex

- Developed by Forest City, headquartered in Cleveland, Ohio.
- Project received $58 million in TIF funding.
- Abatement/demolition of the complex is complete.
  - 366 apartment units
  - 40,000 sq. ft. of retail
  - 431 parking spaces
### Main Street District

<table>
<thead>
<tr>
<th>COMPATIBLE RETAIL</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Non-Restaurant Retail</strong></td>
<td></td>
</tr>
<tr>
<td>Starbucks</td>
<td>2,000 sf</td>
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<tr>
<td>Citi Cleaners</td>
<td>2,500 sf</td>
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<tr>
<td>Tropical Day Spa</td>
<td>2,500 sf</td>
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<tr>
<td>Curves</td>
<td>2,000 sf</td>
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<tr>
<td>Optical (on Akard)</td>
<td>1,000 sf</td>
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<tr>
<td>Sedona</td>
<td>2,500 sf</td>
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<tr>
<td>Main Contemporary Gallery</td>
<td>5,300 sf</td>
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<td>Crimson in the City</td>
<td>2,500 sf</td>
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<tr>
<td>Swirl</td>
<td>5,200 sf</td>
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<tr>
<td>Footgear</td>
<td>3,000 sf</td>
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<tr>
<td>Benji’s</td>
<td>2,000 sf</td>
</tr>
<tr>
<td>Jos. A. Bank</td>
<td>5,140 sf</td>
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<tr>
<td>*CVS</td>
<td>14,500 sf</td>
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<tr>
<td><strong>SUBTOTAL</strong></td>
<td>50,140 sf</td>
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<tr>
<td><strong>Restaurant/Bar</strong></td>
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<tr>
<td>*Fish Market</td>
<td>8,000 sf</td>
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<tr>
<td>Iron Cactus</td>
<td>16,000 sf</td>
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<tr>
<td>O Bar</td>
<td>2,500 sf</td>
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<tr>
<td>Porta di Roma</td>
<td>4,000 sf</td>
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<tr>
<td>City Tavern</td>
<td>4,700 sf</td>
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<tr>
<td>Rodeo Bar</td>
<td>4,000 sf</td>
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<tr>
<td>Fresh Market (NM)</td>
<td>3,850 sf</td>
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<td>Which Wich</td>
<td>2,500 sf</td>
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<td>Café Ravenna</td>
<td>2,500 sf</td>
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<td>Press Box Grill</td>
<td>4,000 sf</td>
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<tr>
<td>Stone Street (campsis, etc.)</td>
<td>29,000 sf</td>
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<tr>
<td>Luqa/Petrus (2nd floor*)</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Fuse (2nd Floor)</td>
<td>3,500 sf</td>
</tr>
<tr>
<td>*Jason’s Deli</td>
<td>5,600 sf</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>100,150 sf</td>
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<tr>
<td><strong>Urban Market</strong></td>
<td>20,000 sf</td>
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<td><strong>TOTAL</strong></td>
<td>170,290 sf</td>
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<td><strong>TOTAL GOAL (w/out NM)</strong></td>
<td>250,000 sf</td>
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<td><strong>NEIMAN MARCUS</strong></td>
<td>129,100 sf</td>
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<td><strong>TOTAL W/ NM</strong></td>
<td>299,390 sf</td>
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*Includes retailers with signed leases, anticipated to open by year end 2007.
Office Development…CBD Core

Hunt Headquarters

$125 million estimated investment
$6.3 million in public incentives
This project adds 400,000 sq.ft. to the downtown office market
One Arts Plaza

One Arts Plaza is a 24-story $125 Million multi-use structure.

Approximately $14 million in public incentives.

The first of three buildings on over 10 acres at the eastern edge of the Dallas Arts District within the CBD Core.
Enormous Opportunities Exist . . .

