

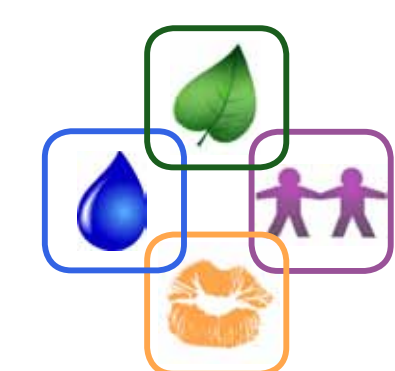
DOWNTOWN BAYOU

a new livable district for Downtown Houston

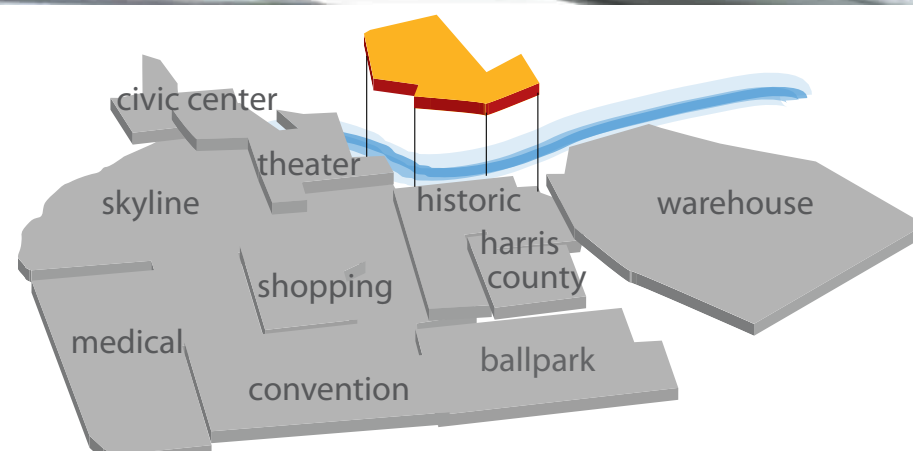
CONNECTING YOU TO BUFFALO BAYOU. CONNECTING YOU TO DOWNTOWN. CONNECTING YOU TO HOUSTON.



RECLAIM THE BAYOU!



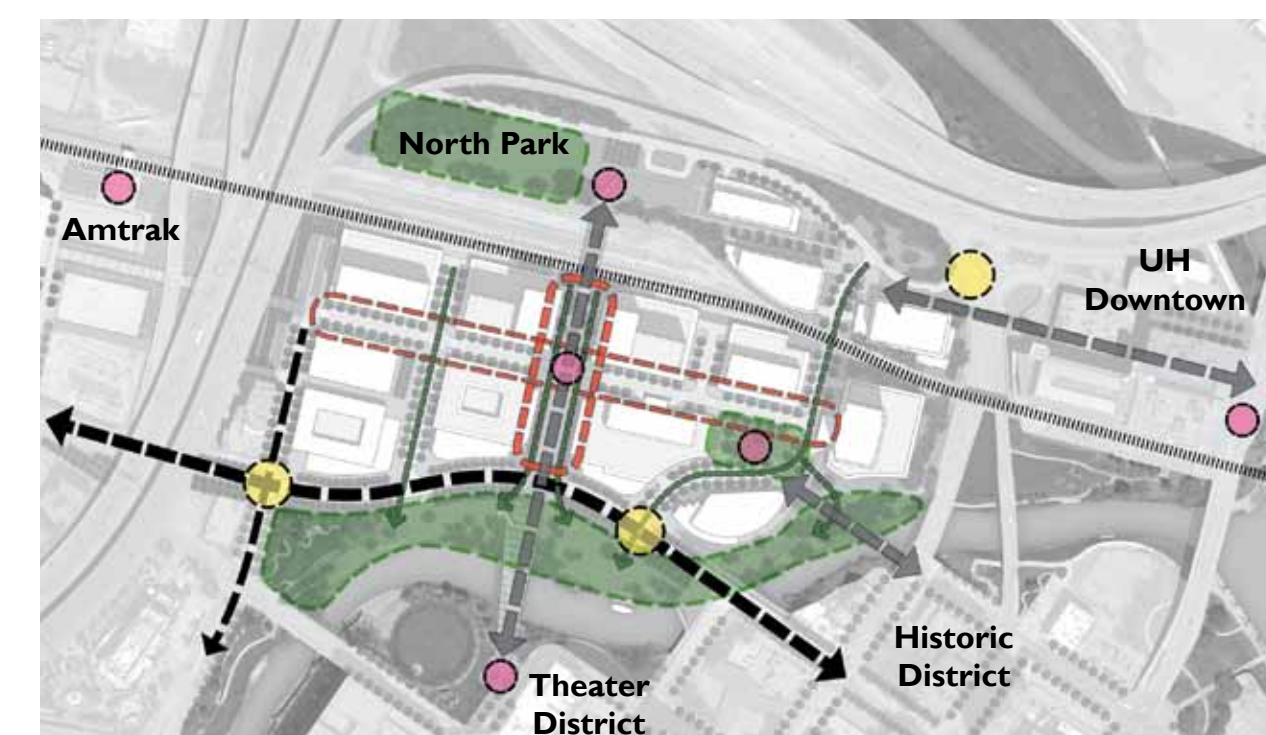
Creating a Timeless
DOWNTOWN BAYOU DISTRICT
by Unifying Nature, Community, New
Economy, and Creativity.



