

THE HILL at houston

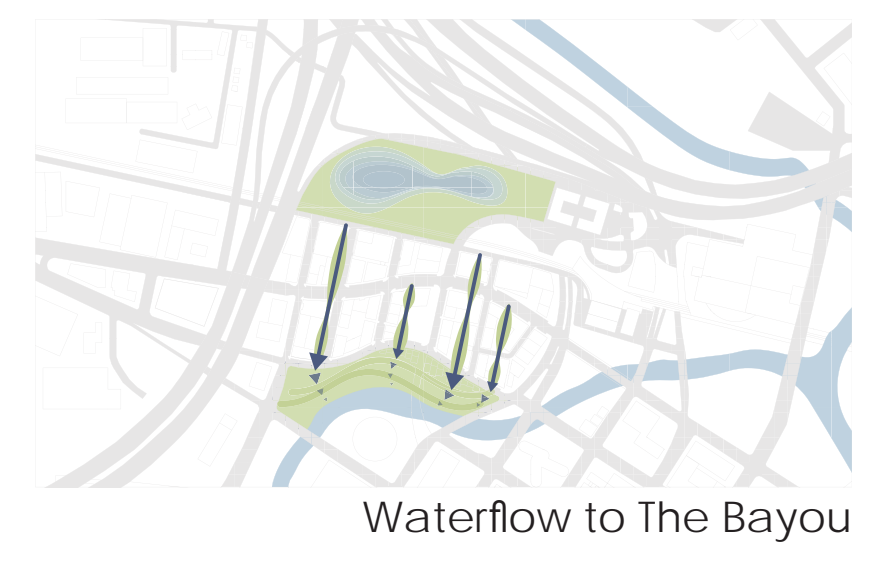
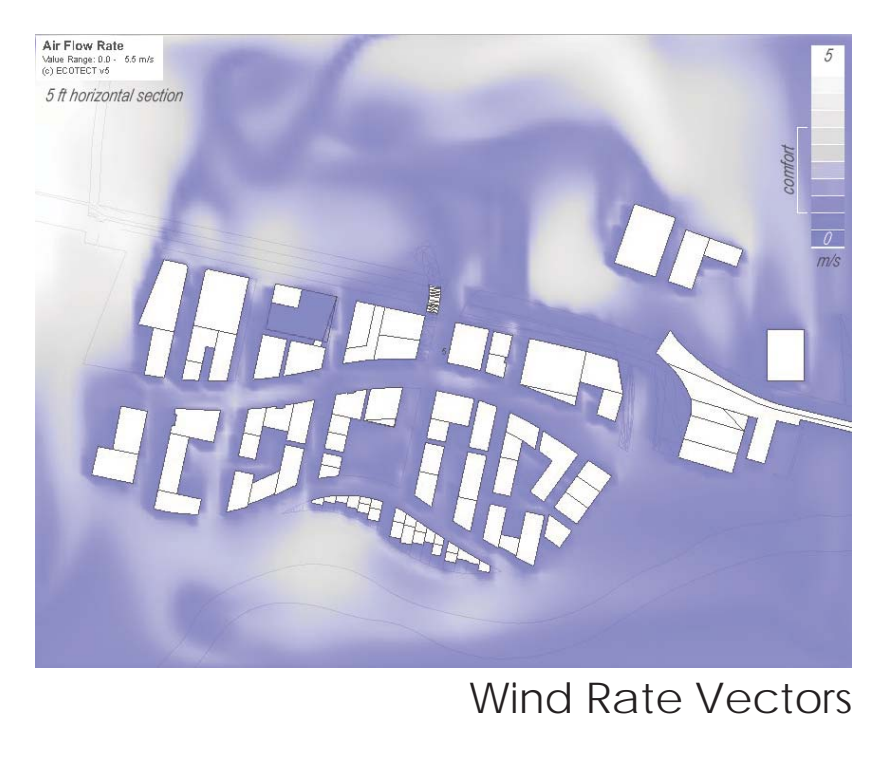


- Sports Fields
- Stormwater Management Zone
- Gas Station
- Local Coffee Roaster Coop
- REI
- Public Market
- Urban Target
- Public Plaza
- Parkfront Grill
- Terrace Park on the Bayou
- The Houston Highline
- Buffalo Bayou Bike and Jogging Trail



- University of Houston Research Center
- Sound Reducing Berm
- City Bus Stop
- Pedestrian Bridge between The Hill and The University
- Park and Ride
- Multimodal Transportation Station and Pedestrian Bridge to Lightrail
- Boutique Hotel
- Convenience Store
- Bioswale Stormwater Management

MICROCLIMATE AT THE HILL
The Hill creates a new urban microclimate in Houston by maximizing shadow coverage and wind infiltration through the design of carefully articulated open space. Detailed climatic studies were conducted to determine optimal site design based on climatic comfort goals.



