

Downtown Houston Market Update

Central Houston, Inc. and Houston Downtown Management District



Neither a pandemic nor an unprecedented winter storm is going to stop the progress we began to feel going into 2021. Houstonians are resilient and so is Downtown and we are positioned for strong comeback starting with a robust first quarter. New high-profile developments—such as construction starts and completions in the office, hospitality and residential sectors—marked the opening months of 2021 while new restaurants were announced or reopened to full capacity and the Astros and Dynamo kick off their seasons with in-person games. In-office worker occupancy rose to more than 18 percent in March, its highest since the pandemic began a full year ago and more Downtown office employees are expected to return to the office this summer and fall.

EXECUTIVE SUMMARY (CONTINUED)

Post-pandemic, Downtown is positioned well over the long term. Redefining the office environment is an opportunity as employers and workers demand more flexibility and out of office options for meeting, connecting, collaborating and socializing. Supporting the strong comeback, Downtown has more than \$1.9 billion in new construction—representing office, residential, public space, food and beverage and hospitality projects—currently underway. New high-profile projects on the horizon include such projects as Trebly Park in Southern Downtown, the More Space: Main Street initiative, the renovation of the historic State National Bank building to a Moxy Hotel by Marriott and just steps from Minute Maid Park is the construction of Frost Town Brewing, a 9,100 square foot taproom and 10,000 square foot outdoor beer garden.

In closing, Central Houston, Inc., and the Houston Downtown Management District (Downtown District) will be your 2021 go-to resource for all the Downtown activity and events. Visit our Downtown [tool kit](#) features up-to-date articles, announcements, statistics and reports is designed to quickly communicate with employees, residents, clients, guests and partners in addition to our monthly [Downtown Economic Recovery Update](#), where we gather a collection of statistics and updates on commercial real estate, residential, retail, leisure and hospitality sectors.

Market Overview

OFFICE HIGHLIGHTS

51,469,131 sf

office inventory

1,251,856 sf

under construction

603,629 sf

planned

OFFICE

A full year into the pandemic, Americans physical relationship with their office workplace has out of necessity become more fluid but as Downtown's every day in-office occupancy rose to its post-pandemic high of 18.1 percent in March, one aspect has become increasingly clear—that the shutdown and subsequent working remotely will be the catalyst that accelerates positive change in workplace design. Architects and designers report recently there is a renewed longing for a workplace driven by direct human experiences—one that enhances face-to-face encounters, offers spaces tailored to the moment and deliberately fosters health and wellness.

Downtown's office sector is ahead of this design and building curve: nearly 20 million square feet throughout 11 Class A buildings have been renovated or completely overhauled since 2016—as with the four-building complex Houston Center and the three-building plus hotel Allen Center campus. The renovations include ground floors designed for daylight filled lobby experiences and feature touchless actuators and elevators with destination dispatch delivering employees to their selected floor. Access to abundant fresh, clean air with the adoption of advancements in filtration strategies and technologies while user-oriented outdoor spaces, such as plazas, patios and green roofs, are part of the expected must-have amenity for tenants.

During the first quarter, Skanska announced plans for 1550 on the Green, a new 375,000 square foot Downtown Class A office tower and mixed-use development adjacent to Discovery Green and the Hilton

Americas-Houston hotel. To kick off the project, Skanska signed an anchor tenant for the planned 28-story office with law firm, Norton Rose Fulbright, signing for approximately 121,000 square feet. In addition, Hines and Ivanhoé Cambridge marked a construction milestone with the topping out of the 47-story, 1.12 million square foot Texas Tower on the block formerly occupied by the Houston Chronicle. The premium office tower is already 40 percent preleased to such brand names as the law firms DLA Piper and Vinson & Elkins while Houston-based Hines will relocate its global headquarters to the new building from its current Uptown location.

Sweden-based parent company **Skanska USA Commercial Development** announced in January plans for **1550 on the Green** (1550 Lamar), its new 375,000 square foot Downtown Class A office tower and mixed-use district adjacent to **Discovery Green** (1500 McKinney) and the **Hilton Americas-Houston** (1600 Lamar) hotel. To kick off the project, Skanska signed an anchor tenant for the planned 28-story office with law firm, **Norton Rose Fulbright**, signing for approximately 121,000 square feet. The law firm will have naming rights to the new building and plans to relocate in 2024 from its current location in **Fulbright Tower** (1301 McKinney). Skanska plans to announce the construction timeline after it receives all of the required permits. Records filed with the Texas Department of Licensing and Regulation show that construction of the building at 1550 Lamar could begin as early as June 1, with an estimated completion date of May 2023. The initial phase of the project is expected to cost \$117 million, according to the TDLR filing. The TDLR filing says the office tower was designed to include an eight-level parking garage and floor-to-ceiling vision glass, 20 floors of office space and a mechanical penthouse. There will be 7,000 square feet of ground floor retail. The office building is part of Skanska's larger plans for the Discovery Green area. In early 2020, the developer and BIG completed a master plan for a 3.5-acre master-planned development to be named **Discovery West**, which will include restaurants, retail and green space. Skanska assembled four land parcels in October 2019 for the new project in a \$55 million acquisition. Chicago-based real estate services, **JLL**, has been selected for property management services. ([Skanska](#), [HBJ](#), [BisNow](#), [Commercial Property Executive](#), [Chron](#))

Houston-based **Hines** and Montréal, Québec, Canada-based **Ivanhoé Cambridge** marked a construction milestone with the topping out in March of the 47-story, 1.12 million square foot **Texas Tower** (845 Texas), on the block formerly occupied by the **Houston Chronicle**. The milestone was reached a month ahead of schedule,



Texas Tower Rendering

Market Overview



Allen Center

OFFICE (CONTINUED)

despite some construction material delays related to COVID-19, according to Hines which broke ground in July 2018 and is scheduled for completion later this year. Designed by New York-based **Pelli Clarke Pelli Architects**, the building is situated diagonally on the block to optimize Downtown views and provide more natural light. In deference to the site's newspaper roots, a focal point is the City Room, an elliptical 2,100-square-foot room that opens to the lobby and will be open from coffee time in the morning to cocktails in the evening. A 6,400-square-foot restaurant will have outdoor seating along Texas Avenue and Hines will operate the Square, its 18,000-square-foot coworking space concept on the second floor. The new tower is 40 percent leased with Houston-based international law firm, Vinson & Elkins, occupying 212,000 square feet on the top seven floors while Hines will move its own headquarters to 180,000 square feet on five consecutive floors beginning on the 30th floor. Law firm DLA Piper will relocate into 31,000 square feet in 2022. ([Chron](#), [CPE](#), [HBJ](#))