- Downtown is the **heart** of the City – historically, symbolically and economically.
- Historically, nationally and internationally, strong dynamic downtowns are a common denominator in growing, vibrant cities.
- There is great unrealized potential in the downtown that can yield significant benefits to the City and its residents in the form of increased sales and property tax revenues.
- Key opportunities for continued economic growth lie in revitalizing downtown.
- This is the opportune time to leverage the redevelopment momentum underway in the Greater Downtown to ensure the City’s core is a part of the renaissance.
- The Downtown Core is the natural connector between North, South, East & West Dallas.
- A thriving downtown is the key to not only the City’s success but impacts the future of the entire north Central Texas region.
- The CBD is the region’s largest and most recognized job center.
Trinity Corridor Project

The Trinity Corridor Project affords a unique opportunity to help drive downtown redevelopment.

The connection of downtown to the Trinity River will link two of our City’s most important long-term physical assets.
Several Key Challenges Remain

Achieving Critical Mass . . .

Critical Mass Thresholds by 2015:

- 10,000 Residential Units
- 250,000 sq.ft. of new mixed, unique retail and basic services to accommodate existing and anticipated residential population, downtown workers, visitors and the regional market
- Strong physical connections to surrounding neighborhoods

Current Status:
- 170,000 Sf Retail
- 4,300 Residential Units completed or Under Construction
- Mobility Options in the planning stage (2nd DART Light Rail, Circulator System)
Several Key Challenges Remain

- Although there has been rapid growth, the next three to five years will impact long-term residential growth prospects in the core downtown.

1. There is still limited "basic" retail such as grocery, drug and informal dining.
2. Unless these types of spaces become more prominent, there may be a marked decline in the perceived attractiveness of the downtown residential area.
3. Mobility and mitigating homelessness are additional issues.
4. Ensuring a perception of a "safe" environment remains paramount.
Several Key Challenges Remain

- Existing office stock raises certain issues:
  1. Currently, vacancy in office is high by national standards.
  2. Over the next five years, it is anticipated that large blocks of office space will be put on the market.
  3. Approximately 850,000 sq.ft. of Class A office space due to expire in the next two years. Almost 5 million sq.ft. already available, with 2.5 million sq.ft. of Class AA space under construction in expanded downtown will attract tenants from 1980’s era space.

- Several buildings, in key development zones, are vacant.

- There remain a large number of undeveloped parcels.
CBD Core
Several Key Challenges Remain

In Summary . . .

- It will be critical to promote development in the downtown area to maintain residential growth.

- Investment in the commercial core of downtown will be large and, given the experience of the Mercantile, the size will be extremely difficult for the public sector to finance.

- Private investment needs to be directed at the core of downtown.
Strategic Framework

A broad strategy, involving three distinct anchors, promoting investment in the core is proposed:

**Anchor One:** Utilize the Arts District as a Primary Anchor

**Anchor Two:** Redefine the downtown by utilizing the Woodall Rodgers Deck Park to incorporate Victory and a portion of Uptown

**Anchor Three:** Create an anchor around the Convention Center through investment in a Convention Center Hotel and adjacent retail, food and entertainment complex(es)
Utilize Arts District as a Primary Anchor

The largest contiguous urban arts district in the country:

- Comprised of a 19 block area covering 68.4 acres in downtown Dallas
- Cultural magnet for the City
- Dallas Museum of Art
- Nasher Sculpture Center
- Crow Collection of Asian Art
- Meyerson Symphony Center
- Dallas Center for Performing Arts – opening in 2009
- Renovation of Booker T. Washington Arts Magnet School
Redefine the Downtown to Encompass Victory, Uptown with Woodall Rodgers Deck Park

A 5-acre park over the Woodall Rodgers Freeway between Akard and Pearl

The deck park will be a regional attraction and will bridge Downtown Dallas with Victory and Uptown

An urban oasis for downtown workers, visitors and residents

Estimated completion in 2010
A 75-acre mixed-use development. At full build out, the Victory District is expected to include 1.1 million sq.ft. of entertainment and retail space, 800 to 1,200 residential units, and 1.1 million sq.ft. of office space.

