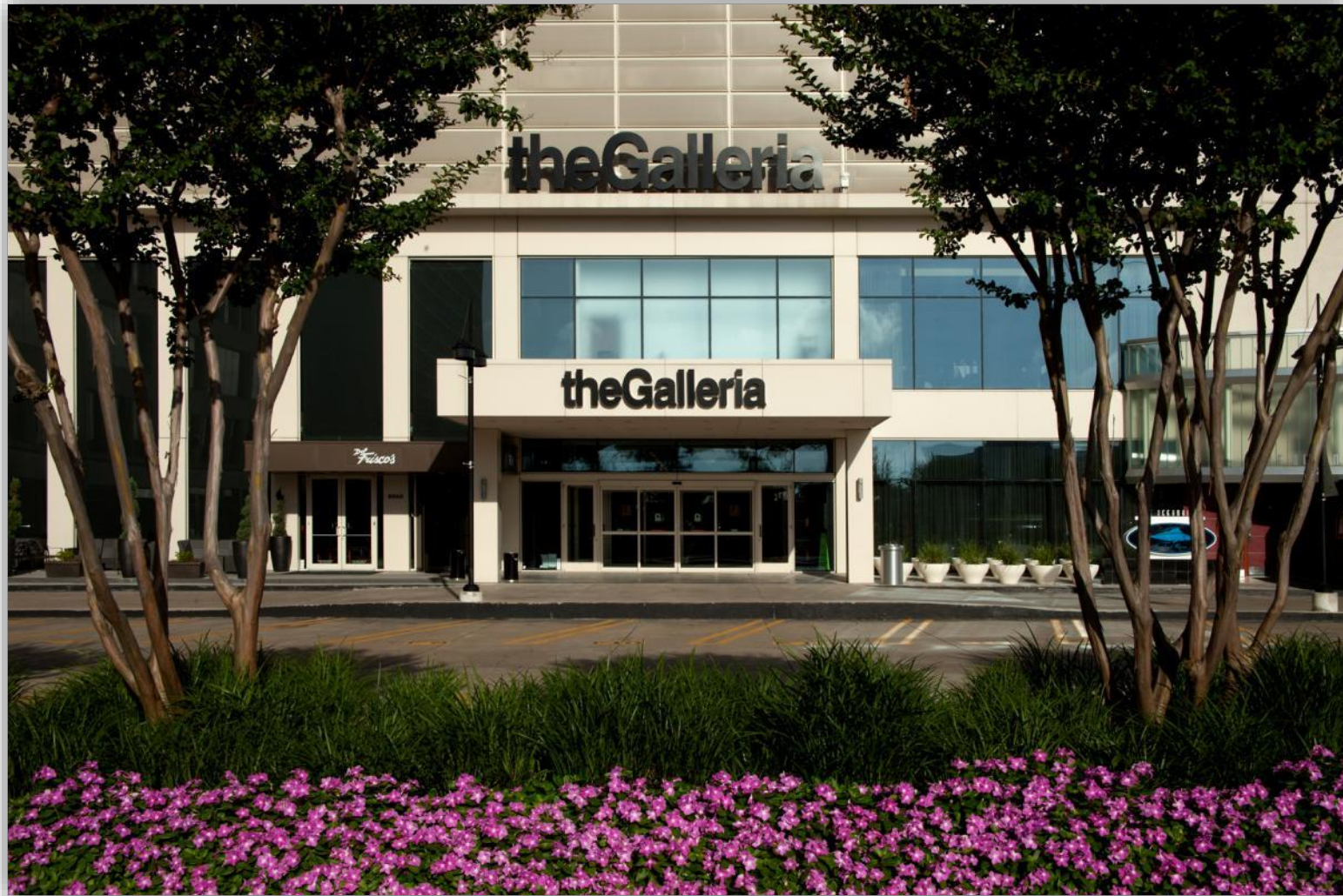




# Hines

# Houston Galleria

Houston, TX

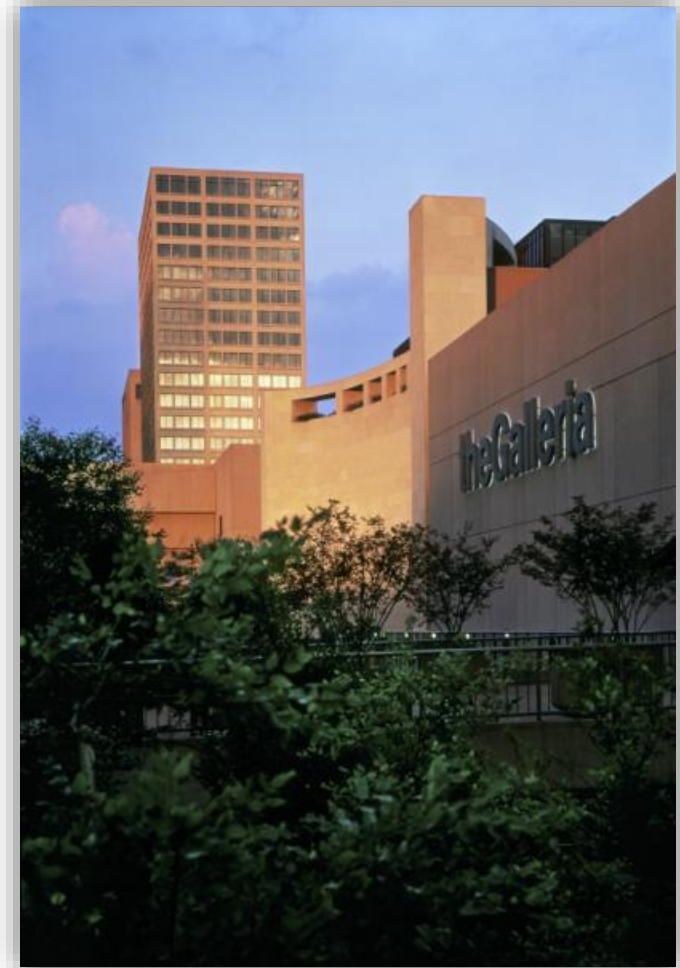


Hines



# Houston Galleria

- 52-acre site in southwest Houston
- 3,000,000 sq ft mixed-use complex
- Complex includes:
  - More than 300 fine stores and restaurants
  - Two Westin Hotels with a combined total of 900 rooms
  - Three office towers totaling in excess of one million sq ft
  - Olympic-size ice skating rink
  - Galleria Tennis and Athletic Club, a private social and athletic club