Houston's tallest tower once again is officially named after **JPMorgan Chase & Co.** with the 75-story 1.7 million square foot renaming of **JPMorgan Chase & Co.** Tower (600 Travis). The building's owners, Houston-based Hines and an affiliate of **Cerberus Capital Management LP**, announced the new name in January following the signing of a 250,000-square-foot lease in July by the financial services giant, bringing the property to 90 percent leased. Hines originally developed the 75-story, 1.7 million-square-foot tower in 1982 for Texas Commerce Bancshares, which later became JPMorgan Chase. JPMorgan Chase will relocate its Houston Technology Center, which employs more than 1,500 technologists, from 17-story, 430,000 square foot **1111 Fannin**. Hines managed the tower at 600 Travis and the adjacent 20-story building at 601 Travis St. for more than three decades before acquiring them in partnership with Cerberus in October 2019. Soon after, the new owners launched a major renovation, which is expected to be complete in September 2021. The project includes significant updates to the first and second floor lobbies,

access to the tunnels and the exterior plaza. It also includes adding a conference center that can accommodate up to 150 people in various rooms over two floors and turning the 60th floor into a "Sky Lounge" exclusively for tenants. The renovated lobby will feature a new glass pyramid entry, and will also feature new food and beverage offerings, while the plaza space will accommodate outdoor meetings and meals. "Personage and Birds," Joan Miró largest sculpture ever commissioned, will remain on-site. ([HBJ](#))

The **Susman Godfrey** law firm has grown its Houston office, expanding to 76,856 square feet of space at the 71-story **Wells Fargo Plaza** (1000 Louisiana). The firm, a high-profile commercial litigation firm with offices in Houston, Seattle, Los Angeles and New York, is expanding its footprint to accommodate future growth. The firm has been operating for 41 years with 37 of them residing at Wells Fargo Plaza, which offers several building and tenant amenities including a 16,000-square foot fitness center, a new upscale restaurant and bar, **Adair Downtown**, valet parking and two sky lobbies. Wells Fargo Plaza was developed by Houston-based **Century Development**, led by **Kenneth Schnitzer** and **Richard Everett** and was originally named Allied Bank Plaza. ([RNR](#))

New York-based **Brookfield Properties** announced that it has completed its large-scale renovation of four buildings in **Houston Center**, Downtown's largest office complex totaling more than 4.2 million square feet that it had acquired in 2017. San Francisco-based **Gensler**, an architectural firm that has now moved its Houston offices to the campus, and Houston-based landscape architecture firm **Clark Condon**, were chosen to do the indoor and outdoor design. The revitalized complex features three levels of greenspaces connected by a grand spiral staircase. More than 160 new trees line the sidewalks, courtyard and terraces of roughly 24,000 square feet of added pedestrian and greenspace. Houston Center is currently 60 percent but Brookfield Properties state that Houston Center's new amenities will be in demand in a world reshaped by the COVID pandemic with some

Market Overview

HOSPITALITY HIGHLIGHTS

8,378

hotel rooms

150

completed construction

119

under construction

OFFICE (CONTINUED)

of the largest amount building-based outdoor space in Downtown with pedestrians finding the sidewalks transformed to cedar elm-lined promenades and McKinney Street having one car lane removed to make the area more walkable and to provide a space for rideshares to drop passengers off without disrupting traffic. Benches and a standing table surround a stretch of lawn dotted with chairs, and on the other side of the digital waterfall (located at the corner of McKinney and Caroline) is the spiral staircase leading up to the mezzanine, where a patch of turf lined with hanging chairs leads tenants to a new fitness facility. On the upper terrace, umbrellas shade bistro-style seating outside of the main lobby. White terrazzo now covers the interior with other renovations including the addition of adjustable-sized conference rooms with walls that retract into the ceiling and huddle rooms that can control the amount of ambient noise through shutter-like roofs that open and close. ([Chron](#), [BisNow](#))

The final phase of New York-based **Brookfield Properties'** "Reimagining of Allen Center" project is complete. Construction for Phase II, which focused on upgrades to the 996,000 square foot **Two Allen Center** (1200 Smith) and the 1.2 million square foot **Three Allen Center** (333 Clay), began in April 2019. Changes to Two Allen Center include a new two-story lobby, a second-floor outdoor terrace that overlooks a previously completed green-space called **The Acre**, and updated retail bays. Three Allen Center's changes also include a renovated lobby plus new wellness-focused amenities, such as a wellness room, a bike room and a **Work & Mother** location with 10 private suites for working mothers who are who are nursing where the features include refrigeration and storage options, a room reservation system via the Work & Mother app, and access to experts such as sleep coaches, mental health and nutritionists. A new set of stairs at Three Allen Center replaced two escalators connecting the street level to the second floor; the change is intended to enhance both the aesthetics and the connectivity and openness of the street-level entrance. Three Allen Center's wellness room and bike room are open to all tenants and are intended to complement **The Downtown Club at The Met** (340 W. Dallas) campus's primary fitness facility. The wellness room features Peloton bikes, rowing machines, stretch mats, towel service and executive locker rooms and showers. The bike room includes a bike-friendly, street-level entrance; wall-mounted storage racks for up to 27 bikes; and access to servicing tools. Both buildings received renovated elevator cabs, new air-handling units, new light fixtures and thermally efficient glass on the first and second floors. ([HBJ](#))



Moxy Hotel by Marriott Rendering

HOSPITALITY

With sports, entertainment and conventions beginning to come back to Houston and Downtown this spring, the hotel market is eager to take advantage of the increased activity with an abundance of choices available with walkable four- and three-star lodging options nearby.

Hotel renovations and upgrades continue with the Hyatt Regency Houston commencing its complete transformation in February of the hotel's 955 guestrooms and corridors, lobby, main entrances, meeting spaces, Einstein's coffee bar, Shula's Steakhouse and the property's LobiBar. Meanwhile, Chicago-based Hyatt Hotels & Resorts completed its historic renovation of the 16-story Southwestern Bell Telephone Company office building, first built in 1948, to its 150-room Hyatt Place Hotel which opened in early-January. The 115,000 square foot property located on Texas Avenue offers rooms averaging 400 square feet and also will features ground-level dining area, a rooftop cocktail bar, indoor pool, fitness center, complimentary Wi-Fi and approximately 800 square feet of meeting space.

In the works is the historic renovation of the State National Bank Building into a 199-room hotel. Innjoy Hospitality started construction in the first quarter with the design work completed by New Orleans-based Campo Architects. When the new hotel opens in the spring of 2022, it be under the flag of the Moxy Hotel by Marriott. The Moxy brand is fresh addition to the Downtown hospitality sector and will join more than 60 other Moxy 'experiential' hotels open across North America, Europe and Asia Pacific, where the experience starts with check-in at the hotel's brand-name Bar.

