



Proposed Development Study - Option 3

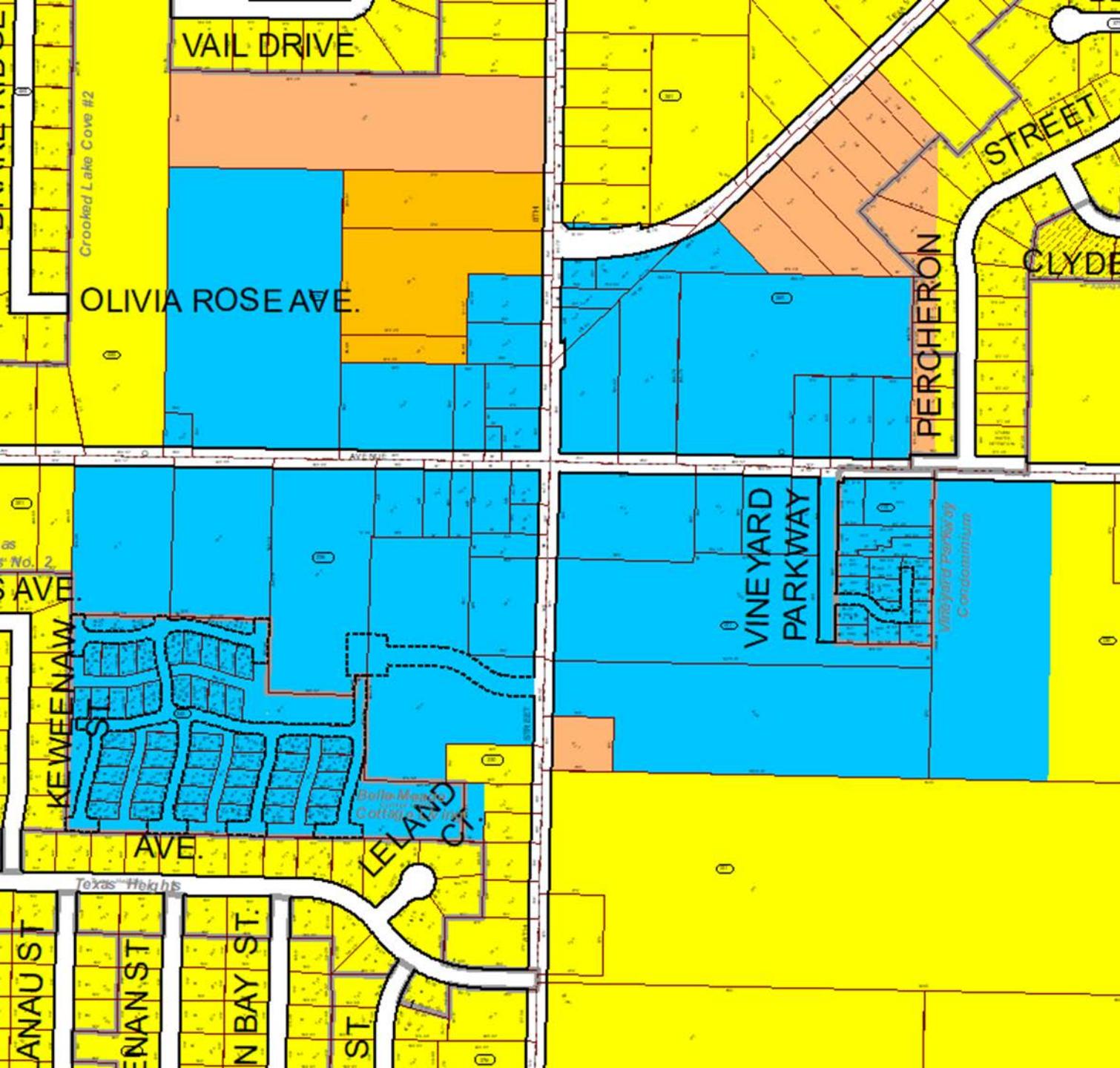
DOWNTOWN MASTER PLAN

Charter Township of Texas - Downtown Development Authority
October 2012



TEXASTOWNSHIP DDA

2017 ANNUAL REPORT



2017 Zones of Accomplishments

VISION
PROJECTS
BUDGET



VISION

The 2014 Downtown Master Plan has served the DDA well. Providing direction, innovation and strategic goals to follow.