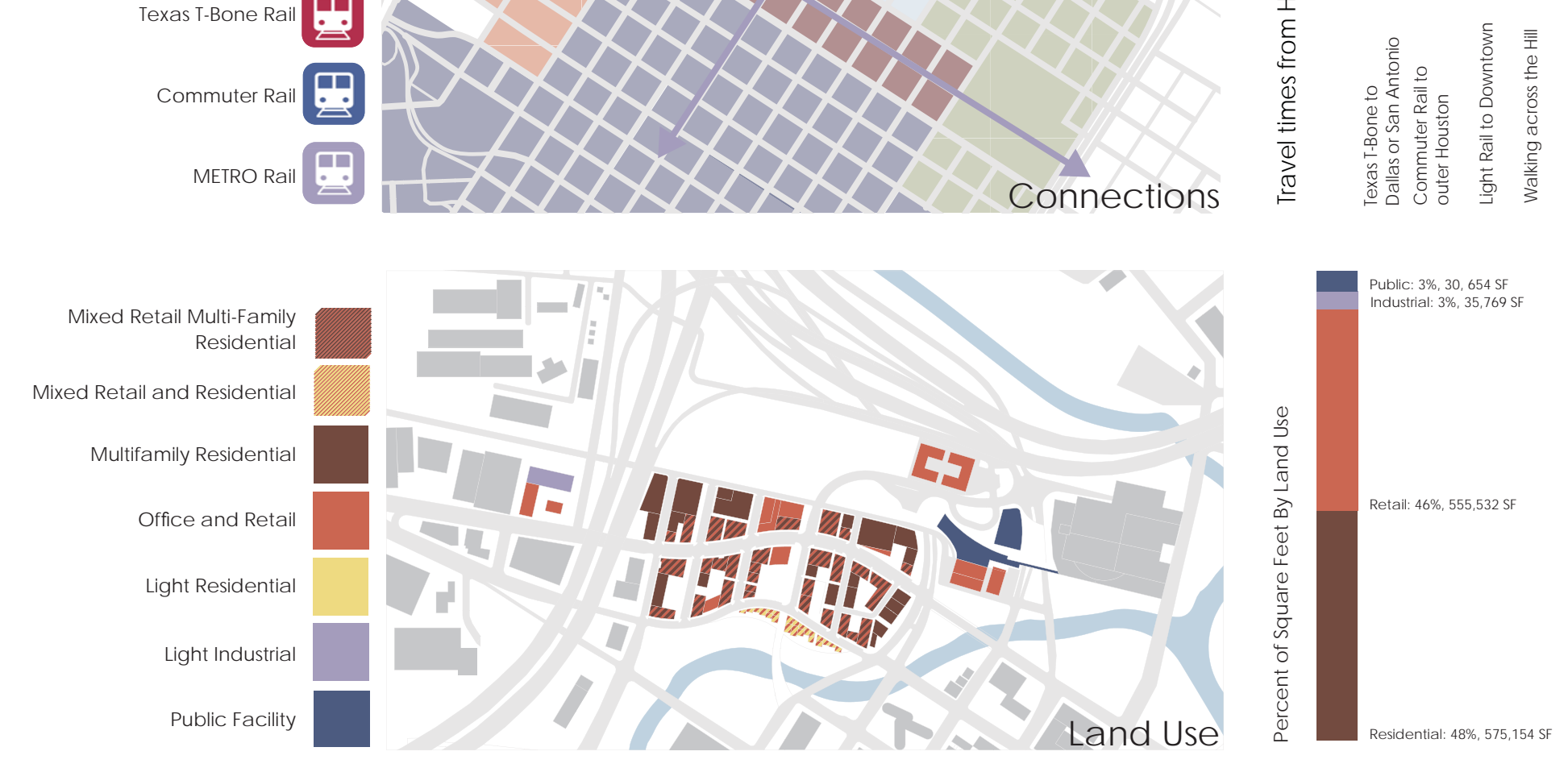
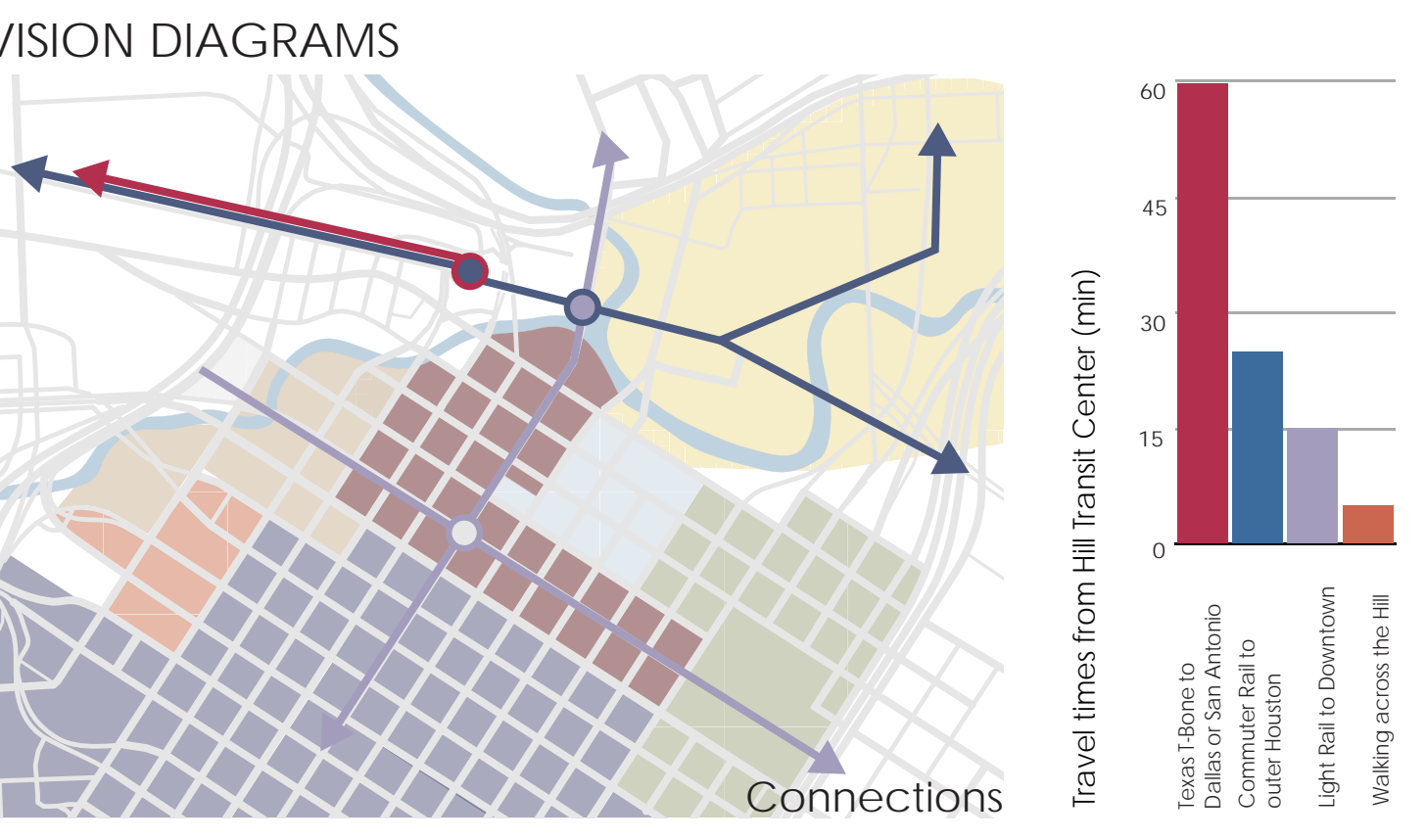