HOSPITALITY (CONTINUED)

Developers are moving forward with their reconstruction and redevelopment of converting a historic office building for a **Moxy by Marriott Hotel** in Downtown. According to building permits issued this month by the **City of Houston**, Houston-based **LMG General Contractors** received a permit for a \$9 million commercial alteration at 412 Main, the former 59,000 square foot State National Building on the block of Main Street between Prairie and Preston streets. The 13-story building, which was built in 1923, is one of the few remaining early neoclassical office towers built in the 20th century. The State National Building was last renovated in 2015, when the interior was gutted. But according to a 2019 application filed by New Orleans-based Campo Architects, developers plan to make several modifications to the building's exterior as part of the plan to convert it into a hotel. While most of the building's exterior will remain, Campo's proposed changes included removing and replacing some of the non-historic decorative features, including a section of wall above the main entrance, according to Campo's 2019 application to the Houston Archaeological and Historical Commission. Other proposed changes in the application included swapping out a mezzanine window with one that resembles other surrounding windows, adding new lighting along the sidewalk, installing a "Moxy" sign composed of channel letters on an aluminum pan style background and replacing the existing canopy with an aluminum-faced composite one. The developer behind the project is Pharr, Texas-based **Innjoy Hospitality**. ([HBJ](#))

In February, Houston was named to replace San Diego as host city of the **International Trademark Association's** (INTA) annual meeting. The meeting, which will run from November 15–19, is expected to have 4,500 to 6,000 people in attendance, both in-person and virtually with an expected \$6.7 million impact on the Houston area, according to **Houston First Corp.**, the organization that promotes Houston's travel industry. INTA's annual meeting will involve a mix of virtual and in-person programs that will cover a range of educational programming, business development and social networking opportunities. The news that INTA chose Houston to host its annual meeting was the latest in a series of positive announcements for the city's hospitality businesses. In December, the **National Rifle Association** committed to keeping its 2021 annual meetings and exhibits event in Houston at the George R. Brown Convention Center (1001 Avenida De Las Americas) from September 3–5 which is expected to bring 850 exhibitors to Houston and has already resulted in more than 7,000 hotel rooms

being reserved in 30 hotels across the city. In addition, the **Offshore Technology Conference** has been rescheduled for August 2021. That event is usually held in early May and draws tens of thousands of people to Houston each year. Also, in August 2021, the city will host the yearly conference of **Mensa International's** U.S. chapter, **American Mensa**, which could bring up to 3,000 people. So far, 18 citywide conventions are scheduled from July to December 2021, compared to 12 during the same timeframe in 2019. ([HBJ](#), [Chron](#))

Hyatt Regency Houston (1200 Louisiana) unveiled its multi-million-dollar renovation project in February. The updates include a complete transformation of the hotel's 955 guestrooms and corridors, lobby, main entrances, meeting spaces, Einstein's coffee bar, **Shula's Steakhouse** and the property's LobiBar. The hotel's lobby was redesigned from a traditional check-in counter to individual stations back dropped by its 30-story atrium. This design was influenced in part by the famous artist haven of Marfa, Texas, where artists are often known for creating installations from existing architecture. Meanwhile, the guest room corridors have new carpeting and a refreshed color palette-featuring gray, blues and deep rose petal hues. The guestroom color palette and tones were influenced by world famous artist Mark Rothko, who is known for abstract expressionist art and whose work is housed at The Menil Collection. The rooms were also outfitted with new Smart TVs that allow guests to sync their mobile devices for customized streaming capabilities. Serving as the focal point of the hotel's atrium, the LobiBar was redesigned to occupy the majority of the hotel's first floor and features distinct seating zones designed to create a sense of intimacy in the 30-story atrium space. The hotel's signature restaurant, Shula's Steakhouse, which serves a variety of gourmet dishes from fresh seafood to premium steaks, was also redesigned to create three distinctive dining areas, including a private dining room decorated with white and black tile floors reflective of a modern French Bistro. As part of the full renovation, the hotel updated its meeting spaces with state-of-the-art technology features including increased broadband capacities to assist with hybrid meeting functionality. Each of the meeting spaces – totaling 71,000 square feet – was outfitted with brand-new carpeting, wall vinyl was replaced, and modern LED light fixtures were installed including the 16,000 square foot Imperial Ballroom. ([HospitalityNet](#), [TopHotelNews](#), [HotelManagement](#))

Market Overview

RETAIL HIGHLIGHTS

200+
restaurants,
bars & clubs

3
opened

11
planned

RETAIL

In one of the most exciting new projects following the food and beverage shutdown brought on the pandemic, the City of Houston's More Space: Main Street program began in March with its first business, Little Dipper Bar, opening its new patio. The program offers another outdoor option for people wanting to patron Downtown restaurants and bars, creating a new attraction for Houston's walkable urban core along a beautiful stretch of historic Main Street. The program, a joint effort from the city, the Downtown District and the Houston Metropolitan Transit Authority, was approved in November and is part of a greater program that allows restaurants to use 50 percent of their parking for outdoor dining.

Little Dipper's new patio is part of many new signs that Downtown's food and beverage scene, heavily impacted by the pandemic, is beginning to improve. During the opening months of 2021, Chef Chris Shepherd's Underbelly Hospitality announced plans to open Georgia James Tavern, a more casual offshoot of his signature steakhouse, in Market Square Tower later this year. Also opened is The Halal Guy's newest – and largest – Houston fast casual location at 609 Main at Texas where they are serving up their well-known gyros, baba ghanoush and baklava. Moving a few blocks east off Main Street, The Nash opened in Downtown's historic building, The Star, apartment tower during January. The restaurant, located in the former Texaco Building, is serving dinner and happy hour with what its owners describe as a distinctively "downtown" menu appealing to area residents, office workers, as well as leisure and business travelers. Meanwhile, Downtown's O.K.R.A. Charity Saloon, which

was sold to its general manager, announced plans to soon reopen the historic bar –the first in the U.S. that opened in December 2012 as an innovative endeavor designed to give back to the community – but with a new name while continuing the charitable work which has raised more than \$1.3 million for Houston non-profits. Also in the works is the new construction underway for Frost Town Brewing. The 9,100 square foot brewery and taproom serving locally inspired beers alongside a 10,000 square foot beer garden and beer trucks is scheduled to open in the final quarter of the year on the corners of Jackson and Ruiz.

Moving into the warm months of spring and summer vacations—and with broad access to the COVID vaccine increasing quickly—now is the time to rediscover Downtown. The Downtown District is working with businesses and service providers to get that message out to Houston area residents, Downtown stakeholders, visitors and workers by launching its We Are Downtown awareness campaign specifically designed to encourage bold action. The campaign, including using social media such as the hashtag, #WeAreDowntownHOU and a bevy of TV commercials and videos, and programs like the More Space: Main Street, Downtown's retail, food, beverage and entertainment businesses are ready and well situated for a strong comeback.

