

DOWNTOWN REAL ESTATE UPDATE

SECOND QUARTER 2014

Most frequently requested items: new [Current Projects Map](#) and the [Downtown Update PPT](#).
(The maps are updated about monthly. If using it a month or so from now, check the [Maps](#) section of the downtown portal to see the latest version).

OFFICE ACTIVITY

Updates on several downtown buildings:

- Construction of 609 Main at Texas, a 1.05-msf, 48-story tower by Hines, is well underway with planned 1/6/17 occupancy. The Colvill Office Properties website has [details](#).
- Skanska has completed work, including a new ramp, to move garage parkers to the annex building on the north side of the property. Scaffolding is erected on the southern portion of the site where demolition work continues to make way for a new parking garage which will serve the future 750,000-rsf, 35-floor office building, Capitol Tower.
- Transwestern has posted a [video](#) simulation of 800 Bell. Shorenstein will begin redevelopment work in 2015, complete work in 2016 and deliver in the first quarter of 2017.
- Construction documents are complete for Crescent's 6 Houston Center, a 30-floor, 600,000-sf tower to be built on Block 95 (one block north of 1 Houston Center).
- Brookfield has brushed off its plans for Five Allen Center and is actively marketing the planned 50-floor, 1.2 million-sf building on a site it owns just north of its Allen Center garage.
- A 41-floor, 750,000-sf tower to be called One Market Square is planned for the block between the Chronicle building and Market Square Park by Essex and Stream. Estimated completion: 1Q17.

The above buildings, including renderings of most, are included in the updated PowerPoint [presentation](#).

Name change and makeover: 2 Shell Plaza is now 811 Louisiana. More info and pictures: [Page](#), [HBJ](#).

RESIDENTIAL

Four residential properties are under construction and eight more are planned. Developers are responding to pent-up demand for downtown residential units, with encouragement from the downtown [residential incentive program](#). See HBJ articles, "[Ten Apartment Complexes on Tap for Downtown](#)," and [Tax Breaks](#). Maps for reference: Downtown [residential development map](#), [Block map](#), and [Current Projects](#) map.

New planned residential projects (since the last quarterly update):

- A 39-story, 314-unit residential tower with 12-story garage podium on the eastern portion of Block 98 (Rusk/Crawford/Walker). Trammell Crow is the developer. Estimated construction start 1Q15 and estimated completion 1Q17.

- A 6-story, 267-unit residential building by Trammell Crow Residential. Estimated construction start 3Q14 and estimated completion 1Q17.
- A 40-story, 463-unit residential tower and renovation of an existing garage (which formerly housed Kim Son's event space). BMS is the developer. Estimated construction start 3Q14 and estimated completion 1Q17.

Under construction:

- Residents will move into SkyHouse Houston next month (July). (Via [webcam](#), see their property, including tennis court.) This is a 336-unit, 24-floor residential property at 1625 Main by Novare Property Group and Peter W. Dienna, partners with Simpson Property Group.
- Construction continues on 500 Crawford, which will occupy the two blocks next to Minute Maid Park. This Finger Companies' project will be a 397-unit, 7-story apartment property. Leasing is expected to begin next May 2015.
- Work is underway to convert the Old Texaco Building (1111 Rusk) to 270 residential units plus an adjacent garage. Estimated occupancy 4Q15.
- Alliance Residential is under construction with their 207-unit apartment complex one block north of SkyHouse Houston. Estimated occupancy 2Q15. The construction site can be seen in the foreground of the [webcam](#) set up for SkyHouse Houston.

Previously announced projects:

- Leon Capital is planning a 5-story, 220-unit residential property. Construction start date 4Q14, with occupancy 2Q16.
- Allied Orion Group is planning a 10-story, 302-unit residential building with 5 street-level live-work units on Block 384. The planned construction start date is 4Q14, with occupancy in 3Q16.
- Hines is planning a new 33-floor, 289-unit residential tower called Market Square Apartments at the southeast corner of Travis and Preston. Potential occupancy 3Q16. See [Swamplot](#) article.
- Camden Property Trust is planning a 2-block, 2-phase development on Blocks 330 and 346 (La Branch/Bell/Austin/Pease). The buildings will be 12 stories, and will total 580 units. Construction of the first building: 1Q15-1Q17 and second building: 1Q17 to 1Q19. See 5/7/14 [Chron](#) article.
- Marquette Companies is planning a 28-story, 380-unit residential property with commercial ground floor, a 9-story embedded garage and 7-story liner with 13 street-level live-work units. Construction start date 3Q14, occupancy 4Q16. Block 52 (Texas/Austin/Prairie/La Branch).

HOTELS

Three hotels are under construction: JW Marriott ([Chron](#)), ([HBJ](#)), Marriott Marquis ([Chron](#) and [Click2Houston](#)) and Holiday Inn ([Chron](#)). Announced earlier this year is Hotel Alessandra, a proposed 225-room, 25-story hotel which will become a part of GreenStreet (formerly Houston Pavilions). The hotel will be positioned as a five-star hotel. Planned opening is 3Q16. See [Chron](#), [3/26/14 HBJ](#) and [4/25/14 HBJ](#) articles. With these and others, downtown's stock of hotels is about to jump from 16 hotels and 5,000 rooms to potentially 25 hotels and 8,000 rooms in 2017.

Details on hotels under construction and planned can be found on the [Current Projects](#) map. Also of note (1) the Lancaster recently completed a \$10 million [renovation](#) and received a Locals' Choice Award, and (2) the Sam Houston Hotel will become part of the Hilton brand (6/2/14 [Chron](#)).

ALSO OF INTEREST

- Transit use remains strong. The most recent commute survey was completed in 2013, with the report finalized this last March. The results show that 57% of downtown workers drive alone every day; 32% use bus and/or rail; 9% carpool; and 2% other. 12,700 responses were received from an estimated downtown population of 150,000. For more, see the 173-page [full report](#), [summary](#) and [related maps](#).
- [Six in the City](#), [B-Cycle](#), [ZipCar](#) and [Greenlink](#) are going strong (Greenlink has about 1,000 riders/month average)
- The downtown post office site is being marketed by CBRE. See Chron articles: [12/18/13 - up for sale](#), [3/3/14 - bids received](#).
- The [Southern Downtown Public Realm Plan](#) has been completed and can be obtained from the downtown portal.
- It has been ten years since major improvements were made, so we're evaluating what improvements can be made to Main Street. Here's a [stakeholder presentation](#) highlighting many of the ideas.
- A new parking garage is under construction on a ½-block, with anticipated completion September 2015. The 16-story, 1,600-space garage will be connected to the tunnel system and will support Wells Fargo Plaza's tenants. Gensler designed the garage, which is being developed by Trammell Crow. The ½ block is on the SE corner of Louisiana and Polk (north half of Block 298).