

Questions and Answers

Q&A: General

What is Hines planning to build at 2229 San Felipe?

A boutique office building that is pre-certified for LEED® (Leadership in Energy and Environmental Design) and designed by local architect Ziegler Cooper Architects.

About Ziegler Cooper

Founded in 1977, Ziegler Cooper Architects designs buildings that are inspirational, highly functional and sustainable, resulting in extremely valuable assets for their owners. Through research-based design, we refine and adapt our principles of architecture, while exploring a building's limits. Our design solutions reflect a fresh approach that respects the context, reinterprets historical tradition and transcends immediate circumstances to connect with the client's vision. We pursue innovation with an entrepreneurial spirit. Our firm seeks to explore the influences of a building as they pertain to the uniqueness of the site, setting and client. We believe inspirational architecture has the power to uplift the human spirit and provides a constant vision of excellence. For information about Ziegler Cooper, visit www.zieglercooper.com

LEED is an international rating and standards system from the US Green Building Council that measures green building design, construction, operations, and maintenance solutions. LEED certifies green buildings on a scale of: certified, silver, gold, and platinum. Hines intends for 2229 San Felipe to earn a LEED Gold certification. To learn more about LEED and green building, visit <http://www.usgbc.org/leed>

A boutique office building is well suited for small scale, exclusive tenants. While it is much smaller than the types of offices you will see downtown or in the galleria, a boutique building typically offers the same level and quality of management services.

How tall is the building?

17 stories. For comparison, the Huntingdon is 34 floors. Although there is no maximum building height limitation on the site, Hines prefers to keep the building at a similar height to the River Oaks Bank Building. The building will have 8 levels of parking garage and 9 levels of office.

How big is the building?

Approximately 167,000 square feet. This is less square footage than the nearby River Oaks Bank Building.

Does Hines need any building code variances from the city to build an office building on this site?

No. The building will conform to all city building codes.

Who will the tenants be?

We expect our tenants will be smaller users such as family investment offices, wealth managers, private equity firms, charitable foundations and service providers to residents in the nearby area.

Will the tenant profile impact the use on the area?

No. Many of the tenants likely already have office space in and around the area, and thus will not impact the existing traffic counts. Some of our tenants are likely to be residents of the area.

Will there be any corporate headquarters or call center-type tenants?

Probably not because the building is too small. Note that as a result of our tenant profile, we would expect less use of our building than that at a corporate office. The people that do work in the building will likely arrive and leave at different hours, further lessening any impact on traffic. It is unlikely the building will be used much during the evenings or weekends.

Can you describe the development around the building?

As the aerial shows, 2229 San Felipe is located on San Felipe next door to an office building, and the frontage of San Felipe between Kirby and Shepherd is almost entirely commercial

office, retail and multi-family uses. Additionally, to the south along Welch, there are office buildings and apartments. The area south of San Felipe between Shepherd and Kirby is best described as mixed-use with businesses ranging from a liquor store to art galleries to different types of residential dwellings.

Are there other projects similar to this project in Houston?

Yes. Houston does not have zoning so there are many examples throughout the city, including similar buildings near neighborhoods like Tanglewood and Memorial.

Is there much interest in the building from prospective tenants?

Yes, there are over 100,000 square feet of proposals issued to interested parties, even though the project has not been advertised.

Why did Hines select this location for an office building?

Hines identified a significant demand for new office space in the area and decided we were best suited to deliver a high-quality project to satisfy this demand.

When does Hines plan to start construction?

Hines started construction of the building in December 2013.

What is the building immediately next door to 2229 San Felipe?

An office building.

Are there other tall buildings in the area?

Yes. From 2229 San Felipe, the Huntingdon (34 floors), River Oaks Bank Building (13 floors) and a new six-story building on Welch are visible.

Will there be a lot of excavation on the site?

No. The building will not have a basement or below-grade parking.

Q&A: Neighborhood

Does Hines care about the potential impact on the neighborhood?

Absolutely. We have given special attention throughout the design process to minimize noise, protect privacy, limit light pollution and create a sustainable building that will be a valuable asset to the community.

Can you give some examples?

The garage levels will be fully enclosed with opaque glass so that cars and headlights will not be visible from the outside. Additionally, all mechanical equipment will be enclosed, and the building will step back from the street above the garage. There will also be landscaping, street trees, and sidewalks around the building.

Will the project provide any economic benefits to the community?

Yes. Tens of millions dollars of ad valorem tax value will be created and over 1,000 construction jobs will be generated.

Has Hines reached out to neighborhood organizations to discuss the project?

Yes. Hines has presented to the HOA boards of River Oaks Property Owners' Association, Glendower Court, Avalon Place and Stanford Court. Additionally, Hines has agreed to meet with individuals in the area.