The Nash (1111 Rusk) opened in Downtown's historic building, **The Star**, apartment tower in January. The new restaurant, located in the former Texaco Building, serves dinner and happy hour with lunch and brunch soon to be



The Nash

RETAIL (CONTINUED)

on the way. Menu items include an assortment of Latin American, Asian, Spanish, Italian and classically American flavors. Pizza, salads, meaty entrees and cakes round out the menu, which was created by chef **Omar Pereney of A La Carte Consulting Group** who created the menu but will not function in the role of head chef but instead, the restaurant's concept will be led by a group. The Nash is owned by **Alvin** and **Dora Murgai** and their first restaurant which seats 105 inside and 52 outside. ([HBJ](#), [Houston Eater](#))

The Halal Guys hosted its grand opening in early March for its new 3,400 square foot Downtown location in the Class A 48-story office tower, **609 Main at Texas**, built by Houston-based developer, **Hines**, and will seat 38 guests. Founded in 1990, The Halal Guys began as a hot dog cart in New York City and has since grown into fast-casual Halal food restaurant franchise with locations worldwide, including six Houston locations. The Halal menu features gyro and chicken platters, sandwiches, baba ghanoush, and baklava among other fast-casual options. Local franchise owner **Masroor Fatany** opened the restaurant stating it is their largest location in Houston and will soon be followed with additional openings in Katy and Pearland later this year. ([KTRK](#), [Chron](#))

The lifestyle website and magazine, Paper City, ranked Houston's top 17 Best Weekend Brunch Restaurants with two Downtown eateries making this list including **Xochi** (1711 Walker) and **Oso & Kristalla** (1515 Texas). ([papercitymag](#))

Downtown's **OKRA Charity Bar** (914 Congress) has a new owner who will continue its history of charitable work which has raised more than \$1.3 million for Houston non-profits. The bar, which was recently closed, has been sold to its general manager, **Mary Ellen Angel** who will assume ownership and reopen the bar under a new name. Houston bar operator **Bobby Heugel**, the founding president of **OKRA** (Organized Kollaboration on Restaurant Affairs, the entity of bartenders and restaurant professionals who created the charitable group), made the announcement in March and said Angel will continue to operate the bar by sharing a portion of the profits with local charities. The news marks the end of OKRA's association with the bar which made U.S. industry headlines when it opened in Houston in December 2012 as an innovative endeavor designed to give back to the community. Since its inception bar patrons were given tickets for each beer, wine or cocktail sold; those tickets were

used to "vote" for one of four Houston charities each month. The winning charity was given the profits after the bar paid its expenses including rent and salaries. ([Chron](#))

The **City of Houston's** More Space: Main Street program began in March with the first business along Main Street opening its new patio. **Little Dipper Bar** (304 Main) is the first business to take advantage of the program and place outdoor dining on Main Street. More local businesses are expected to join Little Dipper after receiving their permits. The new program makes it a healthier option for people wanting to patron Downtown restaurants and bars while also filling the general need for more patio cocktails and al fresco dining and at the same time, creates a new attraction for Houston's walkable urban core along a beautiful stretch of historic Main Street. The program, a joint effort from the city, the **Downtown District** and the **Houston Metropolitan Transit Authority**, was approved in November and is part of a greater program that allows restaurants to use 50 percent of their parking for outdoor dining. Participating businesses, such as Little Dipper, can expand into the street using the space equivalent to their sidewalk frontage, and they may be allowed to expand beyond that if a neighboring business is not part of the program. The street patios do have to meet certain fencing, right-of-way, and accessibility requirements. Additionally, the Downtown District board of directors approved a Street Patio Grant Program to help small businesses pay for their patio expansions. A business can apply for a \$2,500 grant after its street patio is completed. ([HBJ](#), [CultureMap](#))

RETAIL—COMING SOON

Chef **Chris Shepherd** announced in January he will open in Downtown a more casual offshoot of his popular upscale steakhouse, **Georgia James**. The **Georgia James Tavern**, the first location in Downtown, will focus on salads, sandwiches, burgers, and steaks, along with entrees cooked in a wood-burning oven. **Matthew Coburn**, the current Georgia James sous chef, will run the kitchen. The restaurant will also offer a tightly curated list of cocktails and comforting desserts, such as an apple crumble cooked in the wood-burning oven. Georgia James Tavern, which will be located inside the **Market Square Tower** (777 Preston) is expected to open this spring for dinner, and eventually expand to breakfast and lunch service likely to be particularly popular as a lunch destination. ([Eater](#))

Market Overview

RESIDENTIAL HIGHLIGHTS

6,279

residential units

1,317

under construction

275

planned

84.1%

occupancy rate

RETAIL—COMING SOON

(CONTINUED)

Focused on accessibly priced bottles of wine and educating customers about what they are drinking, the Black-owned **Pur Noire Urban Winery** will debut in Downtown this summer at 802 Milam. The winery, a project from married couple **Carissa** and **Kenneth Stephens**, aims to bring custom-blended wine and wine education to a demographic often overlooked by the American wine industry. The winery will include several vats and an area for barrel storage, plus a tasting room where wine lovers and those new to wine alike can explore Pur Noire's four existing wines with the owners planning to release three more styles of wine once the tasting room is open. Stephens said he hopes to show Houstonians that fine wine is available right here in the city and that drinkers don't have to travel to California or even the Texas Hill County to find it. ([Eater](#))

RESIDENTIAL

Looking at the first months of 2021, Downtown's multifamily occupancy has been on a gradual rise to 84.1 percent at the end of the quarter after coming off its autumn and winter low of 82.2 percent while Class A rents have leveled to \$1.92–1.99 per square foot/per month since August. Five new properties are expected to be delivered this year, including the much-anticipated Brava high-rise being developed Houston-based Hines. The 46-floor building will be Houston's tallest and contain 373 prime Class A units. Meanwhile, Sovereign at the Ballpark will be the first property expected to be delivered during 2021 offering 229 Class A apartments. New development also includes McKee City Living, LP making progress on its new construction of a 120-unit multifamily building located on 2.1 acres in Downtown Houston's Warehouse District. This property is in partnership with the City of Houston Housing and Community Development Department to construct a mixed affordable housing in Houston's urban core.

As all five properties, which contain a total of more than 1,300 units, are finished and commence leasing—and notably appealing to a variety of demographic cohorts such as empty nesters, working professionals, mixed affordable housing and the expanding college and university enrollment—Downtown's residential population

is expected to exceed 13,000 by 2023, up from approximately 10,000 residents today based on average historical submarket occupancy and household size.