To date, 861 residential units, 371 hotel rooms, 315,500 sq. ft. retail and 1.13 million sq.ft. of office space has been completed or is under construction.
American Airlines Center

AAC is one of the premier sports and entertainment arenas in the country. Located within the Victory Park complex and adjacent to the West End District, the Downtown Core, and the Woodall Rodgers and Stemmons Freeway.

Remediation of the 72-acre Victory site, an urban Brownfield redevelopment, was completed under a Voluntary Cleanup Program (VCP) through the cooperation of local, state and federal authorities with private developers.
Create an Anchor Around the Convention Center

- One of the top ten convention cities in the nation, Dallas hosts nearly four million convention attendees and visitors annually.
- The Convention Center facility is over 1 million sq.ft., with 726,726 sq.ft. of contiguous exhibit space.
- Planning is underway for a convention center hotel and mixed use development.
Utilize New Parks as Thematic “Connectors”

Signature Parks
### Anchor Development…CBD Core

#### Signature Parks

<table>
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<tr>
<th>New Parks</th>
<th>City Funding</th>
<th>Partnership Funding</th>
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<tbody>
<tr>
<td>Belo Garden</td>
<td>$6.5M</td>
<td>$6.7M</td>
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<td>Complete construction – 1st Qtr. 2010</td>
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<tr>
<td><strong>Main Street Garden</strong></td>
<td>$12.5M</td>
<td>$400K</td>
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| Complete demolition - Oct 2007  
| Start construction - October 2008 |
| **Pacific Plaza**         | $9M          | $200K               |
| Land Acquisition -75% complete |
| **Woodall Rodgers Plaza**| $20M         | $48M                |

- **Total Acres: 11.45**
  - Develop an attractive downtown environment
  - Develop a pedestrian friendly environment and encourage linkages beyond downtown
  - Develop a variety of park types/sizes to encourage diverse activities
  - Design for synergy with adjacent land uses
Parks as Connectors
Parks as Connectors

Belo Garden Park
Implement The Strategy

To effectively implement the strategy and address other key downtown development issues, an implementation plan or roadmap is needed . . . To Connect The Dots

- To clearly delineate the resources and actions needed to implement the strategy.
- To establish clear priorities.
- To focus diverse interests on generating solutions to challenges impacting the downtown environment.
- To provide a tool to help decision-makers build upon downtown’s assets and guide future development to reflect the vision of a vibrant, livable, sustainable and world class community.
Connecting the Dots…
Creation of a Downtown Implementation Plan

- Plans
  - Forward Dallas
  - Inside the Loop Committee Report
  - Downtown Parks Master Plan
  - Comprehensive Transportation Plan
  - D2 Downtown Dallas Study

- Policies
  - TIF District Policies
  - Affordable Housing Policies
  - Retail Initiatives & Grant Program
  - Public-Private Partnerships
  - Various Ordinances

- Stakeholders/Partners
  - DOWNTOWN Dallas Organization
  - TIF District Boards
  - Downtown Improvement District
  - Downtown Residents and Workers
  - Cultural Organizations

- Projects & Initiatives
  - Arts District
  - West End
  - Main Street District
  - Farmer’s Market
  - Convention Center
  - Catalyst Projects

- Action Steps/Implementation
  - Downtown Implementation Plan
Why is a Downtown Implementation Plan Needed?

- We have a number of city-wide master plans that include related downtown projects. An independent plan with a downtown focus has not been developed.
- A Dallas Downtown Implementation Plan will have as its primary focus the long-term plan for redevelopment of downtown.
- The Implementation Plan will build upon existing plans, extracting downtown elements from each to form a comprehensive plan for downtown that lays out development and implementation steps consistent with identified strategy.
- The Implementation Plan will be used to prioritize redevelopment initiatives, public investment and implement the revitalization vision.
Recommended Next Steps