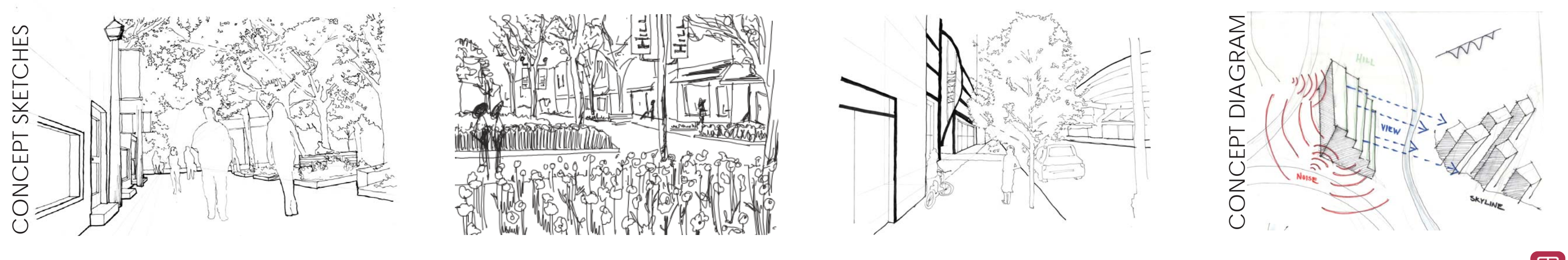
SITE OBJECTIVES