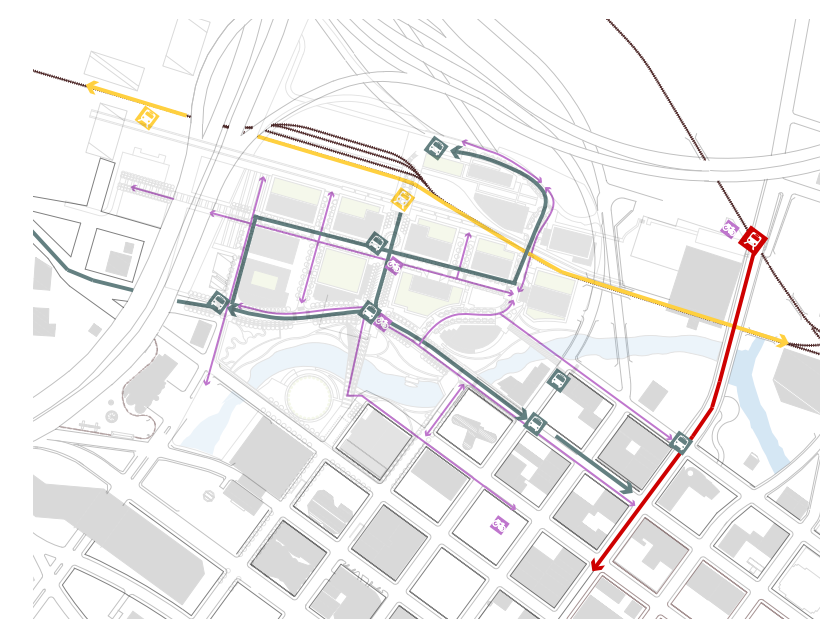
Downtown Context

DOWNTOWN BAYOU CRITICAL SUCCESS FACTORS

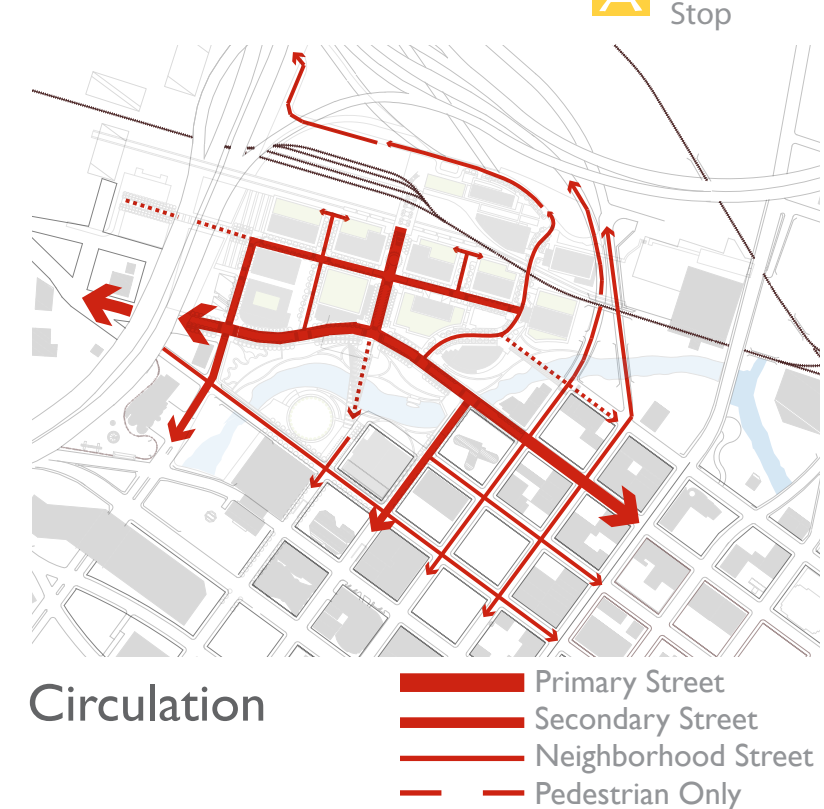
- CONNECTED NATURE** | Reclaiming the Buffalo Bayou
 - Peel back infrastructure
 - Energize the waterfront through supporting uses
 - Cleanse water before re-entering the river
- LIVABLE COMMUNITY** | Self-Sustained Livable district
 - A new district identity with historic patronage
 - Clear connectivity to downtown and surrounding districts
 - Encourage walking and alternative transportation
- NEW ECONOMY** | Forward Economic Progress
 - A development plan that is feasible and implementable
 - Adaptive infrastructure catering to new economic growth
 - Symbiotic uses supporting each other
- CREATIVITY** | Innovative and Inspired Spaces
 - Places designed to adapt and change over time
 - Iconic design defining the Downtown Bayou District
 - Promotion of creativity via unique social spaces