Is 2229 San Felipe in any of the above mentioned neighborhoods?

No, but we still felt that it was a good idea to reach out to neighborhoods in the larger urban area.

Q&A: Safety

What is Hines doing to accommodate pedestrians in the neighborhood?

As part of the landscaping around the building, Hines will be adding sidewalks shaded by street trees. The sidewalks will front San Felipe, Spann and Welch streets and will help to connect the sidewalks to the east and west of the site on the south side of San Felipe.

Q&A: Traffic

How many parking spaces will be built?

Approximately 400 spaces. This is approximately 100 fewer spaces than the number available at the River Oaks Bank Building.

Did you conduct a study of how the building will impact traffic in the area?

Yes. A Traffic Impact Analysis (TIA) was performed by a registered professional traffic engineer with more than 20 years of experience. The TIA was performed in accordance with Chapter 15 of the City of Houston Engineering Design Criteria Manual and the Texas Manual for Uniformed Traffic Control Devices. The scope of the study and area limits were discussed and coordinated with the City of Houston. The study was conducted in 2013 during the school year.

What was the conclusion of the study?

The conclusion of the survey is that the project will result in little to no change in the level of service at each intersection in the study area.

How is it possible to have little to no impact on traffic in the area?

The 2229 San Felipe site is bound by San Felipe, Spann and Welch and therefore offers many alternatives for ingress and egress. Also, San Felipe is defined as a major collector street by the city of Houston and can accommodate more traffic than some other streets. San Felipe accommodates over 7,000 cars per day.

Where are the entrances to the building?

The entrances are located on San Felipe and Spann at points furthest away from the intersection of San Felipe and Spann. These were coordinated with the City of Houston to minimize the impact on the intersection.

Will the street parking go away on Spann?

The traffic engineer who performed the TIA recommended the elimination of this parking, but the developer is indifferent on the matter and will support the neighbors if they lobby to have it remain.

Did Hines release the traffic study it commissioned to the public?

Hines' plan was to release the traffic study once it was finalized. Hines was concerned about releasing information prematurely because it may have been incomplete. However, the City of Houston decided to release the study prior to finalization so it is available on this website.

Is Hines doing anything to reduce traffic from backing up on the street while visitors and tenants access the building?

Yes. Access control devices are located inside the building instead of at the property line to reduce the number of cars waiting in line on the street.

From where will the tenants for 2229 San Felipe most likely commute?

The traffic study is conservative in that it assumes that all of the cars going to and coming from the building are new to the area. This will not be the case. One of the major attractions of this project is its convenient location relative to the River Oaks neighborhood. All of our prospective tenants currently live and/or work in the neighborhood; thus, they are likely already counted in the existing traffic, and there would actually be fewer new cars than assumed in the traffic study.

Q&A: Construction

During construction, will workers park on site?

Offsite parking is neither required by the City of Houston nor implemented at most construction sites; however, Hines is requiring that the contractor park most workers outside of the neighborhood at an offsite location and bus them in. Although parking every single person connected to the project offsite is not feasible, it is Hines' goal to keep the surrounding streets as clear as possible of construction worker parking.

When during the day will construction workers be onsite?

We will comply with all rules and regulations regarding hours of construction.

Won't there be a lot of trash generated at the construction site?

The Contractor will be required to keep the site in an orderly condition.

Q&A: Noise

Will the building be noisy?

No. The mechanical systems will be located on the roof and will be screened.

Will there be a restaurant or night club on site?

A restaurant is not currently planned and there will not be a night club on the property.

Q&A: Privacy

Will the building be brightly lit at night?

No. The exterior lighting is going to be minimal and focused at grade for the pedestrian experience.

Will the building reduce the privacy of nearby properties?

No. The first level of the building is a lobby and floors 2-8 are parking. From the first office floor on level 9, only tree tops and roofs are visible.

Will there be much activity on site at night and on the weekends?

No. Typically office buildings experience very low occupancies on nights and weekends.

Will there be building top signage?

No.

Won't there be an obnoxious glare from the glass windows on the building?

The design team has painstakingly tested numerous glass types in order to find the right glazing that will minimize reflections and glare.

Q&A: Sewer / Water

Are there sufficient utilities (water and sewer) in the area to accommodate this development without reducing service to nearby properties?

Yes. The City of Houston has provided capacity letters certifying that the necessary utilities are available.

Will nearby properties see a reduction in the level of water and sewer service?

According to the City of Houston, adequate capacity exists to accommodate all of the demand in the area plus the development of 2229 San Felipe.

Q&A: Drainage

Will the building cause any flooding issues in the area?

On site detention has been designed under the building to collect rainwater from the site and detain the water until it can be released into the storm water system.