- Council endorses the approach outlined in the Downtown Roadmap
- Convene the Mayor’s Downtown Task Force
  - To provide oversight on strategic direction and tactical implementation on Downtown Initiatives
  - Task Force to be staffed by OED and DOWNTOWN Dallas
  - Public/private sector participation
  - Sub-committees to tackle priority issues and the development of tactical implementation strategies
- Prepare RFQ/RFP to identify and select expert downtown consultant to develop the Downtown Implementation Plan
  - The Plan will build upon previous plans
  - Focus on connectivity and prioritization of resources
- Empower OED’s Downtown Initiatives unit as the “Matrix Manager” to coordinate City responsibilities which impact downtown revitalization
Appendix
# Milestones and Success Measures

## 2008

<table>
<thead>
<tr>
<th>Residential Development</th>
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<tbody>
<tr>
<td>601 for sale &amp; rental units on-line: Mercantile – 366 units West End JPI – 146 One Arts Plaza – 61 units Urban Innovations/Farmers Mkt. – 28 units</td>
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## By 2015

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| 10,000 units – CBD/Inside the Loop |  |

<table>
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<tr>
<th>Retail Development</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Consultant RFQ/RFP Retail Master Plan Updated Signature Project Initiated</td>
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</table>

<table>
<thead>
<tr>
<th>Office Occupancy</th>
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<tbody>
<tr>
<td>Reduce vacancy by 250,000 sf</td>
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</table>

<table>
<thead>
<tr>
<th>Arts District Expansion</th>
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</tr>
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<tbody>
<tr>
<td>Construction of Performing Arts Center on schedule Booker T. Washington Arts Magnet School opens</td>
<td></td>
</tr>
</tbody>
</table>

|  |
|--------------------------|--|
| 250,000 sf of retail in CBD City Signature Retail Initiatives completed |  |

|  |
|--------------------------|--|
| Reduce vacancy by 5% or 1,750M sf |  |

|  |
|--------------------------|--|
| Construction of Performing Arts Center completed in 2009 |  |
Milestones and Success Measures

<table>
<thead>
<tr>
<th>Signature Parks</th>
<th>2008</th>
<th>By 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street Garden</td>
<td>Begin Construction Oct. 2008</td>
<td>Completed Spring 2010</td>
</tr>
<tr>
<td>Belo Garden</td>
<td>Execute funding agreement with Belo; Complete land acquisition</td>
<td>Complete 1st Qtr. 2010</td>
</tr>
<tr>
<td>Pacific Plaza</td>
<td>Purchase 3 parcels from the Trust for Public Land</td>
<td>Complete Park Plan 2nd Qtr. 2009</td>
</tr>
<tr>
<td></td>
<td>Complete purchase of 2 additional parcels</td>
<td>Secure funding for construction and maintenance</td>
</tr>
<tr>
<td>Woodall Rodgers</td>
<td>Private sector funding committed</td>
<td>Construction complete 2010</td>
</tr>
<tr>
<td>Deck Park</td>
<td>Deck construction begins, Dec 2008</td>
<td></td>
</tr>
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</table>
## Milestones and Success Measures

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>By 2015</th>
</tr>
</thead>
</table>
| **Trinity River Corridor Project** | • Construction complete for Moore Gateway park, Texas Buckeye Trail, Phase 1 of Forest Hills  
• Begin construction of the Trinity Levee Overlook | • Total completion of Phase 1 projects – 2014 target date |
| **Convention Center Hotel** | • Analysis and due diligence completed for Council decision May 2008 | • With Council approval, estimated completion date: 1st Qtr. 2012 |
| **Mercantile Complex** | • Construction of Mercantile Tower and Dallas Building completed by Oct 2008: 366 residential units, 40,000 sf retail, and 431 parking spaces | • $135M catalyst project complete with residential and retail space fully leased in 2009 |
Milestones and Success Measures

<table>
<thead>
<tr>
<th>Homelessness</th>
<th>2008</th>
<th>By 2015</th>
</tr>
</thead>
</table>
|              | • Homeless Assistance Center construction complete – 2nd Qtr 2008  
              |       | • 2014 - Target date to end chronic homelessness  
              |       | • Development of 100 permanent supportive housing units per year through 2014.  
|              | • Public Awareness Campaign - 1st Qtr 2008 |  