The master plan will be part of the overall Township Master plan update in 2019



CREATIVE URBAN PROJECTS

The DDA's first Mixed Use Site
Condo Development began
construction in 2017

Dave's Glass – 13,500 sq. ft.
commercial / retail

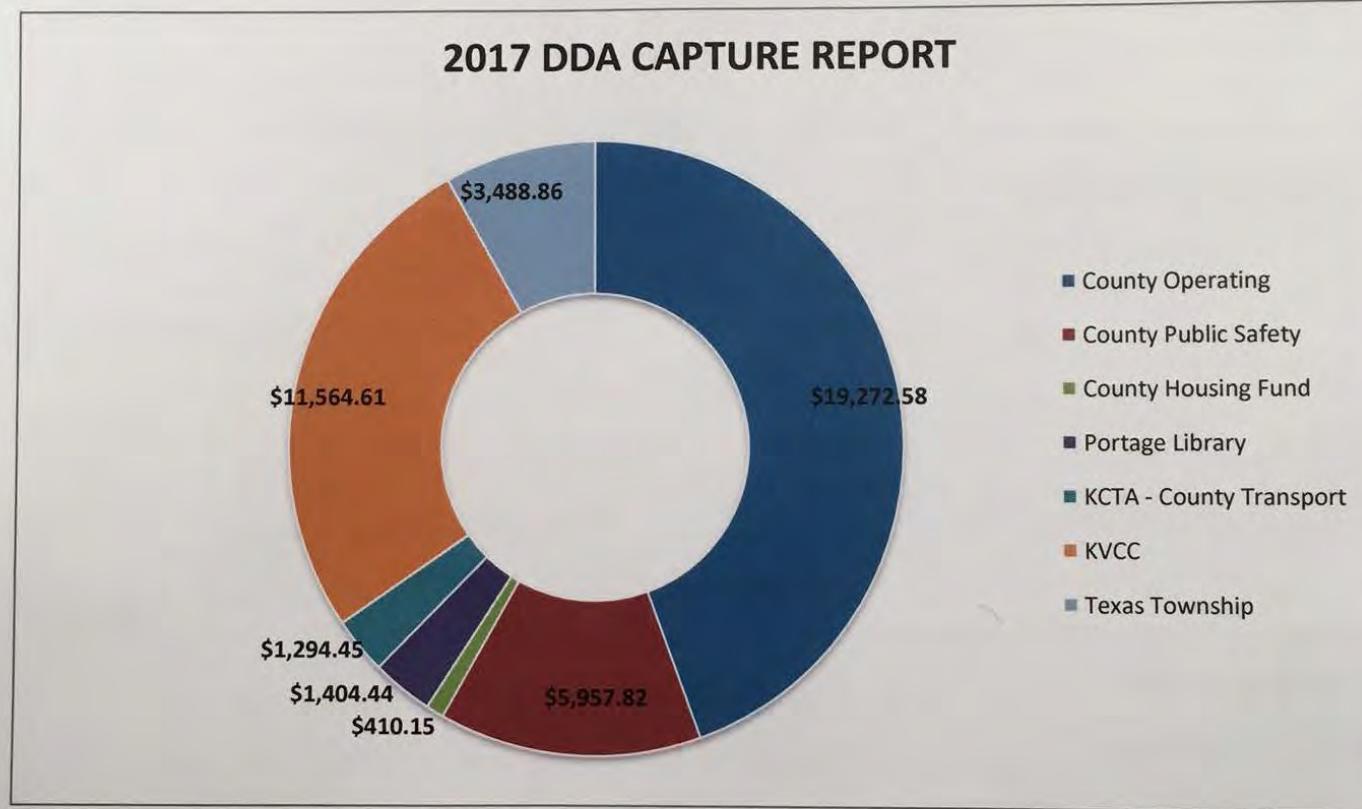
Belle Meade - 48 market rate single
family units



PROJECTS for our RESIDENTS

40 + Units of assisted living units
Walkable and active living in
downtown

County Housing Fund	\$ 410.15	8%	County Housing Fund	\$ 1,084.07
Portage Library	\$ 1,404.44	30%	Portage Library	\$ 1,084.07
KCTA - County Transport	\$ 1,294.45	-15%	KCTA - County Transport	\$ 1,515.95
KVCC	\$ 11,564.61	8%	KVCC	\$ 10,664.44
Texas Township	\$ 3,488.86	8%	Texas Township	\$ 3,232.29
	\$ 43,392.91	8%		\$ 40,134.61



BUDGET

A solid 8% growth in TIF from 2016 to 2017.

