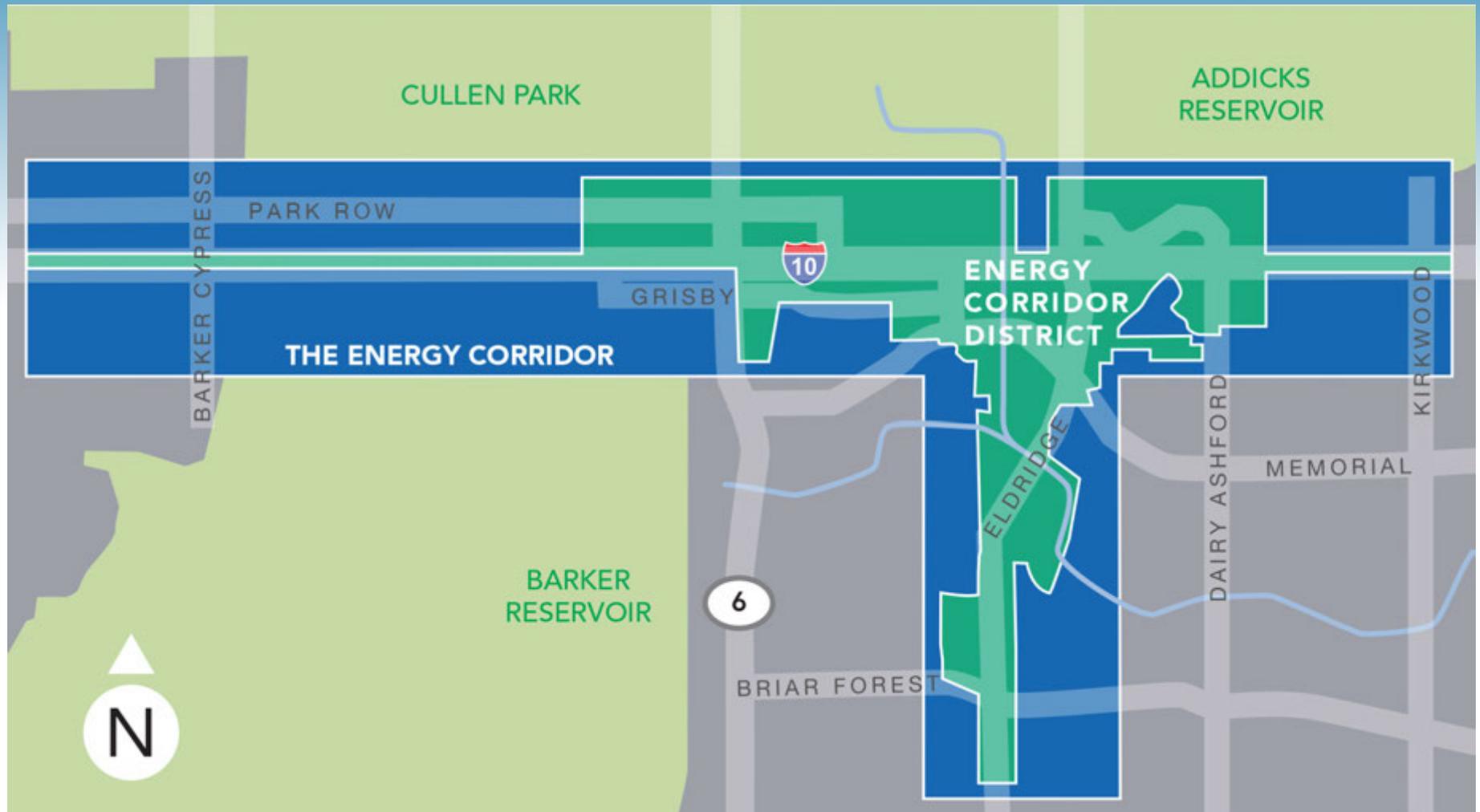


The Energy Corridor District Area Master Plan RFP



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The Energy Corridor



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**Our vision is to be internationally
recognized as a high-quality place in which
to work, live and invest.**



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The Energy Corridor Companies

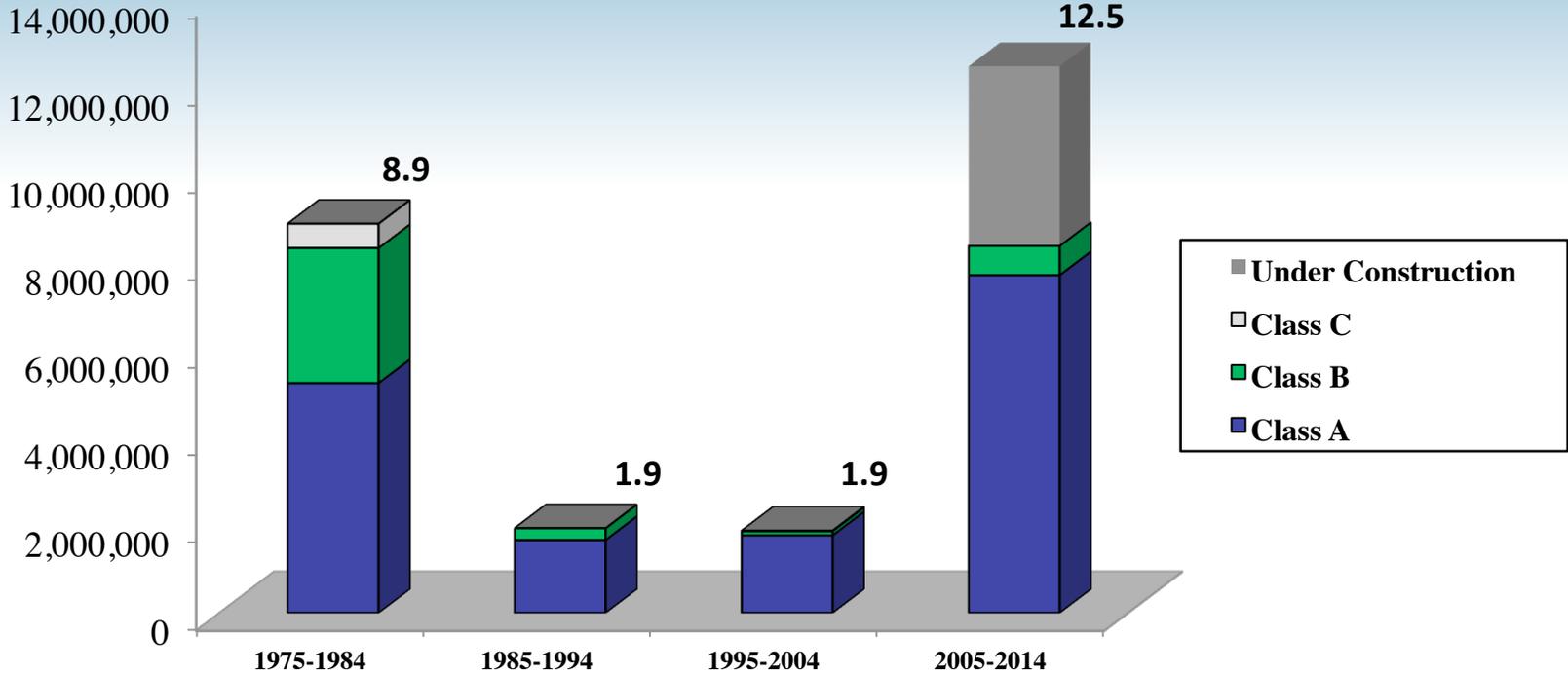


- 91,000 employees 2014
- 149,000 employees forecast 2030



Office Construction History

Office Space by Square Feet (in Millions)

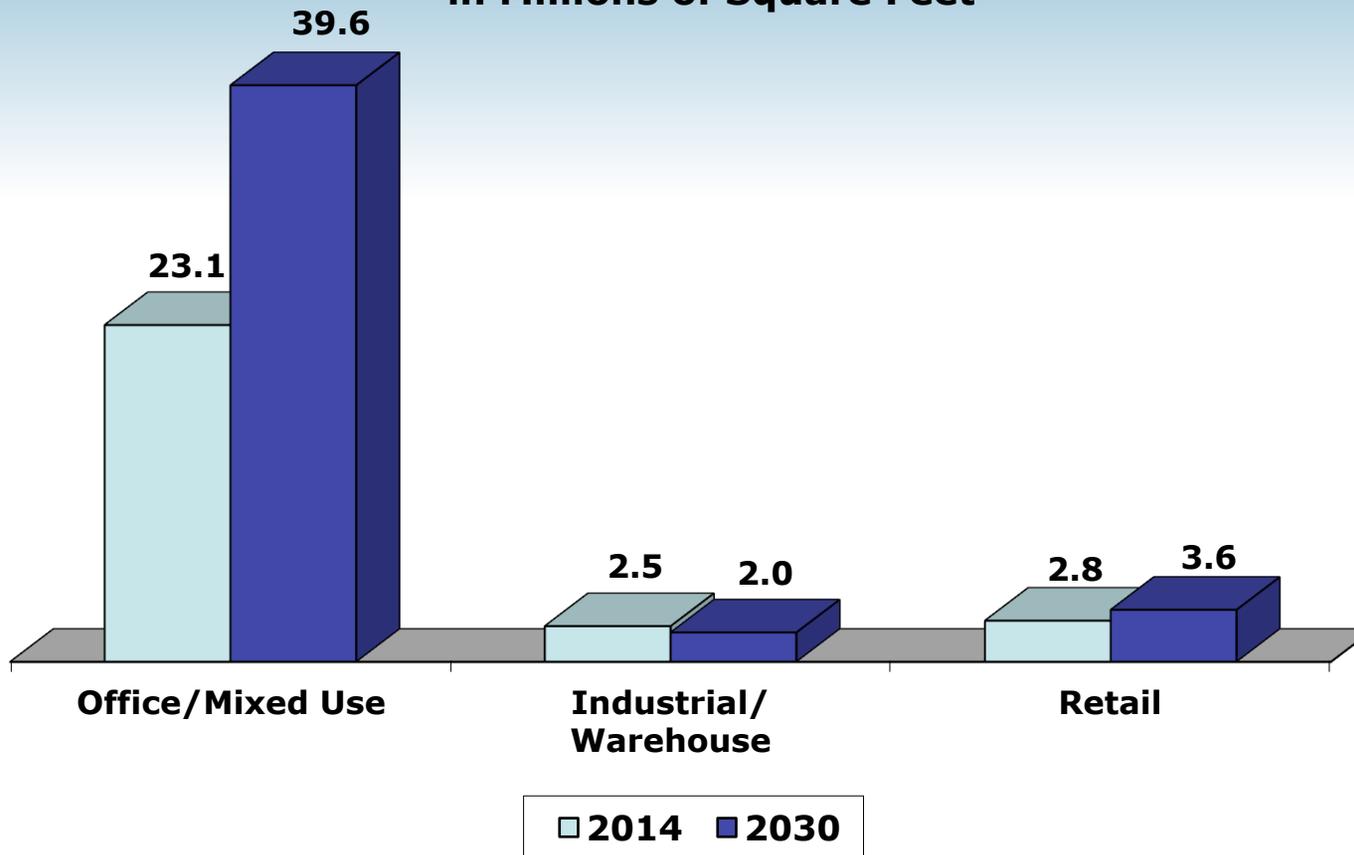


Source: O'Connor & Associates, Harris County Appraisal District, CDS Market Research, and The Energy Corridor District