Appendix: City Center TIF District Facts

- Year Established: 1997
- Anticipated Termination: 2012
- City Financial Contribution: $51.2 million
- Contribution from other taxing entities: $34.8 million
- Increased property value to date (assumes adjusted base year): $596 million
- Projected increase in total property value by the end of TIF District’s term: $1.6 Billion
Appendix: Downtown Connection TIF District Facts

- Year Established: 2005
- Anticipated Termination: 2035
- City Financial Contribution: $171 million
- Contribution from other taxing entities: $18.5 million
- Increased property value to date: $460 million
- Projected increase in total property value by the end of TIF District’s term: $4.2 billion
Appendix: Farmers Market TIF District Facts

- Year Established: 1998
- Anticipated Termination: 2013
- City Financial Contribution: $6.9 million
- Contribution from other taxing entities: $0 million
- Increased property value to date: $66 million
- Projected increase in total property value by the end of TIF District’s term: $109 million
The D2 Study will identify and consider a range of alternatives, including LRT, streetcar and bus solutions, culminating with a Locally Preferred Alternative (LPA). It will assess the environmental impacts of the identified alternatives (e.g., air quality, noise and vibration, socioeconomic, land use, construction, etc.) as well as costs, ridership, operations, and transportation consequences. A funding and financing plan will also be developed.

The streetcar mode is being evaluated as a means of addressing the circulation needs within and surrounding Downtown Dallas, as well as to serve as a feeder/distributor of light rail trips within downtown.
Appendix: TIF District Location Maps
Appendix: TIF District Location Maps
## Appendix: TIF District Value Change

<table>
<thead>
<tr>
<th>TIF District</th>
<th>Initial (Base)</th>
<th>2006 Taxable Value</th>
<th>Updated 2007 Taxable</th>
<th>2006 vs 2007 (% Change)</th>
<th>Initial vs 2007 (% Change)</th>
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</thead>
<tbody>
<tr>
<td><strong>TIF Districts created between 1988-1998</strong></td>
<td></td>
<td></td>
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<tr>
<td>State-Thomas</td>
<td>$47,506,802</td>
<td>$438,293,832</td>
<td>$438,611,991</td>
<td>0.1%</td>
<td>823.3%</td>
</tr>
<tr>
<td>Cityplace</td>
<td>$45,065,342</td>
<td>$384,523,581</td>
<td>$468,141,303</td>
<td>21.7%</td>
<td>938.8%</td>
</tr>
<tr>
<td>Oak Cliff Gateway</td>
<td>$38,570,128</td>
<td>$60,675,614</td>
<td>$75,483,783</td>
<td>24.4%</td>
<td>95.7%</td>
</tr>
<tr>
<td>Cedars</td>
<td>$35,300,760</td>
<td>$48,966,314</td>
<td>$56,193,241</td>
<td>14.8%</td>
<td>59.2%</td>
</tr>
<tr>
<td>City Center (1)</td>
<td>$876,220,931</td>
<td>$1,286,299,292</td>
<td>$1,472,178,781</td>
<td>14.5%</td>
<td>68.0%</td>
</tr>
<tr>
<td>Farmers Market</td>
<td>$27,706,851</td>
<td>$93,337,865</td>
<td>$96,495,060</td>
<td>3.4%</td>
<td>248.3%</td>
</tr>
<tr>
<td>Sports Arena</td>
<td>$16,423,773</td>
<td>$145,738,130</td>
<td>$388,599,516</td>
<td>166.6%</td>
<td>2266.1%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$1,086,794,587</td>
<td>$2,457,824,628</td>
<td>$2,995,703,675</td>
<td>21.9%</td>
<td>175.6%</td>
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<tr>
<td><strong>TIF Districts created in 2005</strong></td>
<td></td>
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</tr>
<tr>
<td>Design District</td>
<td>$141,852,062</td>
<td>$161,328,660</td>
<td>$178,822,930</td>
<td>10.8%</td>
<td>26.1%</td>
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<tr>
<td>Vickery Meadow</td>
<td>$161,270,320</td>
<td>$152,437,090</td>
<td>$196,640,480</td>
<td>29.0%</td>
<td>21.9%</td>
</tr>
<tr>
<td>Southwestern Medical</td>
<td>$20,936,690</td>
<td>$23,719,720</td>
<td>$42,813,280</td>
<td>80.5%</td>
<td>104.5%</td>
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<tr>
<td>Downtown Connection</td>
<td>$561,696,137</td>
<td>$755,913,418</td>
<td>$1,022,349,022</td>
<td>35.2%</td>
<td>82.0%</td>
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<tr>
<td>Deep Ellum</td>
<td>$107,990,540</td>
<td>$114,140,302</td>
<td>$124,590,053</td>
<td>9.2%</td>
<td>15.4%</td>
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<tr>
<td>Grand Park South</td>
<td>$44,850,019</td>
<td>$44,850,019</td>
<td>$54,371,859</td>
<td>21.2%</td>
<td>21.2%</td>
</tr>
<tr>
<td>Skillman Corridor</td>
<td>$335,957,311</td>
<td>$374,997,520</td>
<td>$425,807,364</td>
<td>13.5%</td>
<td>26.7%</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$1,374,553,079</td>
<td>$1,627,386,729</td>
<td>$2,045,394,988</td>
<td>25.7%</td>
<td>48.8%</td>
</tr>
<tr>
<td><strong>Total All Districts</strong></td>
<td>$2,461,347,666</td>
<td>$4,085,211,357</td>
<td>$5,041,098,663</td>
<td>23.4%</td>
<td>104.8%</td>
</tr>
</tbody>
</table>