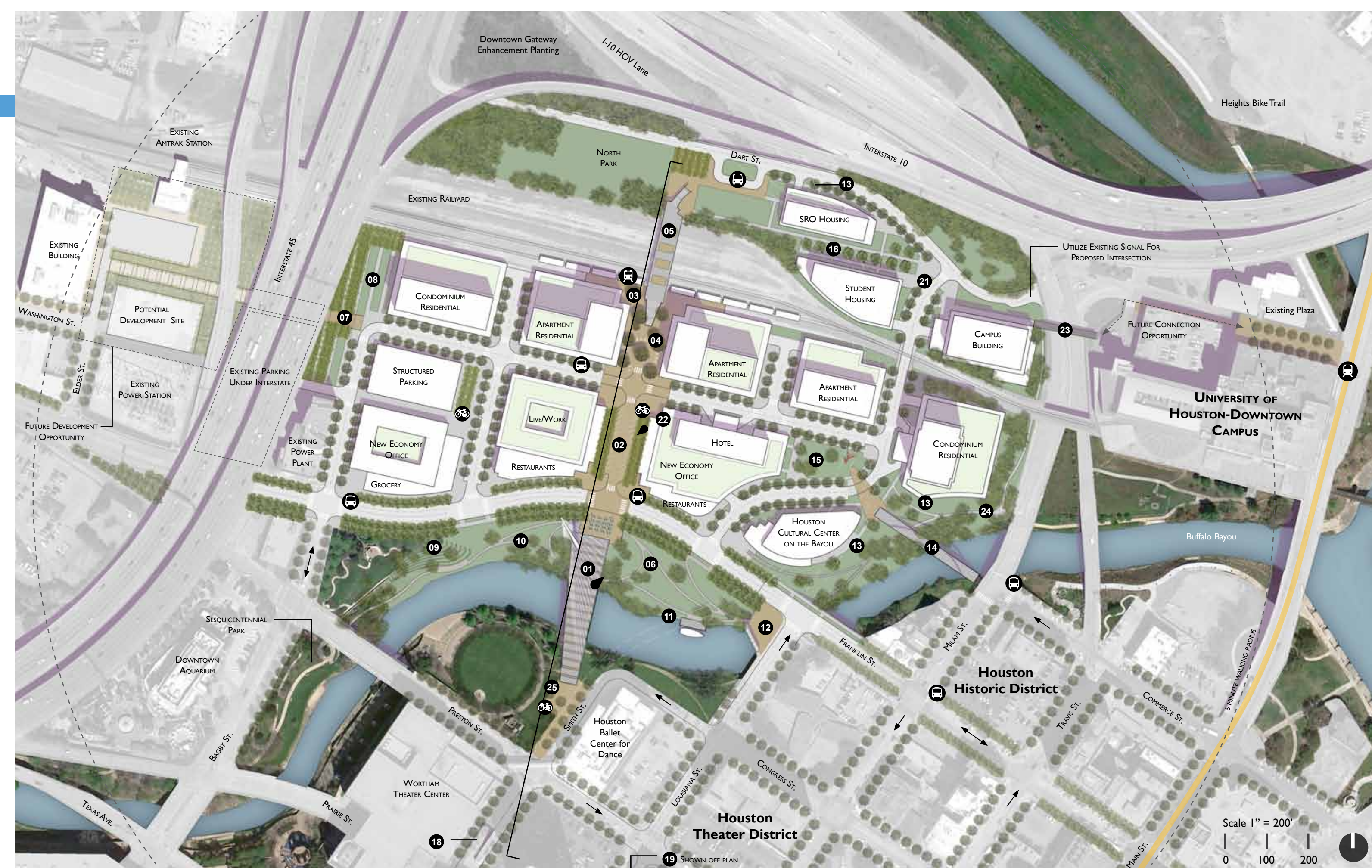
DOWNTOWN BAYOU DESIGN STRATEGIES + CONNECTIONS



Transit



Circulation



TEAR 1482



Existing Figure Ground

The Downtown Bayou Master Plan seeks to address the Hines/UHL Urban Design Competition "Option 2" prompt. However, the design and planning team believed that in order for the plan to be deemed successful, it must look beyond its designated boundaries and anticipate Houston's noted vision to shift Interstate 45 westward, also referred to as "Option 1" prompt. The plan, shown above, illustrates a longer-term vision which possesses the ability to connect with its surrounding context while being sensitive to existing uses and public infrastructure. Additional development areas have been shown in gold.

FUTURE ADAPTABILITY



SECTION | BAYOU RETAIL ROW

- ### DOWNTOWN BAYOU MASTER PLAN
- | | | | |
|----|---|----|---|
| 01 | BaYOU Pedestrian Bridge + Plaza | 14 | Pedestrian Bridge to Historic District |
| 02 | Retail Row (Ability to Close for Weekend Markets) | 15 | Sculpture Park |