Energy Corridor Commercial

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

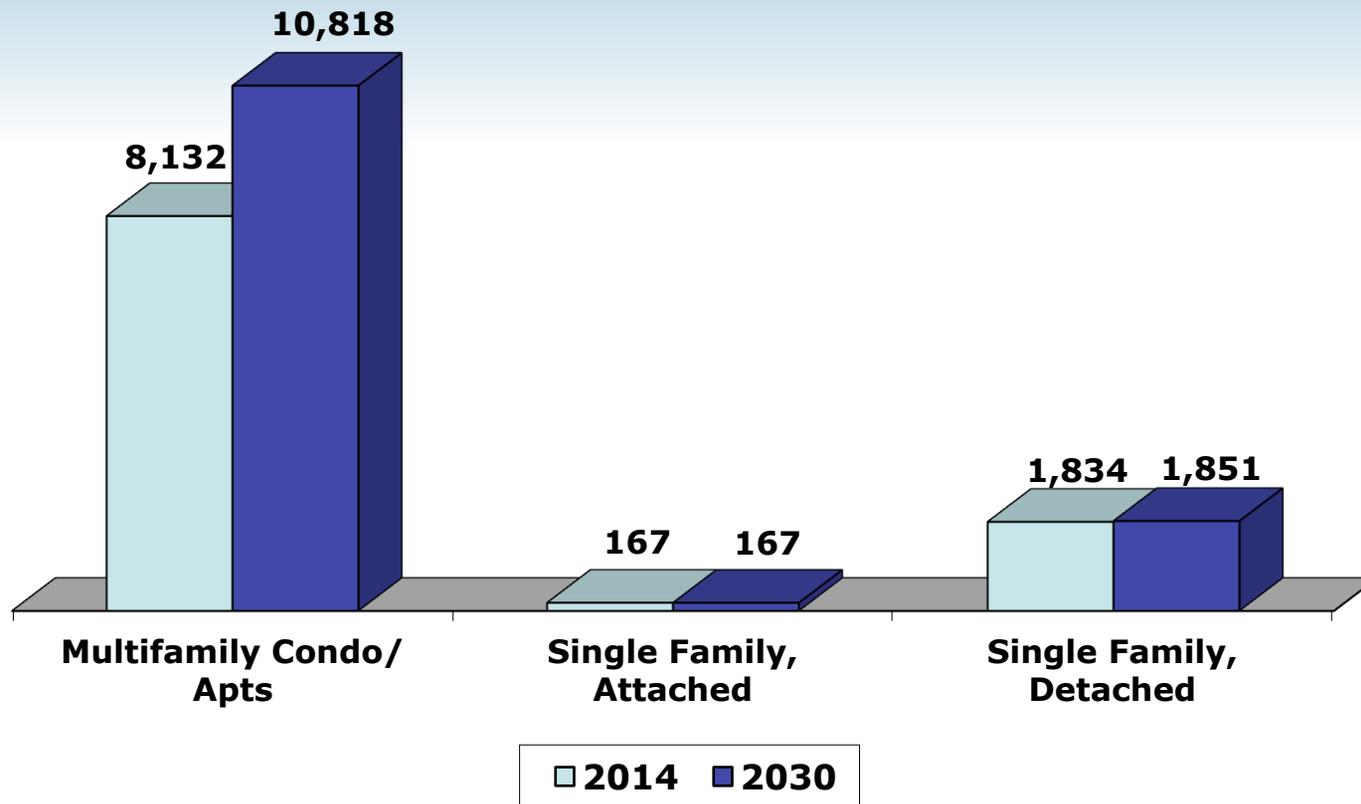


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Source: Harris County Appraisal District, CDS Market Research, and The Energy Corridor District

Energy Corridor Residential

Number of Units from Parcel Land Use Analysis



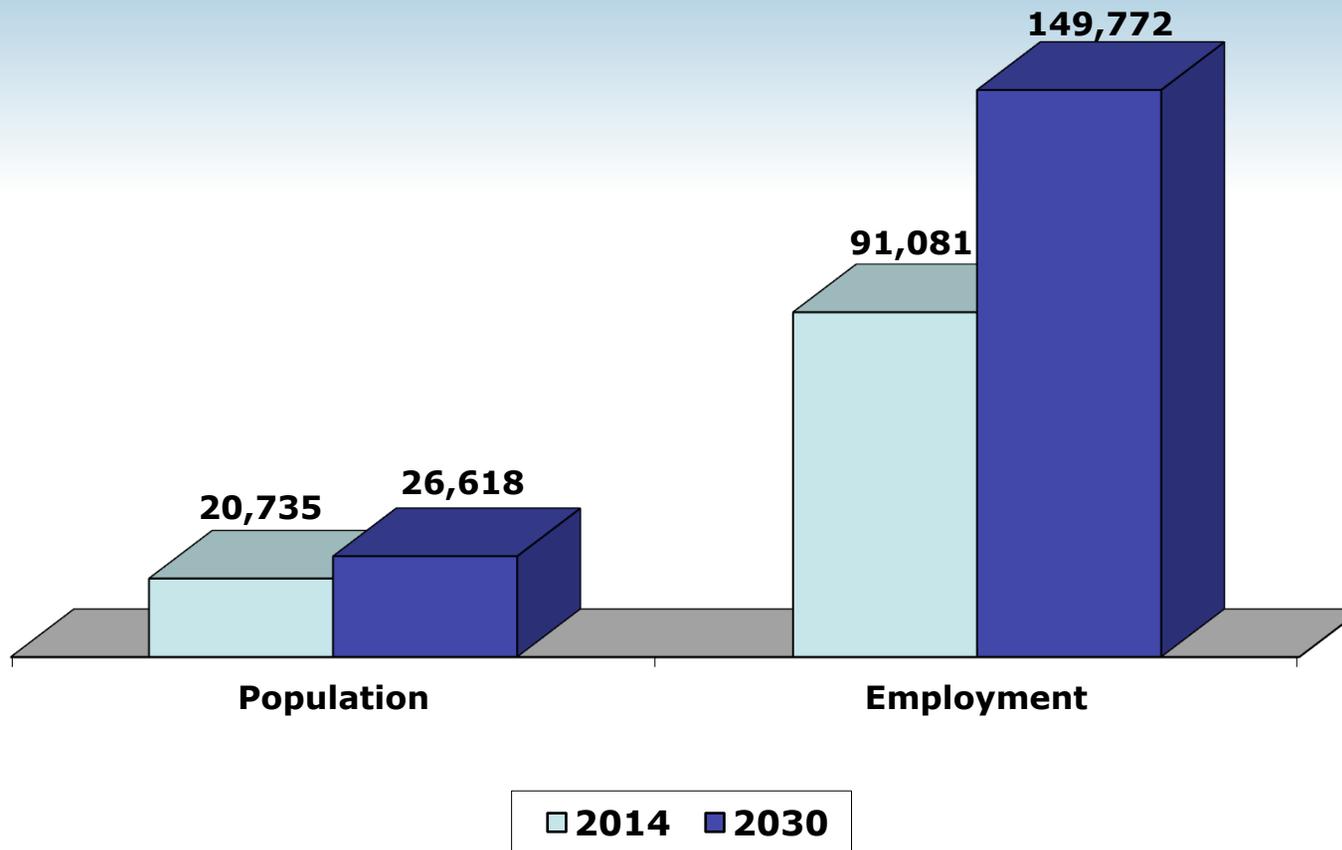
Source: Harris County Appraisal District, CDS Market Research, and The Energy Corridor District



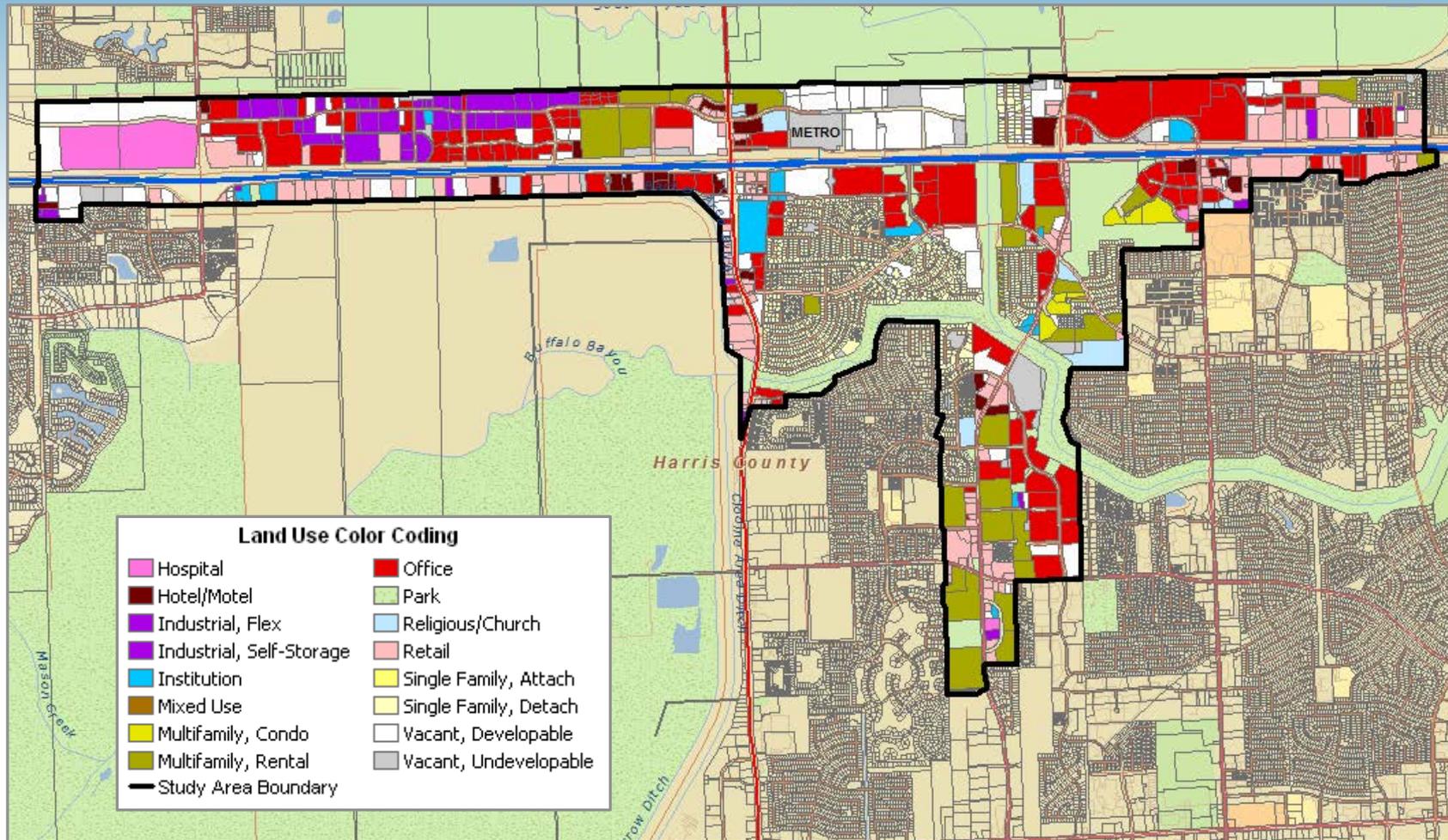
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Energy Corridor People

Population and Employment from Parcel Land Use Analysis

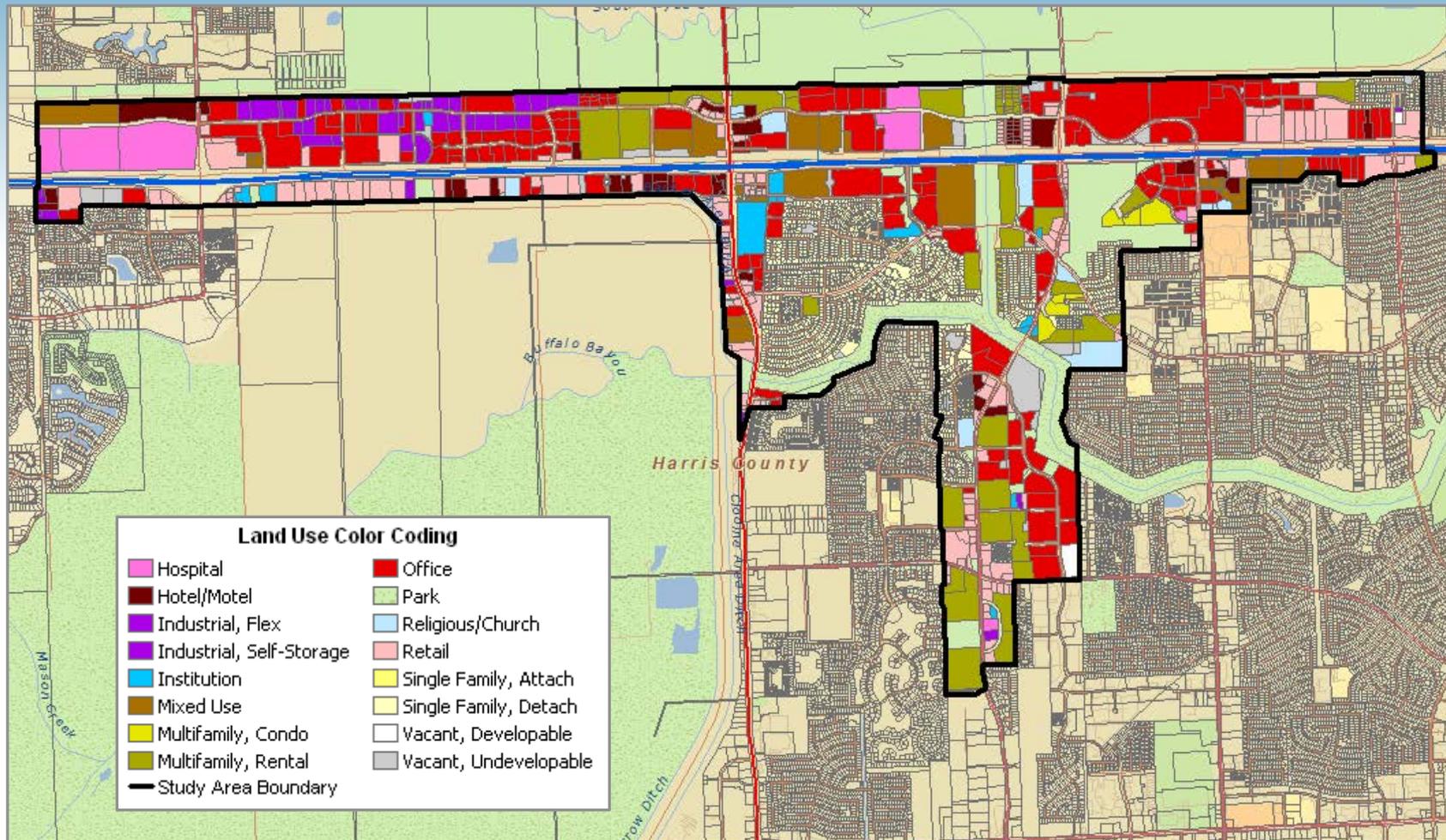


2014 Land Use



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**



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IH 10 Reconstruction Project



