The Energy Corridor District
Area Master Plan RFP
Our vision is to be internationally recognized as a high-quality place in which to work, live and invest.
The Energy Corridor Companies

- 91,000 employees 2014
- 149,000 employees forecast 2030
Office Construction History

Office Space by Square Feet (in Millions)

<table>
<thead>
<tr>
<th>Year</th>
<th>Class A</th>
<th>Class B</th>
<th>Class C</th>
<th>Under Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975-1984</td>
<td>8.9</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1985-1994</td>
<td>1.9</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1995-2004</td>
<td>1.9</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2005-2014</td>
<td>12.5</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: O’Connor & Associates, Harris County Appraisal District, CDS Market Research, and The Energy Corridor District
Energy Corridor Commercial

Building Area from Parcel Land Use Analysis in Millions of Square Feet

- Office/Mixed Use: 23.1 (2014), 39.6 (2030)
- Industrial/Warehouse: 2.5 (2014), 2.0 (2030)
- Retail: 2.8 (2014), 3.6 (2030)

Source: Harris County Appraisal District, CDS Market Research, and The Energy Corridor District
Energy Corridor Residential

Number of Units from Parcel Land Use Analysis

<table>
<thead>
<tr>
<th>Category</th>
<th>2014</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Condo/Apts</td>
<td>8,132</td>
<td>10,818</td>
</tr>
<tr>
<td>Single Family, Attached</td>
<td>167</td>
<td>167</td>
</tr>
<tr>
<td>Single Family, Detached</td>
<td>1,834</td>
<td>1,851</td>
</tr>
</tbody>
</table>

Source: Harris County Appraisal District, CDS Market Research, and The Energy Corridor District
Energy Corridor People

Population and Employment from Parcel Land Use Analysis

- Population:
  - 2014: 20,735
  - 2030: 26,618

- Employment:
  - 2014: 26,618
  - 2030: 149,772

Source: CDS Market Research
2014 Land Use

Source: Harris County Appraisal District, CDS Market Research, and The Energy Corridor District
2030 Land Use

Source: CDS Market Research and The Energy Corridor District
Key Findings

• 2010 Census population was 17,841
• The current population estimate is 21,000
  – Projected to grow to 27,000 by 2030
  – Housing currently proposed and under construction could add 1,600 residents to the population
• Employment is estimated at 91,000
  – Projected to grow to 149,000 by 2030
  – Office and Retail currently under construction and proposed could add 40,000 employees
Key Findings

- Office and mixed use space is expected to add 16.5 million SF by 2030 (85.9% growth)
  - Adding 55,000 employees
- Retail is expected to grow by 750,000 and Industrial/Warehouse to drop by 430,000
  - A net gain of 950 employees by 2030
- Hotels: 24 in Corridor, 3,463 rooms
  - Four hotels proposed, 614 rooms
60 New Buildings added over 10 Years

2005-2009 – 34 buildings
• 5.3 million square feet office
• 2,542 Multi-family units

2010-2014 – 26 buildings
• 6.6 million square feet office
• 1,422 Multi-family units
Goodrich Tree Farm Before
Impressive Eldridge Parkway Now
ConocoPhillips Fields Before
Energy Center Now
Kendall Library and 3 Eldridge Place Now
Vacant Land and No Park Connection Before
Eldridge Oaks and Pedestrian Bridge Now
CITGO Relocation to Eldridge Parkway
Eldridge Parkway Hotels
Eldridge Parkway Apartments
• 2003 property values were $880 million
• 2014 values are $3.2 billion

• 2003 Energy Corridor budget was $850,000
• 2013 budget is $3,700,000

• Over $2.5 billion new development planned or under construction
Tax Increment for New Public Infrastructure

380 Economic Benefit Area
BP High Performance Computing Center

110,000 sf, World’s largest privately owned computing center
Skanska West Memorial Place

700,000 sf Office
Grayco Apartments

309 Multi-Family Units and 70 Townhouses
Central Park

ADDICKS-CULLEN PARK
14,000 ACRES

WOLFF COMPANIES
Twenty Brux Hollow Lane
Houston, Texas 77027
713.342.8000
www.wolffcompanies.com

energycorridor

Park Row Completion Project
Park Row and Central Park West Boulevard
Core Park West Office Development

3 million sf Class A Office
Transwestern Pinnacle West

1.5 million sf Class A Office
Worthing Heights Apartments

342 Multi-Family Units on Park Row
USACE Addicks Dam Spillway Project
Eldridge Parkway and Memorial Drive
Energy Centers 3 and 4

1,150,000 sf (ConocoPhillips 850k)
Transwestern Eldridge Oaks Two

350,000 square feet
7 Seventy Eldridge

Alliance Residential, 267,000 sf, 327 units
TAMU Site Planning Class 1st Place
West Houston Subregional Traffic Plan
West Houston Street Grid
The Energy Corridor Bicycle Master Plan
West Houston Transit
Proposed METRO Local Service Network
The West Houston Multi-Modal Concept

- CarMa Carpool Target Area
- The Energy Corridor District
- Memorial City District
- Westchase District
- Uptown District
- Upper Kirby District
- Downtown District
- BRT & LRT
- Express Bus
- Bicycle Connections
- Transit Centers

The Energy Corridor District
- Memorial City District
- Westchase District
- Uptown District
- Upper Kirby District
- Downtown District

BRT & LRT
- Express Bus
- Bicycle Connections
- Transit Centers
The Energy Corridor, Memorial City, Westchase, Uptown Houston
Transportation Concept
Post Oak Bus Rapid Transit Mall
IH 10 Pedestrian Enhancements
IH 10 Pedestrian Enhancements

½ - mile radius walking threshold
I-10 Pedestrian Enhancements
Eldridge Streetscape Concept
Eldridge Cycle Track and Garden Walkway
At Turkey Creek Drive
Fortsmith Street “Woonerf”
The Energy Corridor Livable Transit Center
Transit Mall Concept
Proposed Addicks Square Park

LivablenCenternPark

Conceptrual nMaste rPla

N O R T H

Scalen1"n=n40

0 20 40 80

Proposed Addicks Square Park
I-10 Westbound

~ 575' @ 4% slope

I-10 Eastbound

~ 575' @ 4% slope

*On an interstate highway the minimum clearance is 19 feet. This would also work for the light rail vehicles as the current METRO red line requires 17 feet. Commuter rail requires 26, as shown in the diagram; however the clearance of Highway 6 over I-10 is only 17. If the bridge was lowered to a 19' clearance then the approach ramps could be 175' shorter, however both Big Room Road and Berstein Perwien Street underpasses would have to be further lowered.

The steel beams would be approximately 5 feet thick.

For the ramps, 4% grades would be the maximum.

The Energy Corridor Transit Bridge
I-10 Westbound

~

5752 @ 4% slope ~

Big Room Road>

Existing Managed

Lanes,

Potential Rail Location

192

262*

*On an interstate highway the minimum clearance is 19 feet. This would also work for the light rail vehicles as the current METRO red line requires 17 feet. Commuter rail requires 262 as shown in the diagram, however the clearance of Highway 6 over I-10 is only 172. If the bridge was lowered to a 192 clearance then the approach ramps could be 1752 shorter, however both Big Room Road and Berstein Perwien Street underpasses would have to be further lowered.

The steel beams would be approximately 5 feet thick. For the ramps, 4% grades would be the maximum.

Elevation Plan

Feeder Feeder

Tenant space within bridge

Plaza

302 122 242 122 302

Energy Corridor

Proposed Bridge to BP WestLake Commons
Energy Corridor District companies are doing more than shaping business policy - they’re shaping the future.