| 03 | Proposed Commuter Rail Station | 16 | Campus Courtyard |
| 04 | Live Oak Court with Drop-off/Pick-Up Area | 17 | Pedestrian Bridge to UH-Downtown + Light Rail |
| 05 | Pedestrian Bridge to North Park + UH Campus | 18 | Tunnel (Inbound) |
| 06 | Park BaYOU - Reclaimed Open Space | 19 | Tunnel (Outbound) |
| 07 | Promenade (Connection to Amtrak Station) | 20 | Interstate 10 HOV Proposed Tunnel |
| 08 | Community Gardens | 21 | University of Houston-Downtown Expansion (Developed by UHD on Ground Lease) |
| 09 | BaYOU Amphitheater | 22 | Fitness Center (2nd/3rd Floors) |
| 10 | Walking/Bike Trails | 23 | Pedestrian Bridge to Campus |
| 11 | BaYOU Landing | 24 | Connection to Bayou Trail Network |
| 12 | Existing Downtown Houston Gateway Monument | 25 | Enhanced Pedestrian Plaza |
| 13 | Signature Bayou-Front Restaurant | | |



SECTION | BAYOU RETAIL ROW

DOWNTOWN BAYOU

CONNECTING YOU TO BUFFALO BAYOU. CONNECTING YOU TO DOWNTOWN. CONNECTING YOU TO HOUSTON.