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Goodrich Tree Farm Before



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BP Helios Plaza Now



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MKT RR Underpass Before



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Impressive Eldridge Parkway Now



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ConocoPhillips Fields Before



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Energy Center Now



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Eldridge Parkway Before



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Kendall Library and 3 Eldridge Place Now



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Vacant Land and No Park Connection Before



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Eldridge Oaks and Pedestrian Bridge Now



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CITGO Relocation to Eldridge Parkway



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Eldridge Parkway Retail Development



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Eldridge Parkway Hotels



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Eldridge Parkway Apartments



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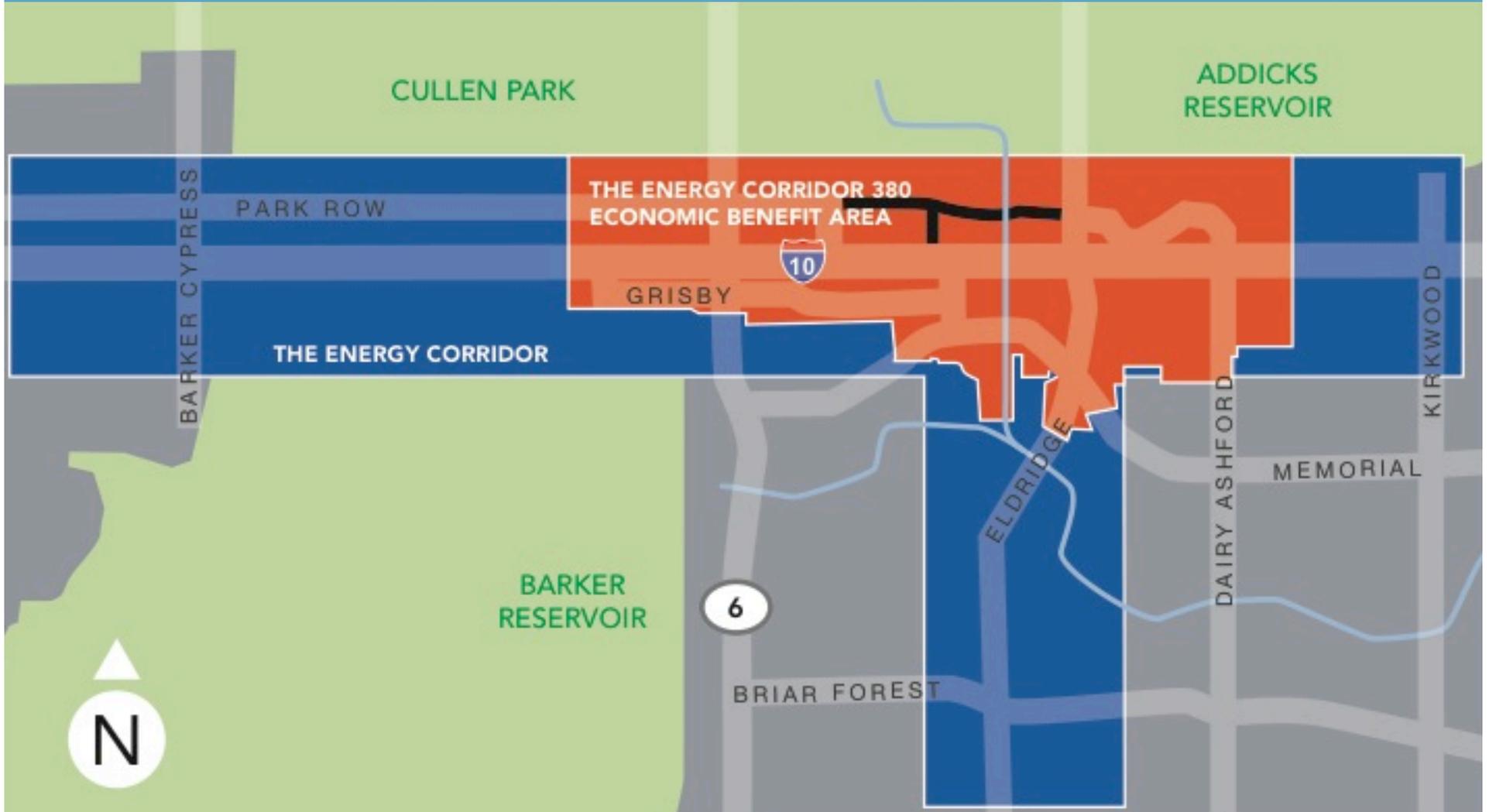
- **2003 property values were \$880 million**
- **2014 values are \$3.2 billion**

- **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



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380 Economic Benefit Area



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Park Row Completion Project

BP High Performance Computing Center



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110,000 sf, World's largest privately owned computing center

Skanska West Memorial Place



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700,000 sf Office

Grayco Apartments



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309 Multi-Family Units and 70 Townhouses



Park Row Completion Project



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Park Row and Central Park West Boulevard

Core Park West Office Development



CONCEPT RENDERING

CORE REAL ESTATE | I-10 SITE STUDY

10.03.2012



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3 million sf Class A Office

Transwestern Pinnacle West



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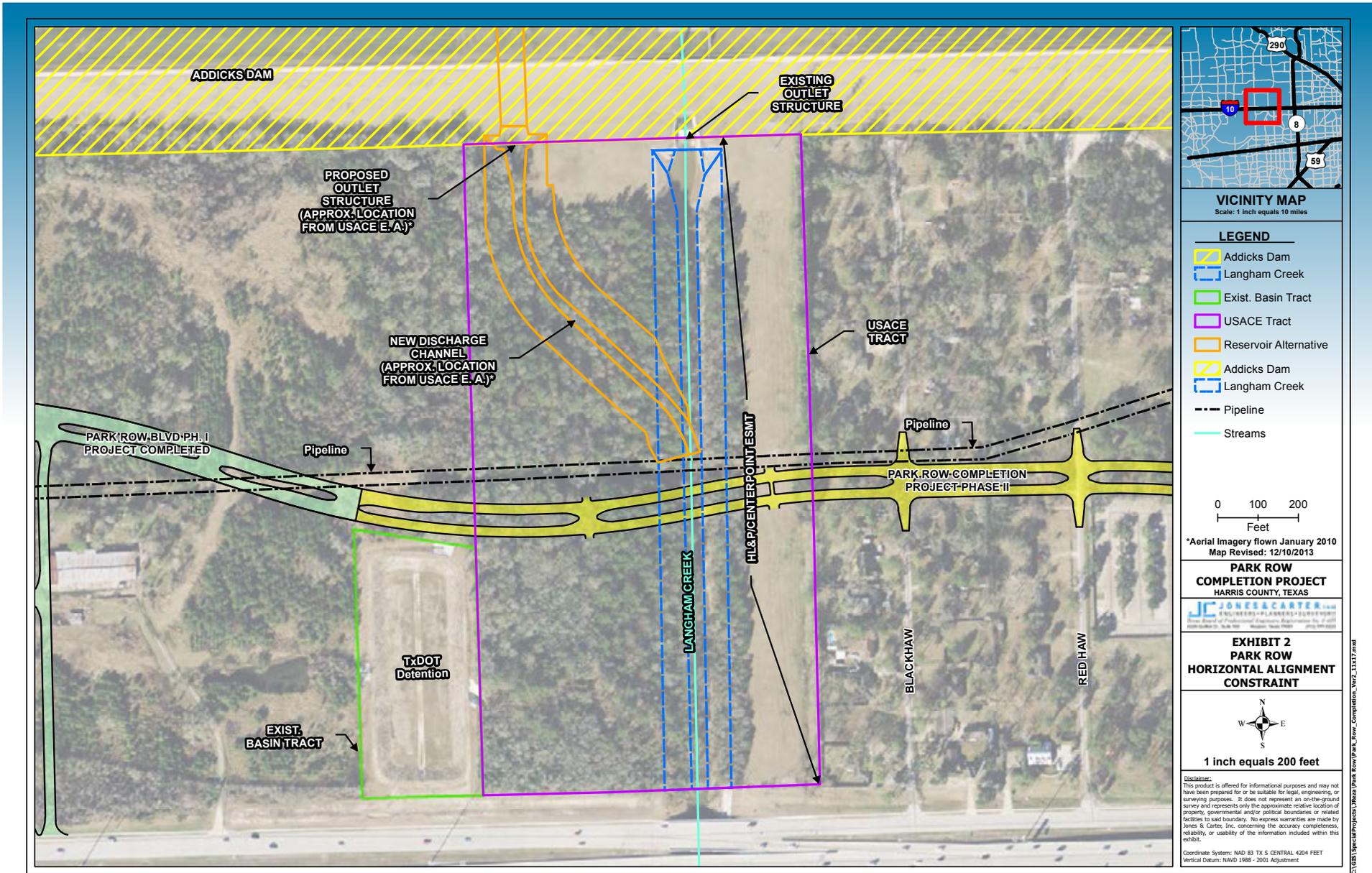
1.5 million sf Class A Office

Worthing Heights Apartments



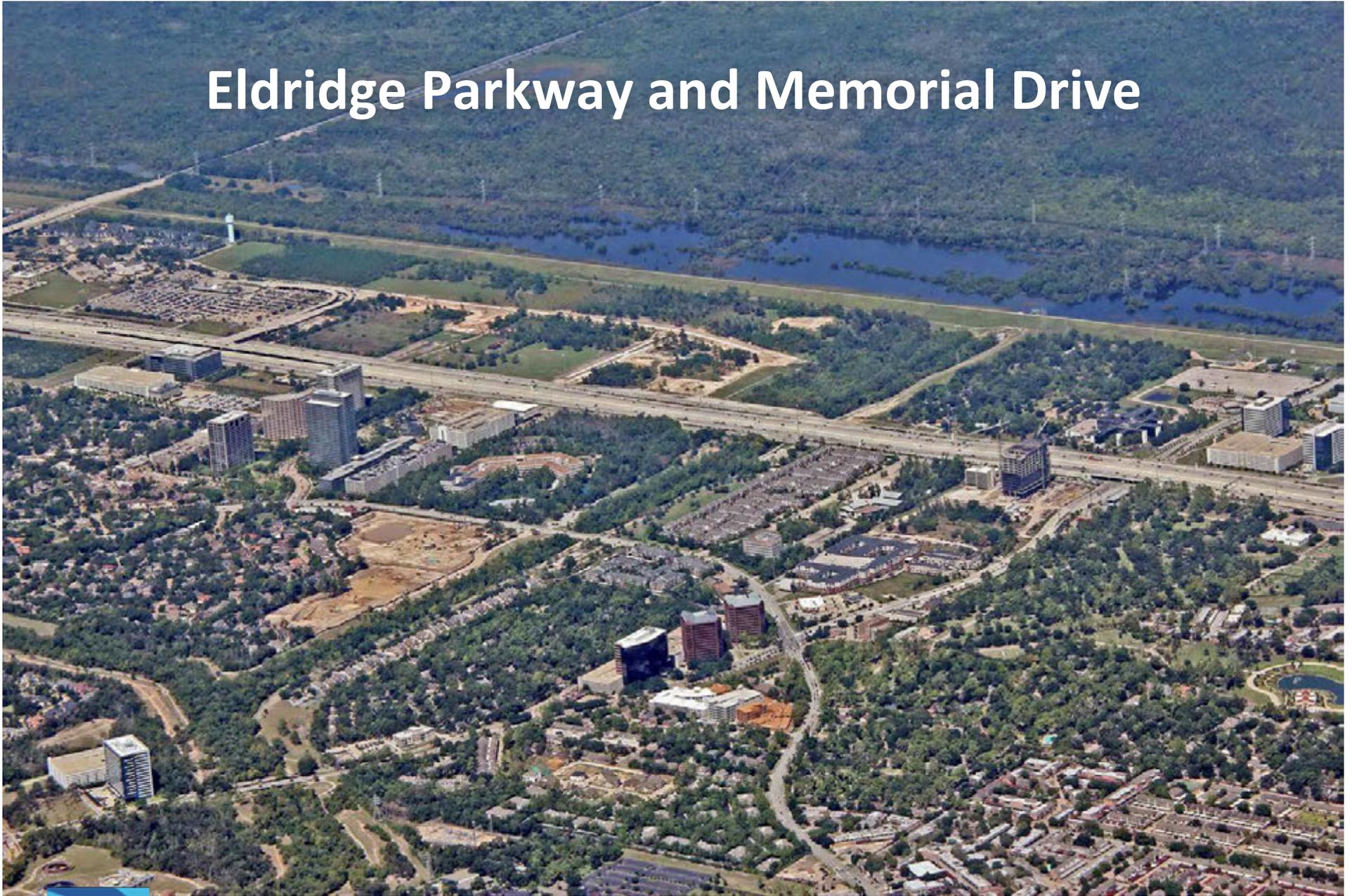
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342 Multi-Family Units on Park Row