# Houston Galleria



Hines



# Houston Galleria



Hines

# Houston Galleria, Lakes on Post Oak



Hines



# Houston Galleria, Williams Tower and WaterWall Park



# Diagonal Mar

BARCELONA, SPAIN



Hines



# Diagonal Mar

- 84-acre site in Barcelona
- 3,700,000 sq ft mixed-use complex
- Complex includes:
  - A 936,460 sq ft shopping center
  - 54,000 SF elevated terrace
  - Five residential towers totaling 1.7 million sq ft
  - Three office buildings totaling 613,000 sq ft
  - Three hotels totaling 624,000 sq ft
  - A convention center
  - Public Diagonal Mar Park, whose 41 acres make it the third-largest park in Barcelona



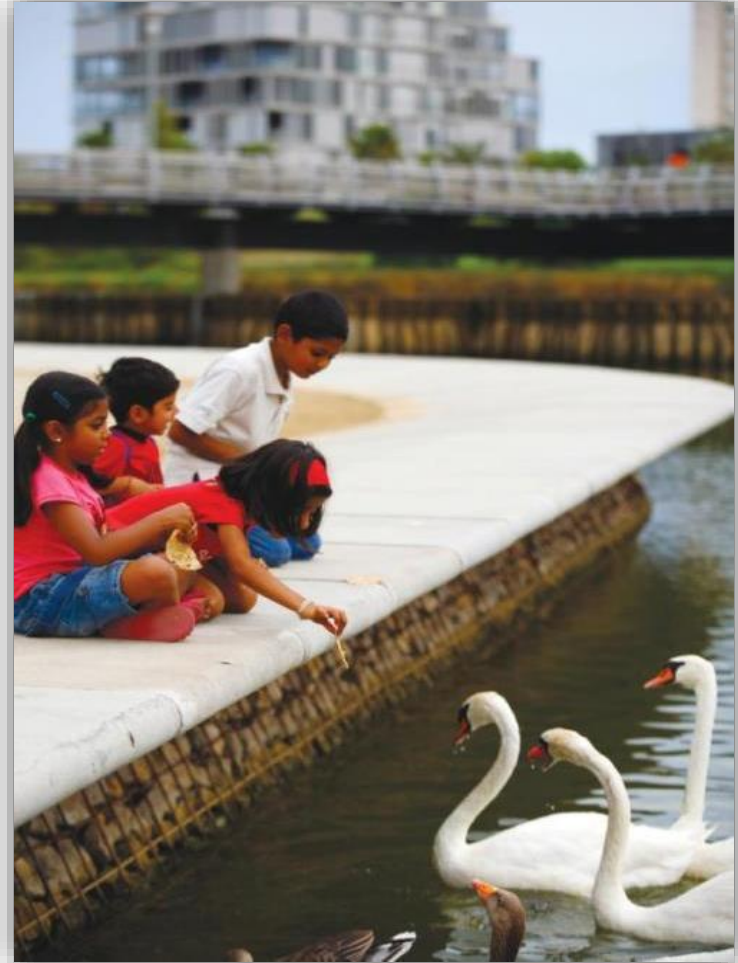
# Diagonal Mar



Hines



# Diagonal Mar



Hines

# Renault

PARIS, FRANCE

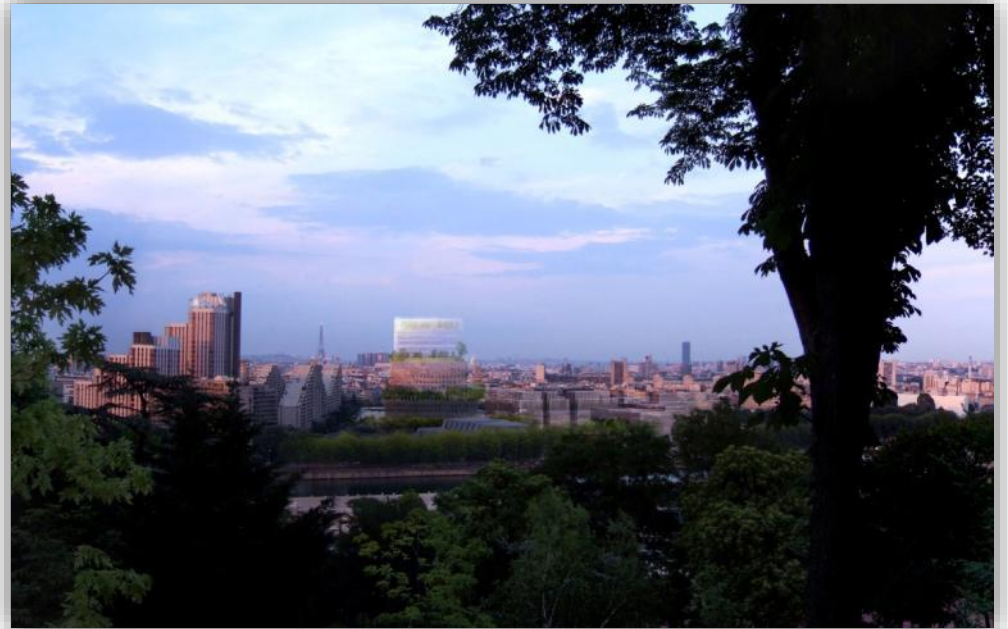


Hines



# Renault Site, In and Around the Seine

- 131-acre site southwest of Paris
  - Trapèze - 92.66 acres
  - Ile Seguin - 28.42 acres
  - Meudon Land - 9.88 acres
- Complex includes:
  - 653,000 sq m of office, residential, retail and public facilities
  - Housing for more than 40,000 people
  - 60 to 80 commercial buildings
  - Green spaces and communal squares



