



# CCIM Luncheon May 11, 2017

Speakers: Frank and Kirby Liu of POST HOUSTON;  
Jim Murnane of Imperial Market - Sugar Land

## POST HOUSTON:

Frank Liu and his son Kirby made a fascinating presentation of their plans to re-concept the old downtown Houston Central Post Office, located walking distance from the theatre district, and between I-10 and Buffalo Bayou.

To be implemented in several phases, this ambitious project will become a hub binding together several Houston neighborhoods and centers of activity, including the CBD, the theatre district, Buffalo Bayou Park, and the Washington Corridor, to name a few. Instead of the University Line, the first east west METRO connection may well continue west from in front of POST HOUSTON out to the NW Transit center, connecting to the proposed high speed rail line to Dallas. This connection would link Uptown's Bus Rapid Transit now under construction to Houston's existing light rail network.

Citing that Houston is the # 4 luxury shopping city in the U.S., POST HOUSTON will have a significant retail component. It will boast 1300 parking spaces on grade, making it easy to park and access POST HOUSTON and Buffalo Bayou Park through a to-be-built pedestrian / bicycle tunnel.

The Lius (Lovett Homes) have engaged OMA Architecture, which has a reputation for striking projects which transform cities. The Liu family sees a need to bring back to Houston the world recognition and focus it enjoyed during and following NASA's moon landing.

Today we have the second largest concentration of engineers in the U.S. after Silicon Valley, and this has gone unrecognized. So this grand project will include live-work units with high ceilings, and tenants in this "incubator" setting will have access to



30,000 SF of basement space for assembly and testing and sales of finished products. Also to be included will be the world's largest rooftop garden.

A Houston version of Rome's Spanish Steps – a world meeting place – will be included in POST HOUSTON, as will be a theatre facility tuned to younger audiences. Although our theatre district sports the second largest number of seats after Broadway, the current offerings by our theatres, with their more classical fare- are having trouble attracting Millennials.

A skybridge and elevator will allow Buffalo Bayou Park users to mount to the rooftop garden.

Also included will be a mammoth food court, offering foods from a wide variety of cultures, all under one roof.

The huge vacant facility has already hosted the AIA Gala, and, as part of the Super Bowl festivities, a crowd of 20,000, which attended the Sports Illustrated Swimsuit Party.



## IMPERIAL MARKET:

The iconic Imperial Sugar Refinery on Hwy 90 in Sugar Land (get the connection?) has been purchased by former banker Jim Murnane and his partner, Geoffrey Jones, who developed Houston's House of Blues. The two developers will reconcept the refinery and surrounding buildings into a large mixed-use facility, which will include an Alamo Cinema, a Children's Museum, a multi-family development by Sueba, a Marriott Autograph Collection hotel, a farmers' market, retail shops, and above all, walkability in a historic setting.

New construction will be intermixed with the existing historic buildings, but the new buildings will blend in with the existing buildings, which date back to the 1920s.

The development will be a glittering addition to a community which already sports Constellation field, numerous major corporations, and the second largest concentration of medical facilities outside of the Texas Medical Center.

(The Imperial Market is adjacent to the existing rail line which has been mentioned as a future commuter rail from Ft. Bend County into Houston)