There were 8 full time and 22 part time new jobs created in Texas Corners in 2017.

The new developments underway in 2017 will translate into more dollars for reinvestment and support for capital and quality of life projects in 2018 and beyond.



CONNECTIVITY

The DDA invested \$ 125,000
in new sidewalks to connect Texas
Corners to our neighborhoods and
the world



Capital Improvement Program

The DDA was successful in generating support from the Township Board in the 2017 CIP process for key capital strategies to make the core DDA safe and inviting:

Traffic Calming
Placemaking
Connections



NEW BUSINESSES

Welcome our new businesses...

- SURA
- Rykse's
- FitBody Boot Camp
- Innovative Eye Care
- Pink Lemonade
- New Life Church

Corners Coins



"Corners Coins" are \$5 wooden tokens that can be spent just like cash at participating Texas Corners businesses.

Check the map inside to see where you can spend "Corners Coins".

You can also visit www.texastownship.org/dda for an up-to-date list, as our community is constantly growing and changing!

Upcoming Community Events

Saturday, August 12, 2017
LOL 5K Run
www.lol5k.net

Saturday, November 18, 2017
Texas Township Holiday Farmers' Market & Tree-Lighting Ceremony
www.texastownship.org/farmers-market



Brought to you by the
Texas Township Downtown
Development Authority (DDA)

WWW.TEXASTOWNSHIP.ORG/DDA

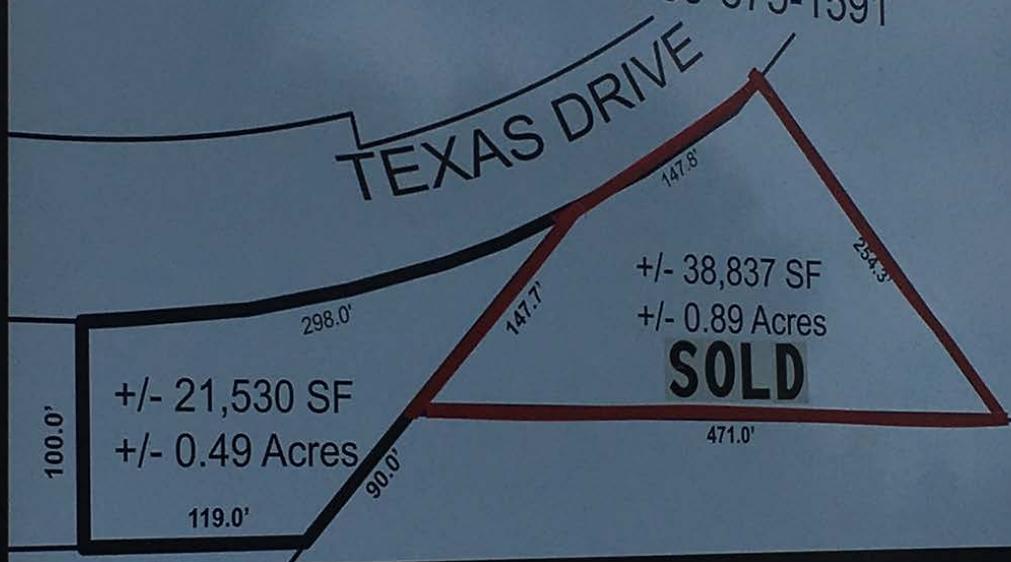


Marketing and Events

New programs are supporting downtown businesses and drawing more people to The Corners

Successful events in 2017 included the Mac & Cheese Bake-Off, the summer Farmers Markets and the Holiday Tree Lighting Ceremony