According to a survey released in March by the **National Multifamily Housing Council** (NMHC) three-quarters of multifamily developers are experiencing construction delays which collected responses from leading U.S. multifamily specialists. There are currently five Downtown multifamily properties under construction, including two high rises, Houston-based Hines' 46-story **Brava** (414 Milam) containing 373 units and **Trammell Crow & High Street Residential's** 309-unit tower, which is soon to be named, located at 808 Crawford that broke ground in September 2020. Also under construction is the **Sovereign at the Ballpark** (100 Crawford) featuring 229 units, along with **Fairfield Residential's 1810 Main**, with 286 units, are expected to be among the first of the five properties to be open to pre-leasing sometime early this summer, despite the nationwide construction delays. **McKee City Living**, located at 625–650 McKee, with its 120-units also under construction, remains on schedule to open in late-summer or the fall. The reasons for the delays according to the survey were related to permitting, entitlement or professional services while 77 percent reported delays in permitting due to the coronavirus, down from 90% in a previous NMHC survey on the same subject in October 2020. These are early steps in the construction process and all five of Downtown's residential properties were underway when the pandemic began. ([BisNow](#))



McKee City Living under construction

Market Overview

INNOVATION

Downtown's Innovation Hub is at the center of a corridor from UH-Downtown along Main Street into Midtown, the Museum District and past Hermann Park to Rice University and the Texas Medical Center. This four-mile corridor is an extraordinarily powerful social and economic convergence linked by light rail, bike lanes and sidewalks offering easy access to key industry and institutions along with an unparalleled array of amenities.

Downtown made substantial progress during 2020 advancing the urban core as the northern anchor of this corridor. Since opening in June, the 17,000 square foot Downtown Launchpad resident tenant nationally recognized startup accelerators Massachusetts-based MassChallenge, Wisconsin-based generator, and globally recognized incubator, Impact Hub, have made considerable impact on Downtown's startup economy producing 22 percent post program job growth and 119 percent post program revenue growth. Working virtually during the pandemic, Downtown Launchpad partners are moving forward with their spring applications and programming. In mid-2021, Central Houston Inc.'s vision to establish a vibrant innovation hub gain additional traction as startups and entrepreneurs start to engage with the physical space as Downtown's workforce begins to return.

A couple of Downtown Houston startups have something to celebrate: The **United States Small Business Administration** announced the winners of its **Tibbetts Award**, which honors small businesses that are at the forefront of technology, and two **MassChallenge Texas** (1801 Main) accelerators have made the list, according to a release by the Boston-based accelerator program. **Re:3D**, a sustainable 3D printer company, and **Raptamer Discovery Group**, a biotech company focused on therapeutic solutions. The Tibbetts Award, named after **Roland Tibbetts**, the founder of the **SBIR Program**. Re:3D, which was founded in 2013 by NASA contractors **Samantha Snabes** and **Matthew Fiedler** to tackle the challenge of larger scale 3D printing. The company's printer, the GigaBot 3D, recently was recognized as the **Company of the Year for 2020** by the **Consumer Technology Association**. Re:3D also recently completed Meanwhile, **Raptamer's** unique technology is making moves in the biotech industry. The company has created a process that makes high-quality DNA Molecules, called Raptamers™, that can target small molecules, proteins, and whole cells to be used as therapeutic, diagnostic, or research agents. Raptamer is in the portfolio of Houston-based Fannin Innovation Studio, which also won a Tibbetts Award that Fannin Innovation Studio in 2016. This year, 38 companies were honored online with Tibbetts Awards. Since its inception in 1982, the awards have recognized

Downtown Launchpad current statistics and impact

1,738 Total Application
90 Startups

Pre-program funding	\$31,966,471
Post-program funding	\$50,644,380
Pre-program revenue	\$16,423,894
Post-program revenue	\$35,221,647
Pre-program jobs	336
Post-program jobs	407

Source: Central Houston, Inc., October 2020



Downtown Launchpad

over 170,000 honorees, with over \$50 billion in funding to small businesses through the 11 participating federal agencies. ([Houston Innovation Map](#))

MassChallenge-Texas (1801 Main), the global network for innovators, **Workforce Solutions**, the public workforce system for Houston and the surrounding 13 counties in Southeast Texas, and **Impact Hub Houston**, a locally rooted and globally connected impact innovation incubator, announced a new partnership to launch a bootcamp to support female founders in the greater Houston region. Together, Workforce Solutions, MassChallenge, and Impact Hub Houston will identify and support female founders looking to start a new high-growth or high-impact startup and support them through the earliest stages of building a business. The female founder bootcamp leverages MassChallenge's proven acceleration model and Impact Hub Houston's inclusive incubation expertise to identify, accelerate, and connect female founders with the resources they need to launch and scale high-impact businesses. The bootcamp is industry agnostic and applications are open to all female founders in the Houston-Galveston region, offering them access to the global MassChallenge and Impact Hub curriculum, workshops, and networks of expert mentors and resources. Applications to the bootcamp are live April 1–April 7 and applicants will need to meet the Workforce Solutions eligibility criteria in order to participate. ([MassChallenge](#))

DOWNTOWN INNOVATION HUB: CO-WORKING, ACCELERATORS, INCUBATORS (SORTED BY TOTAL SF)

PROPERTY NAME	TYPE	ADDRESS	SQUARE FEET
Novel Coworking	Coworking	Scanlan Building (405 Main)	85,000
WeWork including:	Co-working		
Flatiron School	Coding School		
Veterans in Residence (VIR) /WeWork Bunker Labs	Coworking/Incubator	708 Main	78,063
WeWork Labs	Incubator		
Spaces (Regus)	Co-working	GreenStreet (1201 Main)	63,429
WeWork	Co-working	609 Main at Texas	56,000
Life Time Work – Opening May 2021	Co-working	GreenStreet (1202 Main)	37,681
Accenture Innovation Hub	Innovation Space	1301 Fannin	37,487
The Square With Industrious	Co-working	717 Texas	27,795
Station Houston powered by Capital Factory:	Co-working		
BBL Labs (BBL Ventures)	Accelerator		
Founder Institute	Accelerator	1301 Fannin	25,412
Ion Smart Cities Accelerator (Microsoft, Intel)	Accelerator		
The Square by Hines (opening late-2021)	Co-working	Texas Tower (845 Texas)	18,000
The Cannon Tower	Coworking (+ event space on 11th Floor)	Amegy on Main (1801 Main, 13th Floor)	17,000
Downtown Launch Pad—			
MassChallenge Texas	Innovation Space		
gener8or	Accelerator	Amegy on Main (1801 Main, 10th Floor)	17,000
Impact Hub			
Regus	Executive Suites	Pennzoil Place – North Tower (700 Milam)	15,200
Novel Coworking	Coworking	720 Rusk	15,000
Servcorp	Executive Suites	TC Energy Center (700 Louisiana)	7,065
GRAND TOTAL			502,132