# Renault



# Hines



# Renault



# Hines

# Renault



# Hines



Renault



Hines



# Renault



# Hines

Renault



Hines



# Porta Nuova

MILAN, ITALY



Hines



# Porta Nuova

- 86-acre site in Milan, Italy
- 2,700,000 sq ft mixed-use complex
- Complex includes:
  - New public park, 2<sup>nd</sup> largest in Milan
  - 20 high-rise buildings totaling more than one million sq ft
  - Retail, service, restaurant and exhibition spaces totaling 400,000 sq ft
  - Residential accommodations totaling 400 plus units
  - Cultural and community centers
  - A 160,000 sq ft hotel
  - First LEED®-rated buildings in Milan



# Porta Nuova



Hines



# Porta Nuova



Hines

# Porta Nuova



Hines



# Porta Nuova



Hines

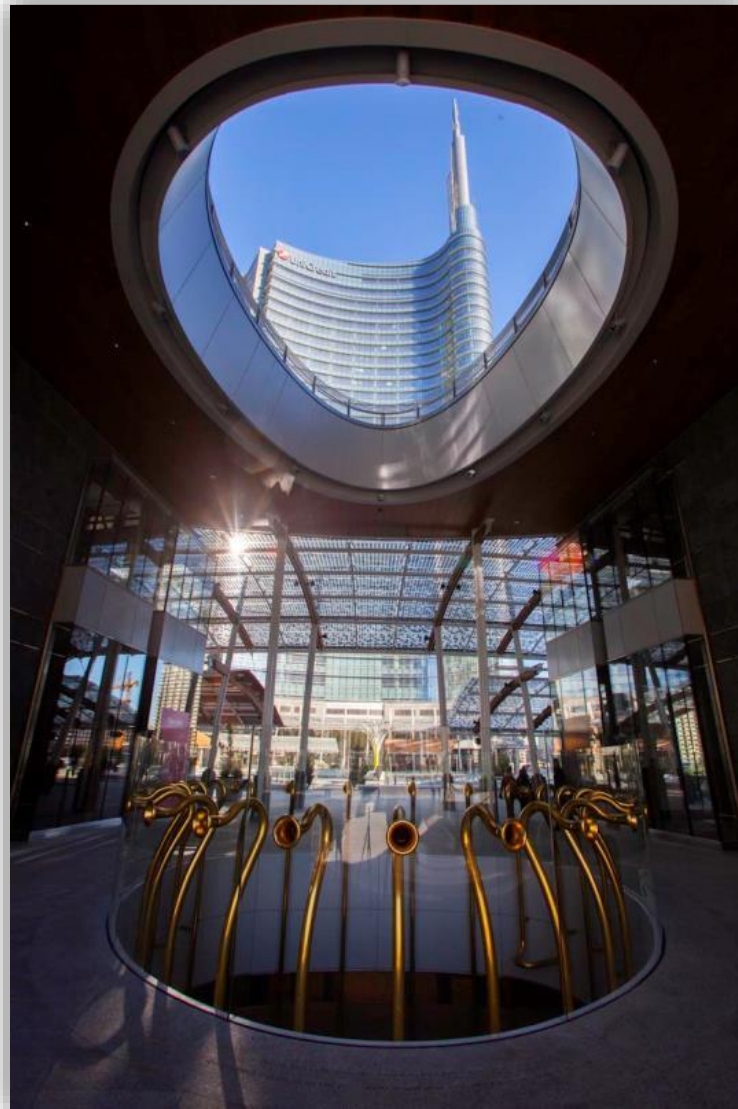
# Porta Nuova



Hines



# Porta Nuova



Hines

# CityCenterDC

WASHINGTON, DC



Hines



# CityCenterDC

- 10-acre site in the heart of downtown Washington, DC
- 2,500,000 sq ft mixed-use complex
- Complex includes:
  - Luxury Retail – 295,000 sq ft
  - Apartments – 458 units
  - Condominiums – 216 units
  - Office – 515,000 sq ft
  - Hotel – 350 rooms
  - Public Spaces: 1.5-acres
- Received one of the country's first Gold Certifications under the USGBC's LEED Neighborhood Development program