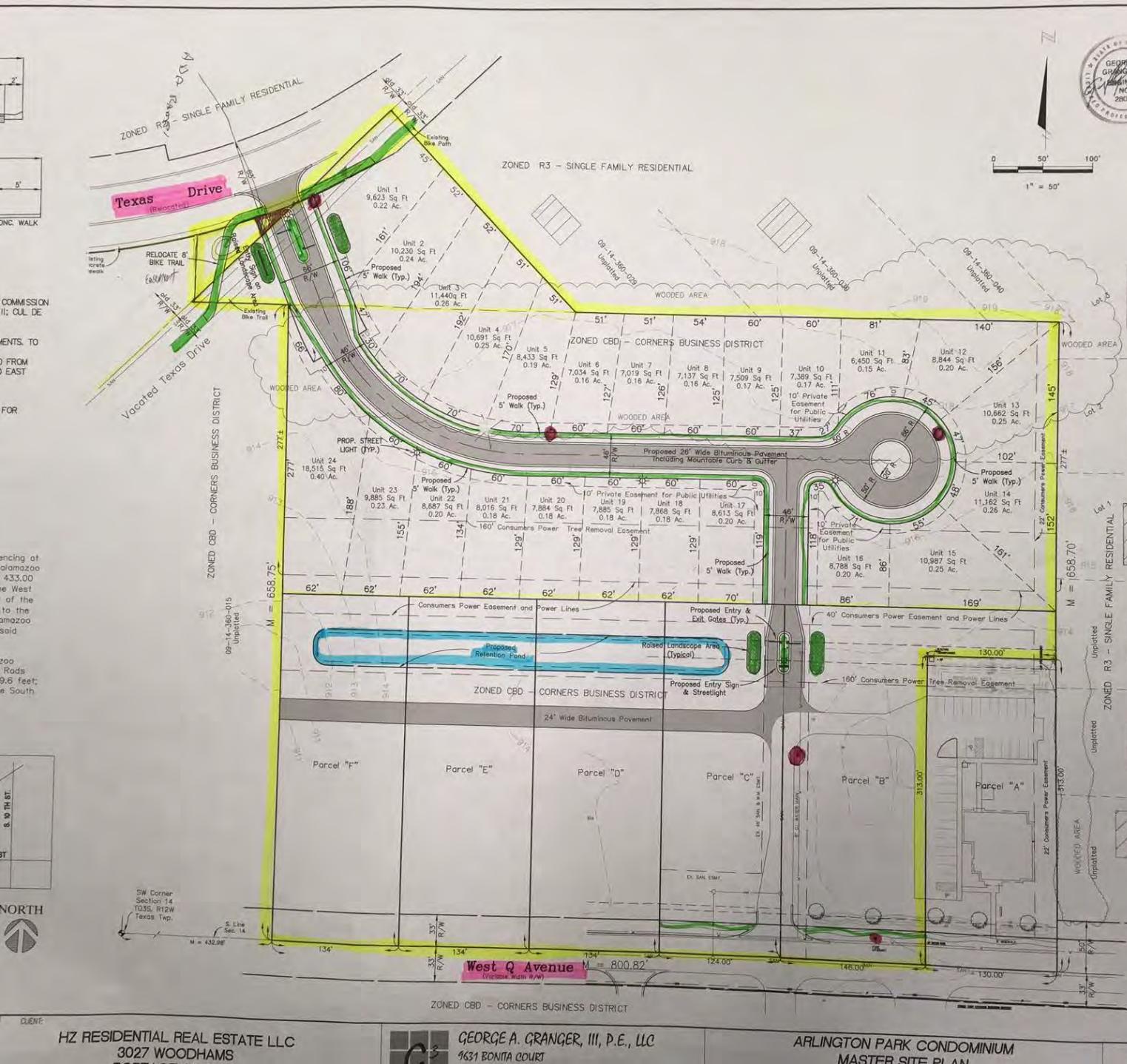
PROPERTY FOR SALE
+/- 1.38 Acres Zoned Commercial
DDA & TOWNSHIP PROPERTY
Doug Plachcinski 269-375-1591



Future Development

The DDA is partnering with developers to improve site plans and project accessibility

Mixed use projects will provide the services for more housing demand



Placemaking

Planning underway for Arlington Park Mixed Use Development

Connecting projects throughout the district is the focus of future development

Downtown Design Review Committee is keeping an eye on cohesive design and quality