USACE Addicks Dam Spillway Project

Eldridge Parkway and Memorial Drive



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Energy Centers 3 and 4



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1,150,000 sf (ConocoPhillips 850k)

Transwestern Eldridge Oaks Two



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350,000 square feet

7 Seventy Eldridge



Alliance Residential, 267,000 sf, 327 units

Shell Oil Towers 3, 4 and 5

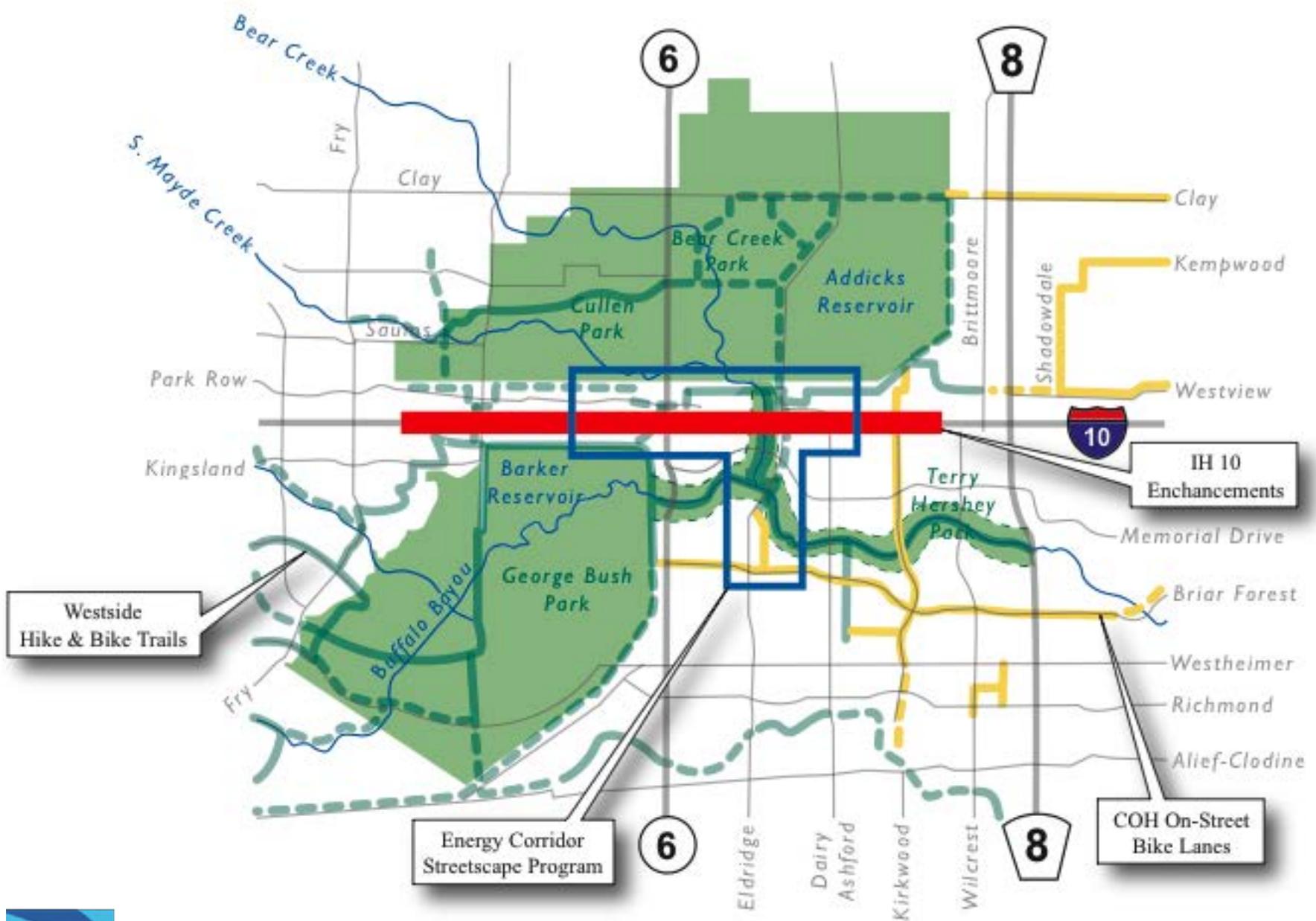


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1,125,000 sf



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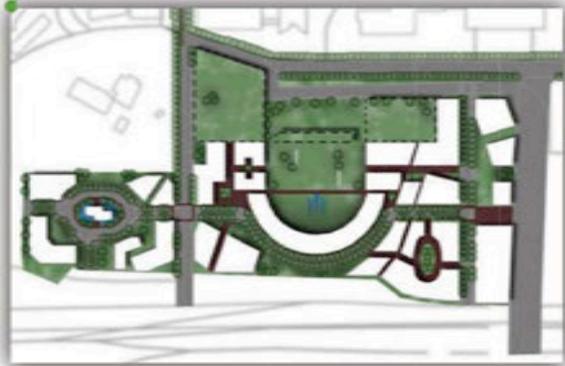


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The Energy Corridor Transportation Concept



Horizon Point



MD Anderson -
Housing &
Healing



The Bayou Park

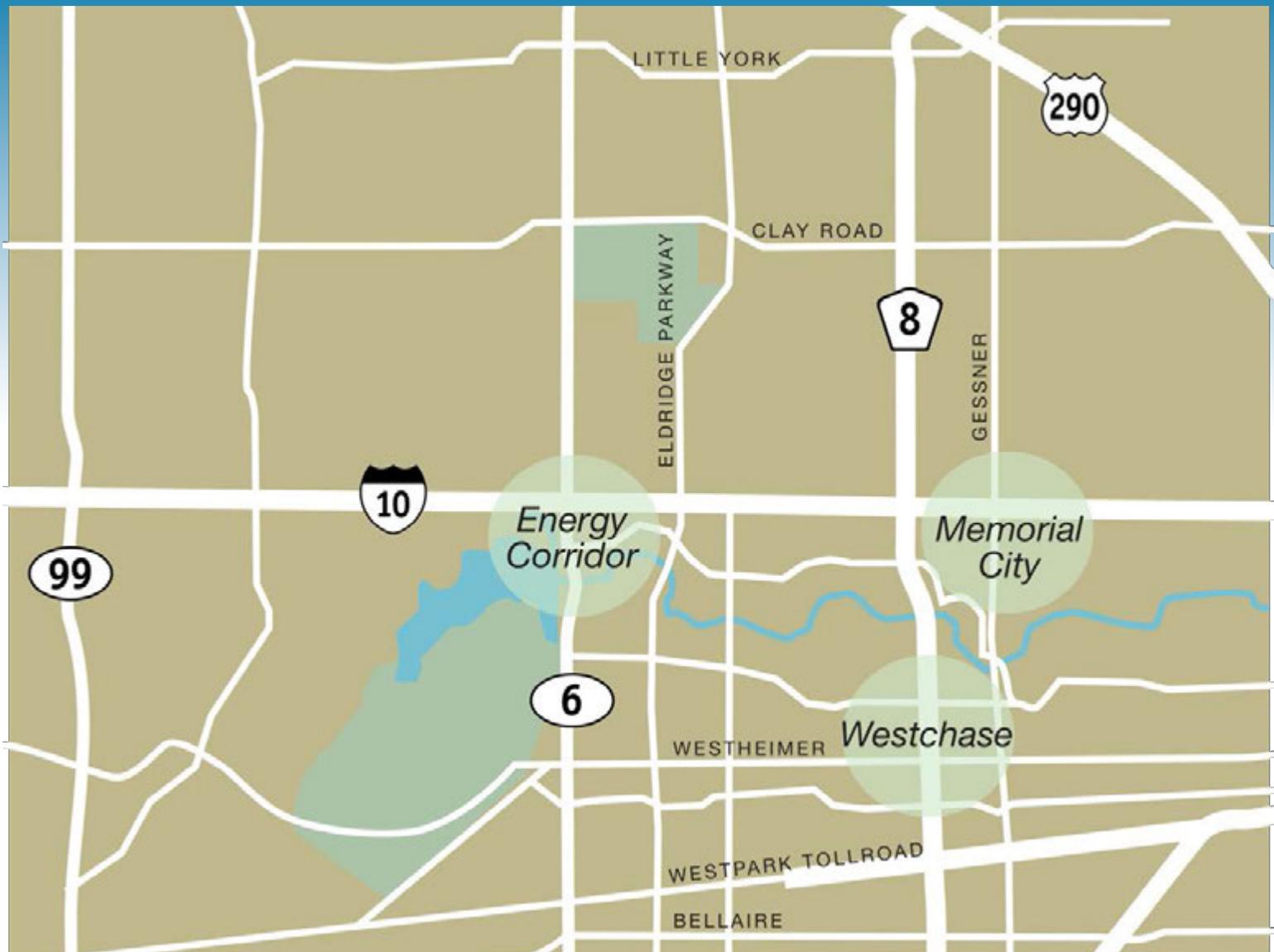


The Plug
Center



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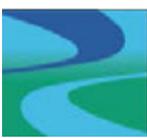
TAMU Site Planning Class 1st Place