# CityCenterDC



Hines



# CityCenterDC



Hines

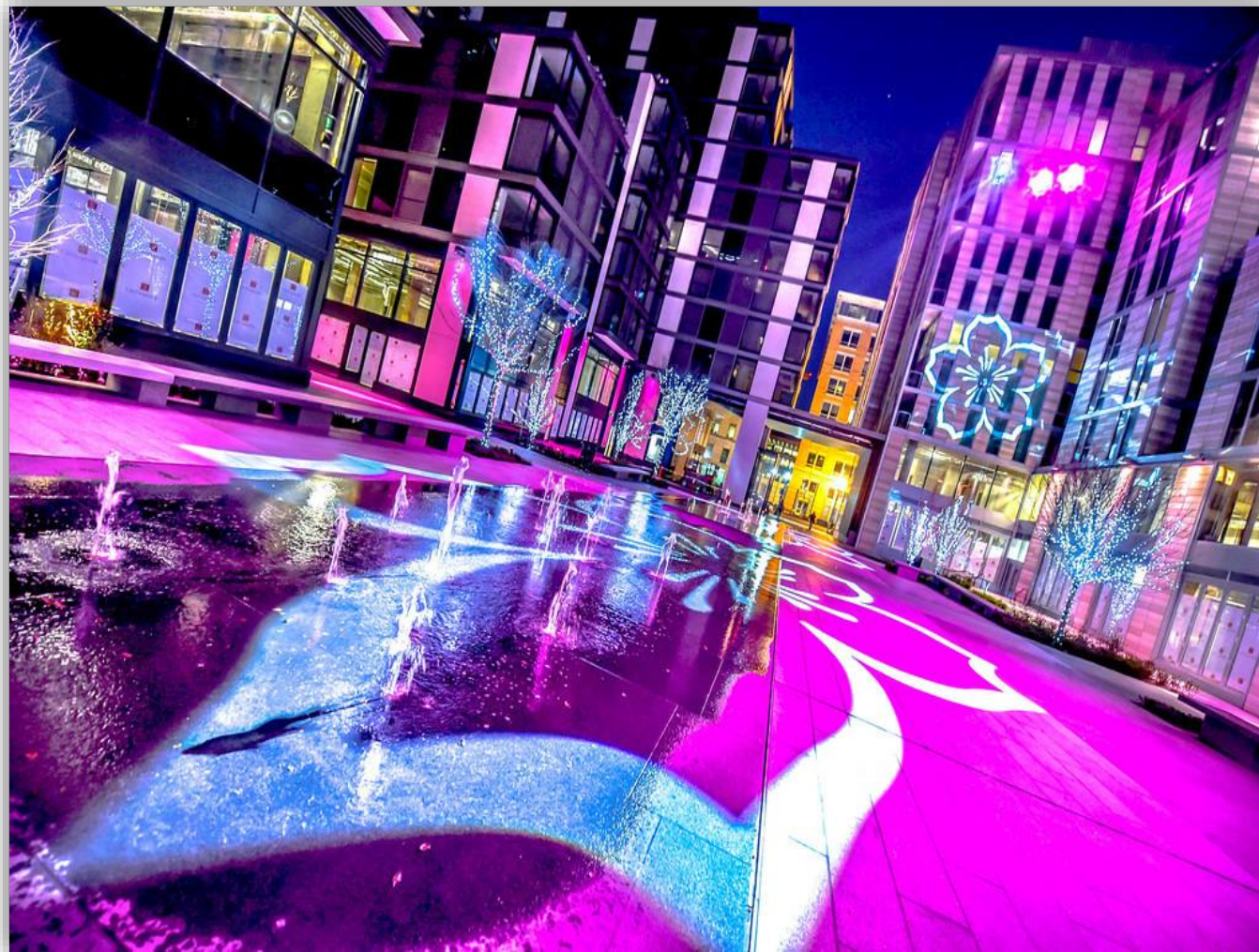
# CityCenterDC



Hines



# CityCenterDC



Hines





**Uptown Houston 2014**



**Uptown Houston is one of the  
world's great urban centers that  
connects business with  
pleasure, energy with grace and  
style with substance.**





**Business**





# Pleasure



# Grace





# Substance





# **Uptown Houston**

## **Premier Mixed-Use Urban Community**





# Uptown Houston

- Set Standards
- Maniacal Commitment to Standards
- Unrelenting Enforcement of Standards