PHASE ONE

2013-2015
895 units (Rental) - 40% Affordable
49,000 sf - 14% Affordable
Improved Land for the Expansion of UHD
1,327 spaces
Phase I of Park BaYOU (110,000 sf)
Re-route Franklin Street
Construction of BaYOU Bridge
Phase I of Streetscape Projects

PHASE ONE

PHASE TWO

2016-2017
198 units (Rental)
7,000 sf
Construction of Cultural Center on the Bayou
426 spaces
Phase II of Park BaYOU (81,000 sf)
BaYOU Performance Square (14,000 sf)
Construction of Eastern Pedestrian Bridge
Completion of Streetscape Projects

PHASE TWO

PHASE THREE

2018-2019
354 units (For-Sale)
62,000 sf
239,000 sf of "New Economy" office space
1,693 spaces
256 hotel rooms
17,000 sf fitness center
BaYOU Community Gardens (40,000 sf)
Connection to Amtrak Station
Pedestrian Bridge over Commuter Rail

PHASE THREE

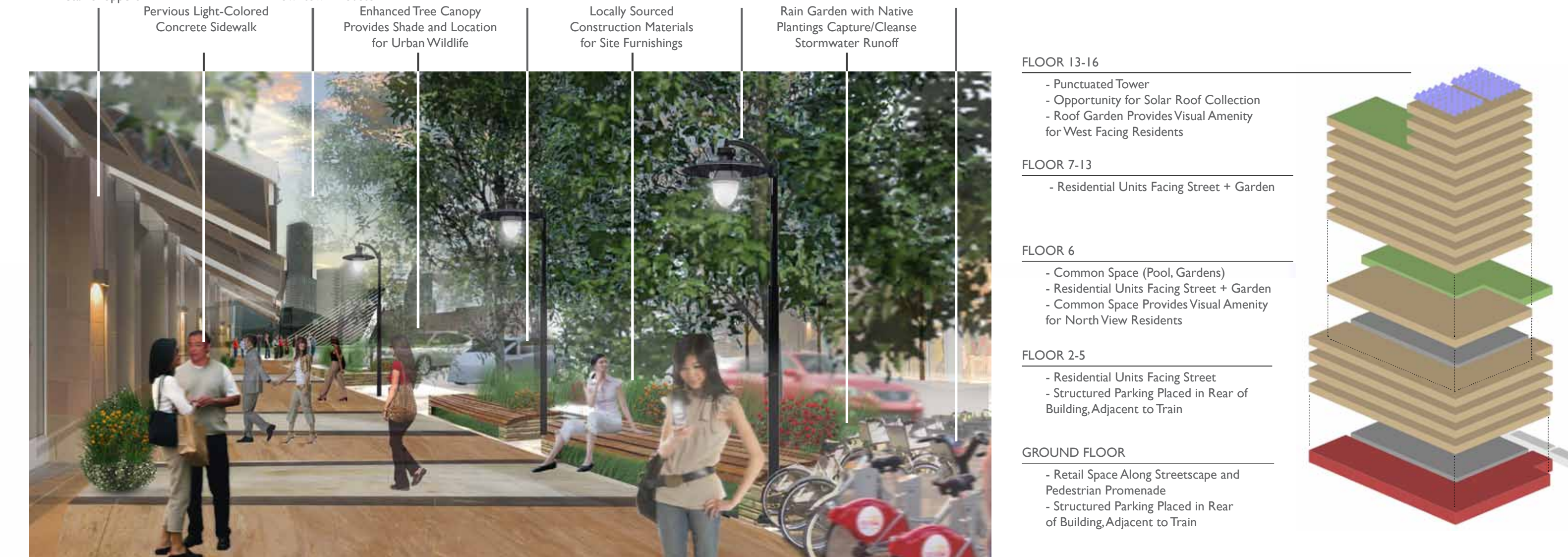
PHASE FOUR

2020-2021
309 units (For-Sale)
57,000 sf
514 spaces
BaYOU Sculpture Park (81,000 sf)