Sources: Q1 2021 Central Houston, Inc., CoStar



Trebly Park Ground Breaking

OTHER DEVELOPMENTS

The **Houston Astros** purchased the 1.738 acres where a historic home now stands in **Minute Maid Park's** shadow along with a historic locomotive through an affiliate for \$17 million in 2019 and broke ground in February on what will eventually become a retail and residential development. The storied home and train will be relocated, and the plan short term is to use the land as a parking lot as the design for the mixed-use development has not been finalized. The Astros agreed it would begin its mixed-use development within four years and bring the plans to the city for review. ([Chron](#))

Construction began in March on **Trebly Park** (1515 Fannin) in south Downtown Houston with Houston officials breaking ground on a new park that by next year will provide the area with its first addition of major greenspace since **Discovery Green** (1500 McKinney). The park will comprise most of the block surrounded by Bell, Fannin, Leeland and San Jacinto streets and will include a central lawn area, gardens on the north and south sides, dog runs for large and small breeds and art installations, and a second location of **Tout Suite**, the East Downtown cafe. The name of the park is based on the three street corners surrounding the park and where "there'll be three times as much here for everybody who lives in the neighborhood and who visits," said **Bob Eury**, president of the **Downtown Redevelopment Authority**. The project will be fully funded by the area's tax increment reinvestment zone, a special district that captures any increases in property tax revenue beyond the base amount collected when the zone was established. The additional revenue, or the increment, funds improvements within the zone, such as the new park. The Downtown Redevelopment Authority administers funds collected by the tax increment reinvestment zone. The **Downtown District** will manage the park as it does with its oversight role of **Market Square Park** (301 Milam). The park also will include a BCycle station, bike racks and a bike repair station, along with outdoor seating areas and a play structure for children. An art installation at the northern entrance of the park — near Fannin and Bell—will rotate every two years —while the Tout Suite cafe will hold room for approximately 70 guests indoors and 48 outside. ([Chron](#), [HBJ](#))

NOW ON STANDS: **downtown Magazine** Spring Edition. Powering Houston: **Niloufar Molavi**, incoming chair of Central Houston, Inc. and **Amy Chronis**, board chair of the Greater Houston Partnership, discuss their thoughts on the future of Houston's economy and what business leaders need to do to keep Houston at the forefront of energy technology. Additional features include Downtown's robust development activities, despite the challenges of COVID-19, such as new eateries, residential construction and more while another article details an itinerary of 48-hours in Downtown with some things in Houston that only can be found in the heart of Houston. ([downtown Spring 2021](#))

Now is the time to rediscover and support Downtown. The **Downtown District** is working to get that message out to Houston area residents, Downtown stakeholders, visitors and workers by recently launching its *We Are Downtown* awareness campaign specifically designed to encourage bold action. The campaign includes using social media such as the hashtag, **#WeAreDowntownHOU** along with a bevy of TV commercials and videos to support the campaign. The initiative is featured in the **downtown Magazine** Spring Edition while also showcasing profiles of small business owners, chefs, as well as Downtown experiences, places and projects that are coming to life in 2021 and beyond. ([downtown Spring 2021](#))



downtown Magazine

Q1 2021 Overview

MAJOR OFFICE LEASES (SORTED BY SF)

OFFICE LEASES				
TENANT	TYPE	BUILDING TO	BUILDING FROM	SQUARE FOOTAGE
Norton Rose Fulbright	New/Relocation	1550 on the Green (1550 Lamar)	Fulbright Tower (1301 McKinney)	120,528
Susman Godfrey	Renewal/Expansion	Wells Fargo Plaza (1000 Louisiana)		76,856 (incl. expansion: 12,048)
Greenberg Traurig LLP	New/Relocation (in same building)	Wells Fargo Plaza		37,345
Sabine Oil & Gas	Renewal	1415 Louisiana		28,235
Kelsey-Seybold Clinic	Renewal	4 Houston Center (1221 Lamar)		22,900
Toppan Merrill	Renewal	Bayou Place II (315 Capitol)		12,370
Jackson Lewis LLP	Relocation	717 Texas	1415 Louisiana	10,526
McMillan Law Firm	New	Younan Square (1010 Lamar)	Lyric Tower (440 Louisiana)	3,525
Berkeley Eye at the Shops	Renewal	4 Houston Center (1221 Lamar)		2,600

Sources: Houston Office – First Quarter Market Reports (CBRE, Cushman & Wakefield, HFF, JLL, NAI Partners, Newmark Knight Frank, MadisonMarquette, Transwestern); CoStar; Houston Business Journal (HBJ); Houston Chronicle; Realty News Report; Bisnow; Central Houston, Inc.

RESTAURANT & RETAIL OPENINGS (ALPHA SORTED)

BARS & RESTAURANTS	ADDRESS
Birria los Primos	Underground Hall (1010 Prairie)
Halal Guys	609 Main at Texas
The Nash	The Star (1111 Rusk)
Understory Common Bond Pop-Up	Bank of America Center (800 Capitol)

RESTAURANT & RETAIL COMING SOON* (ALPHA SORTED)

BARS & RESTAURANTS	ADDRESS
Cru Lounge	311 Travis
Georgia James Tavern	Market Square Tower (777 Preston)
Lyric Food Hall	411 Smith
Mendocino Farms Sandwich Market	Allen Center (1200 Smith)
The Palm	GreenStreet (Former III Forks location, 1201 Fannin)
Pur Noire Winery	802 Milam
Understory Food Hall Common Bond Café & Bakery (late-2020 or early-2021)	Bank of America Tower (800 Capitol)

RETAIL	ADDRESS
The Argyle League	Bank of America Tower (800 Capitol)