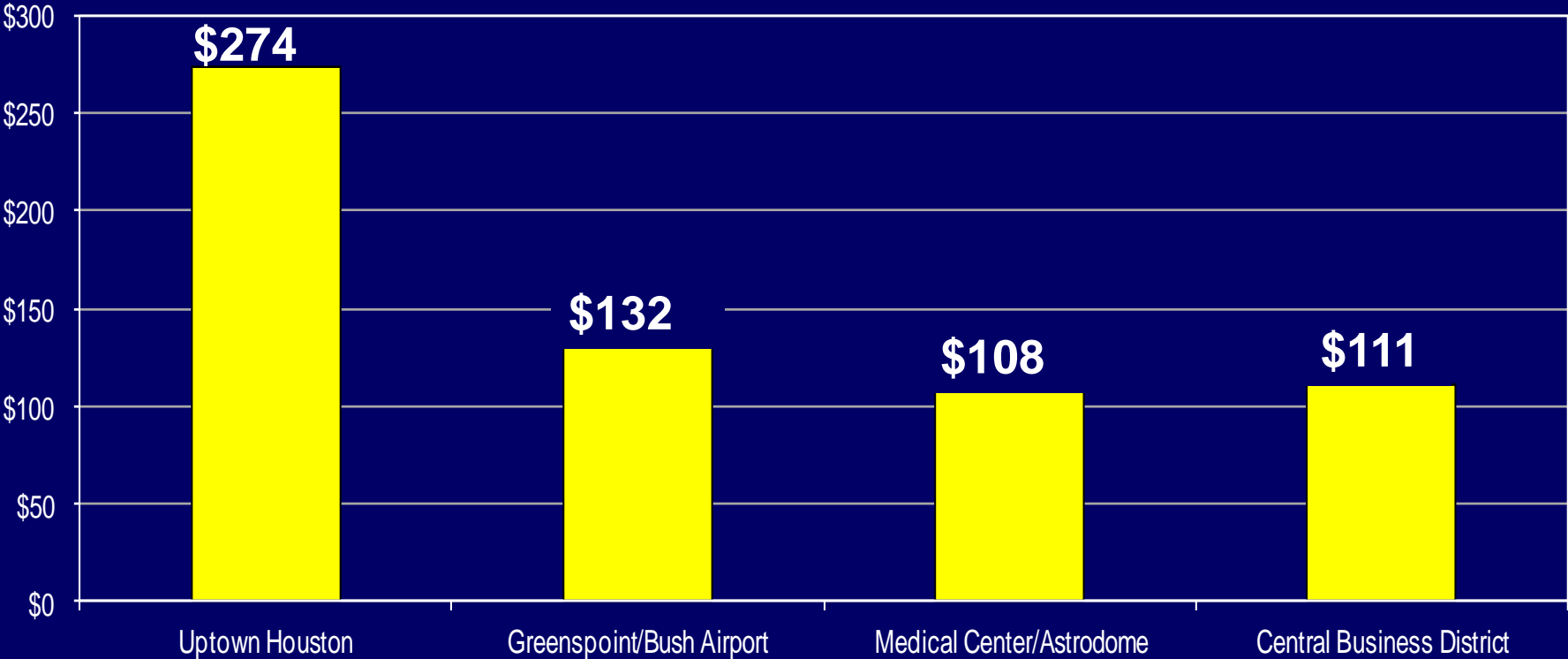
# Hotel Market

More than 31 hotels with 7,100 rooms





# 2012 Hotel Room Revenues (\$ millions)



*Source: State of Texas, Office of the Comptroller*

# Retail Market

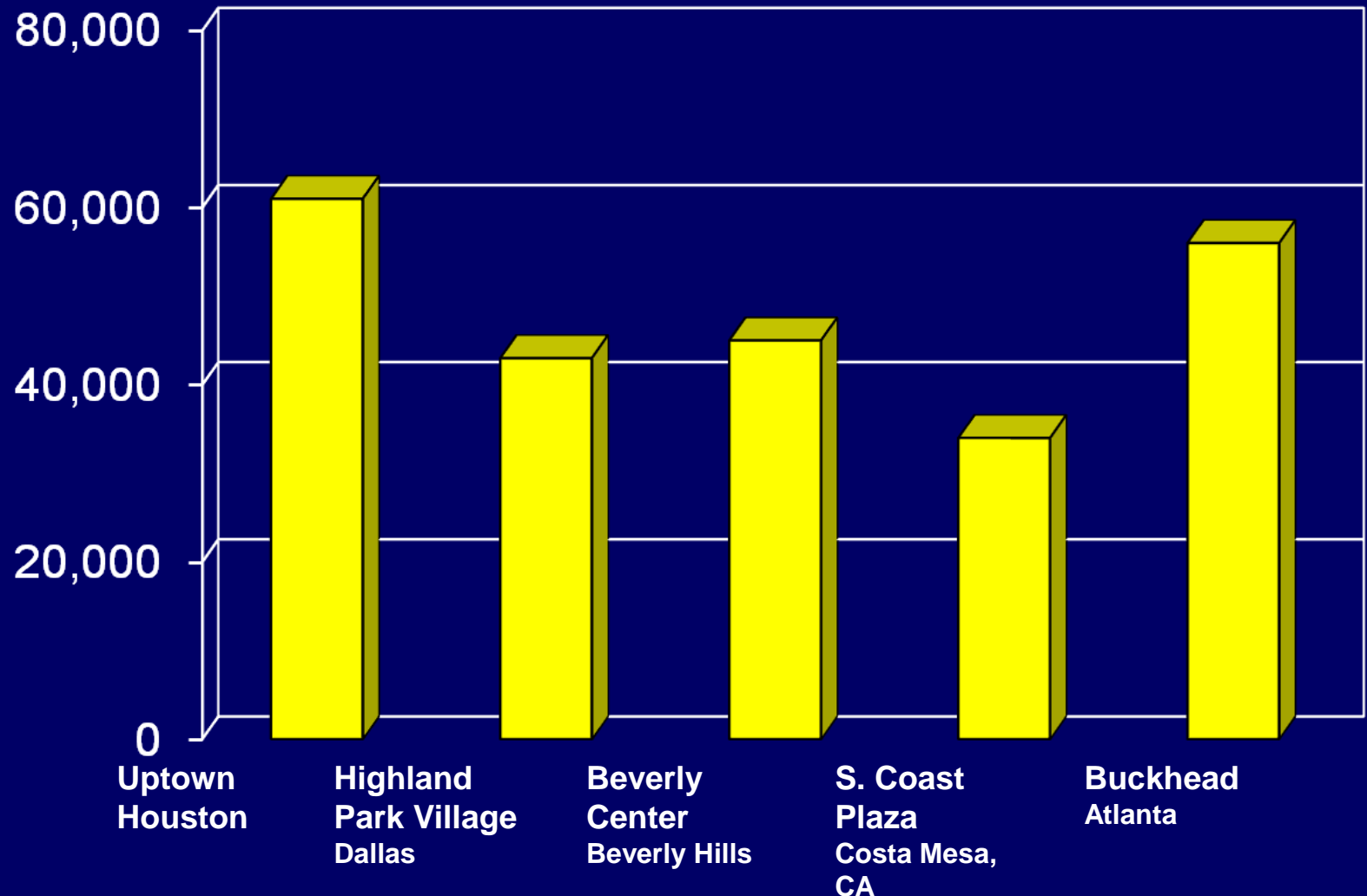
More than 5 million square feet of retail, dining and entertainment





# Average Income

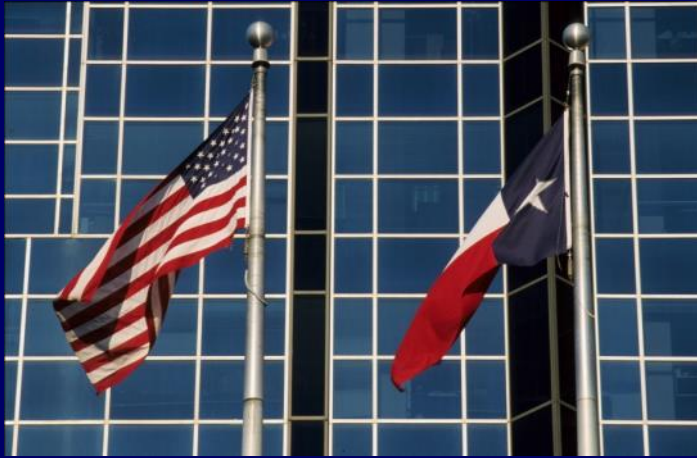
Per capita income within a three-miles radius



Source: Claritas, Inc.