PHASE FOUR

LAND USE

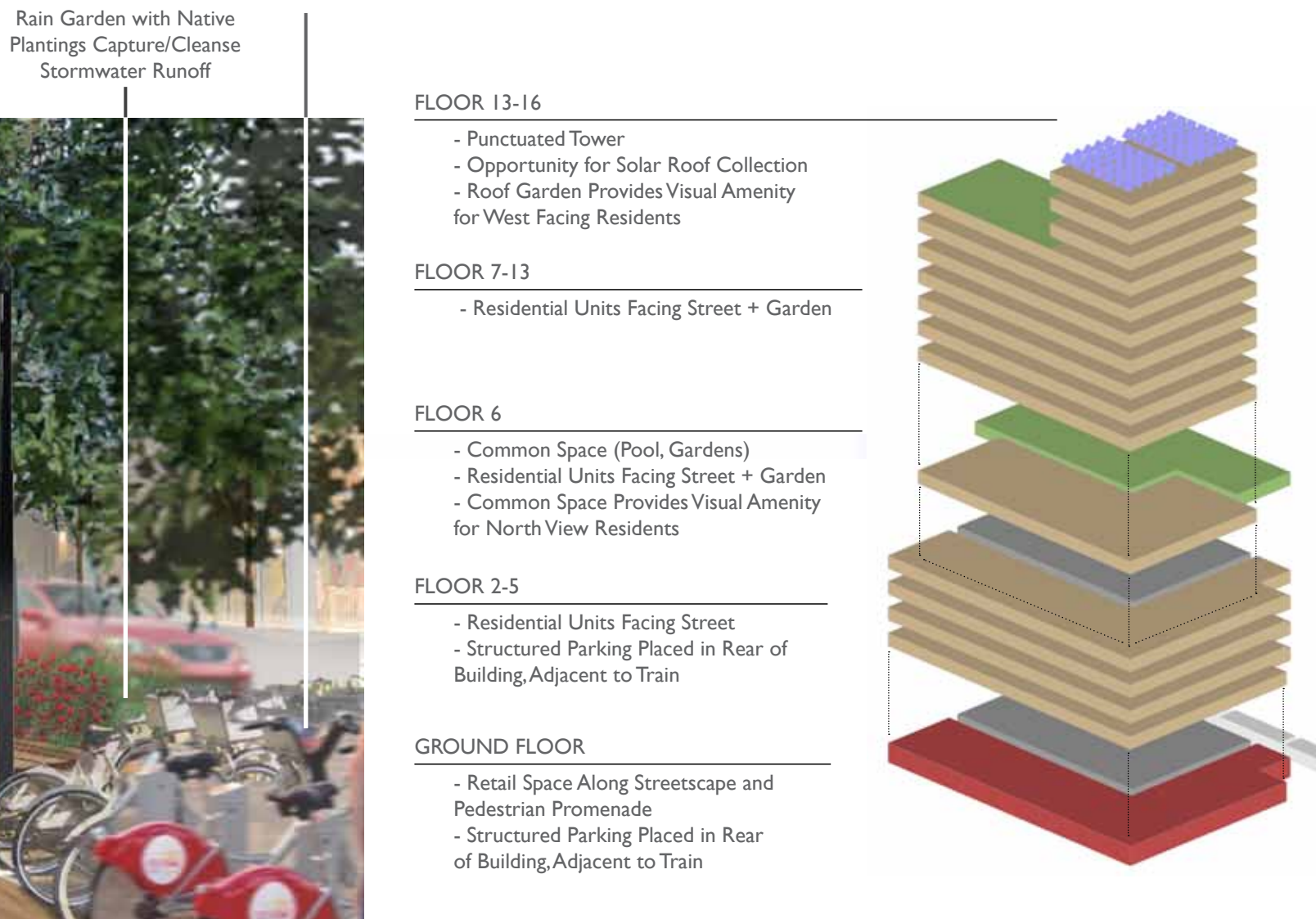
Category	Value	Percentage
Retail	1,456,000 (sf)	39.00%
Office/Commercial	738,300 (sf)	20.49%
Structured Parking	738,300 (sf)	19.78%
Other (Cultural Center, Fitness Center)	178,200 (sf)	4.77%
Market-Rate For-Sale Housing	145,160 (sf)	3.89%
Market-Rate Rental Housing	102,400 (sf)	2.74%
Affordable Rental Housing	72,000 (sf)	1.93%
Hotel	37,184 (sf)	1.00%
Other (Institute for PA, Fitness Center)	72,000 (sf)	1.93%
SRO Rental Housing	37,184 (sf)	1.00%
Total	3,731,044 (sf)	100.00%



BAYOU RETAIL ROW

FINANCIAL SUMMARY

Current Site Value (start of Year 0)	\$118,028,500
Square Footage Developed	3,731,043
Total Project Cost	\$785,447,231
Projected Site Value (end of Year 10)	\$1,116,350,203
Net Present Value (14% Discount Rate)	\$25,803,662
Unleveraged IRR	11.97%
Leveraged IRR	16.16%



TYPOLGY FOR RAILYARD-ADJACENT DEVELOPMENT



DOWNTOWN HOUSTON CORE