*Based on known projects

Spotlight on Downtown Houston

LOCAL MEDIA

January 25, 2021

DOWNTOWN HOUSTON CONSTRUCTION STILL ABUZZ DESPITE COVID

"Construction on a range of projects has forged ahead in downtown Houston, which has otherwise been quiet since the coronavirus pandemic prompted many companies to keep workers at home in early 2020. The lack of activity on streets and in buildings has created a favorable environment for construction in downtown, where projects in the works total more than \$1.9 billion, according to the Houston Downtown Management District. "For the last 10 years, we've had a lot of construction in downtown. That pace right now has not diminished," said Bob Eury, CEO of the district . . . More than 12.8 million square feet of office space renovation projects have been completed or are near completion over the past year, according to a Downtown District report. New office construction and renovations are underway on projects totaling more than 1.5 million square feet . . . The central business district has attracted new restaurants, including Nash on the ground floor of the Star apartments in the former Texaco building . . . The Four Seasons Hotel Houston unveiled new guest rooms in 2020 as part of renovations that will include ballroom and event space transformation, according to Downtown District. The Hilton-Americas Houston's \$54 million renovation of rooms and meeting spaces was completed in 2020 . . . Skanska recently launched 1550 on the Green, a 28-story office building as part of a three-block project that will include restaurants, retail and green space near Discovery Green park. Lovett Commercial is transforming the former Barbara Jordan Post Office into POST Houston, a 550,000-square-foot development with coworking, event space, an international food hall and retail . . . Hines and partners are on track to complete Brava, a 46-story apartment tower at 414 Milam in 2022. High Street Residential, part of Trammell Crow Co., is developing a 43-story apartment tower with 309 units at 808 Crawford, next to Discovery Green. Completion is targeted in late 2022. Fairfield Residential is developing a 10-story, 286-unit residential building at 1810 Main. McKee City Living, a 120-unit apartment community at 625-650 McKee, will bring affordable workforce units to the Warehouse District. Sovereign the Ballpark, a six-story, 229-unit apartment building is under construction at 100 Crawford near Minute Maid Park. Pride Management is redeveloping the former Southwestern Bell Telephone Company building at 1114 Texas Ave. into a 150-room Hyatt Place Hotel. Houston-based Triten Real Estate Partners is planning renovations at the recently acquired 1111 Fannin office building." — **Houston Chronicle**

January 28, 2021

UHD'S COLLEGE OF SCIENCES & TECHNOLOGY BUILDING GOES FOR GOLD ... AND EARNS IT: UNIVERSITY'S NEWEST FACILITY RECEIVES LEED GOLD RATING

"It's been called a game-changer for the University of Houston-Downtown and for higher education in the region. Now, UHD's award-winning College of Sciences & Technology (CST) officially is the "gold" standard for environmentally friendly university facilities. This month, the 115,000 square foot building officially received LEED Gold status. The LEED (Leadership in Energy and Environmental Design) rating from the U.S. Green Building Council is recognized globally and acknowledges buildings that are designed and constructed with health, energy efficiency and sustainability at top of mind. The CST Building (designed by Kirksey Architecture and built by Vaughn Construction) becomes just the second LEED-certified facility in the UH System and the first to be rated as Gold . . . Since its opening in late 2019, the CST Building (located off North Main along White Oak Bayou) has posted the following statistics: 24 percent energy reduction; 46 percent potable water reduction; 62 percent of site restored with native landscaping; 86 percent of construction waste diverted from landfill; 100 percent stormwater treated on site. Such numbers are indeed impressive and complement the building's many features including the flow of air conditioning condensation into a 6,000-gallon cistern (providing water for the building's exterior urban gardens) and exterior light illuminates much of the building to conserve electricity. Additional lighting is provided by light-sensitive adjustable lumens in larger areas. Likewise, many areas of the building utilize recycled materials." —**University of Houston-Downtown**

LOCAL MEDIA (CONTINUED)

March 4, 2021

HOUSTON BUSINESS JOURNAL NAMES REAL ESTATE PROJECTS AS FINALISTS FOR 2021 LANDMARK AWARDS

"Despite all of the challenges last year created by the Covid-19 pandemic, many high-profile real estate projects were completed across the Houston area. The Houston Business Journal's Landmark Awards recognize real estate projects that make a significant impact on Houston and help sculpt the look, feel and image of the city. Our panel of judges narrowed down the finalists to 52 projects in 18 categories for this year's awards. . . Houston Category: Rehabilitation/Renovation. Finalist: Houston Center. Size: 2.3 million square feet across two of Houston Center's four buildings . . . Houston Category: Rehabilitation/Renovation. Finalist Lone Star Legal Aid. Size: 42,028 square feet . . .Category: Workplace Interior. Finalist: Gensler Houston. Size: 46,000 square feet. . . .Category: Workplace Interior. Finalist: Haynes and Boone LLP. Size: 78,000 square feet." —[Houston Business Journal](#)

March 15, 2021

DOWNTOWN HOUSTON BAR FIRST TO DIP INTO CITY'S NEW PATIO PROGRAM

"Downtown Houston's More Space: Main Street program has seen its first new patio. Little Dipper Bar, a sibling of Montrose favorite Poison Girl known for pinball and a casual atmosphere, debuted its new patio last week. Created last fall through a partnership between the City of Houston, Houston Downtown Management District (Downtown District), and METRO, the program allows bars and restaurants on Main Street between Commerce and Rusk to expand their patios into the roadway. The goal is to help the businesses, some of which have been shut down since the start of the pandemic, recover from their economic losses by giving them a safe, socially distanced seating option. A representative for the Downtown District confirmed that several more businesses have expressed interest in the program, but their names aren't being released until they've received final approvals. Houston Mayor Sylvester Turner hailed the program as an important step in bringing nightlife back to downtown. Little Dipper's new dining corral isn't the only sign that life downtown is improving. Chef Chris Shepherd's Underbelly Hospitality will open Georgia James Tavern, a more casual offshoot of his signature steakhouse, in the Market Square Tower later this year. The Original O.K.R.A. Charity Saloon's general manager will soon reopen the historic bar with a new name." —[Culture Map Houston](#)

March 18, 2021

INSIGHT: HOUSTON ISN'T A TECH HUB, BUT MAY BE ONE DAY

"Venture capital investment has nearly tripled in Houston over the last five years, from \$284 million in 2016 to \$753 million in 2020, a new high for the region, according to the report released this week by the Greater Houston Partnership and Houston Exponential, a nonprofit working to accelerate the growth of the region's tech industry . . . While the tech scene is less established in Houston, the city still offers benefits to set up shop here. Entrepreneurs will find lower operating costs in Houston than in Silicon Valley, and less competition for customers and workers. Houston now has over 30 Startup Development Organizations (SDOs) that have either opened or announced plans to open since January 2017. SDO's includes incubators and accelerators, co-working spaces and maker spaces for startups developing hardware. Today, Houston is home to more than 50 SDOs, including The Cannon, Downtown Launchpad, East End Maker Hub and the soon-to-open Ion, the Rice University project that will anchor a 16-acre innovation district in Midtown. This is likely only the beginning, Harvin Moore, President of Houston Exponential said. The trend is most pronounced in the region's top three sectors for venture capital funding: health care, information technology and energy." —[Houston Chronicle](#)

REGIONAL MEDIA

January 2021

innovationmap

HOUSTON ORGANIZATION NAMES NEW LEADER TO FOCUS ON INNOVATION AND ECONOMIC DEVELOPMENT: NILOUFAR MOLAVI WILL LEAD CENTRAL HOUSTON INC.'S BOARD THIS YEAR—AND SHE'S GOT FOSTERING INNOVATION ON HER TO-DO LIST.