# Office Market

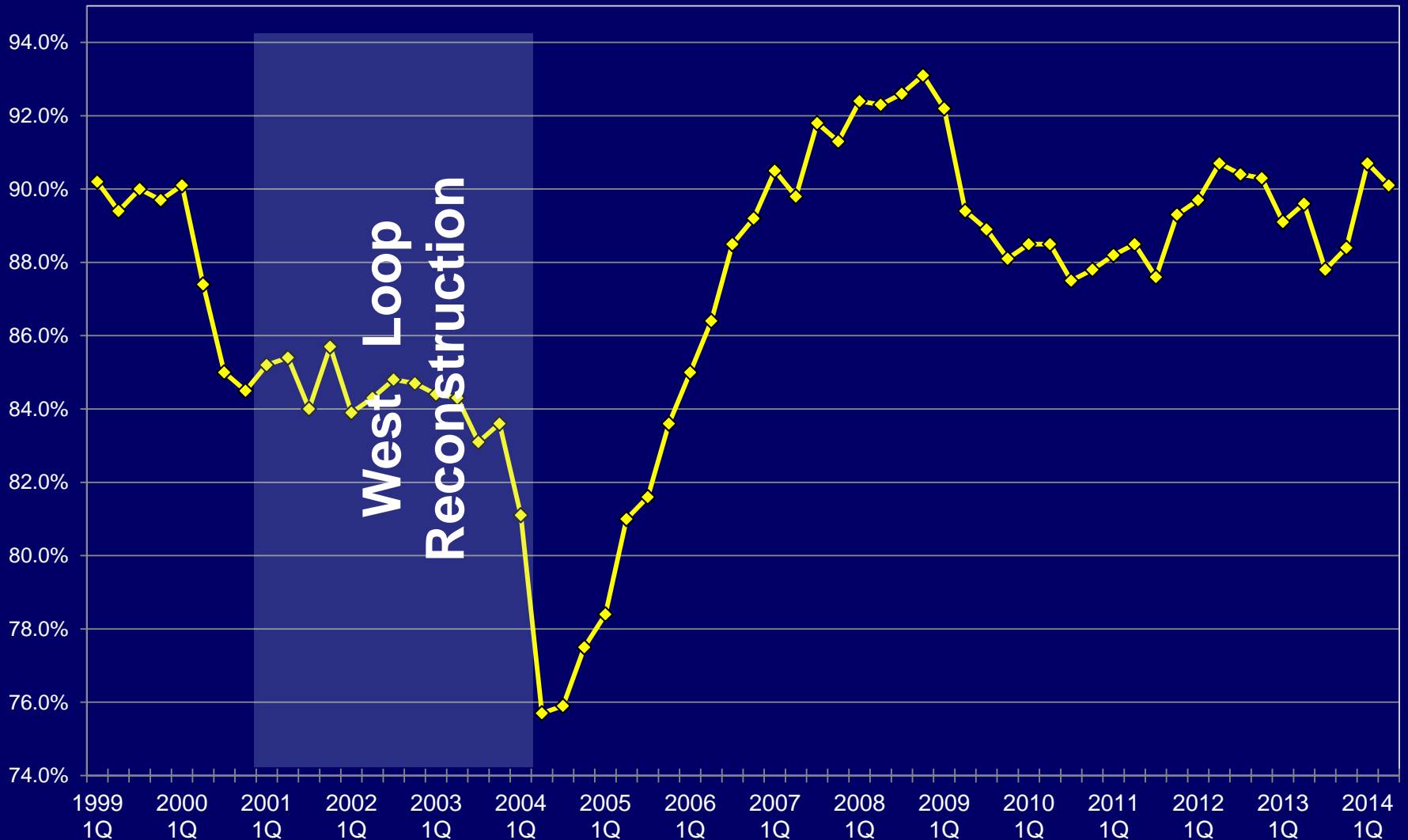
## 23.7 Million Square Feet of Office





# Uptown Office Market Occupancy

## Class A Space



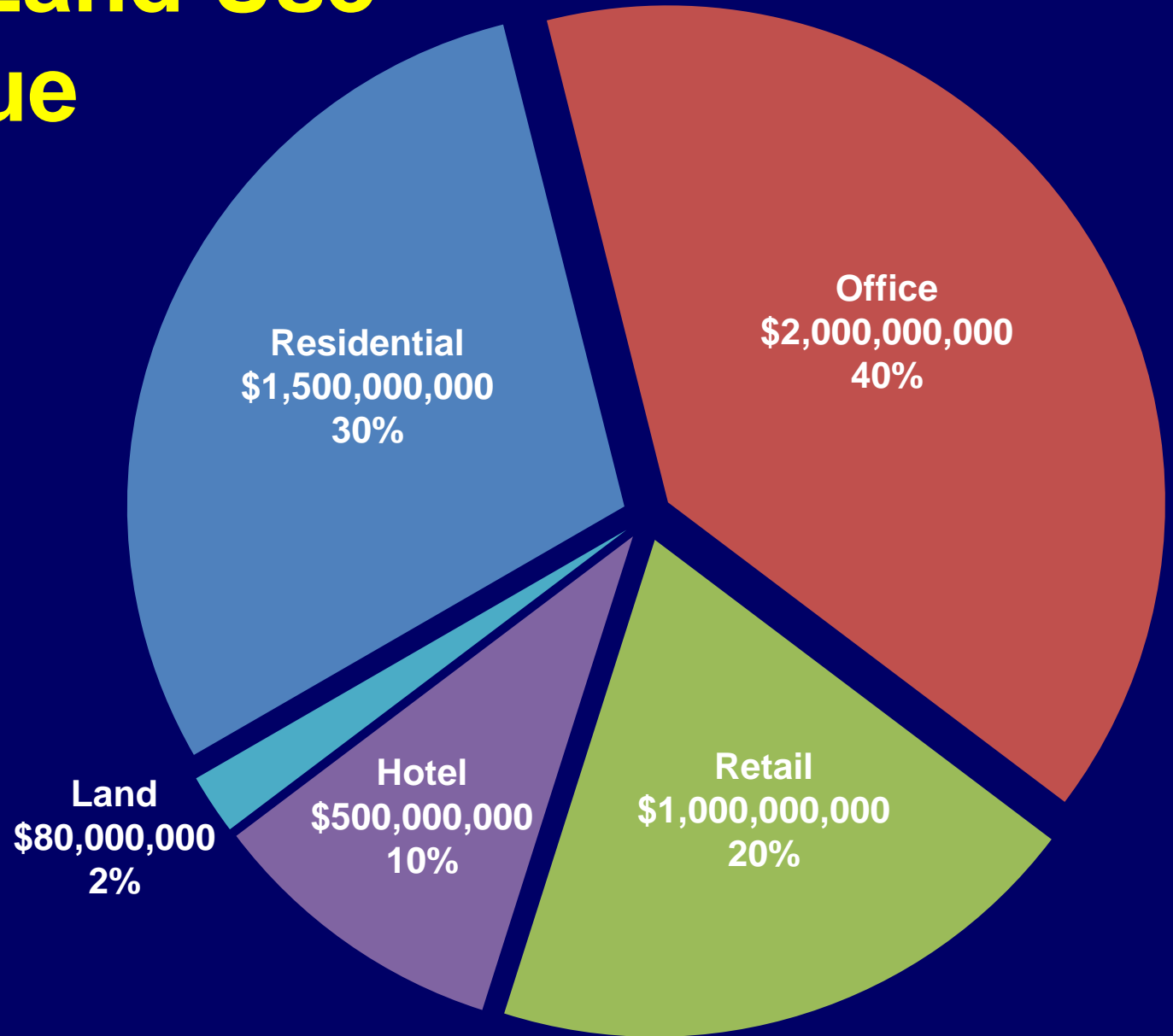
# Residential Market

## 35 Projects Since 2000

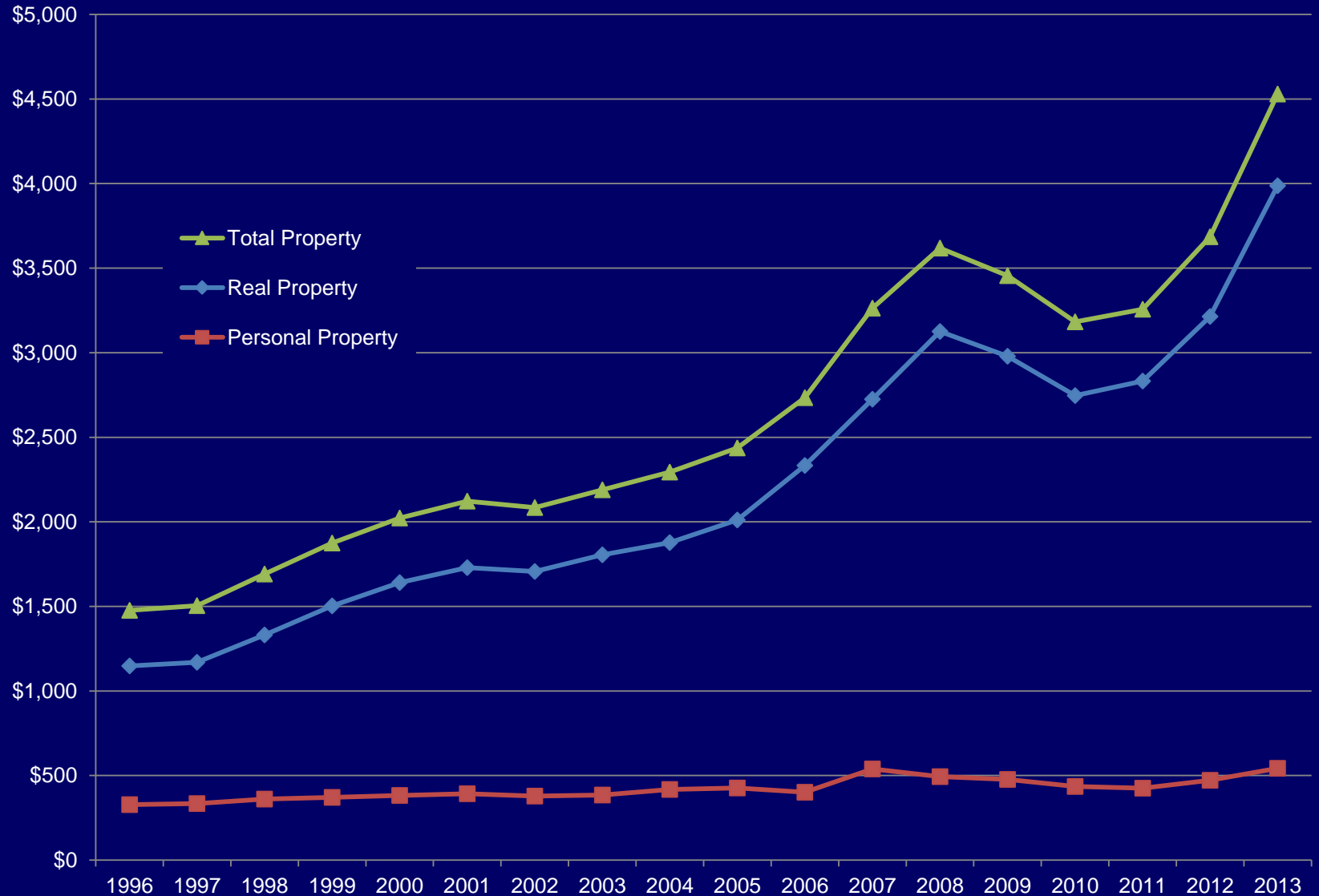




# Uptown Land Use 2013 Value



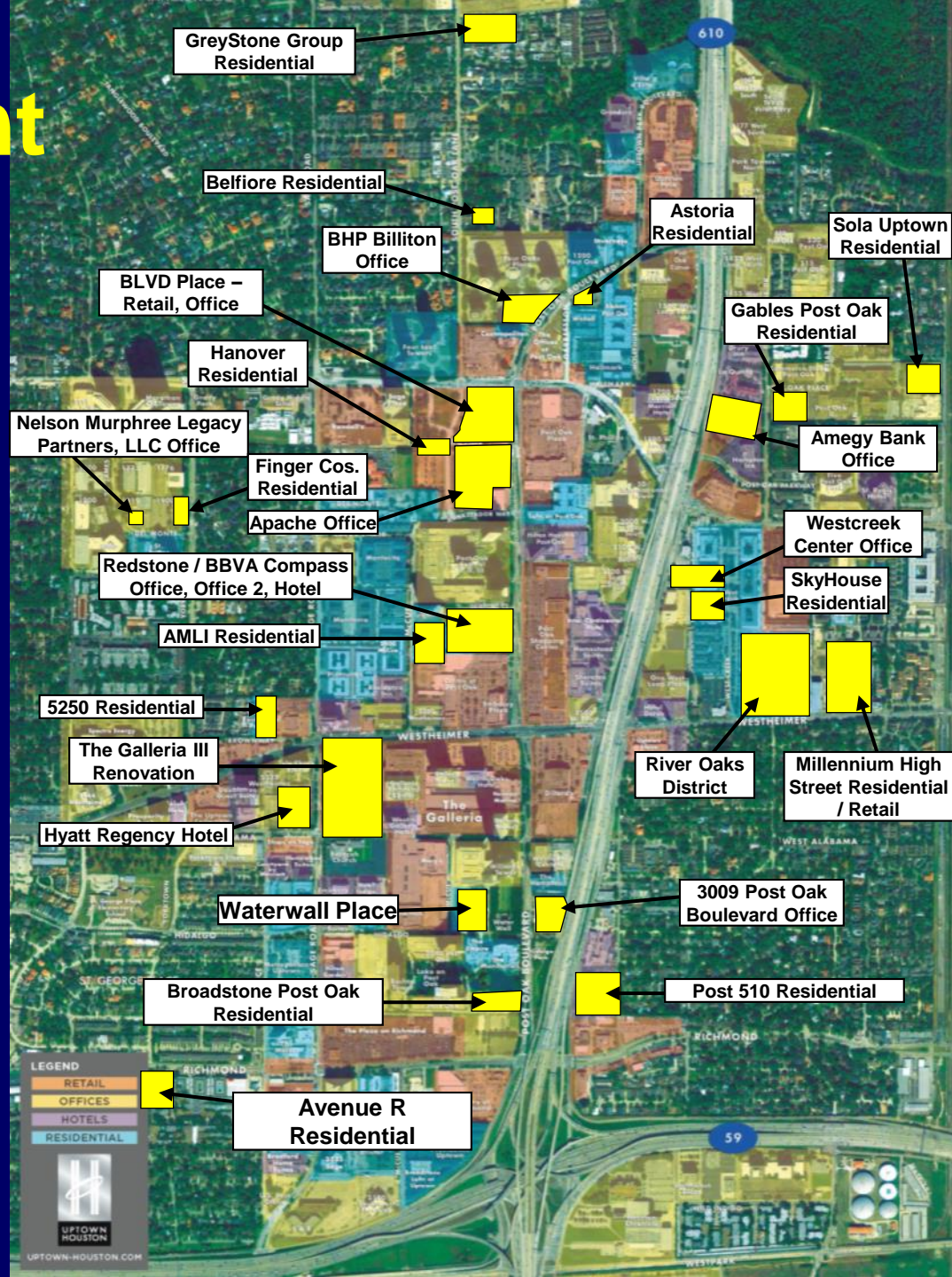
# Historical Taxable Value (in Millions)





# New Development

- Retail
- Hotel
- Residential
- Office







**How Did We Get Here?**



# What Is Uptown Houston?

Special Districts and TIRZs

# Why Special Districts?

- Address specific community needs with fair and equitable funding
- Stimulate economic development to benefit residents, businesses and jurisdictions
- Directed by stakeholders
- Serving Houston at the neighborhood level



# Design Standards

- Accessibility
- Identity
- Community

# Accessibility

## Completion of the West Loop





# Accessibility

## Greening the West Loop





# Accessibility

## Greening the West Loop – Hidalgo Park





# Accessibility

## Greening the West Loop – Hidalgo Park





# Accessibility

## Pedestrian Improvement Program





**Accessibility**

**Pedestrian Improvement Program**



**Accessibility**

**Pedestrian Improvement Program**









# Accessibility – Street Signage





# **Accessibility** - Traffic Management Internally Illuminated Street Signs





# Accessibility - Traffic Management

## Bus Stops









# Identity

## Beautification





# Waterwall Park



# *Uptown's Future*





# Post Oak Boulevard

## The Grand Boulevard & The Garden District











**Set Standards**

**Maniacal Commitment to Standards**

**Unrelenting Enforcement of  
Standards**