MEMORIAL CITY DISTRICT

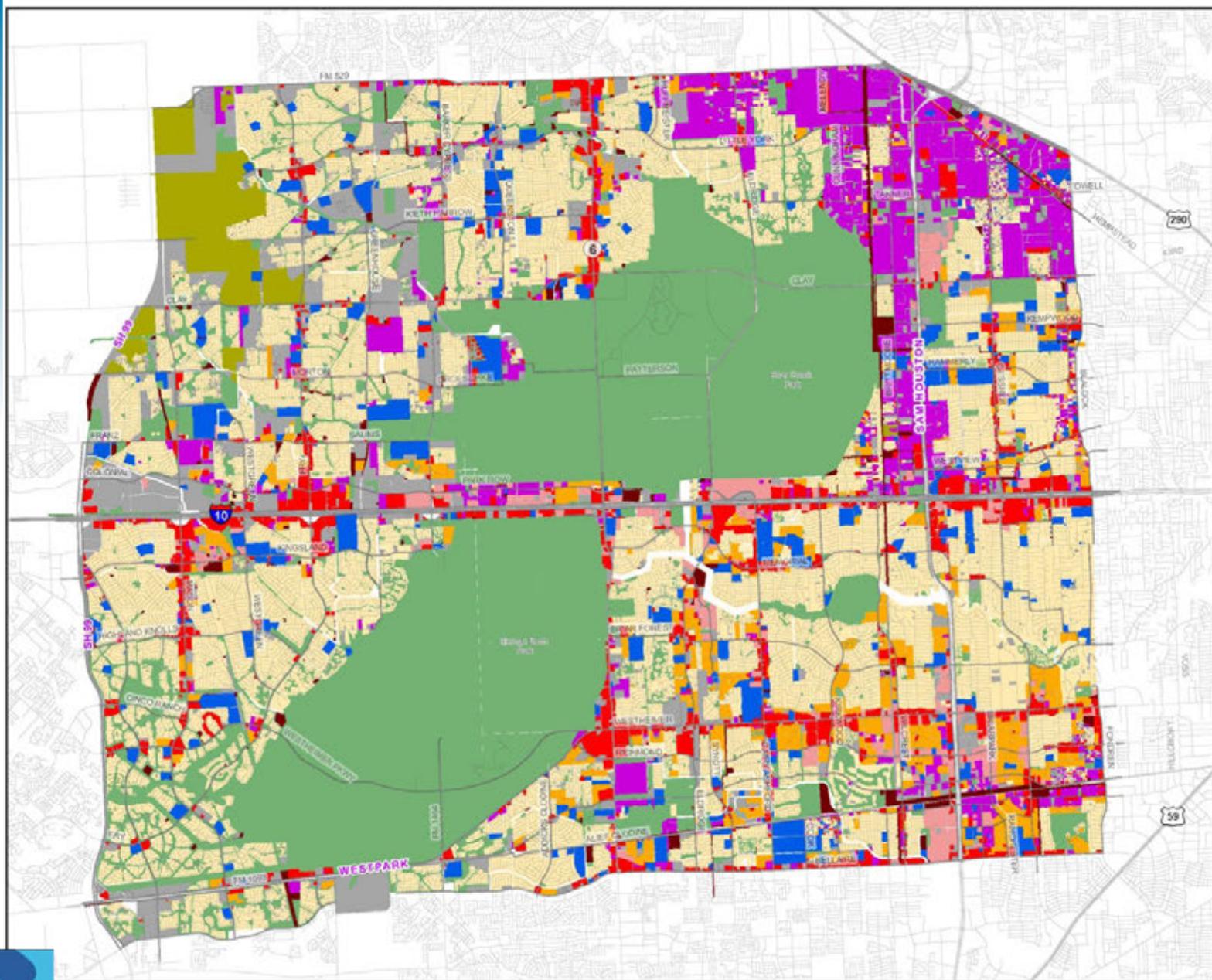


energycorridor.org



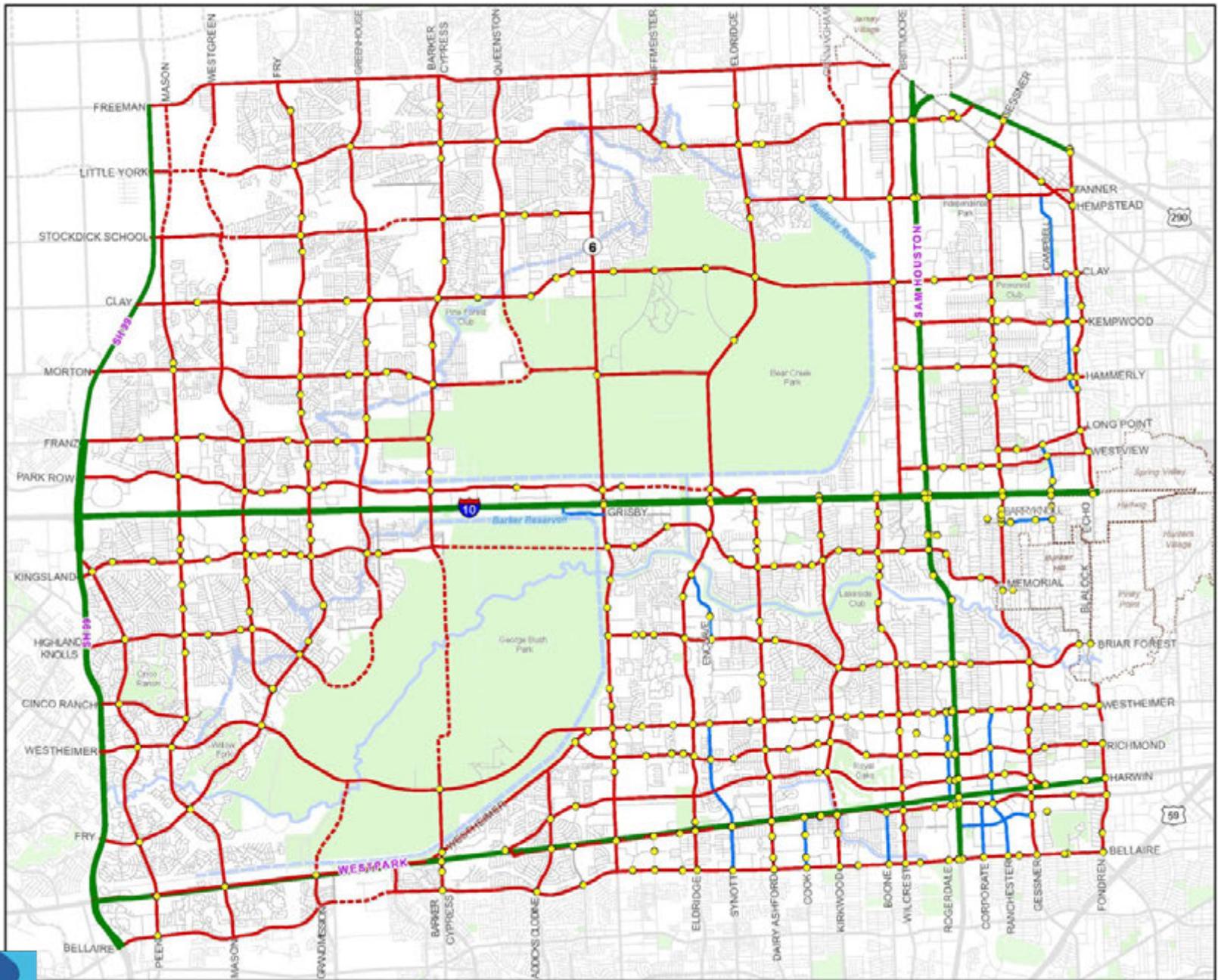
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West Houston Subregional Traffic Plan



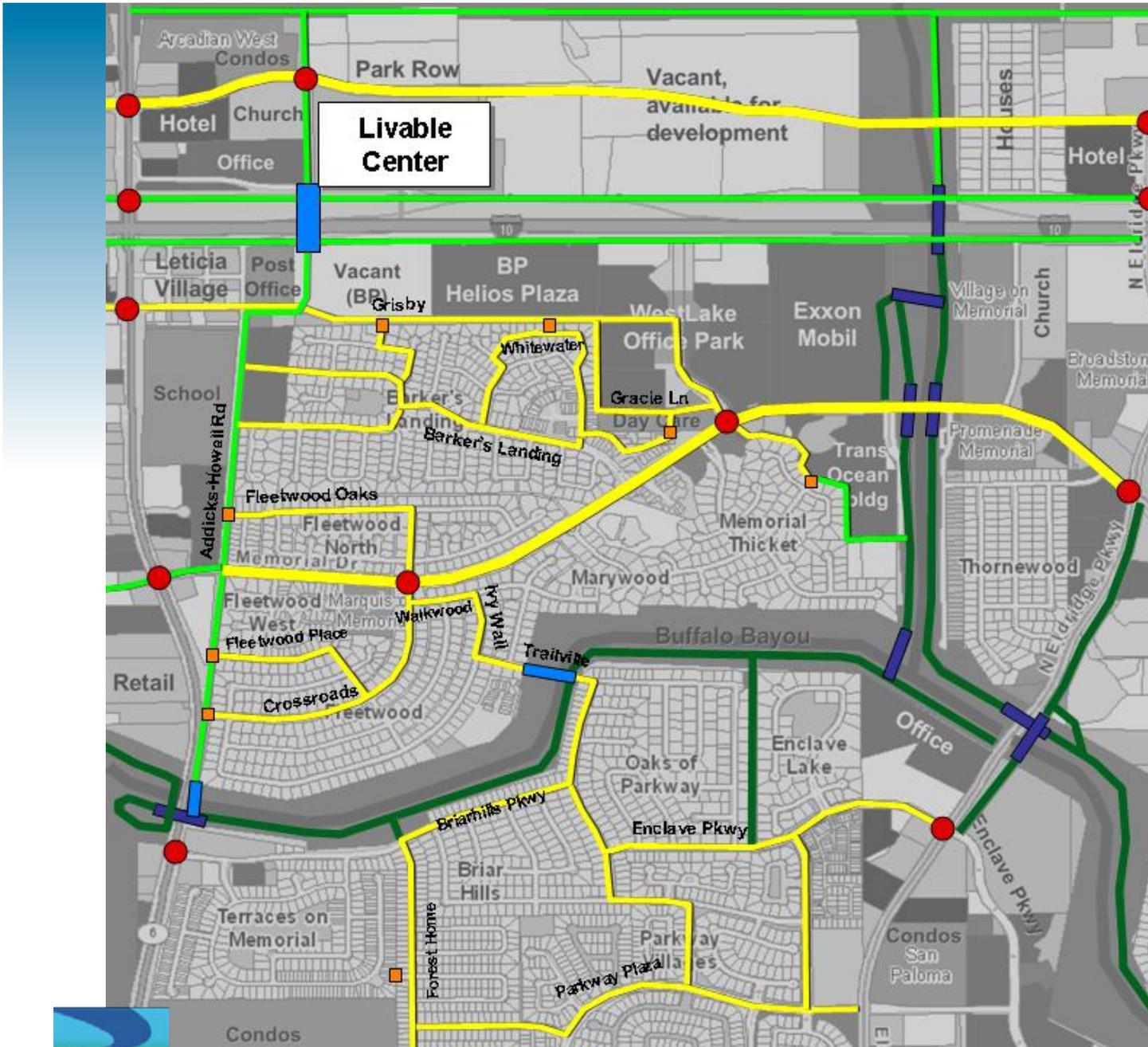
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West Houston Land Uses



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West Houston Street Grid

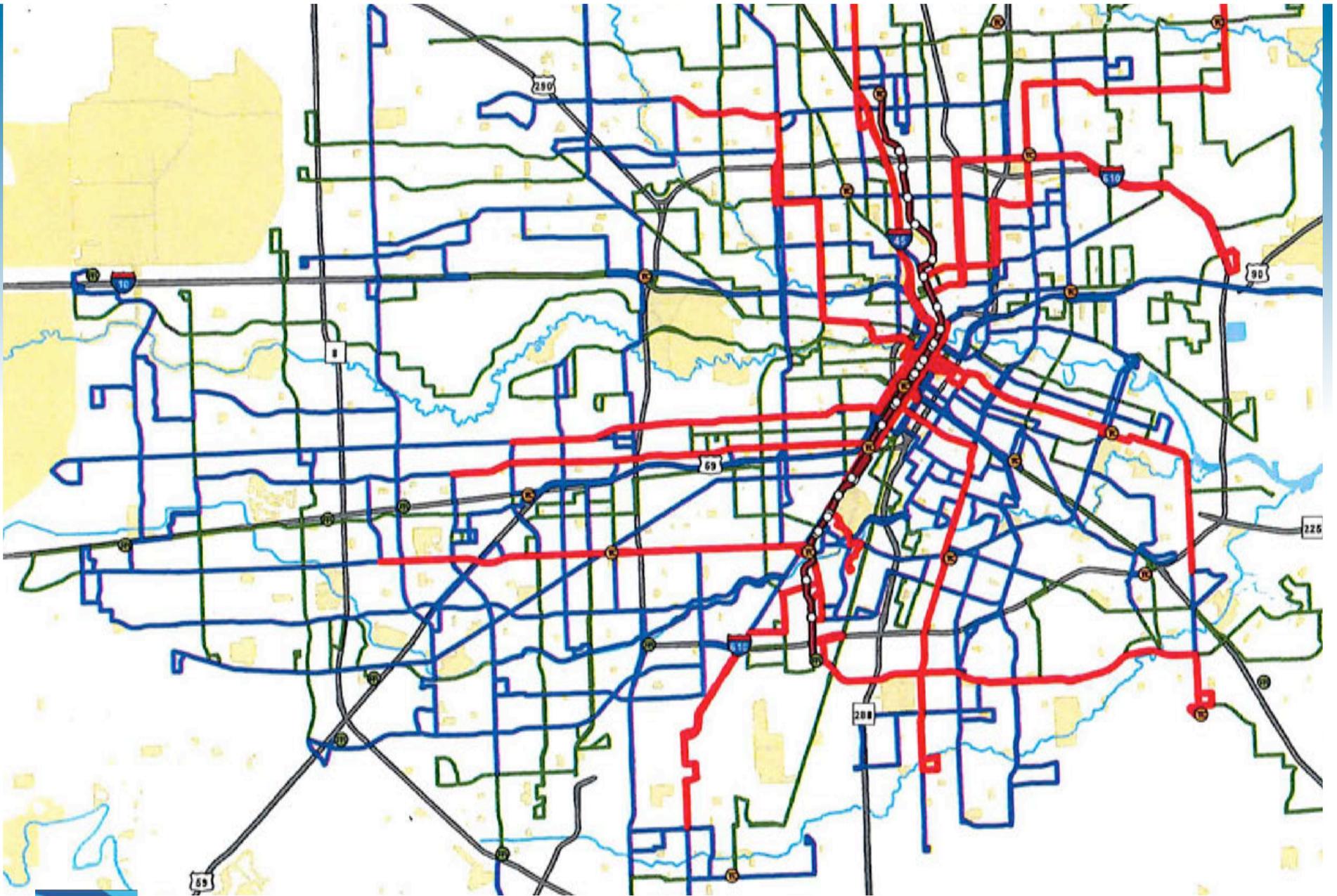


- Neighborhood gate
- Traffic signal
- Path (new)
- Path (existing)
- ▭ Bridge or tunnel (new)
- ▭ Bridge or tunnel (existing)
- Improved major street
- Key local street