(1) City Center TIF base value was amended with creation of the Downtown Connection TIF District and 2005 value recently adjusted
## Appendix:
### CBD Residential Development Completed

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Location</th>
<th>Units</th>
<th>Residents (1.4)</th>
<th>TIF District</th>
<th>Public Incentive</th>
<th>Year</th>
</tr>
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<tbody>
<tr>
<td>Manor House</td>
<td>1222 Commerce</td>
<td>252</td>
<td>353</td>
<td></td>
<td></td>
<td>1990</td>
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<tr>
<td>312 S. Harwood</td>
<td>312 S. Harwood</td>
<td>3</td>
<td>4</td>
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<td>1994</td>
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<tr>
<td>1900 Elm (Titche-Goettinger)</td>
<td>1900 Elm</td>
<td>129</td>
<td>181</td>
<td>City Center</td>
<td>108/TA</td>
<td>1997</td>
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<tr>
<td>2220 Canton Lofts</td>
<td>2220 Canton</td>
<td>48</td>
<td>67</td>
<td>TA</td>
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<td>1999</td>
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<tr>
<td>SoCo Lofts</td>
<td>1122 Jackson</td>
<td>205</td>
<td>287</td>
<td>108/TA</td>
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<td>2000</td>
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<tr>
<td>The Kirby - Residences on Main</td>
<td>1509 Main</td>
<td>157</td>
<td>220</td>
<td>City Center</td>
<td>108/TIF/TA</td>
<td>2000</td>
</tr>
<tr>
<td>Wilson Building</td>
<td>1623 Main</td>
<td>143</td>
<td>200</td>
<td>City Center</td>
<td>TIF</td>
<td>2000</td>
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<tr>
<td>509 Elm Place Residences</td>
<td>509 Elm</td>
<td>29</td>
<td>41</td>
<td>TA</td>
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<td>1611 Main Street Lofts</td>
<td>1611 Main</td>
<td>8</td>
<td>11</td>
<td></td>
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<td>2001</td>
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<tr>
<td>Camden Farmers Market - Phase 1</td>
<td>610 S. Central</td>
<td>620</td>
<td>868</td>
<td>Farmers Market</td>
<td>TIF</td>
<td>2001</td>
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<tr>
<td>Camden Farmers Market Townhouses</td>
<td>Canton &amp; Central</td>
<td>17</td>
<td>24</td>
<td>Farmers Market</td>
<td>TIF</td>
<td>2001</td>
</tr>
<tr>
<td>Residences at Jackson</td>
<td>1300 Jackson</td>
<td>8</td>
<td>11</td>
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<td></td>
<td>2002</td>
</tr>
<tr>
<td>Davis Building</td>
<td>1509 Main</td>
<td>183</td>
<td>256</td>
<td>City Center</td>
<td>TIF/TA/108</td>
<td>2003</td>
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<tr>
<td>1505 Elm Street Condominiums</td>
<td>1505 Elm</td>
<td>67</td>
<td>94</td>
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<td>Interurban Building</td>
<td>1500 Jackson Street</td>
<td>134</td>
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<td>City Center</td>
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<td>Harlan Building</td>
<td>Farmers Market</td>
<td>5</td>
<td>7</td>
<td>Farmers Market</td>
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<td>Dallas Power &amp; Light</td>
<td>1506-1512 Commerce</td>
