



Hemisfair

Where San Antonio Meets

Economic and Human Development Committee
November 1, 2016

Northwest Zone P3 - Presentation Summary

- Review site and opportunity
- RFI, RFQ, RFP & Evaluation Timeline
- Summary of Proposed P3 Development
- Next Steps
 - Action items
 - Schedule





This aerial map illustrates the campus of the Houston Branch of the Greater Houston Community College (HBGCC). The original campus footprint is highlighted in a solid red color, covering a large area in the upper left and center. A red arrow points from this area towards the right, indicating the direction of expansion. The expansion area is outlined with a red dashed line and includes several large, light-colored rectangular buildings. The surrounding area shows a mix of urban development, including residential neighborhoods, commercial buildings, and a major highway (Interstate 10) running along the right side. A river or canal is visible on the left side of the map.

Original HBGCC Footprint

HGBCC Expansion



Civic Park

Tower Park

Yanaguana Garden

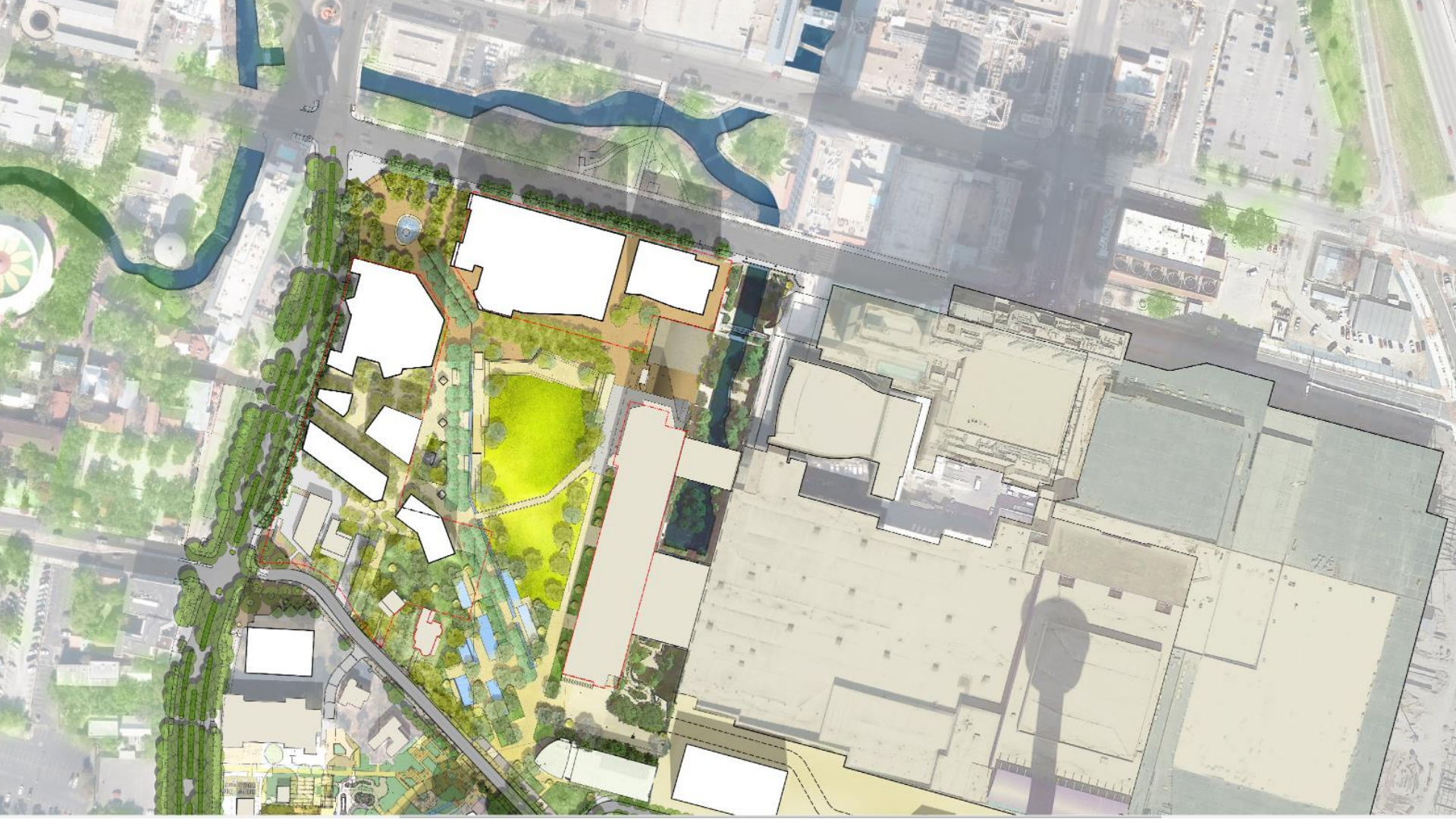
**Currently dedicated
parkland – 19 acres**



Developable Land (17 acres)







Process and Evaluation Timeline

- March 2015 Hemisfair issued RFQ
- April 2015 11 RFQ responses received
- May 2015 RFP issued to four (4) shortlisted firms
- August 2015 Addendum #3 issued to three (3) firms
- October 2015 Two (2) finalists chosen
- January 2016 Blue Ribbon panel review