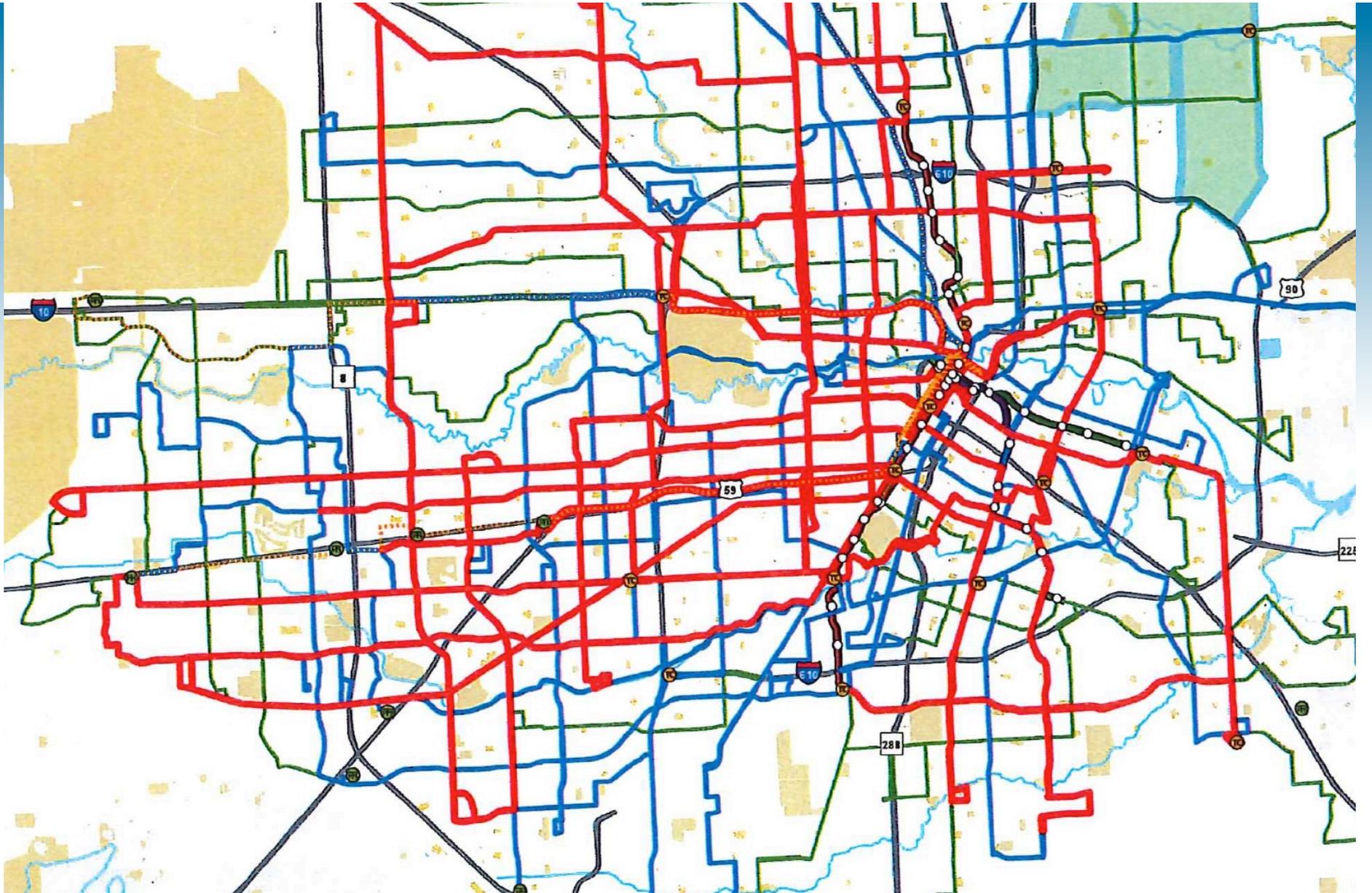
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The Energy Corridor Bicycle Master Plan



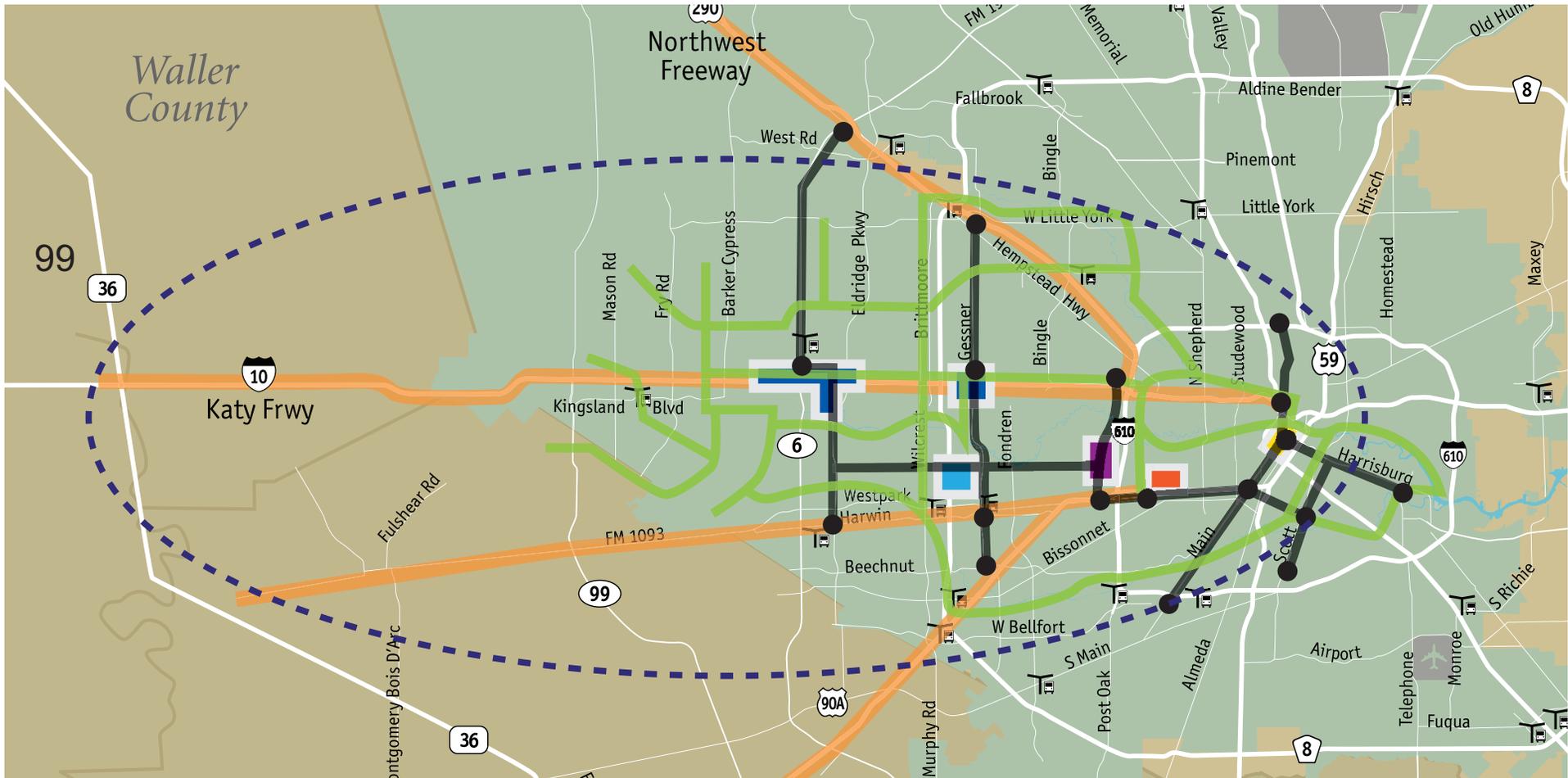
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Existing METRO Local Bus Service Network



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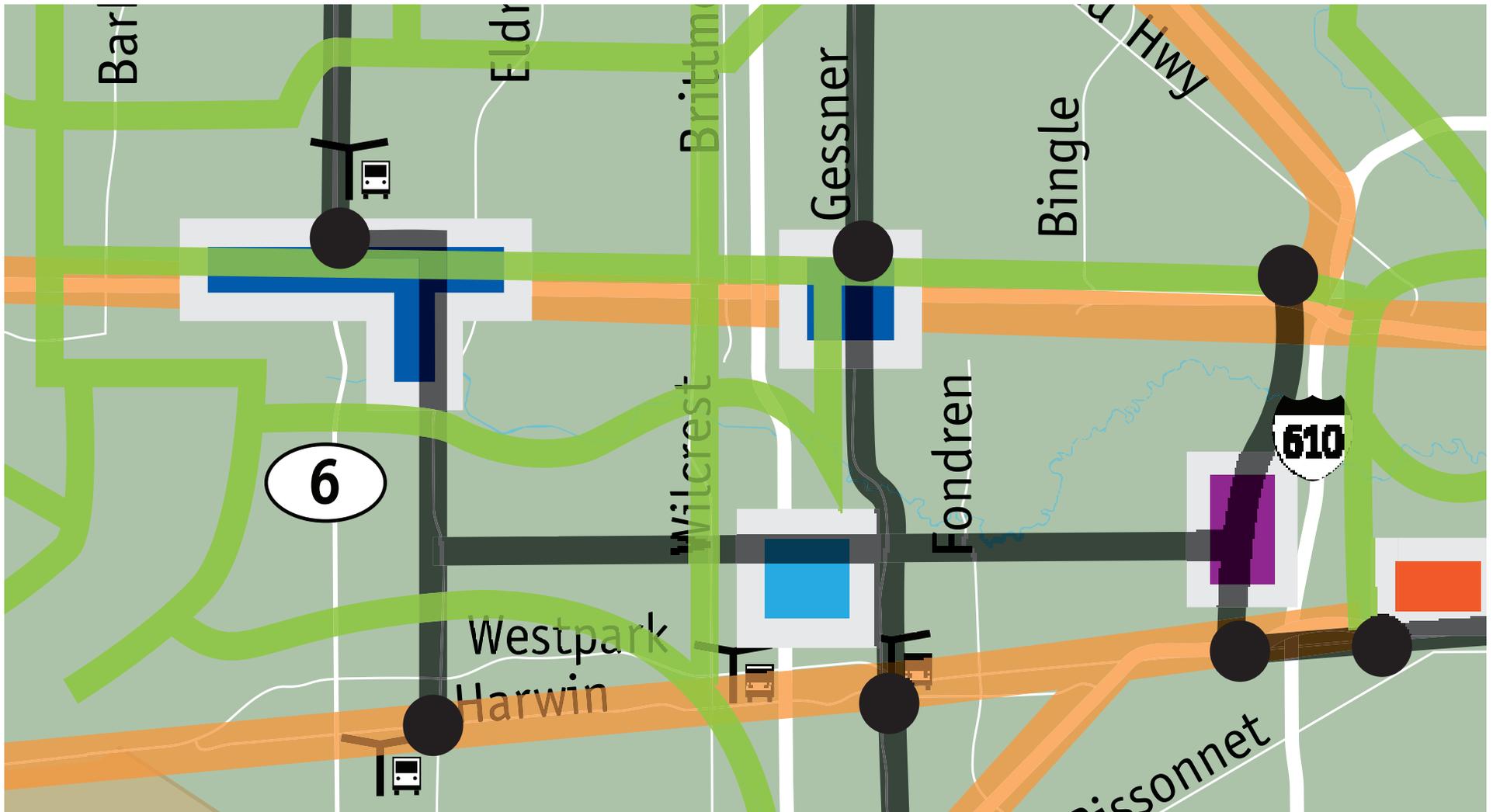
Proposed METRO Local Service Network



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

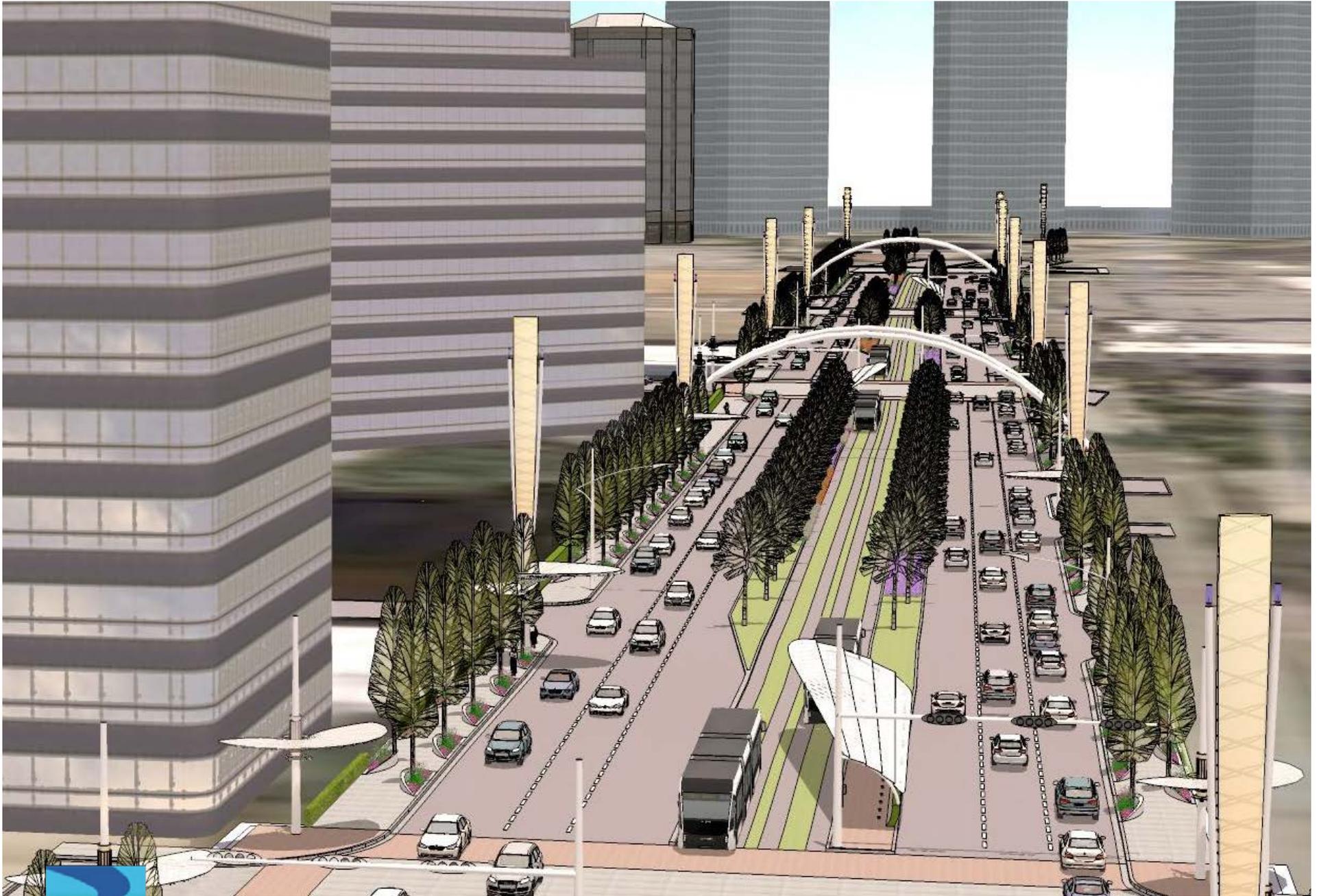


The West Houston Multi-Modal Concept



**The Energy Corridor, Memorial City,
Westchase, Uptown Houston
Transportation Concept**





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Post Oak Bus Rapid Transit Mall

