DOWNTOWN’S TRANSFORMATION

- $6.1 billion investment since 1987; $3 billion more by 2016
- 33% public / 67% private
609 MAIN AT TEXAS

- Hines
- Pickard Chilton
- Under construction
- 48 stories
- 1,057,000 sf
- Occupancy Dec ‘16
1111 TRAVIS

- 1110 Main Partners
- 23 stories
- 475,000 sf
- 600 parking spaces
- Under construction
- Initial move-in 12/14
- Final completion 3/16
- Single-tenant building
800 BELL

- 1.3 million sf + garage
- Shorenstein owns and will redevelop
- Exxon will vacate 1Q15
- Redevelopment work complete in 2016
- Delivery 1Q 2017
- Re-clad the building
- LEED Gold
- Illuminated, iconic crown
- Add to parking structure
CHEVRON, planned

- Urban Campus
- Owns & occupies 1400 Smith & 1500 Louisiana
- New building
  - 1.7 msf, 50 stories
  - 1600 Louisiana
- Estimated 10,000 jobs total on the campus after new building
CAPITOL TOWER, planned

- Skanska
- 750,000 sf, 35 floors
- Parking garage u/c
- Go-ahead for tower TBD
RESIDENTIAL
## UNITS

<table>
<thead>
<tr>
<th>Current Units</th>
<th>2,665</th>
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**Under Construction**

- 500 Crawford: 397
- BMS: 463
- Old Texaco: 323
- Block 334: 207
- Marquette: 361

**Total**: 1,751

**Planned**

- Hines: 274
- Allied Orion: 302
- Camden: 550
- Leon Capital: 220
- Crow - Block 98: 314
- Crow Resid: 264
- Cosmo/Realtex/#166: 209
- Marlowe (Blk 275): 100

**Total u/c or planned**: 3,984

**Units if all built**: 6,649

**149%**
1 development recently completed
6 under construction
9 planned
SKYHOUSE HOUSTON

- Opened July 2014
- Developer: Novare Group
- 24-story, 336 rental units
- Target 25- to 34-year-old professional singles
- 577-1,400 sf, priced around $2.50/sf/month
BLOCK 334

- Developer: Alliance Residential
- Block 334 – Main / Fannin / Leeland / Bell
- Under construction
- 5 stories
- 207 units
- Opens 2Q 2015
500 CRAWFORD

- Developer: Finger Properties
- Under construction, open 2Q 2015
- 7 stories
- 397 units
1111 RUSK / OLD TEXACO BLDG.

- Developer: Provident Realty Advisors
- 309 luxury apartments, 1,065 sf average
- New 550-car garage
- Under construction to 4Q15
- $95 million redevelopment
- Built 1915, 1938
- 425,000 square feet
MARKET SQUARE TOWER

- Developer: Woodbranch Investments (affiliate of BMS)
- 40 stories
- 463 rental units
- $1,800 - $5,800/month
- Under construction to 1Q17
BLOCK 52

- Developer: Marquette Companies
- 28 stories
- 361 units
- Under construction
- Est opening 4Q16
- Texas / Austin / Prairie / LaBranch
HINES RESIDENTIAL, proposed

- Developer: Hines
- 32 stories
- 274 rental units
- Construction 1Q15 – 3Q16
- 327,000 square feet
BLOCK 384

- Developer: Allied Orion Group
- 10 stories, 302 units
- 5 street-level live-work units
- Est. start 4Q2014
- Complete 3Q 2016
- St. Joseph / San Jacinto / Jefferson / Caroline
CAMDEN PROPERTY TRUST, *proposed*

- Developer: Camden Property Trust
- 20 stories each
- 550 units total
- Phase 1: Block 330
  - 1Q15 – 1Q17
  - 10/14: former structures cleared, no parking
- Phase 2: Block 346
  - 1Q17 – 1Q19
SKYHOUSE MAIN