<td>158</td>
<td>221</td>
<td>City Center</td>
<td>TIF/TA</td>
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<tr>
<td>Camden Farmers Market Phase 1B, Pt 1</td>
<td>Marilla Way</td>
<td>284</td>
<td>398</td>
<td>Farmers Market</td>
<td>TIF</td>
<td>2005</td>
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<tr>
<td>West End Complex</td>
<td>1001 Ross Avenue</td>
<td>204</td>
<td>286</td>
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<tr>
<td>Gulf States Building</td>
<td>1415 Main</td>
<td>64</td>
<td>90</td>
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<td>1414 Elm Street</td>
<td>1414 Elm Street</td>
<td>14</td>
<td>20</td>
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<tr>
<td>Gabies at Republic Center</td>
<td>325 N. St. Paul, Tower I</td>
<td>227</td>
<td>318</td>
<td></td>
<td></td>
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<tr>
<td>Fidelity Union Life Towers (Mosaic)</td>
<td>Pacific/Bryan/Akard</td>
<td>440</td>
<td>616</td>
<td>City Center</td>
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<td>Metropolitan</td>
<td>1200 Main Street</td>
<td>273</td>
<td>382</td>
<td>City Center</td>
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<tr>
<td>Miscellaneous Units</td>
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<td>8</td>
<td>11</td>
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<td>Varies</td>
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| Total | 3,680 | 5,152 |

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### Appendix: CBD Residential Development

#### Under Construction & Announced

<table>
<thead>
<tr>
<th>DOWNTOWN - UNDER CONSTRUCTION</th>
<th>1407 Main Street</th>
<th>2100 Young</th>
<th>Mercantile Complex</th>
<th>One Arts Plaza</th>
<th>West End Station (JPI)</th>
<th>City View at Farmers Market - Perry Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1407 Main Street</td>
<td>2100 Young</td>
<td>Main/Envy/St. Paul/Commerce</td>
<td>1722 Routh Street</td>
<td>Ross Ave and Lamar Street</td>
<td>Central &amp; Marilla</td>
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<td>85</td>
<td>28</td>
<td>366</td>
<td>61</td>
<td>146</td>
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<tr>
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<td>119</td>
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<td>512</td>
<td>85</td>
<td>204</td>
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<td></td>
<td>Farmers Market</td>
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<td>TIF/TA</td>
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<tr>
<td>DOWNTOWN - ANNOUNCED</td>
<td>407 N. Lamar</td>
<td>2100 Young</td>
<td>500 South Envy</td>
<td>717 Leonard Street</td>
<td>Ross Ave and Routh Street</td>
<td>Olive Street</td>
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<td>104</td>
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<td>355</td>
<td>202</td>
<td>224</td>
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<td>70</td>
<td>560</td>
<td>283</td>
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</tr>
<tr>
<td>DOWNTOWN TOTAL</td>
<td>6,460</td>
<td>9,044</td>
<td>2,050</td>
<td>2,870</td>
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</table>
Appendix: Class ‘B’ CBD Office Inventory
Appendix: Class ‘C’ CBD Office Inventory