IH 10 Pedestrian Enhancements



NORTH

PROJECTS 

BIKE LANE OR BIKE ROUTE 

SHARED USE TRAILS 

PROPOSED TRAILS 

LIBRARY 

PARKING 

TRAIL HEAD 

SCHOOL 

BUILDING 

1 MILE 

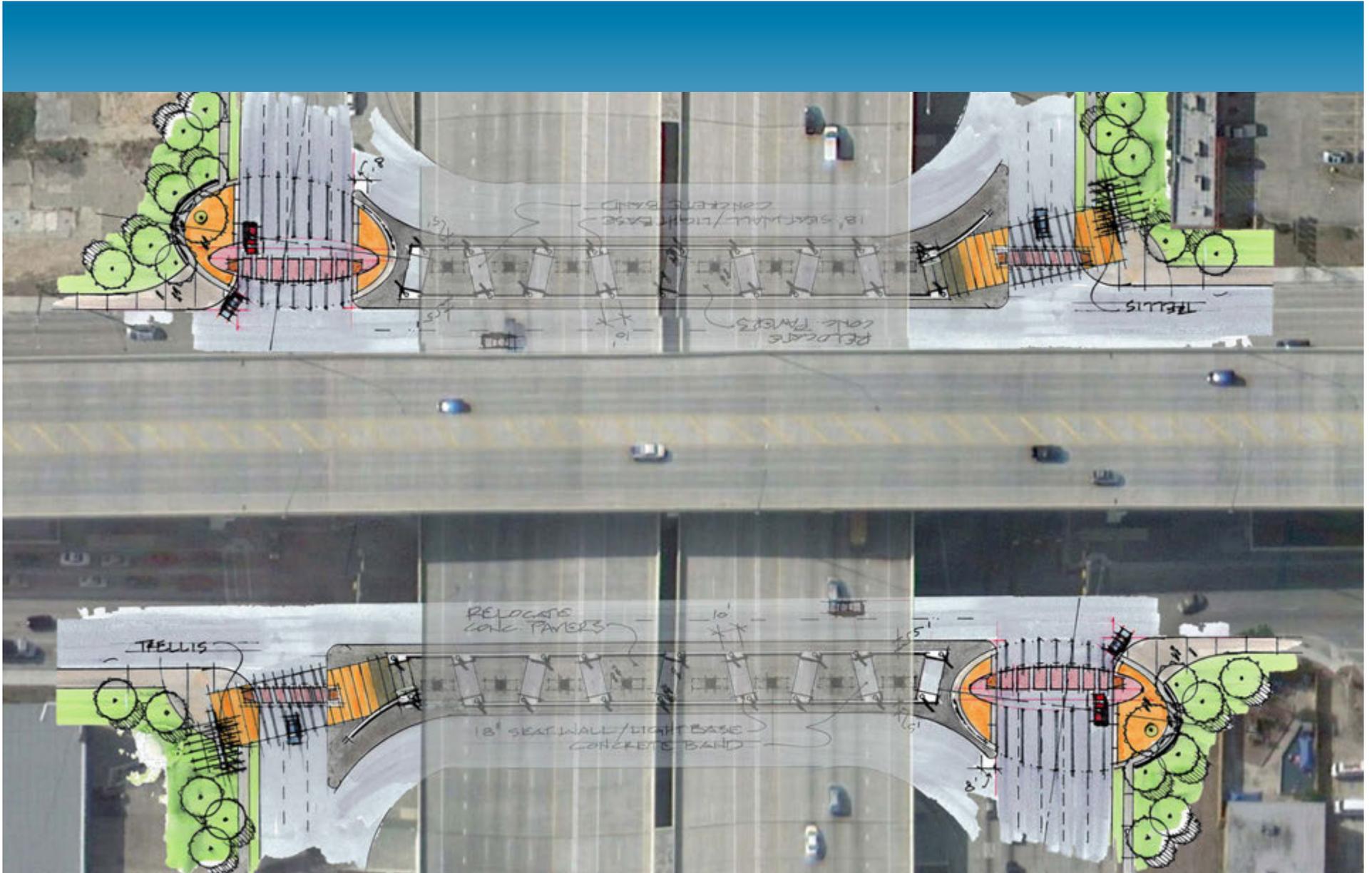


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IH 10 Pedestrian Enhancements



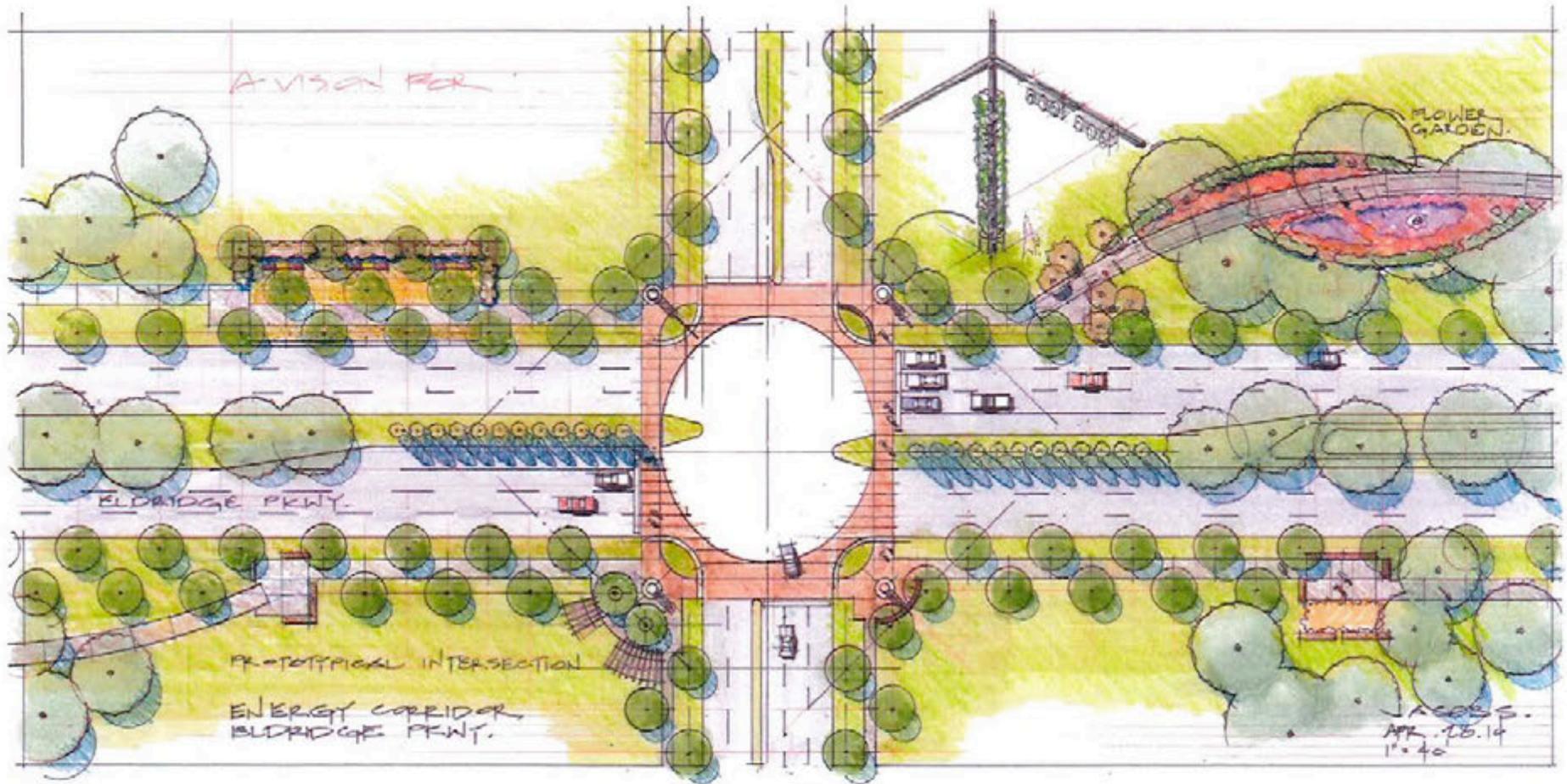
½ - mile radius walking threshold





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I-10 Pedestrian Enhancements



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Eldridge Streetscape Concept



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Eldridge Intersections Concept



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At Turkey Creek Drive



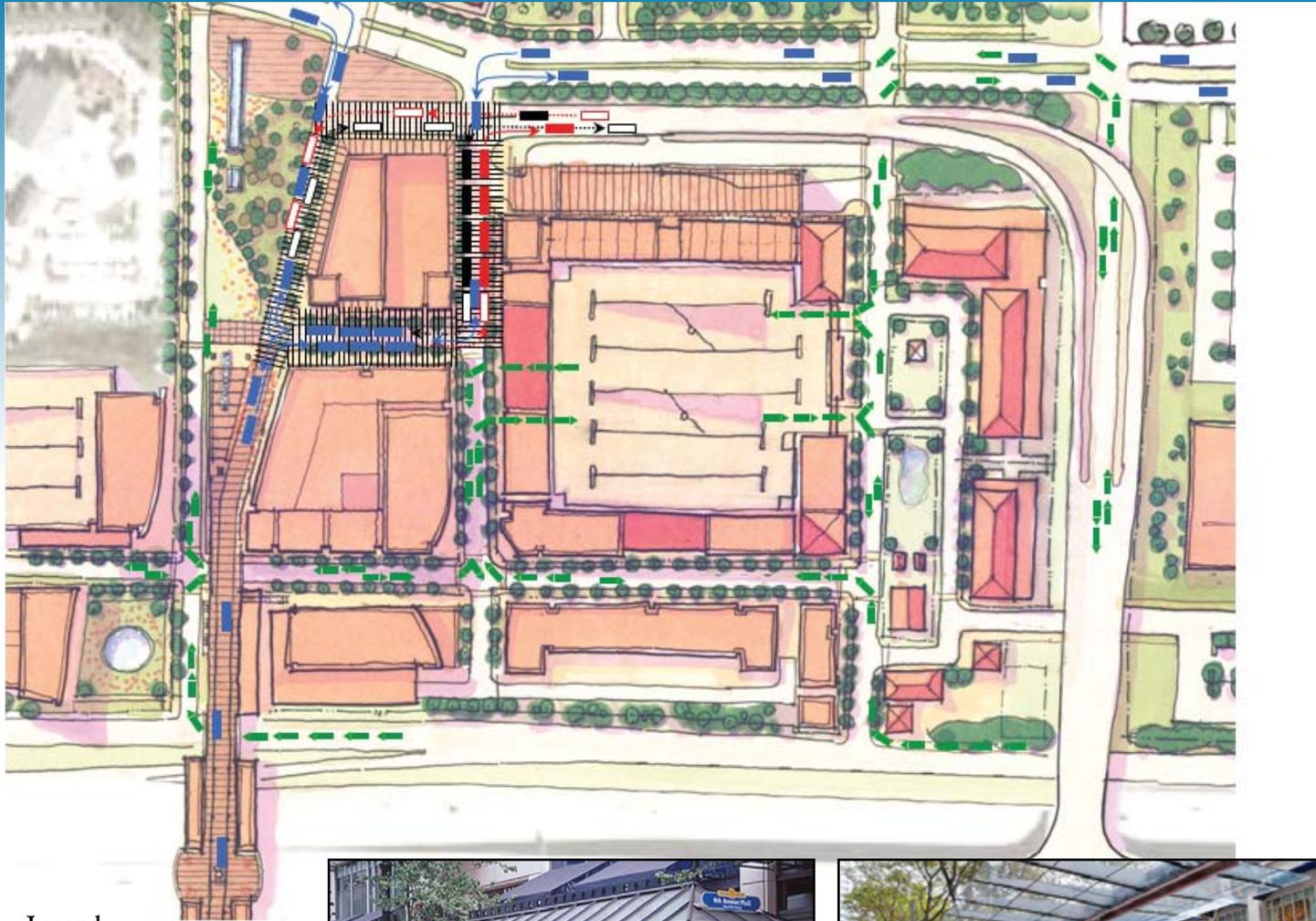
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Fortsmith Street "Woonerf"