- Developer: Novare Group
- 24-story, 336 rental units
- Target 25- to 34-year-old professional singles
- 577-1,400 sf, priced around $2.50/sf/month
INTOWN LIVING
1 recently completed
5 under construction
3 planned
JW MARRIOTT

- Developer: Pearl Hospitality
- Former 806 Main office building
- 328 rooms
- Meeting space
- Built 1910
- Opened November 2014
MARRIOTT MARQUIS

- Houston First Corp.
- Rida Development
- ~1,000 rooms
- Under construction
- Opens 3Q16
- 1,800-space parking garage north of GRBCC
SPRINGHILL SUITES

• 3-building complex purchased by RLJ Lodging Trust
• Cost: $79.5 million
• Will convert 82-unit residential tower to 166-room hotel
• Complete 2Q15
HAMPTON INN/HOMEWOOD SUITES

- 14 stories
- $50 million
- Hampton Inn: 168 rooms
- Homewood Suites: extended stay, 132 rooms
- Under construction
- Completion 1Q16
HOTELS, planned

• Hotel Alessandra, in Greenstreet
  – Developer: Midway
  – 25 stories, 225 keys
  – Construction 1Q15-4Q16

• Hilton Garden Inn, next to 1415 Louisiana
  – Developer: Wedge
  – 12 stories, 230 keys
  – Construction 1Q15-1Q16

• Hotel at GRBCC, atop parking garage
  – Developer: TBD
  – 15 stories, 225 keys
OTHER DEVELOPMENTS
HIGH SCHOOL FOR THE PERFORMING & VISUAL ARTS (HSPVA)

- Under construction
- Opens fall 2016
- 160,000+/- sf
- 700 students
- ~200 parking spaces
- $80 million project
HIGH SCHOOL FOR THE PERFORMING & VISUAL ARTS (HSPVA)
CENTER FOR TEXAS CULTURAL HERITAGE

- Between GRBCC and Minute Maid Park, Capitol
- 2-story, 60,000 sf cultural center
- Explore and experience the history and culture of Houston, the region and the state
- Estimated opening 4Q16
GRBCC IMPROVEMENTS

- Grand entry in center of GRBCC
- New retail/restaurant spaces
- Street traffic one-way and reduced to two lanes, can be closed for major events
- Completion December 2015
SUNSET COFFEE BLDG

- 3-story, 1910 building
- Outdoor plaza – refreshments and rental facilities for runners, canoeists, kayakers, bikers
- Office space for BBP
- Event space on 3rd floor and rooftop terrace
- Open 3Q15
- $5.3 million
UHD GARAGE/WELCOME CENTER

- Under construction
- Three parking levels with welcome center on fourth level
- Completion Fall 2015
BUFFALO BAYOU – under construction

- 160 acres, 2.3-miles long
- $55 million project; complete summer 2015
- Goal: restore the bayou to be more natural and self-sustaining; reintroduce native park landscape; add amenities
TRANSPORTATION
COMMUTE MODE, 2013

- Drive Alone: 57%
- Park & Ride: 26%
- Bus/Rail: 6%
- Carpool/Vanpool: 9%
- Other: 2%

32% take bus and/or train

N=12,701
• North extension opened Dec 2013, adding 5.3 miles
• Total Red line: 12.8 miles
LIGHT RAIL EXTENSION 2015

- East-West line opens April 2015
- Results in fewer buses in downtown (rail cars carry more people)
- East/west light rail will not have priority over traffic signals
**B-CYCLE**
11 stations, 87 bikes downtown
28 stations in Houston
Averaging 2,000 checkouts/week

**SIX IN THE CITY**
$6.00 cash to take a cab anywhere within downtown, up to 4 riders

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**ZipCAR**
7 downtown locations

**GREENLINK**
2.5 mile-route
6:30-6:30 M-F
1,000 riders/day avg
User friendly
CNG-fueled vehicles