Expert Review Panel

- Urban Real Estate Developer - Homer Williams
 - Williams and Dame Development (\$2.5 Billion)
 - Portland's Pearl District & South Waterfront
 - Downtown Los Angeles
- Finance - Bruce Petersen
 - USAA Realco Executive Managing Director of Investments
 - \$15 Billion Real Estate Portfolio
 - Experienced with acquisitions, joint ventures, and investments
- Urban Planning & Design - Larry Speck
 - Senior Principal, Page Architecture and Engineering
 - Former Dean of School of Architecture at UT-Austin
 - Award-winning teacher and published author



RFP Evaluation Scorecard

- 30 points Development Concept
- 25 points Benefits to Hemisfair
- 15 points Project feasibility
- 10 points Public parking
- 10 points Mixed income residential
- 5 points Consideration of historic assets
- 5 points Environmental sustainability



Recommendation: Zachry/NRP Group



Rendering for illustration purposes and subject to change

Proposal Summary

- \$165 million estimated mixed-use private investment
- Approximately 380 units of mixed-income residential
- 75K+ SF of ground-floor food and beverage/retail
- 70K+ SF of office
- 200 room full-service boutique hotel
- 200 spaces leased at public parking garage
- Environmental sustainability



Other considerations

- Urban design
- Porosity (access from street to park)
- Financial plan
- Local experience and reputation

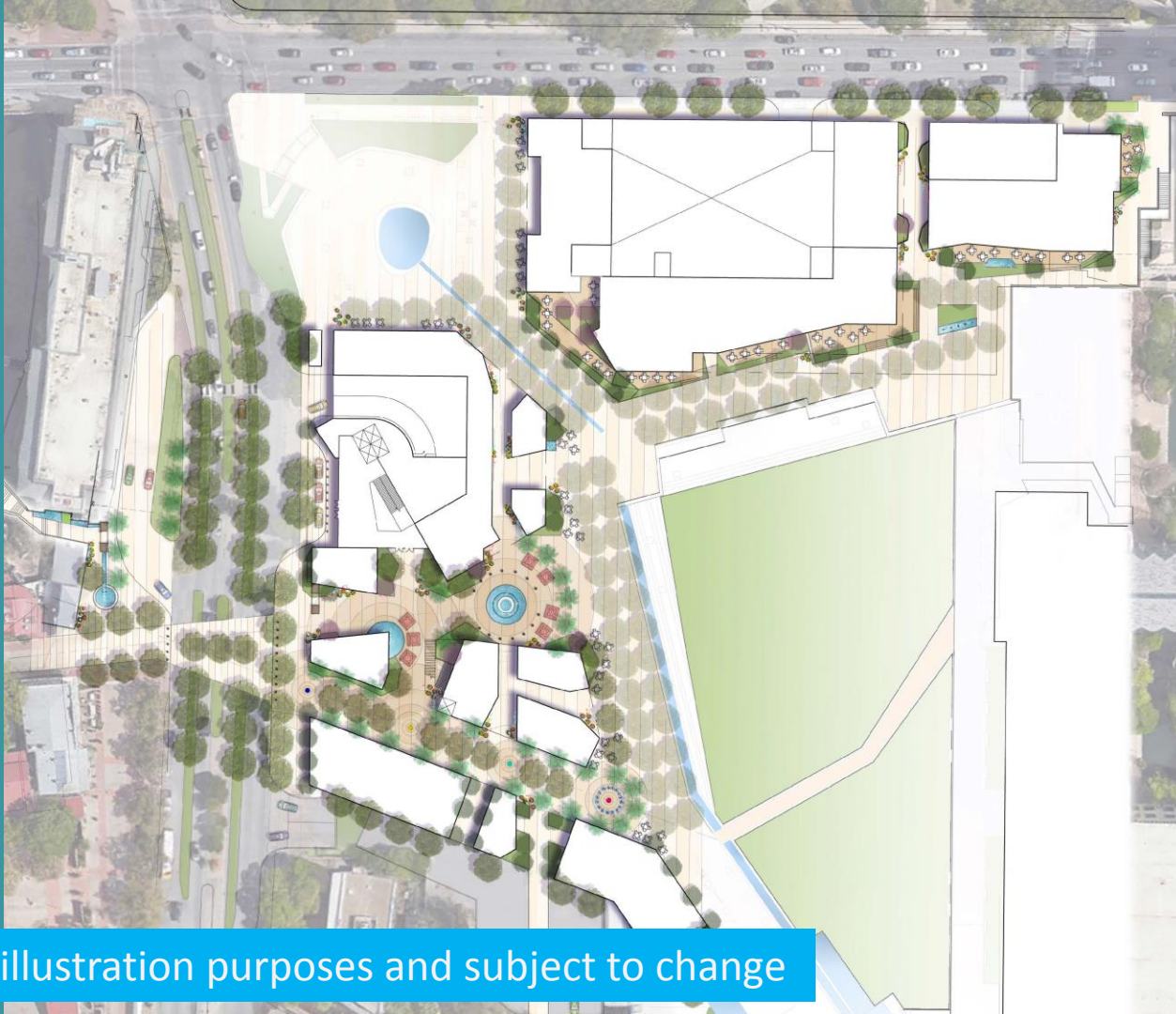




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Next Steps

- Finalize agreements
 - Sublease Agreement
 - Parking Agreement
 - Amendment to Deed Restriction
- Approval process and schedule
 - 11/30 B-session presentation
 - 12/2 Hemisfair Board public meeting
 - 12/8 Hemisfair Public Facilities Corporation (PFC) public meeting





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