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The Energy Corridor Livable Transit Center



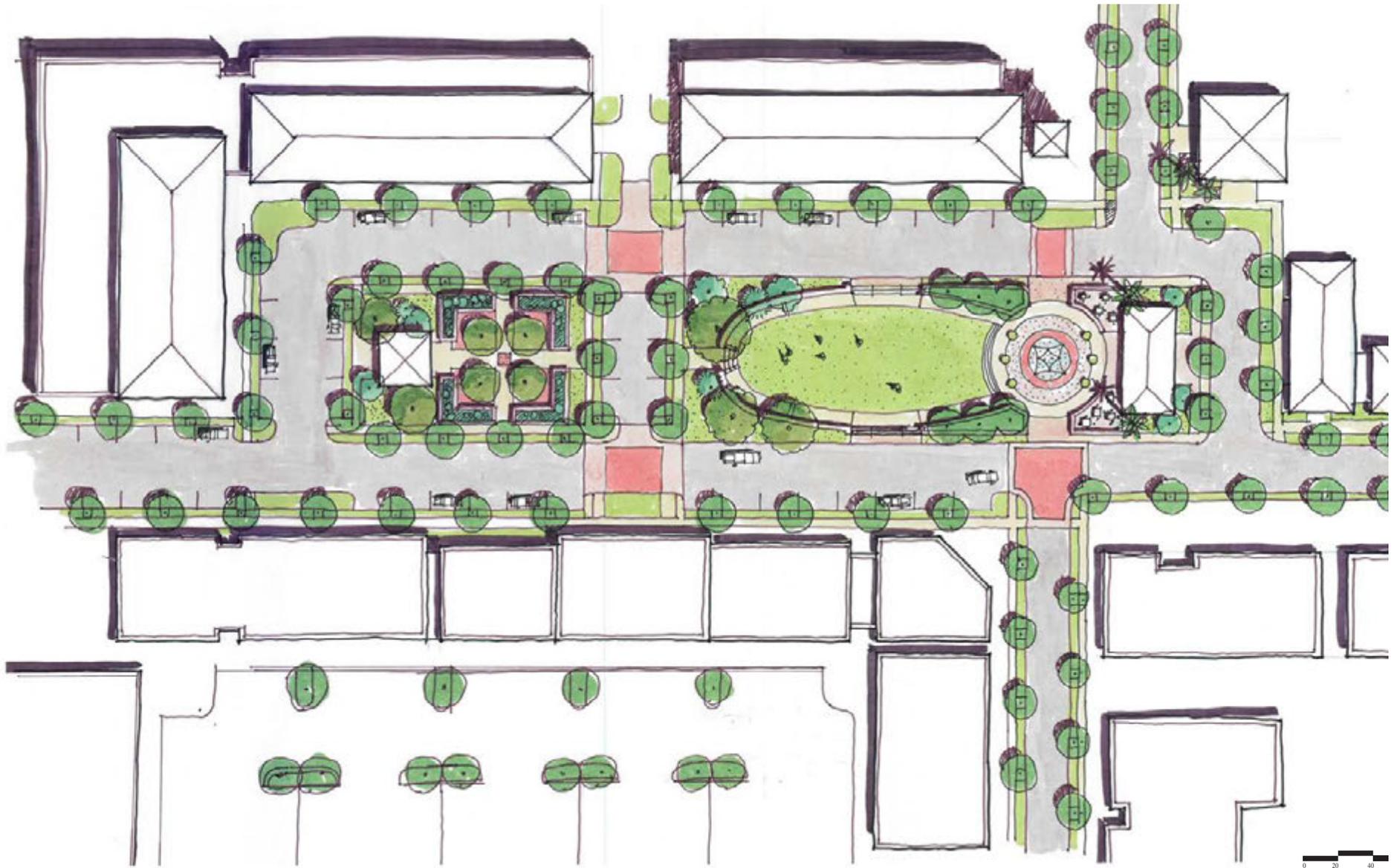
Legend

- ▬ Regional, PM offloading
- ▬ Regional, PM empty
- ▬ Regional, AM loading
- ▬ Regional, AM empty
- ▬ Circulator
- ▬ Auto Circulation



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Transit Mall Concept



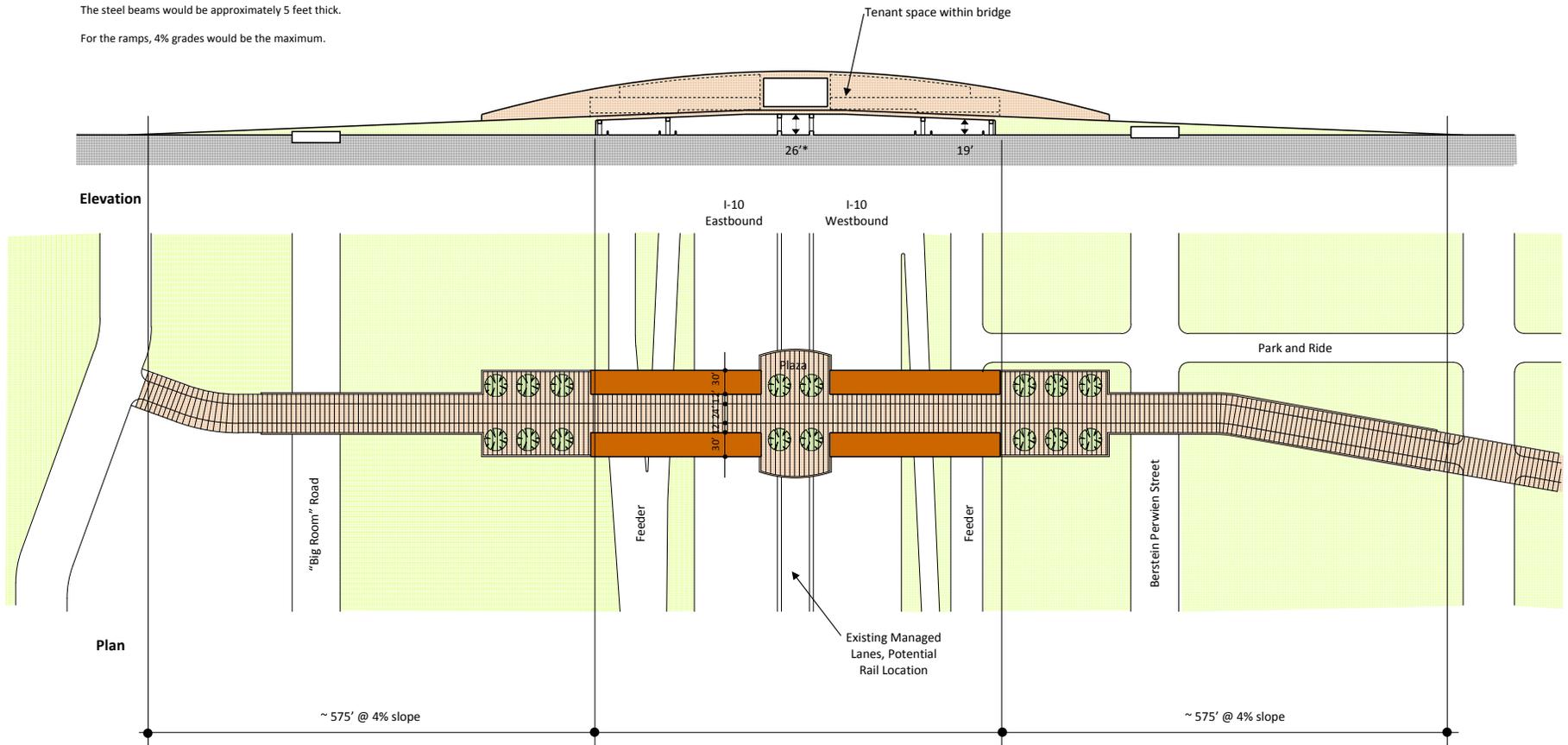
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Proposed Addicks Square Park

*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.

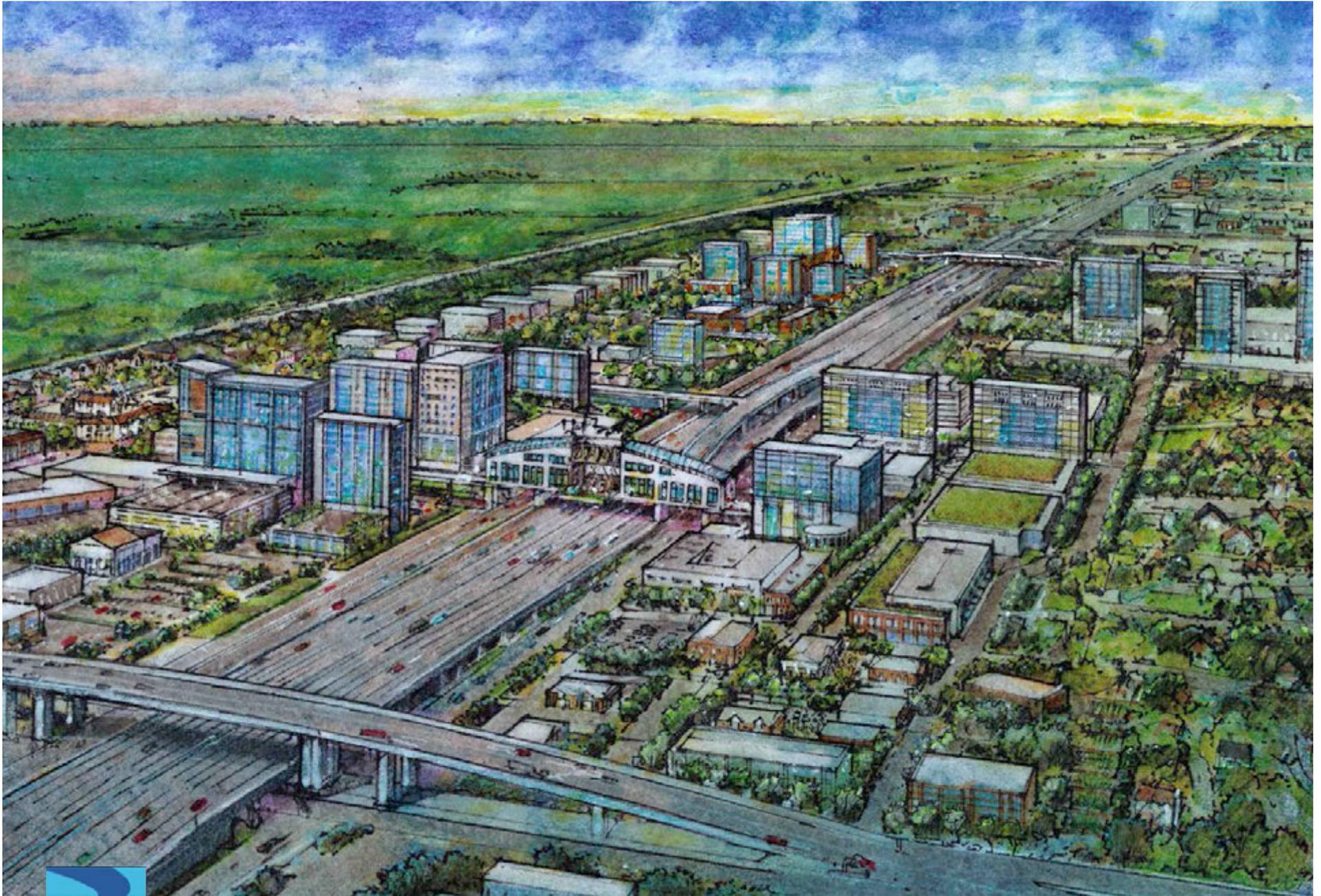
The steel beams would be approximately 5 feet thick.

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



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The Energy Corridor Transit Bridge

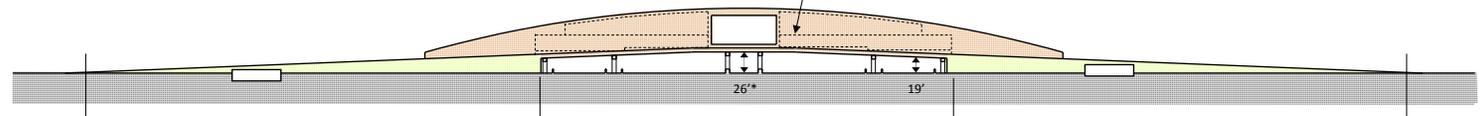


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The Energy Corridor Livable Transit Center



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Proposed Bridge to BP WestLake Commons

**Energy Corridor District companies are
doing more than shaping business policy -
they're shaping the future.**

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