Liveable Neighborhood
Various housing options attract a diversity of people. The public market, pharmacy, Target and other neighborhood retail provide household goods within walking distance. Athletic fields, river access, and pathways provide recreational opportunities. Social programs and spaces foster a healthy community.

Distinctive District
Visibly stepped buildings create identity and capitalize on views. Rear facades communicate with highway traffic and shelter the neighborhood. Iconic intermodal transit station acts as gateway to downtown.

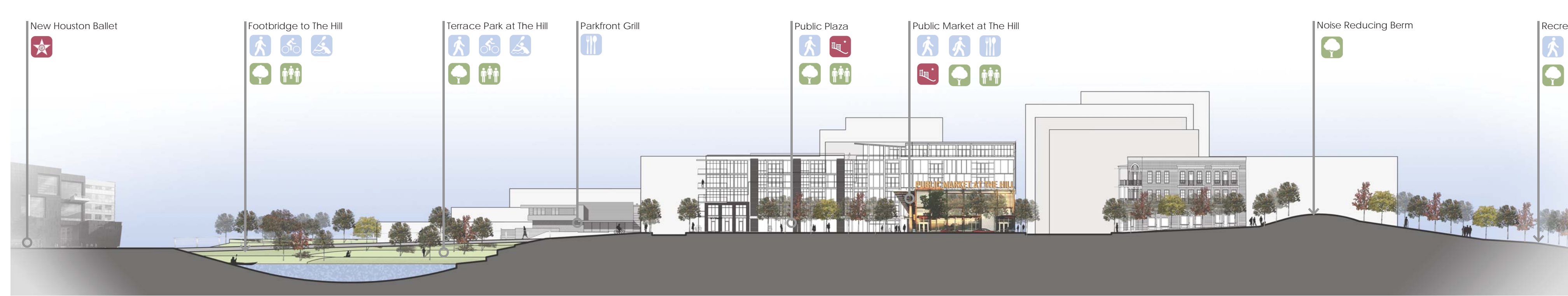
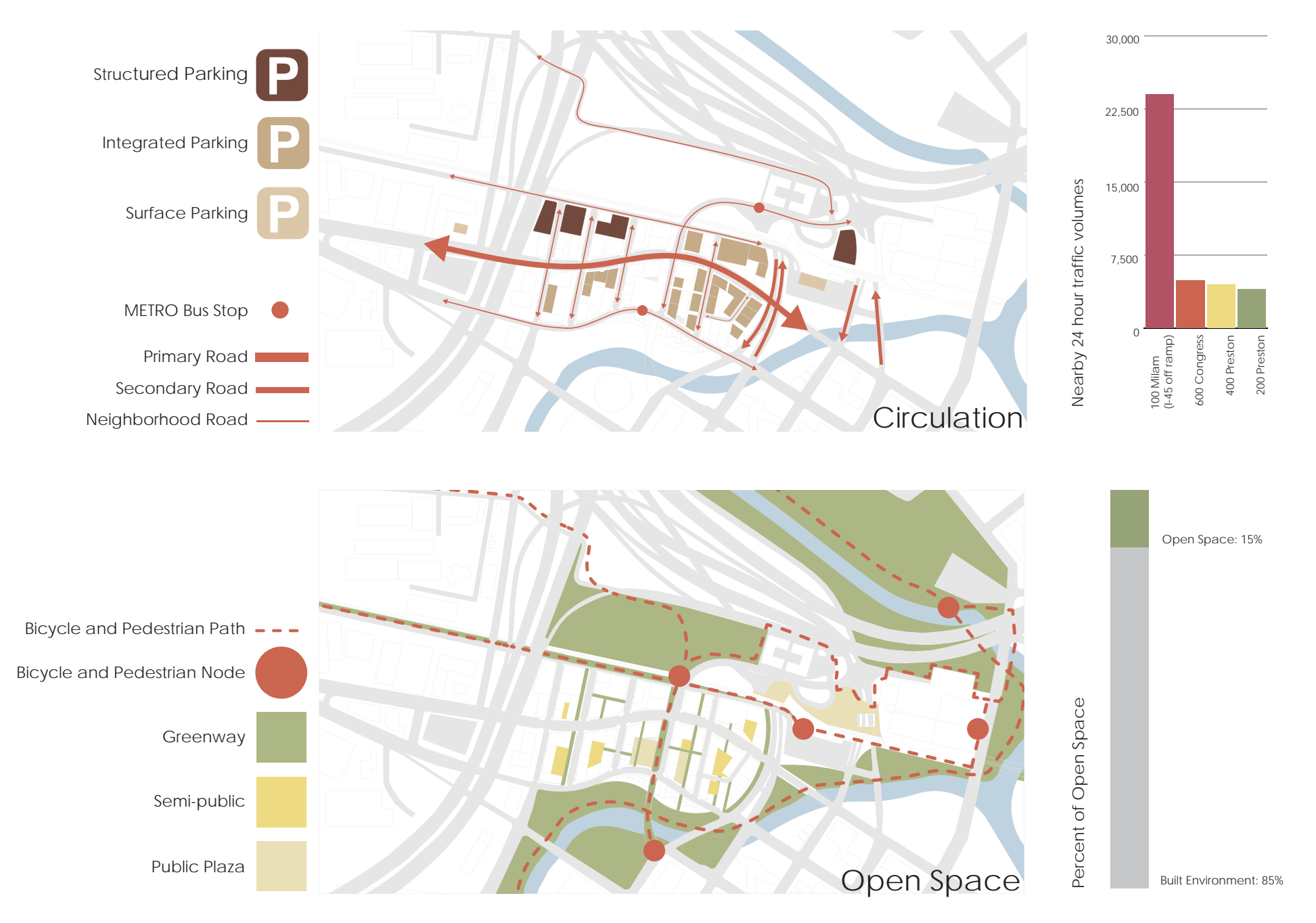
Meaningful Connections
Transit station acts as a synchronized hub for trains, buses, bikes, cars, and pedestrians. Research space and pedestrian arcades attract visitors from University of Houston Downtown. Reimagined streets and pathways increase access to surrounding districts. Buildings provide space for local businesses to congregate and innovate.

Sustainability
Green infrastructure filters stormwater on site and provides space for flooding. Layout harnesses sun and wind patterns to shade and ventilate spaces. Native plants and LEED certified buildings reduce water and energy use.



BUILDING PHASING

- Phase 1: Transit Hub (2014-2015)**
Intermodal Station + Park & Ride for convenient access to site and downtown
University of Houston Downtown Public & Environmental Research Center
Total Square Ft: 381,229
- Phase 2: Residential Density (2016-2017)**
Mixed use
Affordable + market rate residential
Riverfront retail + residential
Total Square Ft: 447,990
- Phase 3: Neighborhood Commercial Core (2018-2019)**
Major retail anchors: Target & REI
Community Center: Public Plaza & Public Market
Total Square Feet: 589,352
- Phase 4: Residential Density + Economic Gardening (2020-2021)**
Create coffee roaster coop for local businesses to grow and expand into new markets
Affordable + market rate residential + SRO
Gas Station
Total Square Feet: 495,280



FINANCIAL SNAPSHOT

Current Site Value	\$543,295
Projected Site Value	\$586,688,374
Net Present Value	\$80,969,76
Exit Cap Rate	6%
Leveraged IRR	19%
Unleveraged IRR	11%
Current Downtown Population	3,853
Residential Increase	30%
New Jobs	1,500

Scale: 1/64" = 1'-0"