"An organization that promotes redevelopment and revitalization in Houston has named its new board leader for 2021. Niloufar Molavi, partner at PwC US, has assumed Central Houston Inc.'s board leadership role effective January 8. Molavi, who leads PwC's Global energy practice, has served on the CHI board since 2011 and chairs the organization's innovation committee. "Over more than a decade serving on the CHI board, I have witnessed first-hand the major changes that the organization has affected in downtown," Molavi says in a news release. "Among our 2021 priorities is to continue to foster the growth of the innovation sector." In October, CHI—along with its partners, Amegy Bank and the Downtown Redevelopment Authority—celebrated the grand opening of the Downtown Launchpad, a 17,000-square-foot innovation hub located on the 10th floor of Amegy on Main (1801 Main Street). The hub is home to Houston's MassChallenge Texas and gener8tor accelerators and global nonprofit incubator Impact Hub Houston. The Cannon Houston is the operation partner for the space. "With the fall 2020 opening of Downtown Launchpad, we have deepened our investment in innovation, which we hope will garner long-term results and economic vitality for downtown as well as the Houston region at large," she continues. "We look forward to developing bridge programs with area universities and organizations and leveraging existing resources to bring more high-tech prospects to our central city." Molavi, as board chair, will focus on near-term and long term strategic priorities for CHI, which include the region's economic recovery following the pandemic, improving transportation, further developing the innovation ecosystem, recruiting new employers to downtown, and more. —Natalie Harms

February 2021

MASSIVE \$1.9 BILLION IN CONSTRUCTION UNDERWAY IN DOWNTOWN HOUSTON



"Despite the unusually empty streets of downtown Houston, the area is actually growing. Bob Eury, the president of the Downtown District, said a massive, \$1.9 billion is being invested in downtown construction. The construction is a mixture of new office and residential space, public projects and renovations to existing buildings. A report recently released by the district indicates that only about 15 percent of the workforce has returned to their offices in downtown. Eury is confident that people will be returning once the COVID-19 vaccine has been made widely available. He said companies have indicated to them they want employees to be able to collaborate in ways that video conferencing does not allow for. "The one thing I've seen over the years is we are very agile," Eury said. "I have found that over the years, we have been able to respond to ups and downs in the economy and changes. We've watched that downtown and in the office market as well." When it comes to construction and renovations, many are finding it easier to complete the projects while the area is less trafficked. "Making the renovations for the rooftop patio we are working on, we would rather have tenants in the building, but while they are out, we are able to make the improvements at a faster pace," said Hunain Dada with Lionstone Investments, which owns the Jones on Main Building. The report shows a nosedive in hotel occupancy over the last year. In December 2020, 15% of hotels were occupied versus the same time in 2019 in which the number was almost 50%. As it stands, about 10,000 people live in downtown Houston. Right now, at total of 1,300 condo and apartment units are being added. The recently released report also shows a 6% dip in occupancy. Despite numbers that may seem grim, new restaurants like The Nash and Georgia James are opening in the area. Houston brothers, RJ and Ian Wilson, opened Day 6 Coffee. "We thought it would be a good time not only to find real estate deals, but competitors going out of business, so we thought it would be a good time to enter the market," said RJ. —Mycah Hatfield

REGIONAL MEDIA (CONTINUED)

March 2021

HOUSTON'S NEWEST PARK BRINGS SOME MUCH NEEDED GREEN TO SOUTH DOWNTOWN—YOUR SNEAK PEEK AT TREBLY PARK: A DOG AND ART FRIENDLY RETREAT IS COMING



"With the increasing number of multi-family housing units going up just south of downtown Houston, there is a growing, if unexpected mix, of business types in work attire and residents in workout gear. This major shift from commercial to high-density residential calls for some breathing space for those who call those new high-rises home. Answering that need is the Downtown Redevelopment Authority (DRA) which is supervising funding of the just-revealed Trebly Park. The \$6.5 million green space in an L-shape is funded by the area's tax increment reinvestment zone. The soon-to-be green space, at the moment a cleared lot, is located at 1515 Fannin Street in the shadow of various high rises and is tucked between Fannin, San Jacinto, Bell and Leland streets. Bob Eury, president and CEO of the Houston Downtown Management District as well as president of the Downtown Redevelopment Authority, spoke with PaperCity on the importance of the new park at the recent groundbreaking and name reveal. Noting the influx of more than 1,700 units in the south end of Downtown in less than a decade, Eury mentioned that additional units are under construction just down the street from the intended park. The need for open spaces, green spaces, grows with the high-rise population. "We're actually creating a new neighborhood and we felt like when you're in high rise living or multi-family living that you need that third space to go to relax and rest, take your dog, hangout, and so the park is a hugely important part of urban life," Eury says. On a beautifully sunny yet windy March day, the leveled acre of land received its christening during a groundbreaking ceremony that included speeches from members of the DRA and Houston Mayor Sylvester Turner. The "Trebly" name is a play on words and the park's connection to the number three beginning with the fact that the park has three corners and is considered a third living space . . . The park will have plenty of amenities including dog runs for both large and small canines (a must for any city-living pup), an event lawn, outdoor seating, and a public art program. Houston loved cafe and coffeehouse Tout Suite will open up its second coffee shop at the park. Sure to please future park-goers are the inaugural gateway art installation by Quintessenz and a playscape by Brooklyn-based art duo Chiaozza. Trebly Park is slated to open in March of 2022." —**Gabriela Izquierdo**

March 2021

15 HOUSTON PATIOS PERFECT FOR DINING AND DRINKING AL FRESCO: LOUNGE IN THE SUN WITH A COCKTAIL AND SNACKS AT THESE OUTDOOR DINING DESTINATIONS



"It's officially patio season, y'all. After a year of being cooped up indoors, pretty much nothing sounds better than sitting outside in a socially distanced space with snacks and a cocktail. Houston boasts an excellent array of patios that offer a vibe for everyone. Whether you're in search of skyline views or a casual place to drink beer and eat pizza at a picnic table, these 15 Houston patios will definitely fit the bill . . . 3. Secret Garden [408 Main] Like its name suggests, this charming bar located inside a greenhouse is hidden among Downtown's many high-rises, within the Bravery Chef Hall. In addition to lush greens and florals adorning the space, attractive cocktails like the vibrant Secret Garden gin and tonic allow for Insta-worthy moments galore." —**Megha Bhandari**

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Resources

[Downtown Development Map and Building Renderings – April 2021](#)

[Downtown Hotel Building List – April 2021](#)

[Downtown Residential Building List – March 2021](#)

[March 2021 YTD and 2020 Year-End Lease Activity](#)

[Downtown Residential Map – January 2021](#)

[Downtown Development Project List – December 2020](#)

[Downtown Buildings & Tunnels – June 2020](#)

[Downtown Destinations – June 2020](#)

[Downtown at a Glance 2020](#)

[Central Houston's 2020 Downtown Office Story](#)

[Downtown Hotel Map – April 2020](#)

[Downtown Parking Map](#)

[Downtown Bird's-Eye View – June 2018](#)

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